CITY OF NANAIMO
THE HARBOUR CITY

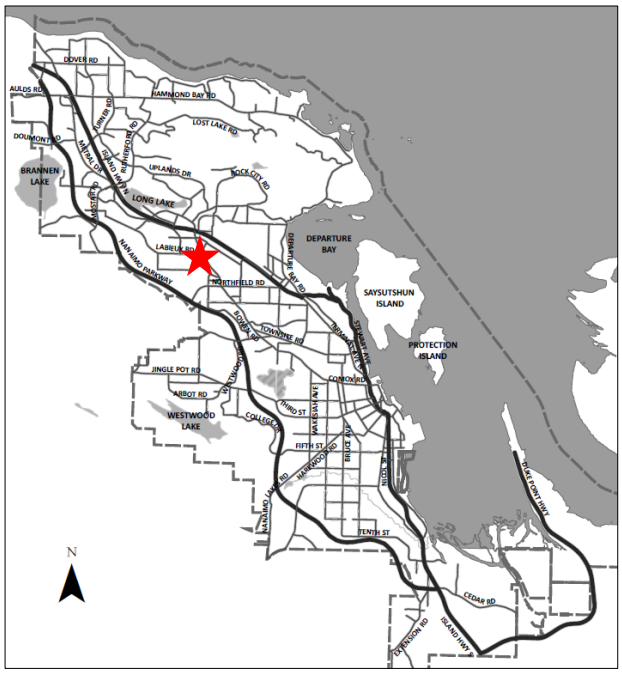
Delegated Approval Report

File Number: DP001431

DATE September 11, 2026

AUTHORED BY TOVE LUNDSTEN, PLANNER I, CURRENT PLANNING

SUBJECT **DEVELOPMENT PERMIT APPLICATION NO. DP1431 – 2379 BROWNS LANE**



Proposal:
A 21-unit multi-family townhouse development

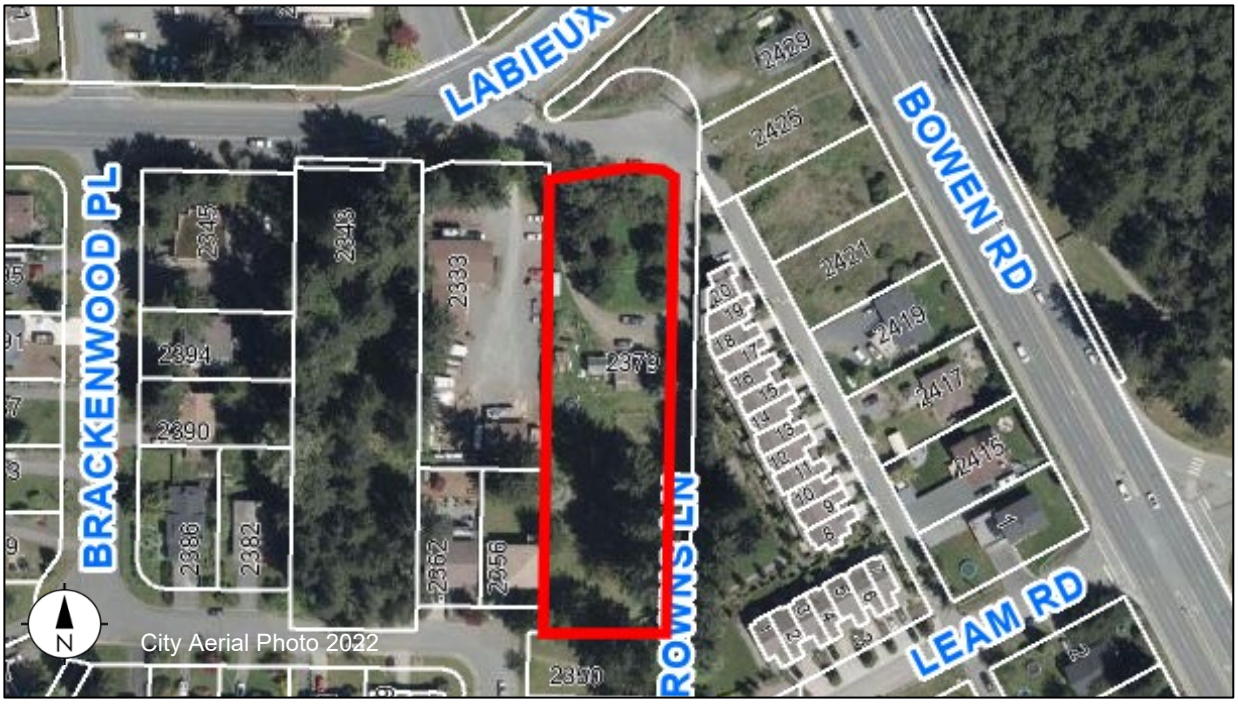
DP

Zoning:
COR1 – Residential Corridor

City Plan Land Use Designation:
Neighbourhood

Development Permit Area:
DPA8 – Form & Character

Lot Area:
3,952m^2



OVERVIEW

Purpose of Report

To present for delegated approval, a development permit renewal application for a multi-family development at 2379 Browns Lane.

Recommendation

To issue Development Permit No. DP1431 to permit a multi-family development at 2379 Browns Lane with variances as outlined in the "Proposed Variances" section of the Delegated Approval Report dated 2026-SEP-11.

BACKGROUND

A development permit renewal application, DP1431, was received from Alan Lowe Architect Inc. on behalf of Browns Lane Development Ltd., for a multi-family development consisting of three townhouse buildings containing a total of 21 dwelling units at 2379 Browns Lane.

The subject property was rezoned (RA372) in 2020 from Single Dwelling Residential (R1) to Residential Corridor (COR1) to permit multi-family residential development. Development Permit (DP001283) was approved by the Director of Planning and Development on August 7, 2024. The applicant has applied to renew the Development Permit for the same proposal in order to proceed with a building permit.

Subject Property & Site Context

The subject property is located in the Diver Lake Neighbourhood in Central Nanaimo, south of Labieux Road, and bordering the Browns Lane multi-use trail to the east and Brackenwood Park 2 to the south. The rectangular shaped lot slopes down gently to the southwest and contains a dwelling unit and several accessory buildings as well as several trees, which will be removed to facilitate the proposed development.

The surrounding neighbourhood primarily consists of residential uses with established single-family dwellings and multi-family developments, as well as commercial uses to the north and Beban Park to the northeast. The subject property is within walking distance to active transportation routes, parks, and commercial services.

DISCUSSION

Proposed Development

The applicant is proposing to construct a 21-unit multi-family residential development consisting of three buildings in townhouse forms. The units are approximately 178m^2 in floor area and each contain three bedrooms. The total gross floor area of the development is 3,751m^2 and the Floor Area Ratio (FAR) is 0.94. There are no changes from the previously approved DP001283.

Site Design

The townhouse units are oriented to face an internal drive aisle with access from Browns Lane (emergency access to Brackenwood Place is provided at the southwest corner of the property). Tandem parking is provided in each private garage with common parallel parking along the drive aisle. Vehicle parking includes 49 parking spaces with 1 accessible and 6 visitor parking spaces. Long-term bicycle storage (1 space per unit) will be located within each garage with short-term bicycle parking (3 spaces) located mid-site. Three-stream waste collection containers will be accommodated in each garage.

Building Design

The buildings are three storeys in height and consist of three townhouse blocks in 6-unit (Building 1), 7-unit (Building 2) and 8-unit (Building 3) configurations. The buildings are traditional in design with pitched roofs and ground-oriented covered entries for each unit. The exterior finishes of the buildings include a mix of Hardie board and batten panel, Hardie shake siding, wood columns, and balconies with glass railings and asphalt roofs.

Landscape Design

Landscaping is provided throughout the development with a variety of deciduous and coniferous trees, hedging, shrubs, groundcovers, vines, perennials, and ornamental grasses. Large deciduous shade trees are proposed along the drive aisle. Chain link fencing is proposed along the south and east lot lines abutting the multi-use pathway and park. An existing wood fence is located along the west lot line. Wood fencing and privacy screens are provided between the units to delineate private amenity areas, which incorporate patios, lawn, plantings, and balconies. Common amenities include two seating areas, rain gardens, and two pathways connecting to the Browns Lane multi-use trail. The common parking spaces are surfaced with permeable pavers. Bollard lighting is provided along the drive aisle beside the common parking spaces.

The proposed development substantially complies with the applicable design guidelines, including well-detailed buildings that create interest; building massing and townhouse form which is compatible with adjacent developments; pedestrian connections to offsite destinations; provision of private and common amenity areas; and robust landscaping throughout the site.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2022-OCT-27 accepted DP1283 as presented. The following recommendations were provided:

- Look at ways to enhance the north face of Building 1 through materials and landscaping to improve the view along Labieux Road, and make the entry into the property more inviting;
- Consider ways to individualize the front facades of the units;
- Consider enhancing the entry gates from Browns Lane with some landscaping or trellises; and
- Consider a low-level lighting plan along Browns Lane.

The applicant subsequently submitted revised plans to address the DAP recommendations, including the following key design revisions:

- Added additional architectural elements to the north face of Building 1 (which fronts the street); and
- Added custom entry door colours to individualize the buildings.

Proposed Variances

Siting of Buildings

The minimum front yard setback for principal buildings in the COR1 zone is 3.5m. The proposed front yard setback abutting Browns Lane (to the north) is 3.4m, a requested variance of 0.1m. Staff support the proposed front yard setback as the variance is minor in nature for a small corner of Building 1 and the reduced setback can accommodate the required landscape buffer.

The minimum rear yard setback for principal buildings in the COR1 zone is 7.5m. The proposed rear yard setback is 5.3m, a requested variance of 2.2m. Staff support the requested rear yard setback variance as the reduced setback can accommodate a common amenity space, the abutting property is a park with existing vegetation and a hedge has been proposed along the fence line to provide additional screening.

Landscape Buffer

The minimum required landscape buffer width is 1.5m. A variance is proposed to reduce the landscape buffer width along portions of the west side lot line from 1.5 to 1.1m to accommodate the accessible and visitor parking spaces, a requested variance of 0.4m. Staff support the proposed variance as the landscape buffer includes an effective combination of plantings to provide screening and variation in height.

Staff supported the proposed variances as reflected in the previous (Development Permit DP001283).

SUMMARY POINTS

- Development Permit renewal application No. DP1431 proposes a new 21-unit townhouse development at 2379 Browns Lane.
- Variances are requested to reduce the front and rear yard setbacks and a portion of the minimum landscape buffer width along the west side lot line.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plans
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Landscape Plan and Details

ATTACHMENT A
PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 9.5.1 Siting of Buildings* – to reduce the minimum required front yard setback (abutting Browns Lane) from 3.5m to 3.4m.

2. *Section 9.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback (abutting Brackenwood Park 2) from 7.5m to 5.3m.

3. *Section 17.1.2 Required Landscaping* – to reduce the minimum required landscape buffer width from 1.5m to 1.1m along the west side lot line.

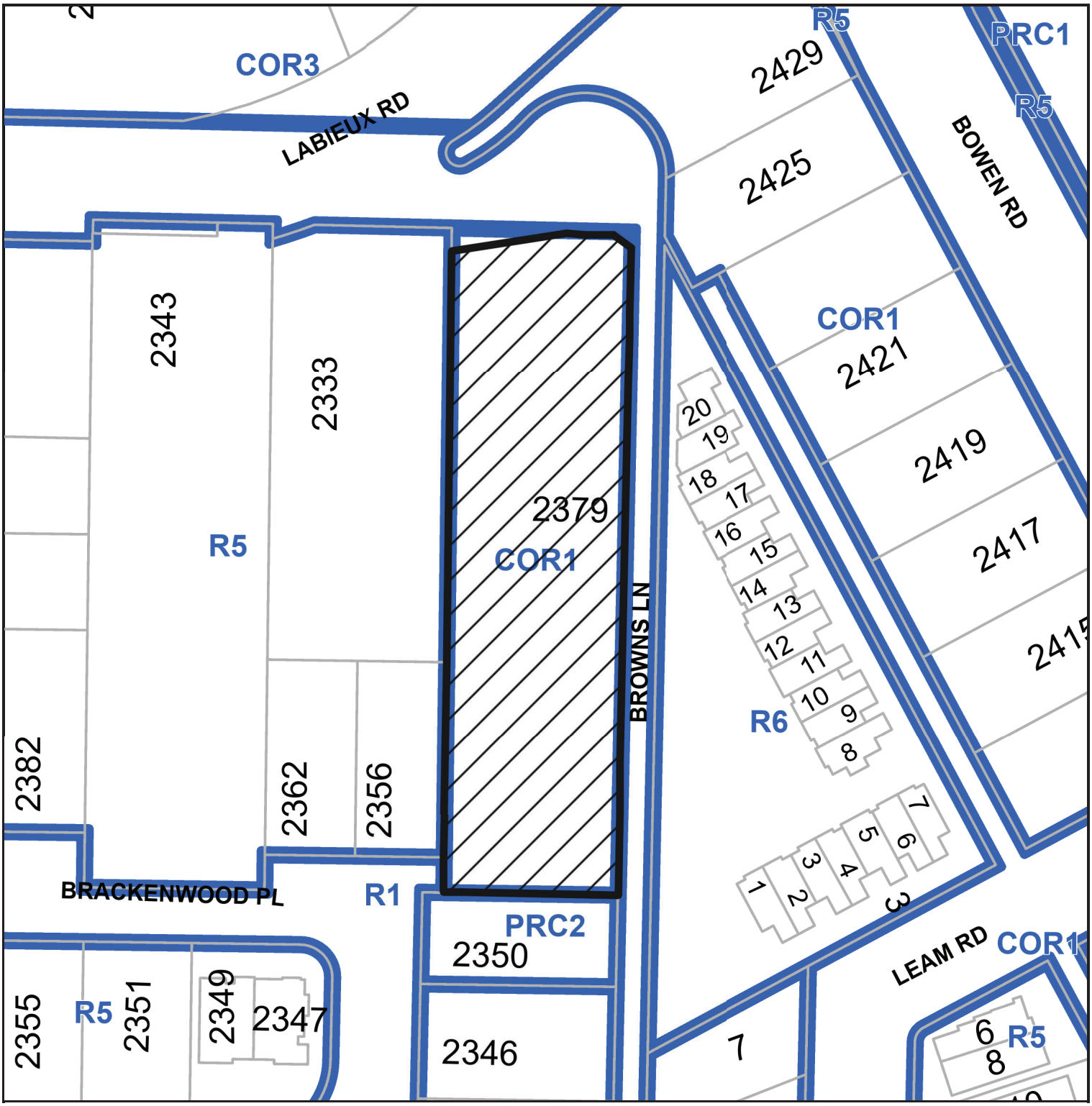
CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Parking Plans, prepared by Alan Lowe Architecture Inc., dated 2024-JUN-28, as shown on Attachment C.

2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Alan Lowe Architecture Inc., dated 2024-JUN-28, as shown on Attachment D.

3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning., dated 2024-JUN-17, as shown on Attachment E.
    a. An itemized landscape cost estimate prepared by a qualified landscape professional shall be submitted with the building permit application.
    b. A landscape security deposit equal to 100% of the landscape cost estimate, to a maximum of $100,000, shall be provided prior to building permit issuance.

ATTACHMENT B
SUBJECT PROPERTY MAP



N

2379 BROWNS LANE

ATTACHMENT C
SITE AND PARKING PLANS

PROJECT INFORMATION

LEGAL ADDRESS: LOT 1, SECTION 19, RANGE 6
PID 031-117-210, PROPERTY # 154658
MOUNTAIN DISTRICT, NANAIMO

CIVIC ADDRESS: 2379 BROWNS LANE
NANAIMO, B.C.

ZONING DATA

ZONING: COR1, RESIDENTIAL CORRIDOR
SITE AREA : 42,517.45 sq.ft. [3,950 m²]
21 TOWNHOUSE RESIDENTIAL COMPLEX
GROUND FLOOR AREA : 1,157.48 m² (12,459 sq.ft.) (ALL TOWNHOUSES)
2nd FLOOR AREA: 1,239.42 m² (13,341 sq.ft.) (ALL TOWNHOUSES)
3rd FLOOR AREA: 1,354.34 m² (14,578 sq.ft.) (ALL TOWNHOUSES)
GROSS FLOOR AREA: 3,751.24 m² (40,378 sq.ft.) (ALL TOWNHOUSES)
% SITE COVERAGE 30.41% (ALL TOWNHOUSES) MAX. 60% ALLOWED
HEIGHT OF BUILDING #1: 14.29 m(ALL TOWNHOUSES) MAX.18m ALLOWED
HEIGHT OF BUILDING #2: 13.62 m(ALL TOWNHOUSES) MAX.18m ALLOWED
HEIGHT OF BUILDING #3: 13.34 m(ALL TOWNHOUSES) MAX.18m ALLOWED
F.A.R.: 0.94 (MAX ALLOWED 1.0)

NUMBER OF STOREYS : 3 STOREYS (MINIMUM REQUIRED
2 STOREYS ABOVE GRADE)

AVERAGE FINISHED GRADE CALCULATION
BUILDING #1 (6-PLEX) (123.47+123.47+120.64+120.64)/4 =122.05m
BUILDING #2 (7-PLEX) (120.05+120.05+118.55+118.55)/4=119.30m
BUILDING #3 (8-PLEX) (118.25+118.25+117.32+117.32)/4=117.78m

SETBACKS :

	REQUIRED	PROPOSED
MIN. FRONT YARD SETBACK - 3.5 m (min.)	:	3.46m (VAIRANCE REQUIRED)
MAX. FRONT YARD SETBACK - 6.0 m (max.)	:	4.64 m
SIDE YARD 1 - 1.5 m (min.)	:	4.87 m
SIDE YARD 2 - 3.0 m (min.)	:	13.34 m
REAR YARD - 7.5 m (min.)	:	5.31 m (VARIANCE REQUIRED)
FLANKING YARD - 4.5 m (min.)	:	13.34 m

PARKING: CAR PARKING

REQUIRED	PROPOSED
42 (21 UNITS X 2 CAR GARAGE)	42 (21 UNITS X 2 CAR GARAGE)
2 VISITOR PARKING	6 VISITOR PARKING
1 ACCESSIBLE PARKING	(PLUS 1 ACCESSIBLE PARKING)

(AS PER RDN BYLAW NO. 500 SCHEDULE 3B. TABLE 1 AND BYLAW 2018 NO. 7266 SCHEDULE A)

SMALL CARS

18 (40% OF THE REQUIRED PARKING)	21 SMALL CAR

AS PER 7.7 (i & ii) THE FOLLOWING WILL BE PROVIDED:

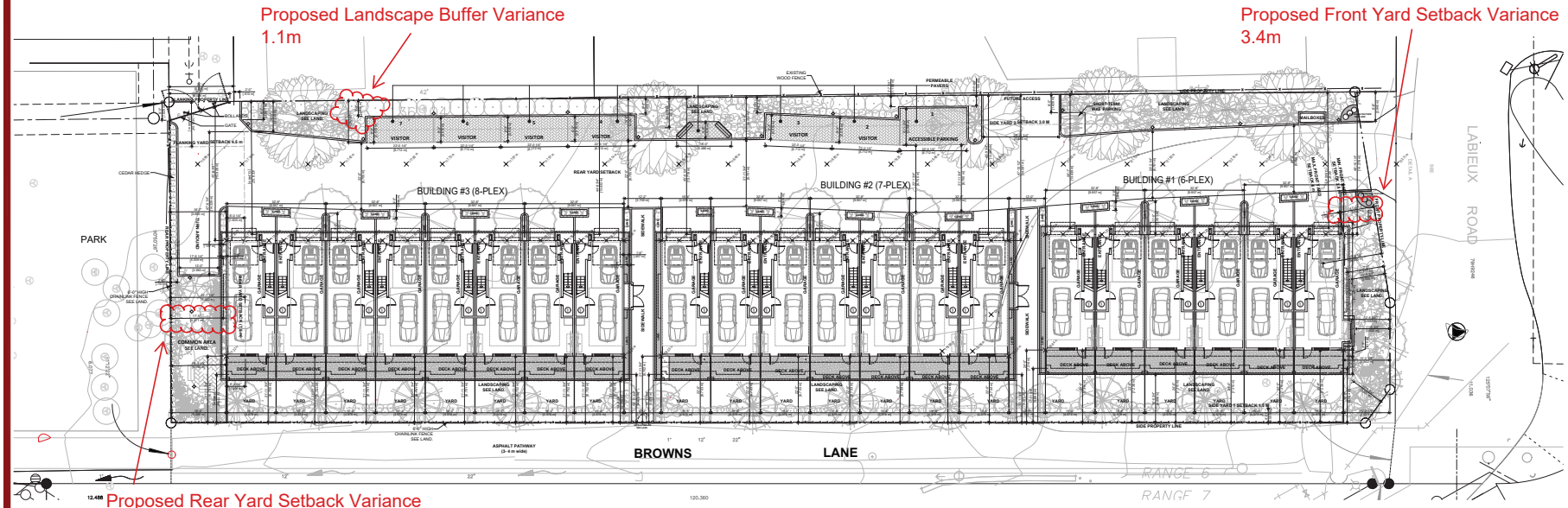
- 25% OF ALL REQUIRED OFF-STREET PARKING SPACES WITHIN ANY COMMON PARKING AREAS WILL HAVE SHARED ACCESS TO A LEVEL 2 ELECTRIC VEHICLE CHARGE RECEPTACLE.
- ELECTRIC OUTLETS BOXES IN ALL GARAGES TO SUPPLY ELECTRICITY TO SUPPORT A LEVEL 1 CHARGER.

BICYCLE PARKING

REQUIRED	PROPOSED
LONG TERM BICYCLE PARKING	
10.5 (21 UNITS X 0.5)	21 (21 UNITS X 1BIKE GARAGE)

ALL LONG-TERM BICYCLE PARKING STORAGE AREAS SHALL HAVE AN ELECTRICAL OUTLET FOR ELECTRICAL BICYCLE CHARGING.

SHORT TERM BICYCLE PARKING
2.1 (21 UNITS X 0.1) 3 BICYCLE PARKING ON SITE



1 / A1.1 PROPOSED SITE PLAN
SCALE: 1:200

Copyright Reserved: These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.

consultants:

NOTE:
ALL THE GEODETIC POINTS (GEO.) ON THE DRAWINGS ARE IN METRIC.

project north:

issue / revisions:

No.	Issued / Revisions	Date
5	REVISION TO DP	28 JUNE '24
4	REVISION TO DP	31 MAY '24
3	REVISION TO DP	14 JUNE '23
2	REVISION TO DP	18 OCT. '22
1	DEVELOPMENT PERMIT	09 JUN. '22

alan lowe architect inc.
#118 - 21 Erie St. t 250.360.2888
Victoria, British Columbia

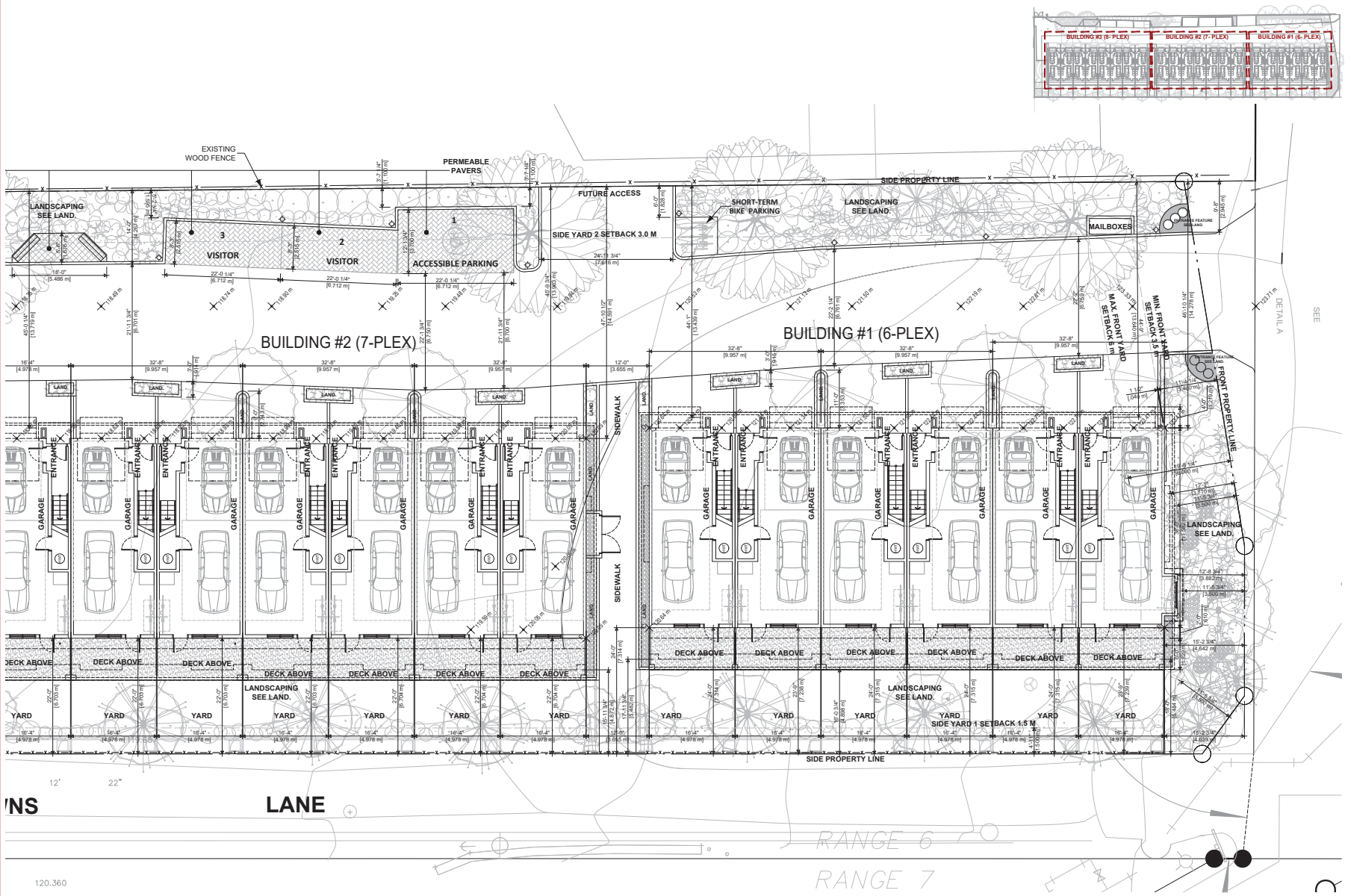
seal:

project title:
Browns Lane Townhouses
2379 Browns Lane
NANAIMO,BC

drawing title:
SITE PLAN OF ALL TOWNHOUSE COMPLEXES

project no.: 21.676
date: 28 JUNE 2024 scale: AS NOTED
checked by: LOWE drawn by: NA
sheet no.: **A1.1**

RECEIVED
DP1431
2026-AUG-04
Current Planning



1 A1.2 PROPOSED SITE PLAN- 6PLEX
SCALE: 1:100

RECEIVED
DP1431
2026-AUG-04
Current Planning

Copyright Reserved: These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.

consultants:

NOTE:
ALL THE GEODETIC POINTS (GEO.) ON THE DRAWINGS ARE IN METRIC.

project north:

issue / revisions:

No.	Issued / Revisions	Date
5	REVISION TO DP	28 JUNE '24
4	REVISION TO DP	31 MAY '24
3	REVISION TO DP	14 JUNE '23
2	REVISION TO DP	18 OCT. '22
1	DEVELOPMENT PERMIT	09 JUN. '22

alan lowe architect inc.
#118 - 21 Erie St. t 250.360.2888
Victoria, British Columbia

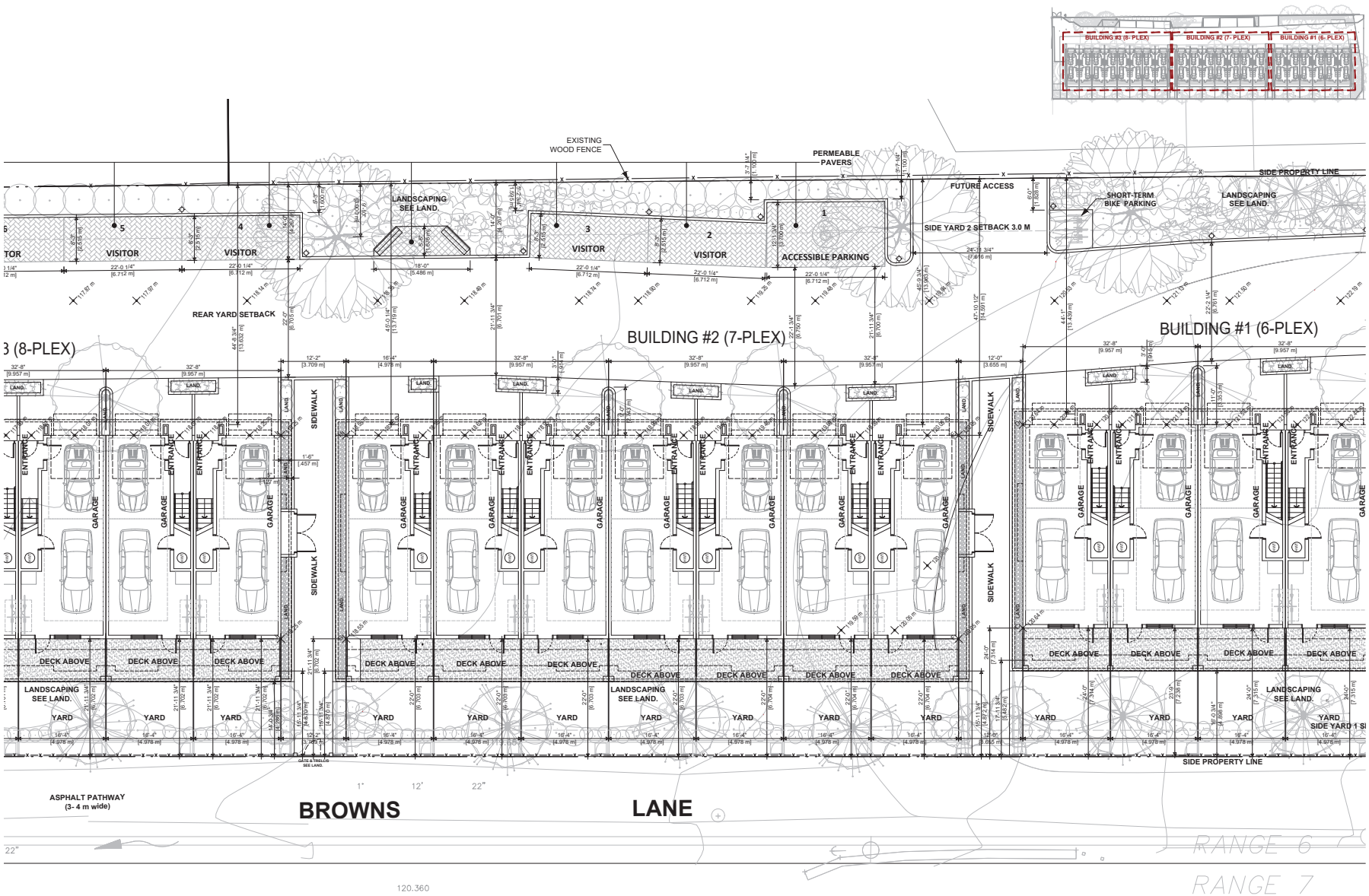
seal:

project title:
Browns Lane Townhouses
2379 Browns Lane
NANAIMO,BC

drawing title:
SITE PLAN OF THE 6-PLEX

project no.:	21.676
date: 28 JUNE 2024	scale: AS NOTED
checked by: LOWE	drawn by: NA

sheet no.:
A1.2



1 A1.3 PROPOSED SITE PLAN- 7-PLEX
SCALE: 1:100

Copyright Reserved: These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.

consultants:

NOTE:
ALL THE GEODETIC POINTS (GEO.) ON THE DRAWINGS ARE IN METRIC.

project north:

issue / revisions:

No.	Issued / Revisions	Date
5	REVISION TO DP	28 JUNE '24
4	REVISION TO DP	31 MAY '24
3	REVISION TO DP	14 JUNE '23
2	REVISION TO DP	18 OCT. '22
1	DEVELOPMENT PERMIT	09 JUN. '22

alan lowe architect inc.
#118 - 21 Erie St. t 250.360.2888
Victoria, British Columbia

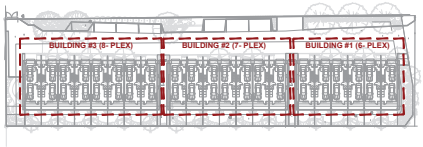
seal:

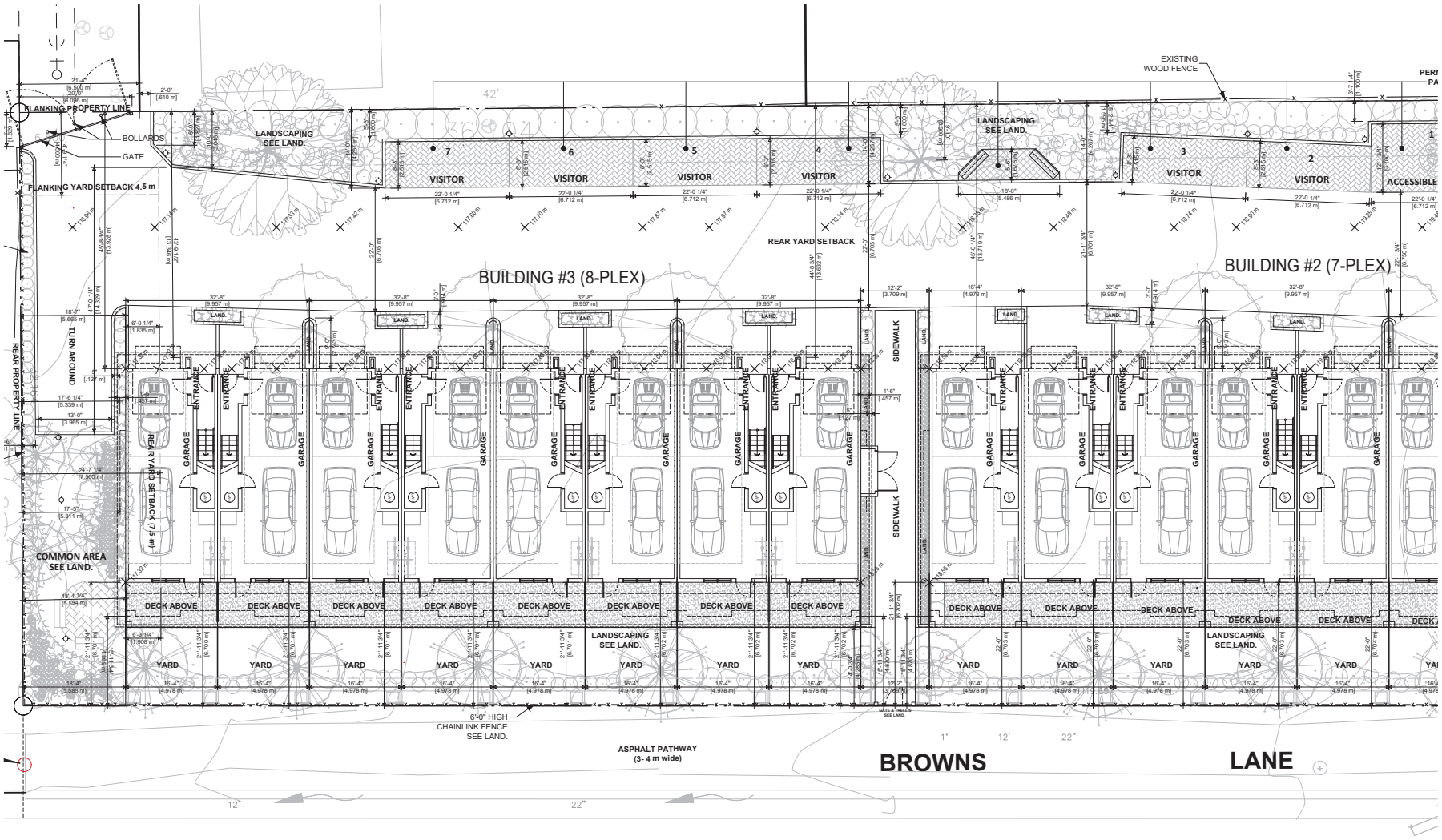
project title:
Browns Lane Townhouses
2379 Browns Lane
NANAIMO,BC

drawing title:
SITE PLAN OF THE 7-PLEX

project no.: 21.676
date: 28 JUNE 2024 scale: AS NOTED
checked by: LOWE drawn by: NA
sheet no.: **A1.3**

RECEIVED
DP1431
2026-AUG-04
Current Planning





1 A1.4 PROPOSED SITE PLAN- 8PLEX
SCALE: 1:100

Copyright Reserved: These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.

consultants:

NOTE:
ALL THE GEODETIC POINTS (GEO.) ON THE DRAWINGS ARE IN METRIC.

project north:

issue / revisions:

No.	Issued / Revisions	Date
5	REVISION TO DP	28 JUNE '24
4	REVISION TO DP	31 MAY '24
3	REVISION TO DP	14 JUNE '23
2	REVISION TO DP	18 OCT. '22
1	DEVELOPMENT PERMIT	09 JUN. '22

alan lowe architect inc.
#118 - 21 Erie St. t 250.360.2888
Victoria, British Columbia

seal:

project title:
Browns Lane Townhouses
2379 Browns Lane
NANAIMO,BC

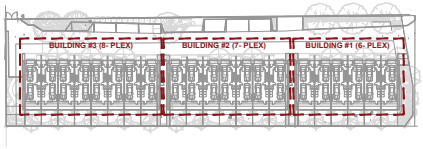
drawing title:
SITE PLAN OF THE 8-PLEX

project no.:	21.676
date: 28 JUNE 2024	scale: AS NOTED
checked by: LOWE	drawn by: NA

sheet no.:
A1.4

RECEIVED
DP1431
2026-AUG-04
Current Planning

ATTACHMENT D
BUILDING ELEVATIONS AND DETAILS





1 A3.0 WEST ELEVATION
SCALE: 1:200



2 A3.0 EAST ELEVATION
SCALE: 1:200

Copyright Reserved: These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.

consultants:

NOTE:
ALL THE GEODETIC POINTS (GEO.) ON THE DRAWINGS ARE IN METRIC.

project north:

issue / revisions:

No.	Issued / Revisions	Date
5	REVISION TO DP	28 JUNE '24
4	REVISION TO DP	31 MAY '24
3	REVISION TO DP	14 JUNE '23
2	REVISION TO DP	18 OCT. '22
1	DEVELOPMENT PERMIT	09 JUN. '22

alan lowe architect inc.
#118 - 21 Erie St. t 250.360.2888
Victoria, British Columbia

seal:

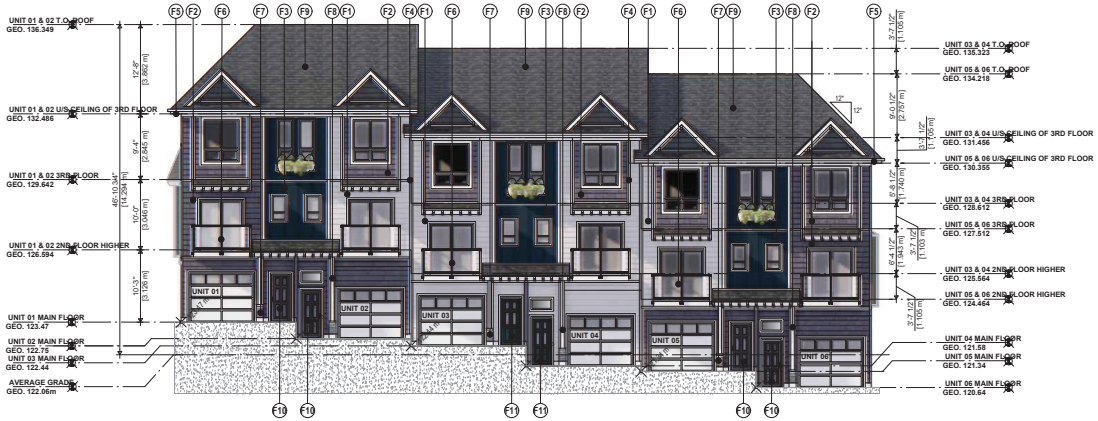
project title:
Browns Lane Townhouses
2379 Browns Lane
NANAIMO,BC

drawing title:
OVERALL ELEVATIONS

project no.:	21.676
date: 28 JUNE 2024	scale: AS NOTED
checked by: LOWE	drawn by: NA

sheet no.:
A3.0

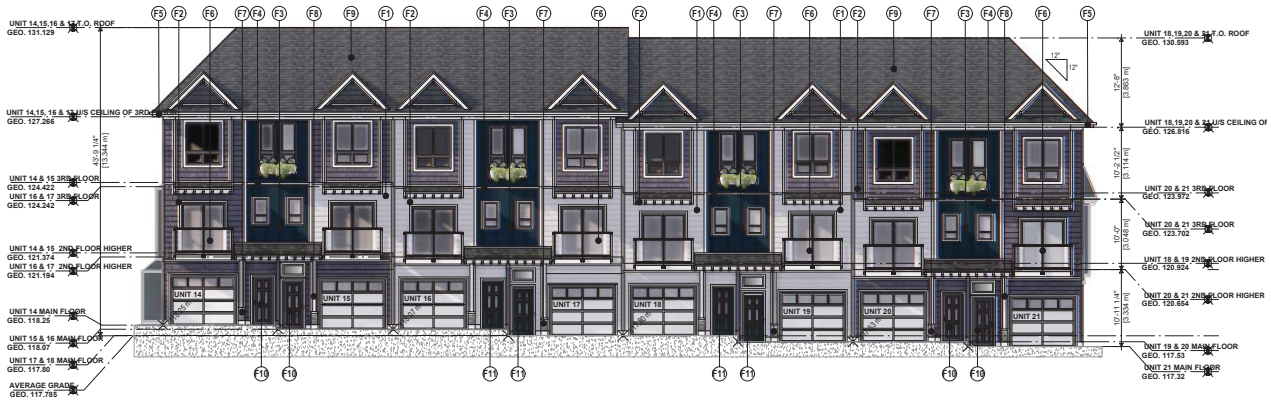
RECEIVED
DP1431
2026-AUG-04
Current Planning



1 A3.1 WEST ELEVATION: 6-PLEX
SCALE: 1:100



2 A3.1 WEST ELEVATION: 7-PLEX
SCALE: 1:100



3 A3.1 WEST ELEVATION: 8-PLEX
SCALE: 1:100

EXTERIOR FINISHES & NOTES :

- F1 HARDIE SHAKES SIDING- ARCTIC WHITE
- F2 HARDIE SHAKES SIDING - IRON GRAY
- F3 HARDIE BOARD & BATTEN - DEEP OCEAN
- F4 HARDIE TRIM BOARDS - ARCTIC WHITE
- F5 HARDIE SOFFIT VENTED PANELS TO MATCH ARCTIC WHITE
- F6 ALUMINUM RAILING W/ OPAQUE GLASS- WHITE
- F7 RIVER ROCK RETAINING WALL WITH CONCRETE CAP
- F8 WOOD COLUMN - ARCTIC WHITE
- F9 ASPHALT ROOF SHINGLES - CHARCOAL GRAY
- F10 DOORS COLOR TO MATCH F2 IRON GRAY COLOR
- F11 DOORS COLOR TO MATCH F3 DEEP OCEAN

Copyright Reserved: These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.

consultants:

NOTE:
ALL THE GEODETIC POINTS (GEO.) ON THE DRAWINGS ARE IN METRIC.

project north:

issue / revisions:

No.	Issued / Revisions	Date
5	REVISION TO DP	28 JUNE '24
4	REVISION TO DP	31 MAY '24
3	REVISION TO DP	14 JUNE '23
2	REVISION TO DP	18 OCT. '22
1	DEVELOPMENT PERMIT	09 JUN. '22

alan lowe architect inc.
#118 - 21 Erie St. t 250.360.2888
Victoria, British Columbia

seal:

project title:
Browns Lane Townhouses
2379 Browns Lane
NANAIMO,BC

drawing title:
DETAILED WEST ELEVATIONS

project no.:	21.676
date: 28 JUNE 2024	scale: AS NOTED
checked by: LOWE	drawn by: NA

sheet no.:
A3.1

RECEIVED
DP1431
2026-AUG-04
Current Planning



1 A3.2 EAST ELEVATION: 6-PLEX
SCALE: 1:100



2 A3.2 EAST ELEVATION: 7-PLEX
SCALE: 1:100



3 A3.2 EAST ELEVATION: 8-PLEX
SCALE: 1:100

EXTERIOR FINISHES & NOTES :

- F1 HARDIE SHAKES SIDING- ARCTIC WHITE
- F2 HARDIE SHAKES SIDING - IRON GRAY
- F3 HARDIE BOARD & BATTEN - DEEP OCEAN
- F4 HARDIE TRIM BOARDS - ARCTIC WHITE
- F5 HARDIE SOFFIT VENTED PANELS TO MATCH ARCTIC WHITE
- F6 ALUMINUM RAILING W/ OPAQUE GLASS- WHITE
- F7 RIVER ROCK RETAINING WALL WITH CONCRETE CAP
- F8 WOOD COLUMN - ARCTIC WHITE
- F9 ASPHALT ROOF SHINGLES - CHARCOAL GRAY
- F10 DOORS COLOR TO MATCH (F2) IRON GRAY COLOR
- F11 DOORS COLOR TO MATCH (F3) DEEP OCEAN

Copyright Reserved: These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.

consultants:

NOTE:
ALL THE GEODETIC POINTS (GEO.) ON THE DRAWINGS ARE IN METRIC.

project north:

issue / revisions:

No.	Issued / Revisions	Date
5	REVISION TO DP	28 JUNE '24
4	REVISION TO DP	31 MAY '24
3	REVISION TO DP	14 JUNE '23
2	REVISION TO DP	18 OCT. '22
1	DEVELOPMENT PERMIT	09 JUN. '22

alan lowe architect inc.
#118 - 21 Erie St. t 250.360.2888
Victoria, British Columbia

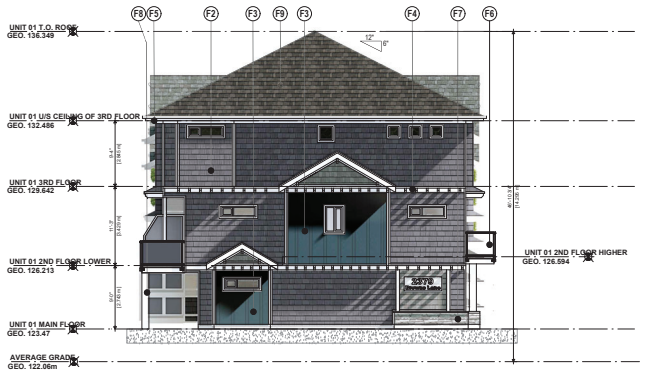
seal:

project title:
Browns Lane Townhouses
2379 Browns Lane
NANAIMO,BC

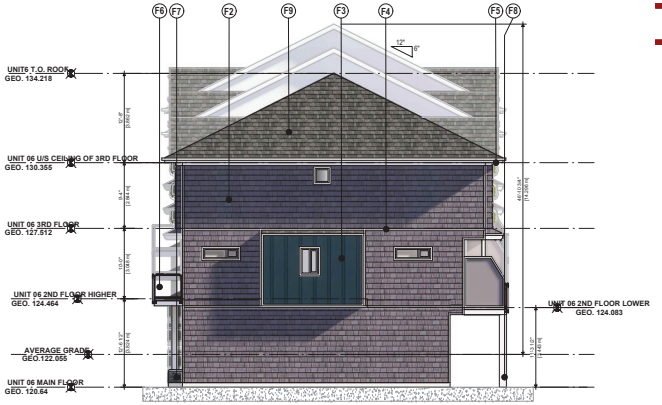
drawing title:
DETAILED EAST ELEVATIONS

project no.: 21.676
date: 28 JUNE 2024 scale: AS NOTED
checked by: LOWE drawn by: NA
sheet no.:
A3.2

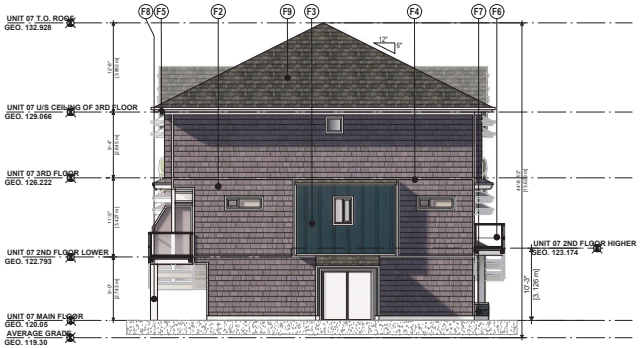
RECEIVED
DP1431
2026-AUG-04
Current Planning



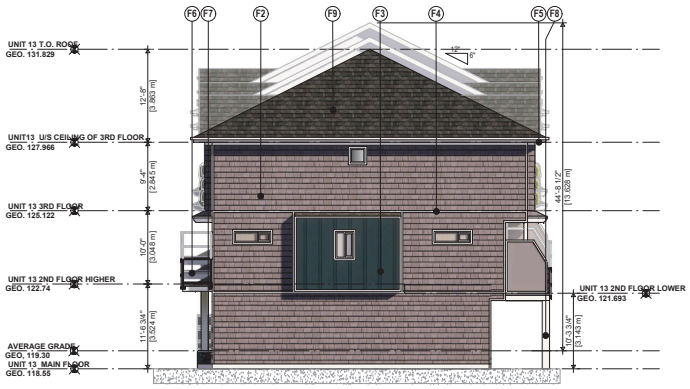
1 A3.3 NORTH ELEVATION OF 6-PLEX
SCALE: 1:100



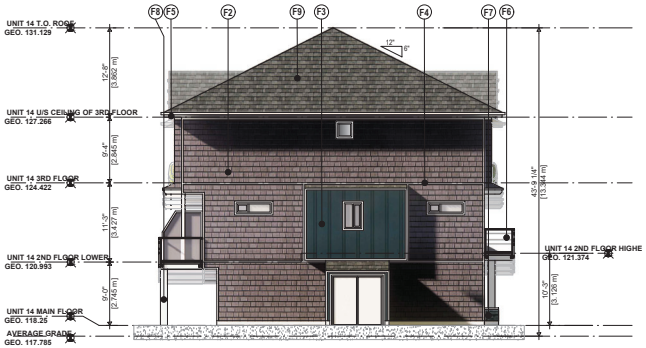
2 A3.3 SOUTH ELEVATION OF 6-PLEX
SCALE: 1:100



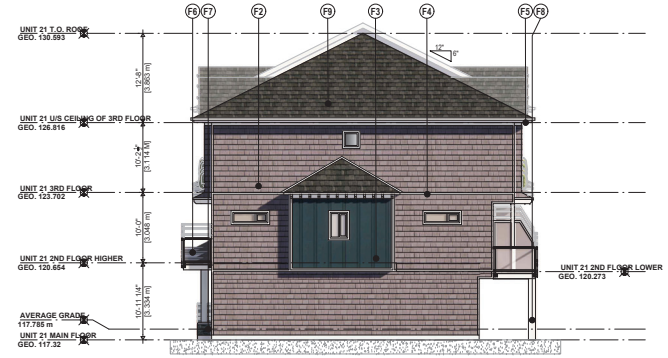
3 A3.3 NORTH ELEVATION OF 7-PLEX
SCALE: 1:100



4 A3.3 SOUTH ELEVATION OF 7-PLEX
SCALE: 1:100



5 A3.3 NORTH ELEVATION OF 8-PLEX
SCALE: 1:100



6 A3.3 SOUTH ELEVATION OF 8-PLEX
SCALE: 1:100

EXTERIOR FINISHES & NOTES :

- F1 HARDIE SHAKES SIDING- ARCTIC WHITE
- F2 HARDIE SHAKES SIDING - IRON GRAY
- F3 HARDIE BOARD & BATTEN - DEEP OCEAN
- F4 HARDIE TRIM BOARDS - ARCTIC WHITE
- F5 HARDIE SOFFIT VENTED PANELS TO MATCH ARCTIC WHITE
- F6 ALUMINUM RAILING W/ OPAQUE GLASS- WHITE
- F7 RIVER ROCK RETAINING WALL WITH CONCRETE CAP
- F8 WOOD COLUMN - ARCTIC WHITE
- F9 ASPHALT ROOF SHINGLES - CHARCOAL GRAY
- F10 DOORS COLOR TO MATCH F2 IRON GRAY COLOR
- F11 DOORS COLOR TO MATCH F3 DEEP OCEAN

Copyright Reserved: These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.

consultants:

NOTE:
ALL THE GEODETIC POINTS (GEO.) ON THE DRAWINGS ARE IN METRIC.

project north:

issue / revisions:

No.	Issued / Revisions	Date
5	REVISION TO DP	28 JUNE '24
4	REVISION TO DP	31 MAY '24
3	REVISION TO DP	14 JUNE '23
2	REVISION TO DP	18 OCT. '22
1	DEVELOPMENT PERMIT	09 JUN. '22

alan lowe architect inc.
#118 - 21 Erie St. t 250.360.2888
Victoria, British Columbia

seal:

project title:
Browns Lane Townhouses
2379 Browns Lane
NANAIMO,BC

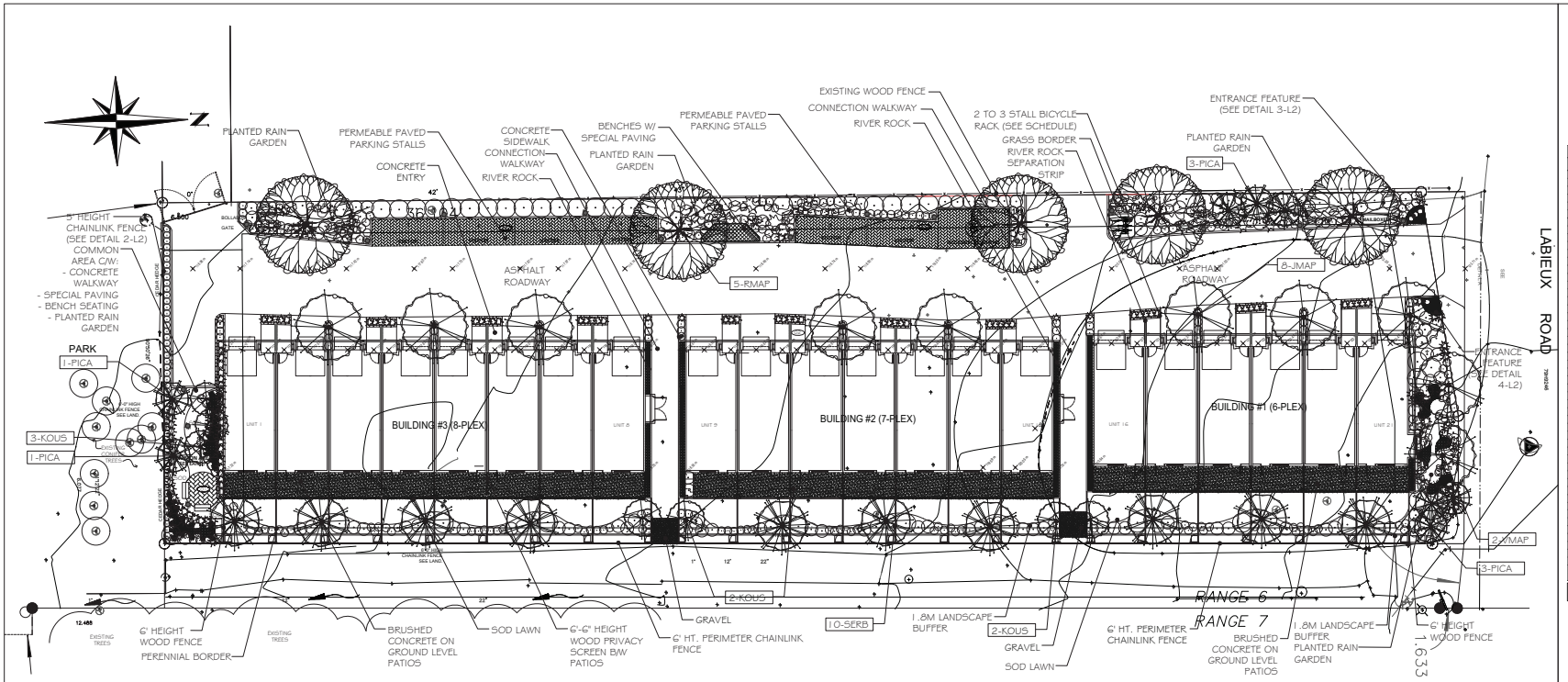
drawing title:
DETAILED NORTH AND SOUTH ELEVATIONS

project no.:	21.676
date: 28 JUNE 2024	scale: AS NOTED
checked by: LOWE	drawn by: NA

sheet no.:
A3.3

RECEIVED
DP1431
2026-AUG-04
Current Planning

ATTACHMENT E
LANDSCAPE PLAN AND DETAILS



PLANT LIST

	Key	Quality	Common Name	Latin Name	Size
Large Trees	VMAP	5	Vine Maple	Acer circinatum	6cm Cal.
	JMAP	7	Red Japanese Maple	Acer palmatum var.'Bloodgood'	6cm Cal.
	SERB	10	Serbian Spruce	Picea omorika	2.5m Ht.
	RMAP	5	Columnar Red Maple	Acer rubra var. 'Armstrong'	6cm Cal.
	KOUS	7	Kousa Dogwood	Cornus kousa var. 'Satomi'	6cm Cal.
	PICA	8	White Spruce	Picea glauca var. 'Pendula'	2.5m Ht.
Large Shrubs	LRHB	8	Rhododendron	Rhododendron var.'Gomer Waterer'	#5 Pot
	LRHL	6	Rhododendron	Rhododendron var.'Pink Walloper'	#5 Pot
	THU	21	Upright Cedar	Thuja occidentalis var.'Smaragd'	1.5m Ht.
	ABE	22	Glossy Abelia	Abelia x grandiflora	#2 Pot
	DOG	23	Variegated Dogwood	Cornus alba var.'Ivory Halo'	#2 Pot
	ALAT	9	Winged Burning Bush	Euonymus alata var.'Compacta'	#2 Pot
	LSC	4	Lilac	Syringa vulgaris	#3 Pot
Medium Shrubs	MRHB	22	Rhododendron	Rhododendron var.'Cilmbrook Cheer'	#5 Pot
	MRHA	15	Rhododendron	Rhododendron var.'Unique'	#5 Pot
	RIBE	5	Red Flowering Currant	Ribes sanguineum var.'King Edward'	#2 Pot
	VACC	27	Kalmia Blueberry	Vaccinium var.'Legacy'	#2 Pot
	AZAP	44	Evergreen Azalea	Azalea japonica var.'Girards Fuchsia'	#2 Pot
	VACC	27	Evergreen Huckleberry	Vaccinium ovatum	#2 Pot
	MAHA	1	Oregon Grape	Mahonia aquifolium	#5 Pot
Small Shrubs	ADOG	34	Dwarf Dogwood	Cornus sericea var. 'Kelsey'	#2 Pot
	EUOF	36	Creeping Euonymus	Euonymus fortunei var.'Emerald Gaiety'	#1 Pot
	NINE	5	Ninebark	Physocarpus opulifolius var. 'Dakhot'	#1 Pot
	DWFJ	51	Dwarf Pieris	Pieris japonica var.'Debutante'	#1 Pot
	POLY	35	Sword Fern	Polystichum munitum	#1 Pot
	DWRH	33	Dwarf Rhododendron	Rhododendron var.'Bow Bells' & 'Jack'	#1 Pot
	SPGF	51	Goldflame Spirea	Spirea bumalda var. 'Goldflame'	#1 Pot
	ILEX	53	Japanese False Holly	Ilex crenata convexa	#1 Pot
	NAN	24	Heavenly Bamboo	Nandina domestica var. 'Plum Passion'	#5 Pot
Vines	ARM	12	Evergreen Clematis	Clematis armandii	#5 Pot
	CLEM	12	Montana Clematis	Clematis montana var'Elizabeth'	#5 Pot
Ground Covers	AJUG	306	Bugleweed	Ajuga reptans var.'Burgundy Glow'	#5Pot Pot
	BEAR	700	Bearberry	Arctostaphylos uvaursi var.'Vancouver Jade'	#5Pot Pot
	BERG	62	Bergenia	Bergenia cordifolia var.'Breeenghan Ruby'	#5Pot Pot
	HEUC	75	Coral Bells	Heuchera micrantha var.'Palace Purple'	#5Pot Pot
	VPI	40	Ivyleaf Berry	Vaccinium vitis-idaea	#5Pot Pot
	GAUL	275	Wintergreen	Gaultheria procumbens	#5Pot Pot
Perennials & Grasses	SOZ	48	Kaffir Lily	Schizostylis coccinea var.'Oregon Sunset'	#1 Pot
	CARX	136	Variegated Sedge	Carex morrowii aurea var. 'Variegata'	#1 Pot
	TEST	111	Orange New Zealand Sedge	Carex testacea	#1 Pot
	KARL	34	Feather Reed Grass	Calamagrostis acutiflola var. 'Karl Foerester'	#1 Pot
	JUNC	40	Common Rush	Juncus effusus	#1 Pot
	STRI	174	Zebra Grass	Miscanthus stricture	#1 Pot
	OJAS	10	Jasmine	Jasminum officinale	#1 Pot

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.
- All areas to be irrigated with an automatic underground system.

SEE PAGE L3 FOR FULL PLANTING PLAN

SOFTSCAPE LEGEND

- LARGE DECIDUOUS SHADE TREE
- LARGE AND SMALL CONIFEROUS TREES
- SMALL ORNAMENTAL DECIDUOUS TREES
- LARGE SHRUB
- MEDIUM SHRUB
- SMALL SHRUB
- GROUND COVER & PERENNIALS

- TREES TO BE RETAINED
- TREES TO BE REMOVED

FURNISHING SCHEDULE

BIKE RACKS

TYPE: 300 SERIES BIKE RACK
MATERIAL: STEEL
BIKE SPOTS: 4
NOTES: SURFACE MOUNT
SUPPPLIER: MAGLIN
PHONE 1-800-716-5506

PAVERS

01 — TYPE 1: AQUAPAVE PERMEABLE PAVER
SIZE: 4"x8"
COLOUR: HARVEST
PATTERN: HERRINGBONE

CONTACT: ABBOTSFORD CONCRETE
PHONE: 604-557-9433

TREE COUNT

LARGE DECIDUOUS - 5
MEDIUM FLOWERING - 10
SMALL FLOWERING - 3
MEDIUM CONIFERS - 10
SMALL CONIFERS - 8

TOTAL # OF TREES = 38
TOTAL CONIFERS = 18

50% CONIFER TREE COVERAGE PROVIDED.

LIGHTING LEGEND & SCHEDULE

BOLLARD LIGHTS (X16)
MODEL: LEDPATH003D
FINISH: BLACK
CONTACT: DALS
PHONE: 877-430-1818

NOTE:
DOWNWARD LIGHTING TO BE PROVIDED ON BUILDINGS.

RECEIVED
DP1431
2026-AUG-04
Current Planning

4☆SITE
LANDSCAPE ARCHITECTURE AND SITE PLANNING 250.508.7885

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF FORSITE LANDSCAPE ARCHITECTURE. ALL COMMON COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. ANY REUSE, COPYING OR ASSIGNMENT OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD FORSITE LANDSCAPE ARCHITECTURE RESPONSIBLE.

ARCH. STAMP

BROWN'S LANE
NANAIMO, BC

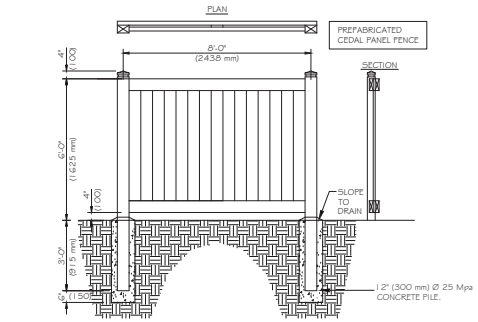
CLIENT
Angus Sutherland

REV. DATE	NUMBER	DESCRIPTION
JUN 7, 2024	1	RE-ISSUED FOR DP
JUN 17, 2024	2	RE-ISSUED FOR DP

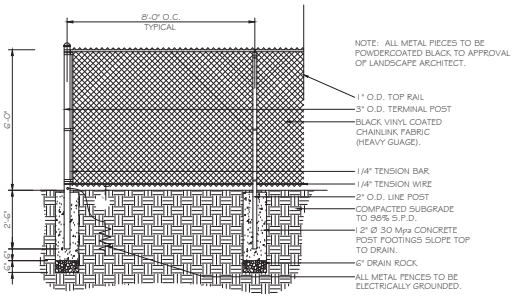
DATE: JUNE 17, 2024
SCALE: 1:100
DRAWN BY: BF/RF

LANDSCAPE CONCEPT PLAN

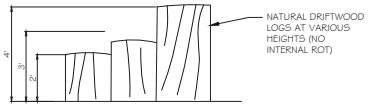
L1



1 / L2 PREFAB CEDAR PANEL PERIMETER WOOD FENCE
SCALE 1:30



2 / L2 CHAINLINK FENCE
SCALE 1:30



4 / L2 ENTRANCE FEATURE
SCALE 1:30

RECEIVED
DP1431
2026-AUG-04
Current Planning

4☆SITE
LANDSCAPE ARCHITECTURE AND SITE PLANNING 250.508.7885

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF FORSITE LANDSCAPE ARCHITECTURE. ALL COPYRIGHT, COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. ANY REUSE OR MODIFICATION OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD FORSITE LANDSCAPE ARCHITECTURE RESPONSIBLE.

ARCH. STAMP

BROWN'S LANE
NANAIMO, BC

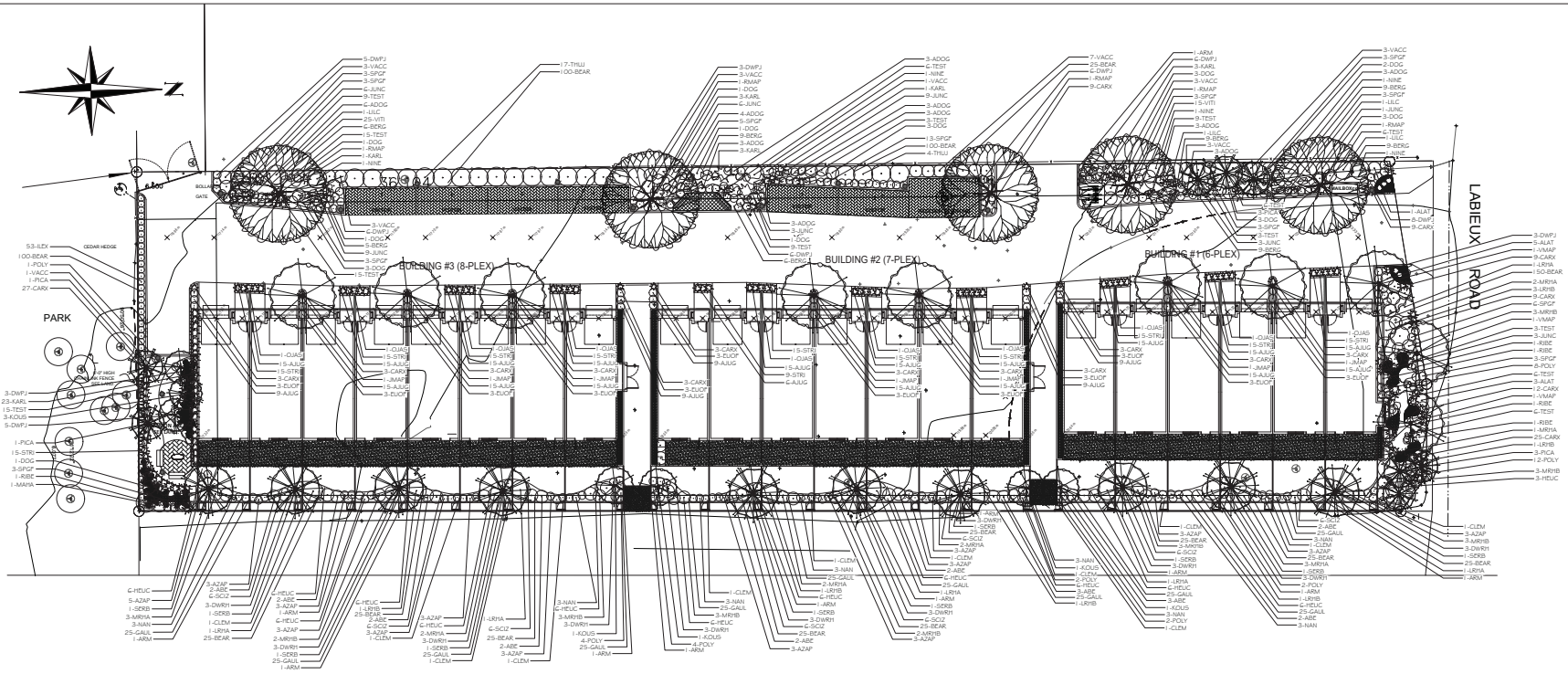
CLIENT
Angus Sutherland

REV. DATE	NUMBER	DESCRIPTION
JUN 7, 2024	1	RE-ISSUED FOR DP
JUN 17, 2024	2	RE-ISSUED FOR DP

DATE JUNE 17, 2024
SCALE AS NOTED
DRAWN BY BF/RF

SUPPLEMENTAL DETAILS

L2



PLANT LIST

	Key	Quality	Common Name	Latin Name	Size
Large Trees	VMAP	3	Vine Maple	Acer circinatum	6cm Cal
	JMAP	7	Red Japanese Maple	Acer palmatum var.'Bloodgood'	6cm Cal
	SERB	10	Serbian Spruce	Picea omonka	2.5m Ht
	RMAP	5	Columnar Red Maple	Acer rubra var. 'Armstrong'	6cm Cal.
	KOUS	7	Kousa Dogwood	Cornus kousa var. 'Satomi'	6cm Cal.
	PICA	8	White Spruce	Picea glauca var. 'Pendula'	2.5m Ht
Large Shrubs	LRHB	8	Rhododendron	Rhododendron var.'Gomer Waterer'	#5 Pot
	LRHA	6	Rhododendron	Rhododendron var.'Pink Walloper'	#5 Pot
	THUJ	21	Upright Cedar	Thuja occidentalis var.'Smaragd'	1.5m Ht.
	ABE	22	Glossy Abelia	Abelia x grandiflora	#2 Pot
	DOG	23	Variegated Dogwood	Cornus alba var.'Ivory Halo'	#2 Pot
	ALAT	9	Winged Burning Bush	Euonymus alata var.'Compacta'	#2 Pot
	LILC	4	Lilac	Syringa vulgaris	#2 Pot
Medium Shrubs	MRHB	22	Rhododendron	Rhododendron var.'Chnstmas Cheer'	#5 Pot
	MRHA	15	Rhododendron	Rhododendron var.'Unique'	#5 Pot
	RIBE	5	Red Flowering Currant	Ribes sanguineum var.'King Edward'	#2 Pot
	VACC	27	Edible Blueberry	Vaccinium var.'Legacy'	#2 Pot
	AZAP	44	Evergreen Azalea	Azalea japonica var.'Girard's Fuchsia'	#2 Pot
	VACC	27	Evergreen Huckleberry	Vaccinium ovatum	#2 Pot
	MAHA	1	Oregon Grape	*Mahonia aquifolium*	#5 Pot
Small Shrubs	ADOG	34	Dwarf Dogwood	Cornus sencea var. 'Kelsey'	#2 Pot
	EUOF	36	Creeping Euonymus	Euonymus fortunei var.'Emerald Gaiety'	#1 Pot
	NINE	5	Ninebark	Physocarpus opulifolius var. 'Diablo'	#1 Pot
	DWPJ	51	Dwarf Piens	Piens japonica var.'Debutante'	#1 Pot
	POLY	35	Sword Fern	Polystichum munitum	#1 Pot
	DWRH	33	Dwarf Rhododendron	Rhododendron var.'Bow Bells' & 'Jock'	#1 Pot
	SPGF	51	Goldflame Spirea	Spirea bumalda var. 'Goldflame'	#1 Pot
	ILEX	53	Japanese False Holly	Ilex crenata convexa	#1 Pot
	NAN	24	Heavenly Bamboo	Nandina domestica var. 'Plum Passion'	#5 Pot

	Key	Quality	Common Name	Latin Name	Size
Vines	ARM	12	Evergreen Clematis	Clematis armandii	#5 Pot
	CLEM	12	Montana Clematis	Clematis montana var'Elizabeth'	#5 Pot
Ground Covers	AJUG	306	Bugleweed	Ajuga reptans var.'Burgundy Glow'	#5P4 Pot
	BEAR	700	Bearberry	Arctostaphylos uva-ursi var.'Vancouver Jade'	#5P4 Pot
	BERG	62	Bergenia	Bergenia cordifolia var.'Bressingham Ruby'	#5P4 Pot
	HEUC	75	Coral Bells	Heuchera micrantha var.'Palace Purple'	#5P4 Pot
	VITI	40	Lignonberry	Vaccinium vitis-idaea	#5P4 Pot
	GAUL	275	Wintergreen	Gaulthena procumbens	#5P4 Pot
Perennials & Grasses	SCIZ	48	Kaffir Lily	Schizostylis coccinea var.'Oregon Sunset'	#1 Pot
	CARX	136	Variegated Sedge	Carex morrowii aureo var. 'Variegata'	#1 Pot
	TEST	111	Orange New Zealand Sedge	Carex testacea	#1 Pot
	KARL	34	Feather Reed Grass	Calamagrostis acutifolia var. 'Karl Foerester'	#1 Pot
	JUNC	40	Common Rush	Juncus effusus	#1 Pot
	STRI	174	Zebra Grass	Miscanthus strictus	#1 Pot
	OJAS	10	Jasmine	Jasminum officinale	#1 Pot

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.
- All areas to be irrigated with an automatic underground system.

RECEIVED
DP1431
2026-AUG-04
Current Planning

4☆SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 250.508.7885

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF FORSITE LANDSCAPE ARCHITECTURE. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. ANY REUSE OR MODIFICATION OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD FORSITE LANDSCAPE ARCHITECTURE RESPONSIBLE.

ARCH. STAMP

BROWN'S LANE
NANAIMO, BC

CLIENT
Angus Sutherland

REV. DATE	NUMBER	DESCRIPTION
JUN 7, 2024	1	RE-ISSUED FOR DP
JUN 17, 2024	2	RE-ISSUED FOR DP

DATE JUNE 17, 2024
SCALE 1:100
DRAWN BY BF/RF

PLANTING PLAN

L3