CITY OF NANAIMO
THE HARBOUR CITY

DEVELOPMENT PERMIT NO. DP001431

BROWNS LANE DEVELOPMENT LTD., INC.NO. BC1301520
Name of Owner(s) of Land (Permittee)

2379 BROWNS LANE
Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.

2. This development permit applies to and only to those lands within the municipality described below, and any and all buildings, structures and other developments thereon:

   Legal Description:

   LOT 1 SECTION 19 RANGE 6 MOUNTAIN DISTRICT PLAN EPP101064
   PID NO. 031-117-210

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

   Schedule A Subject Property Map
   Schedule B Site and Parking Plans
   Schedule C Building Elevations and Details
   Schedule D Landscape Plan and Details

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.

5. This permit is not a building permit, nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

6. This permit prevails over the provisions of the bylaw in the event of conflict.

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 Schedule B.

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 Schedule C.

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 Schedule D.
   (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.

REVIEWED AND APPROVED ON

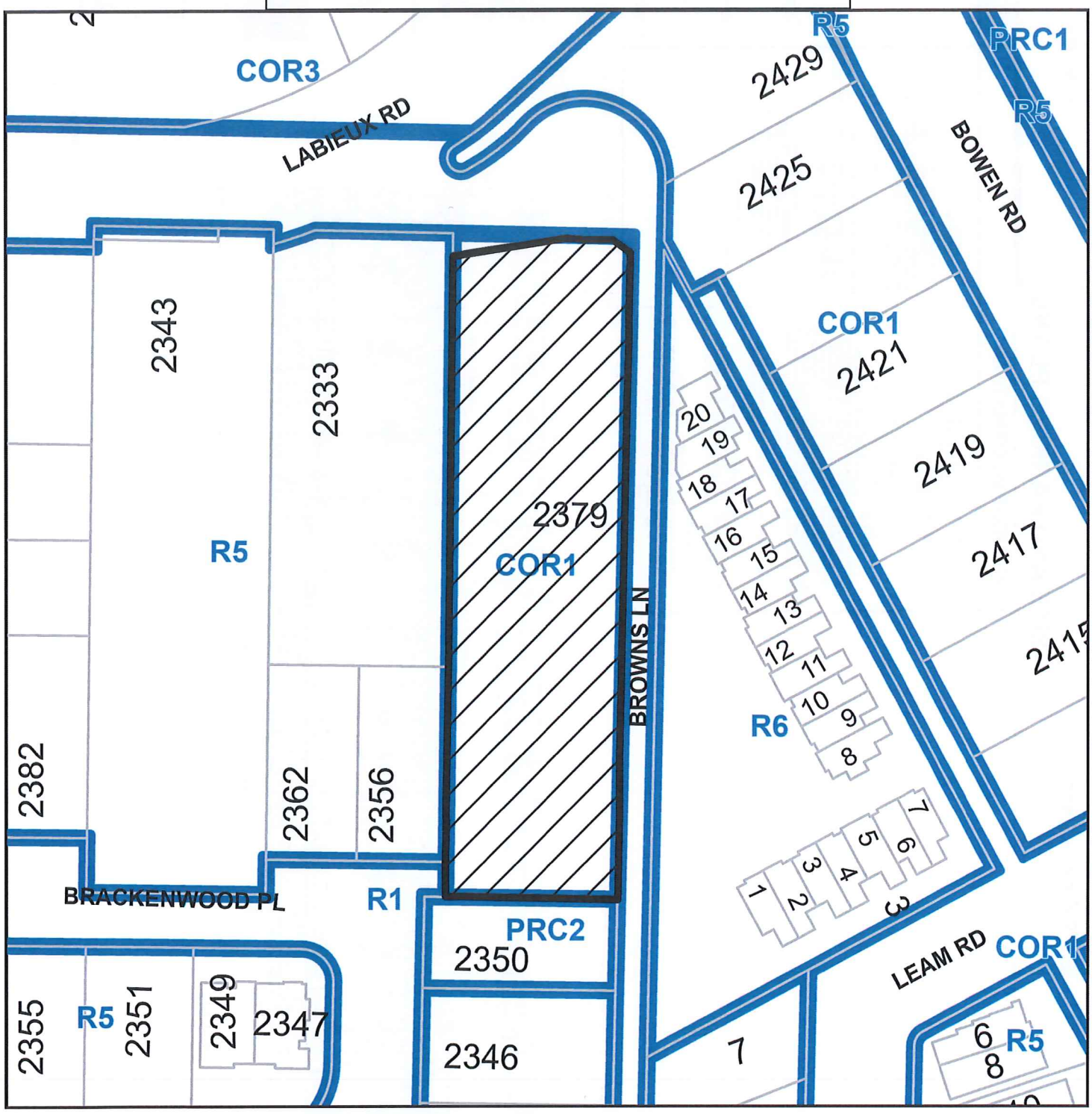
Sept 22, 2026
Date

J. Holm, Director
Planning & Development

Pursuant to Section 154 (1)(b) of the Community Charter

Development Permit No. DP001431 **Schedule A**
2379 Browns Lane

SUBJECT PROPERTY MAP



N

2379 BROWNS LANE

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: 13.82 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 (6-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.)	:	4.84 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:

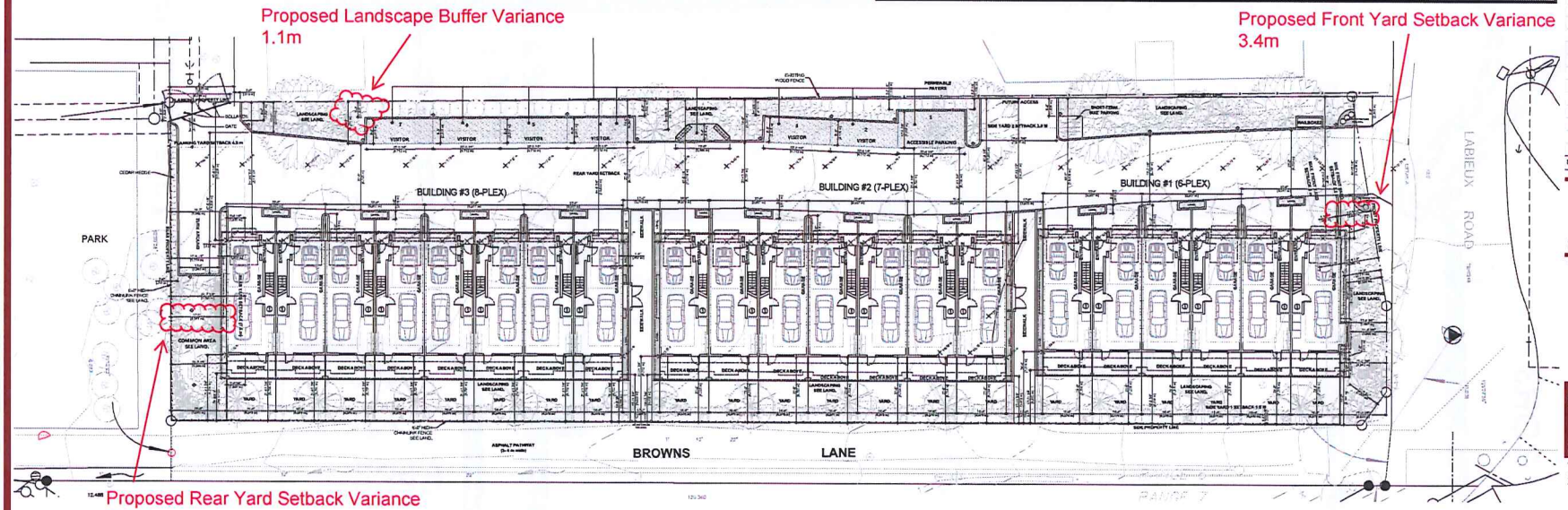
- 25% OF ALL REQUIRED OFF-STREET PARKING SPACES WITHIN ANY COMMON PARKING AREAS WILL HAVE SHARED ACCESS TO A LEVEL 2 ELECTRIC VEHICLE CHARGE RECEPTACLE.
- ELECTRIC OUTLETS BOXES IN ALL GARAGES TO SUPPLY ELECTRICITY TO SUPPORT A LEVEL 1 CHARGER.

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

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NOTE:
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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

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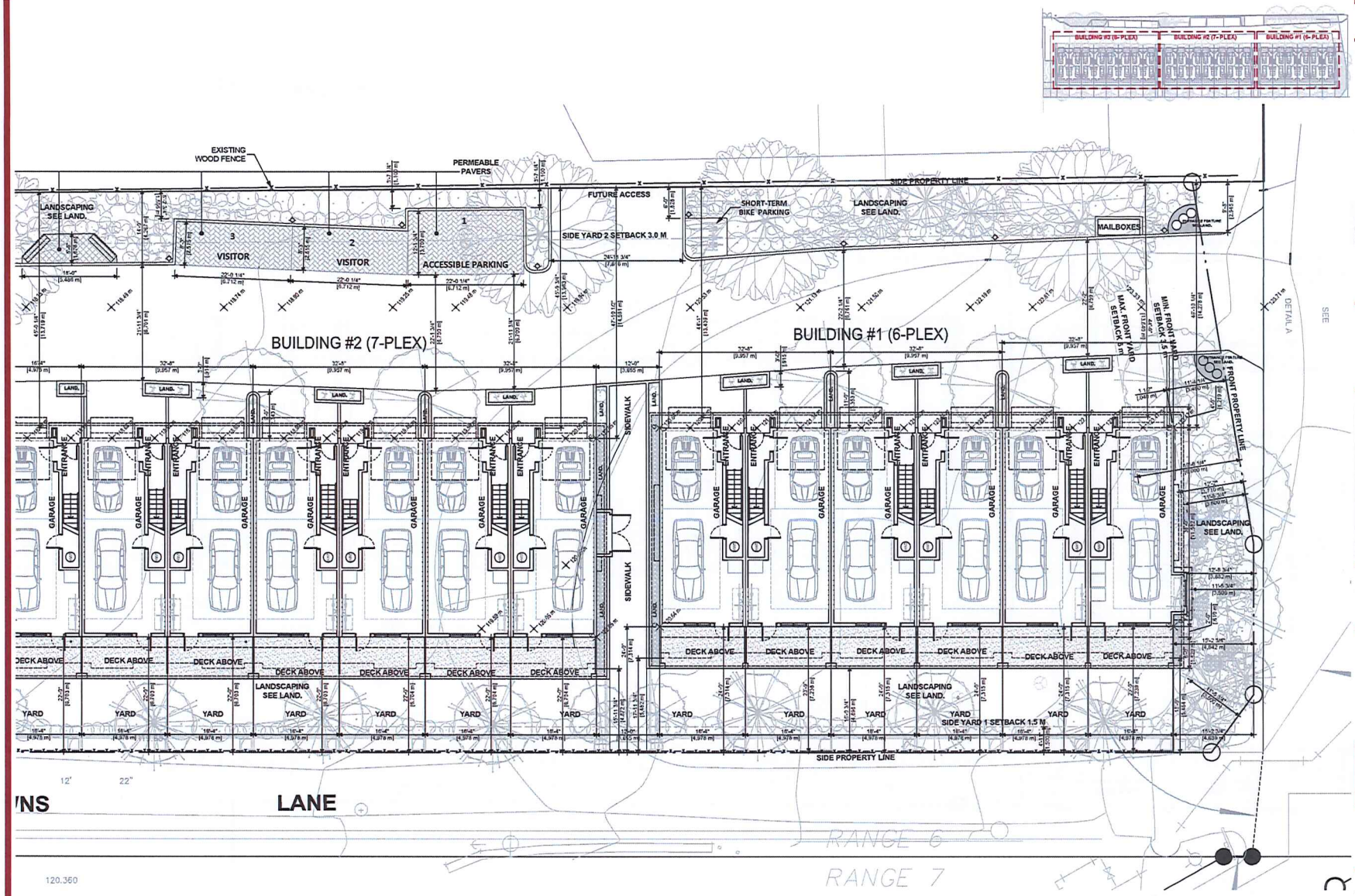
seal:

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		

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

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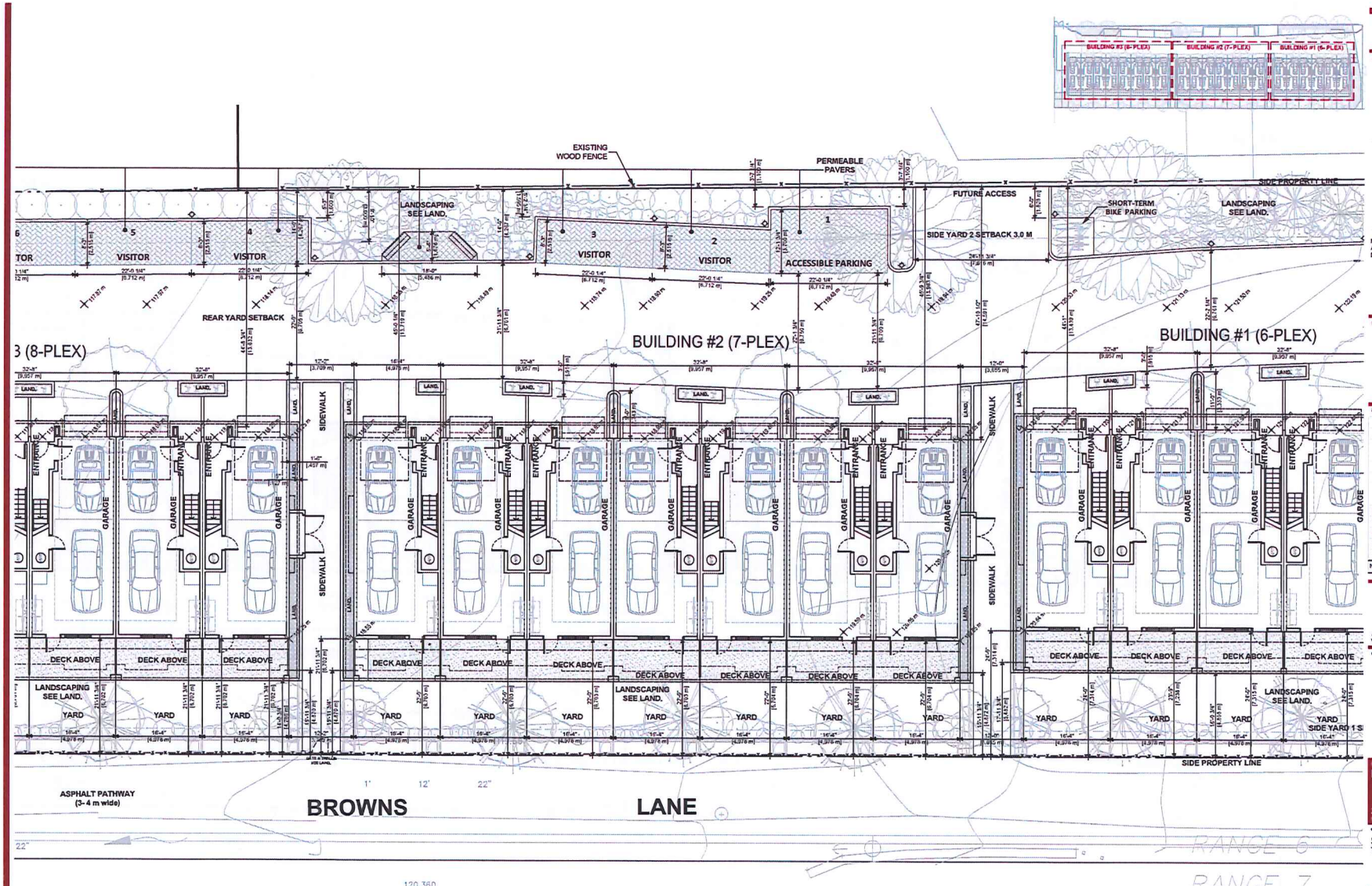
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project title:
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2379 Browns Lane
Nanaimo, BC

drawing title:
SITE PLAN OF THE 6-PLEX

project no.: 21,678
date: 28 JUNE 2024 scale: AS NOTED
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1 A1.3 PROPOSED SITE PLAN- 7-PLEX
SCALE: 1:150

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4	REVISION TO DP	31 MAY 24
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2	REVISION TO DP	18 OCT, 22
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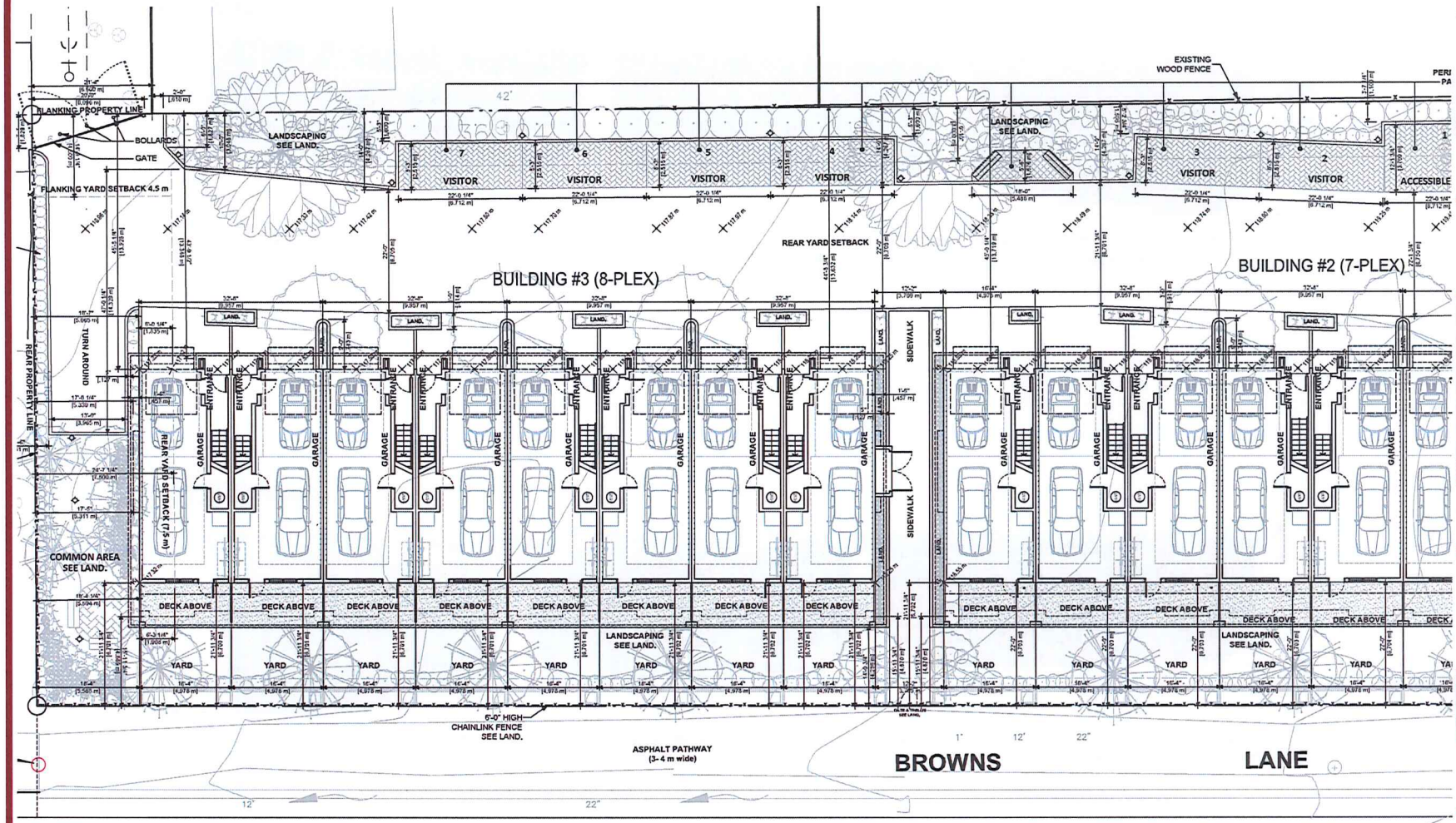
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2375 Browns Lane
VICTORIA, BC

drawing title:
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project no.:			21.676
date:	28 JUNE 2024	scale:	AS NOTED
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1 A1.4 PROPOSED SITE PLAN- 8PLEX
SCALE: 1:100

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1	DEVELOPMENT PERMIT	09 JUN, '22

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seal:

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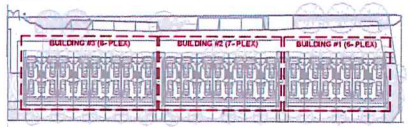
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project no.: 21.676
date: 28 JUNE 2024 scale: AS NOTED
checked by: LOWE drawn by: NA
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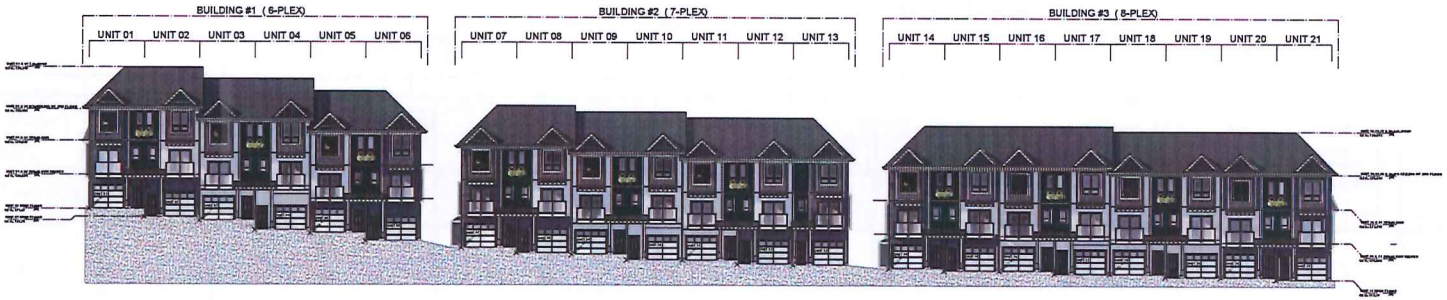
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2379 Browns Lane

BUILDING ELEVATIONS AND DETAILS



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1 A3.0 WEST ELEVATION
SCALE: 1:200



2 A3.0 EAST ELEVATION
SCALE: 1:200

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project north:

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seal:

project title:
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2379 Browns Lane
Victoria, BC

drawing title:
OVERALL ELEVATIONS

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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 F9 IRON GRAY COLOR
- F11 DOORS COLOR TO MATCH F3 DEEP OCEAN

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project north:

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seal:

project title:
Browns Lane Townhouses
2375 Browns Lane
Nanaimo BC

drawing title:
DETAILED WEST ELEVATIONS

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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
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- E10 DOORS COLOR TO MATCH F2 IRON GRAY COLOR
- E11 DOORS COLOR TO MATCH F3 DEEP OCEAN

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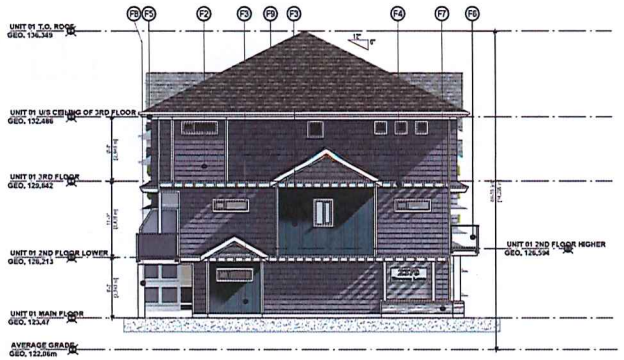
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NANAIMO BC

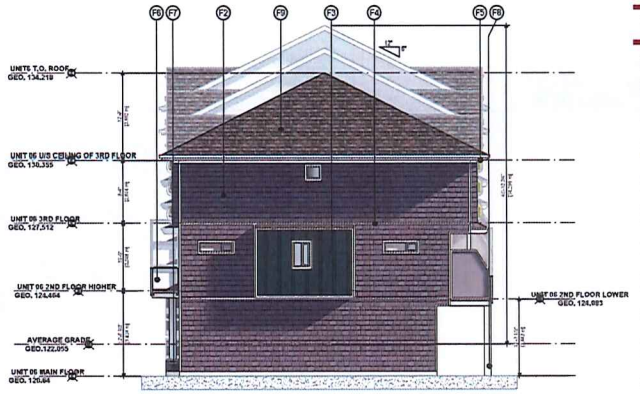
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1 A3.3 NORTH ELEVATION OF 6-PLEX
SCALE: 1:100



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

EXTERIOR FINISHES & NOTES :

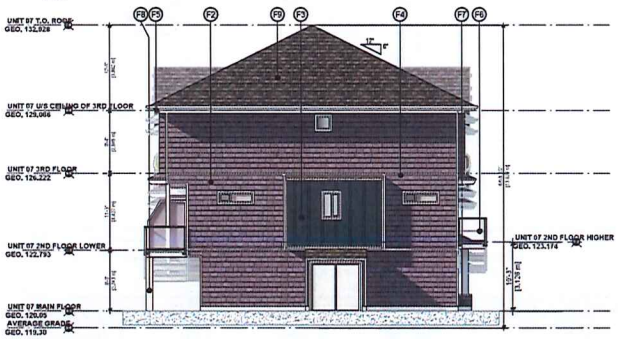
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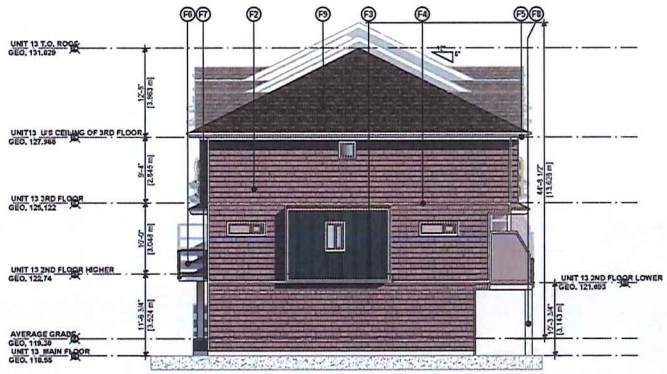
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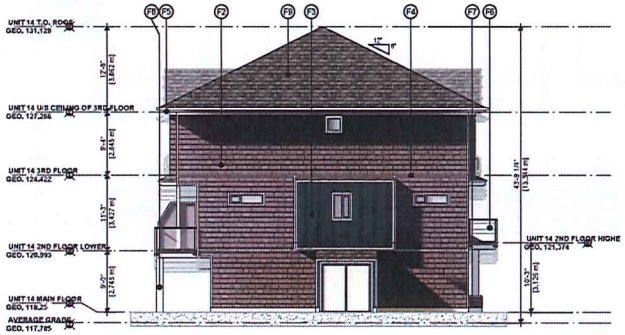
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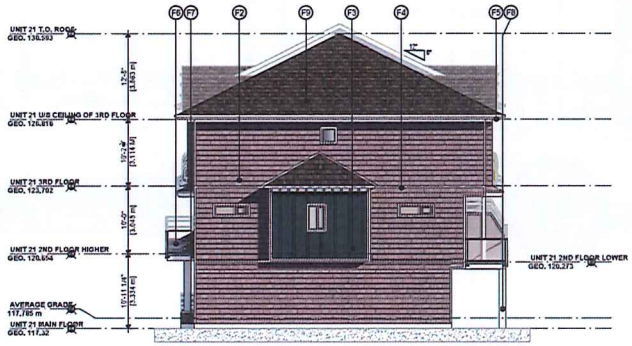
3 A3.3 NORTH ELEVATION OF 7-PLEX
SCALE: 1:100



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

issue / revisions:

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seal:

project title:
Browns Lane Townhouses
2375 Browns Lane
Nanaimo, BC

drawing title:
DETAILED NORTH AND SOUTH ELEVATIONS

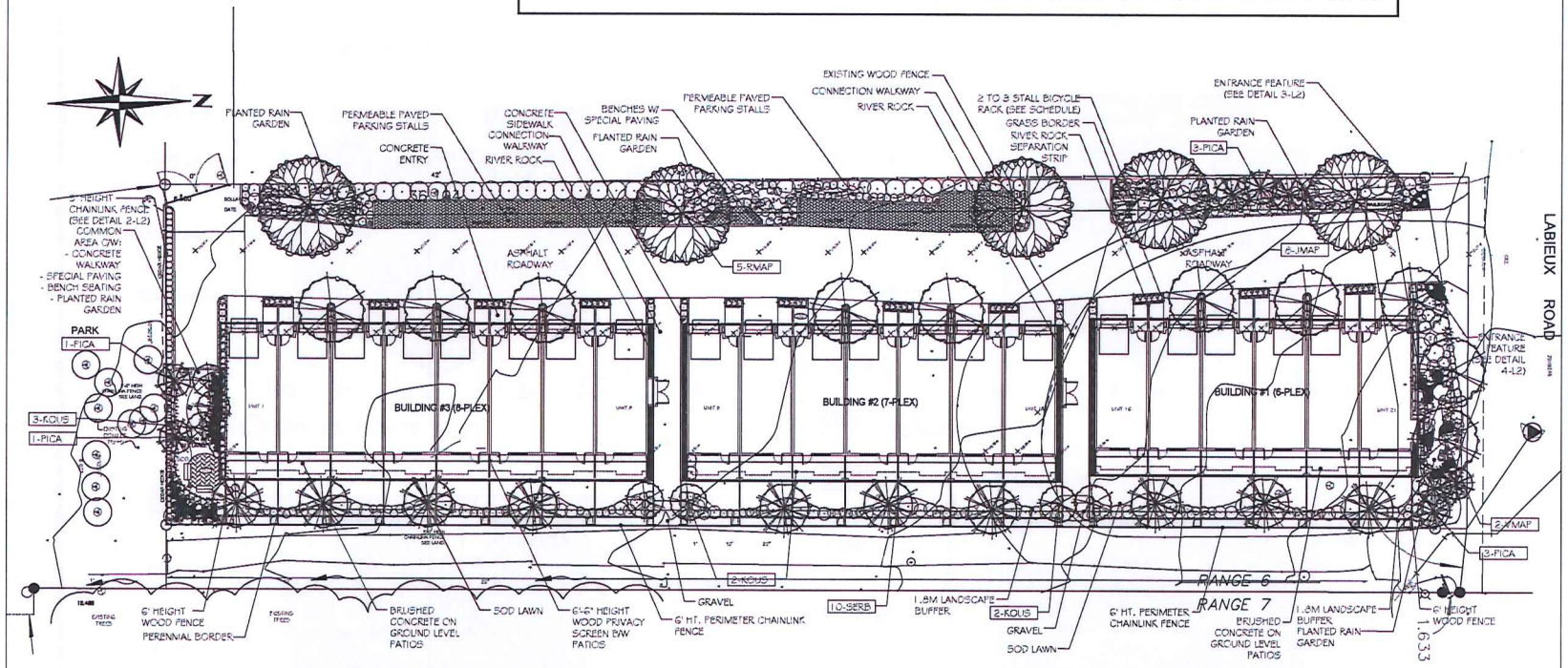
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checked by: LOWE drawn by: NA
sheet no.: A3.3

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Development Permit No. DP001431
2379 Browns Lane

Schedule D

LANDSCAPE PLAN AND DETAILS



PLANT LIST

	Key	Quantity	Common Name	Latin Name	Notes
Large Trees	VIMP	1	Vine Maple	Acer circinatum	Multi-Stem
	JAMP	9	Total Superstar Maple	Acer palmatum var. 'Bloodgood'	Multi-Stem
	MYRA	12	Pacific Wax Myrtle	Myrica californica	1.5m Ht.
	KOAM	11	Common Kousa Dogwood	Cornus kousa var. 'Satomi'	Multi-Stem
	KOUS	7	Kousa Dogwood	Cornus kousa var. 'Satomi'	Multi-Stem
	PICA	2	White Spruce	Picea glauca var. 'Pendula'	1.5m Ht.
Large Shrubs	JAMS	8	Rhododendron	Rhododendron var. 'Cunningham's White'	#5 Pot
	JAPA	6	Rhododendron	Rhododendron var. 'Fine Purple'	#5 Pot
	THUJ	21	Emerald Cedar	Thuja occidentalis var. 'Smaragd'	1.5m Ht.
	JUNI	29	Sargent Juniper	Juniperus sargentiana	#2 Pot
	TAXU	28	Hicksii Yew	Taxus x media var. 'Hicksii'	#2 Pot
	ACAT	8	Hospital Burning Bush	Euonymus alatus var. 'Compacta'	#2 Pot
	LIGU	4	Liatris	Liatris ligulistylis	#2 Pot
Medium Shrubs	LAVAN	19	Rhododendron	Rhododendron var. 'Princess Diana'	#2 Pot
Shrubs	LAVAG	15	Rhododendron	Rhododendron var. 'Vulcan'	#2 Pot
	AMP	9	Red Flowering Currant	Ribes sanguineum 'King Edward'	#2 Pot
	LAVC	29	Easter Rosemary	Ceanothus var. 'Julia Phelps'	#2 Pot
	ACAP	40	Compacta Japanese	Spiraea japonica var. 'Goldmound'	#2 Pot
	HACO	69	Evergreen Huckleberry	Vaccinium ovatum	#2 Pot
	SAMN	-	Oregon Grape	Mahonia aquifolium	#2 Pot
Small Shrubs	ACON	94	Dwarf Goldmound	Spiraea japonica var. 'Anthony Waterer'	#2 Pot
Groundcovers	EUOR	232	Liriope	Liriope muscari var. 'Variegata'	#1 Pot
	NAKF	51	Kinnikinnick	Arctostaphylos uva-ursi var. 'Point Reyes'	#1 Pot
	ZAFI	511	Dwarf Fairy	Pennisetum alopecuroides var. 'Hameln'	#1 Pot
	ROGI	30	Creeping Rosemary	Rosmarinus officinalis var. 'Prostratus'	#1 Pot
	DWAR	58	Dwarf Pieris Japonica	Pieris japonica var. 'Compacta'	#2 Pot
	SPOF	51	Goldflame Spirea	Spiraea bumalda var. 'Goldflame'	#1 Pot
	LIRI	58	Lemonade Fleece Flower	Persicaria virginiana 'Lemonade'	#1 Pot
	SARI	24	Rosemary Santolina	Santolina chamaecyparissus var. 'Nana'	#2 Pot
Vines	ARVI	12	Evergreen Clematis	Clematis armandii	#2 Pot
	CLMA	12	Montana Clematis	Clematis montana rubens 'Tetrarose'	#2 Pot
Perennials	ALVE	3936	Sweet Alyssum	Lobularia maritima var. 'Royal Carpet'	#1 Pot
Ornamental Grasses	BRMA	1020	Brunnera	Brunnera macrophylla var. 'Jack Frost'	#1 Pot
	PENG	60	Dwarf Fountain Grass	Pennisetum alopecuroides var. 'Hameln'	#1 Pot
	HEUG	76	Coral Bells	Heuchera micrantha var. 'Palace Purple'	#1 Pot
	HOS	67	Hosta	Hosta 'Undulata'	#1 Pot
	GAUL	275	Wintergreen	Gaultheria procumbens	#1 Pot
Perennials & Groundcovers	AJGO	49	Ajuga	Ajuga reptans 'Catlin's Giant'	#1 Pot
	CAPE	1150	Tussock Sedge	Carex oshimensis 'Evergold'	#1 Pot
	TEUC	111	Germander	Teucrium chamaedrys 'Prostratum'	#1 Pot
	KAFE	264	Feather Reed Grass	Calamagrostis acutiflora var. 'Karl Foerster'	#1 Pot
	JUHO	462	Common Rush	Juncus effusus	#1 Pot
	GYRI	1134	Lipstick Gilia	Ipomopsis aggregata	#1 Pot
	GYAU	127	Lavender	Lavandula officinalis	#1 Pot

Notes: - All landscape work to conform with BCSLA / BCLNA standard specification.
- All plants 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.

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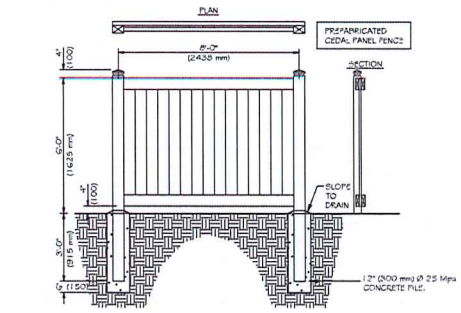
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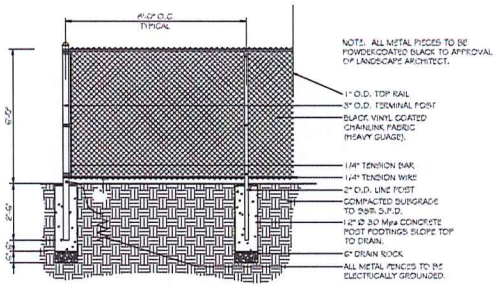
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LANDSCAPE CONCEPT PLAN

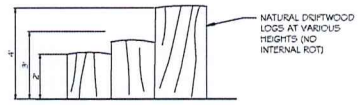
L1



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

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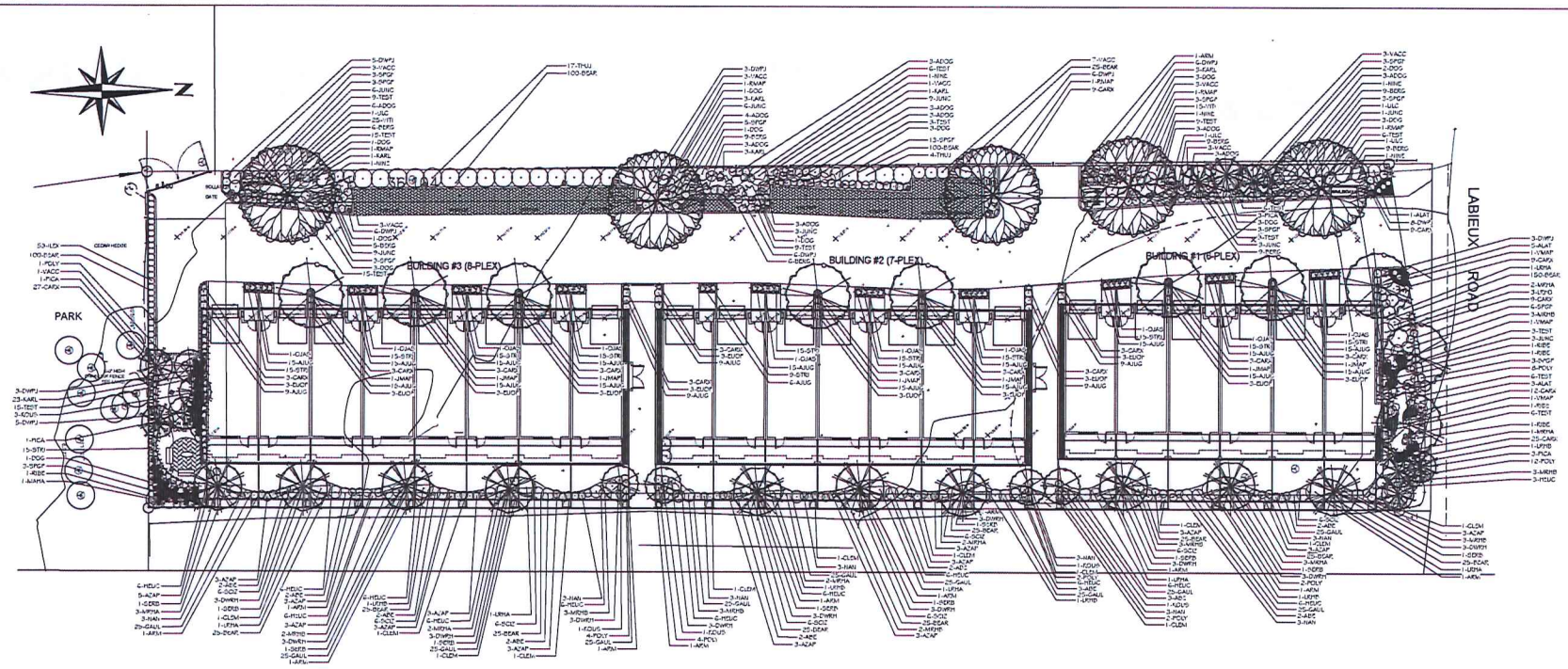
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SUPPLEMENTAL DETAILS

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	LRMB	8	Rhododendron	Rhododendron var.'Gomer Waterer'	#5 Pot
	LRMA	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

	Key	Quality	Common Name	Latin Name	Size
Medium Shrubs	MRHB	22	Rhododendron	Rhododendron var.'Christmas 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 sericea 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'	#SP4 Pot
	BEAR	700	Bearberry	Arctostaphylos uva-ursi var.'Vancouver Jade'	#SP4 Pot
	BERG	62	Bergenia	Bergenia cordifolia var.'Bressingham Ruby'	#SP4 Pot
	HEUC	75	Coral Bells	Heuchera micrantha var.'Palace Purple'	#SP4 Pot
	VITI	40	Lignonberry	Vaccinium vitis-idaea	#SP4 Pot
	GAUL	275	Wintergreen	Gaultheria procumbens	#SP4 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	Jasmium 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.

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PLANTING PLAN

L3