

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

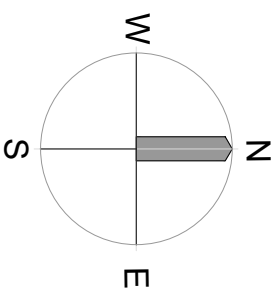
2.1 (21 UNITS X 0.1) 3 BICYCLE PARKING ON SITE

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consultants:

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

project north:



Issue / revisions:

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
No.	Issued / Revisions	Date

alan lowe architect inc.

#118 - 21 Erie St.
Victoria, British Columbia

t 250.360.2888

seal:



project title:
Browns Lane Townhouses

2379 Browns Lane
NANAIMO,BC

drawing title:

SITE PLAN OF ALL
TOWNHOUSE COMPLEXES

project no.: 21.676

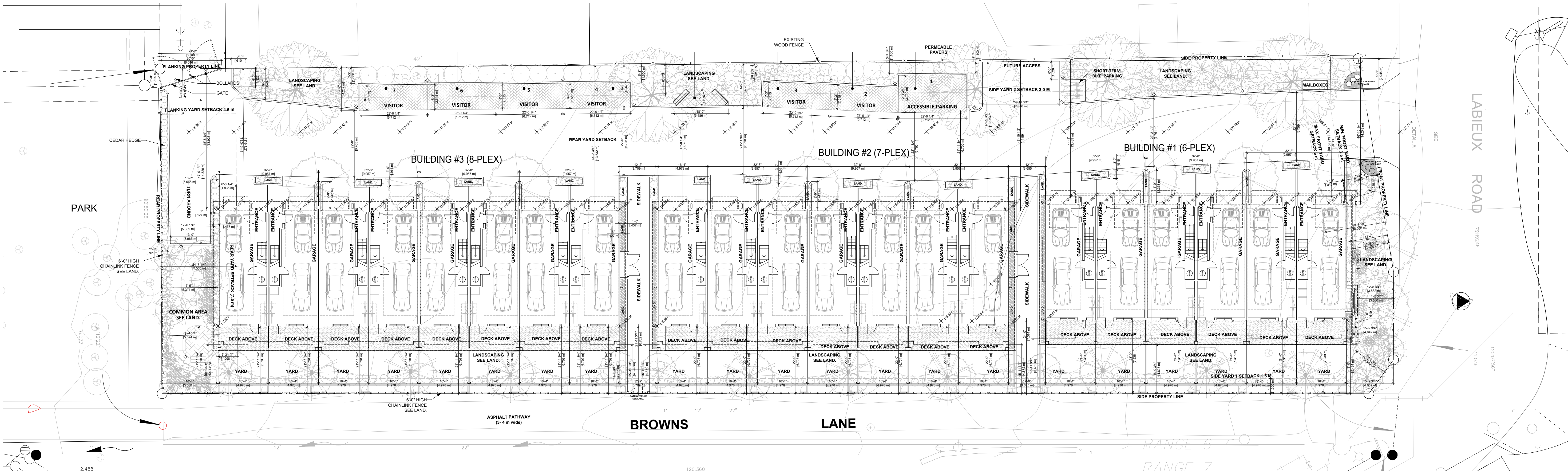
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checked by: LOWE drawn by: NA

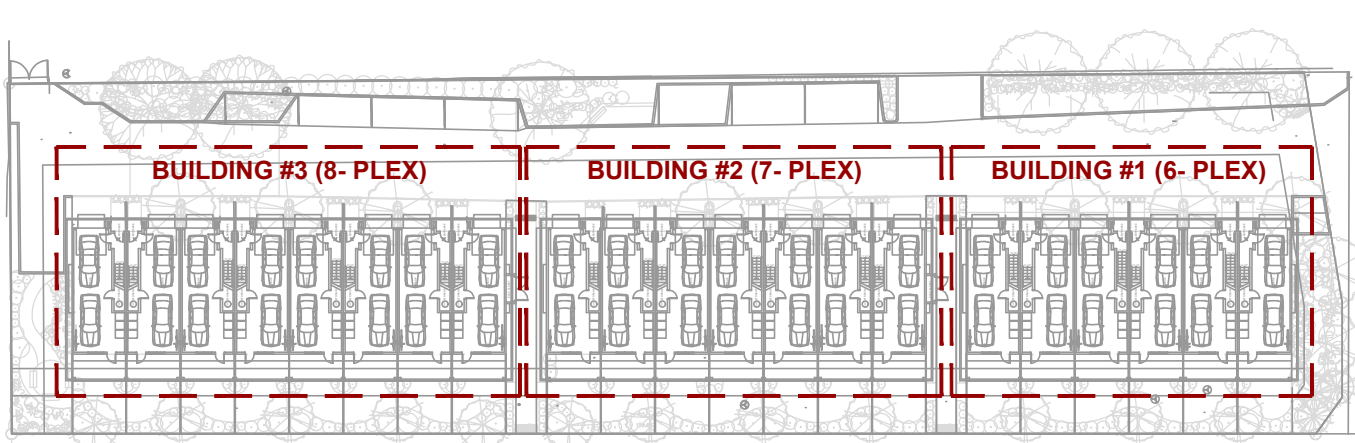
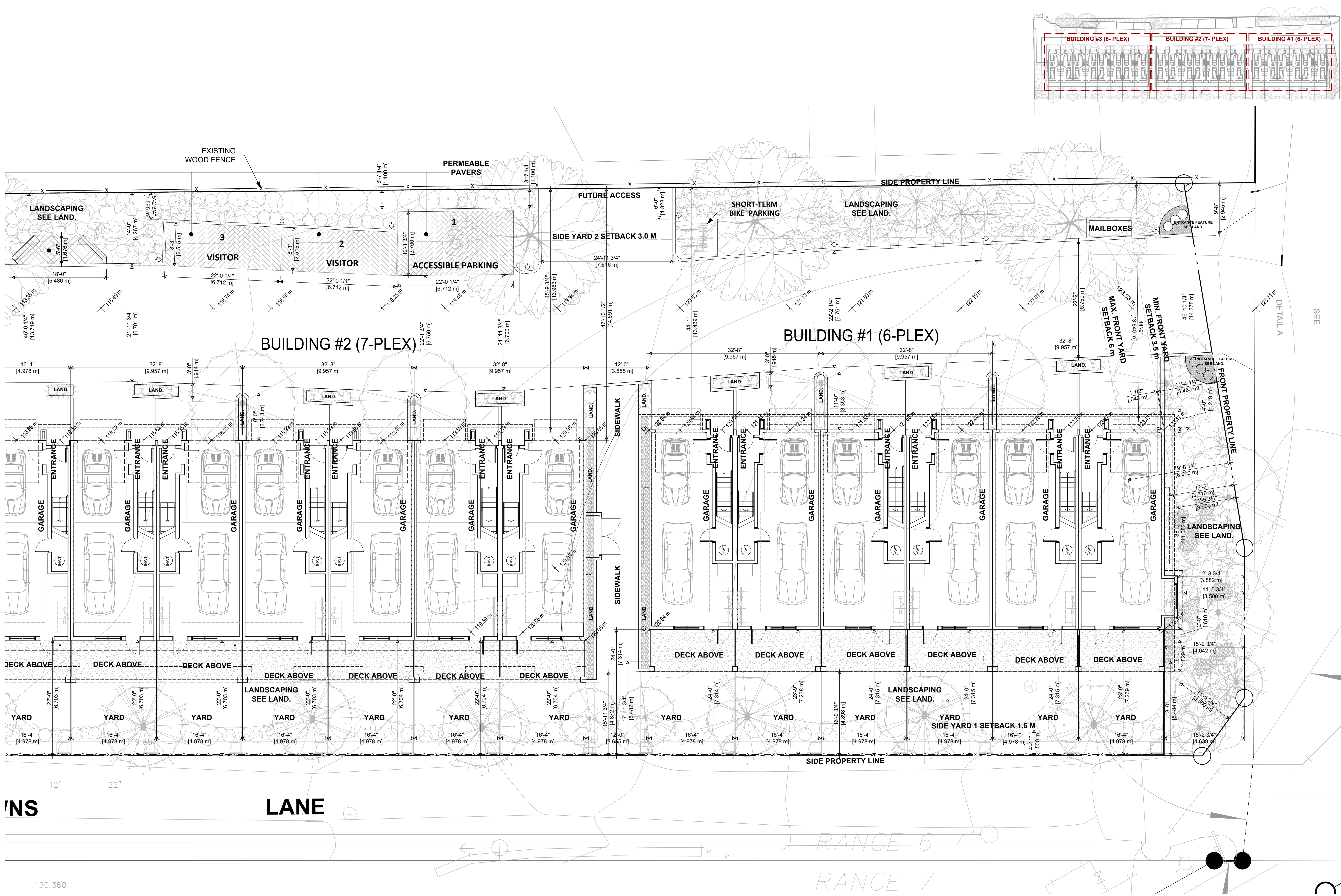
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Current Planning

A1.1



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

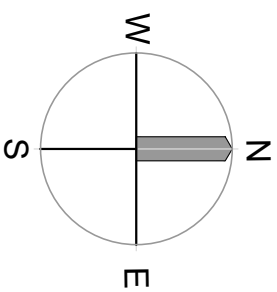


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SITE PLAN OF
THE 6-PLEX

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21.676

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AS NOTED

checked by:

LOWE

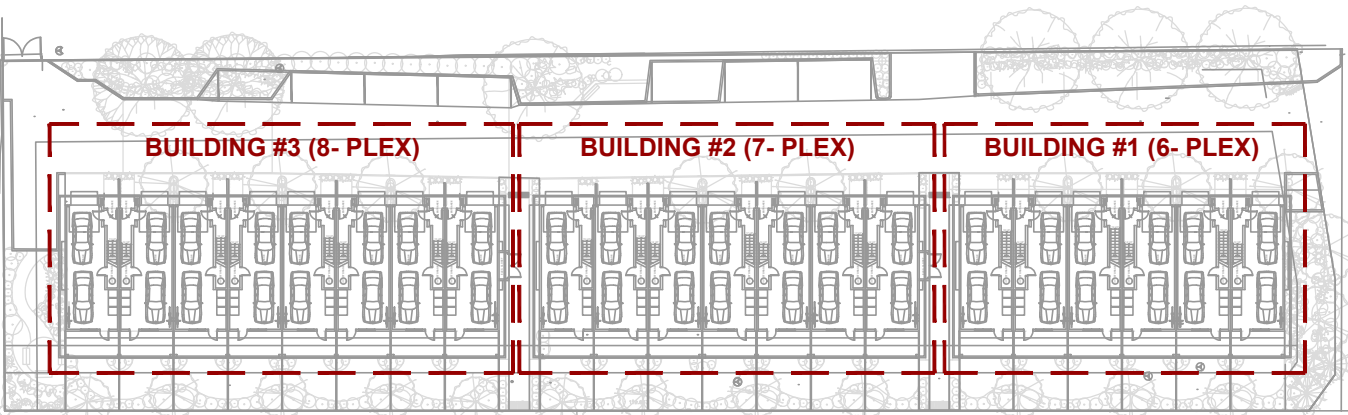
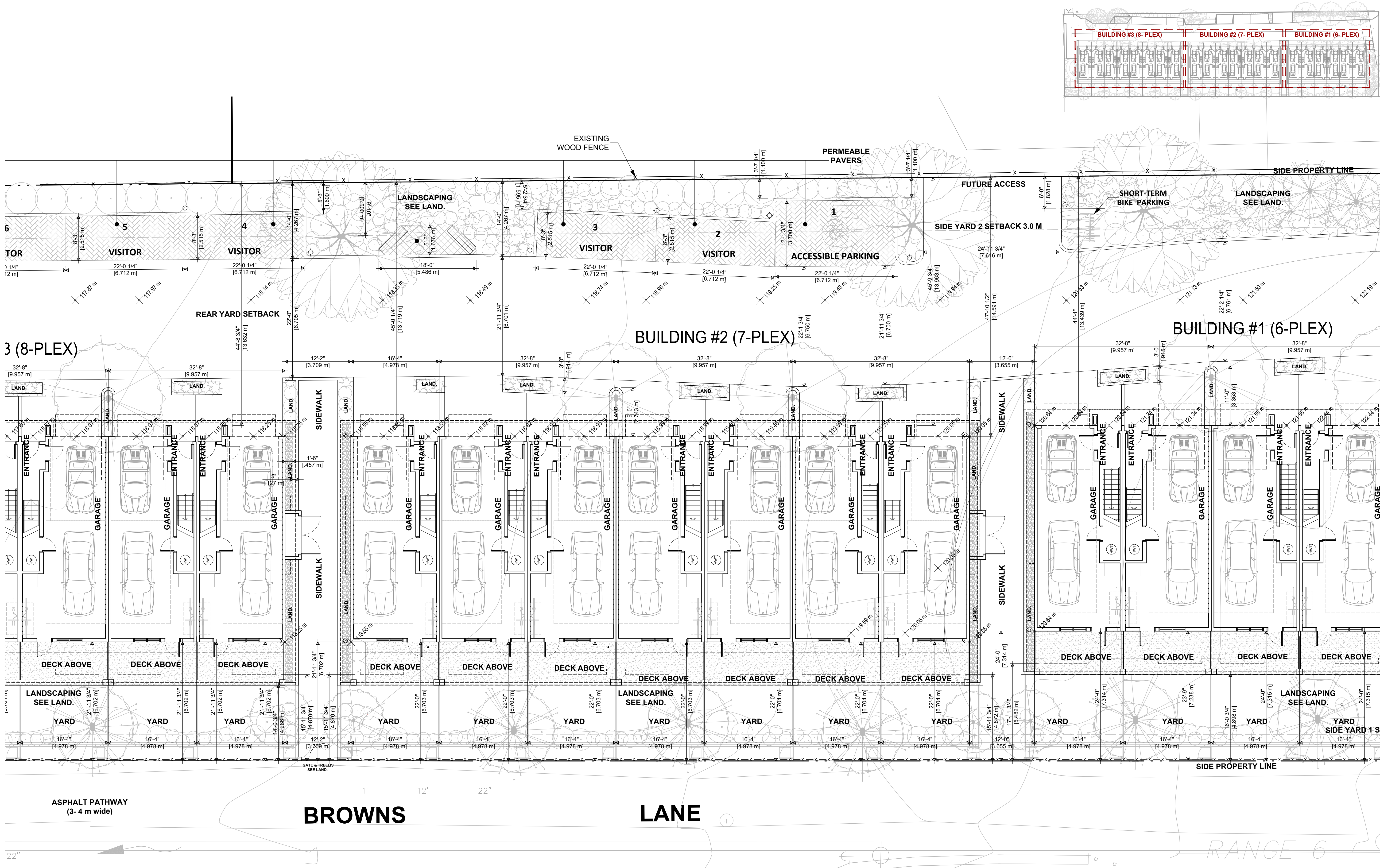
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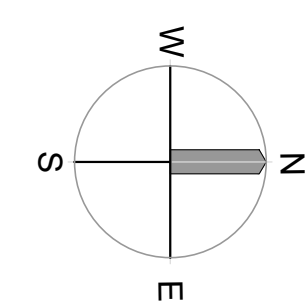


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SITE PLAN OF
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AS NOTED

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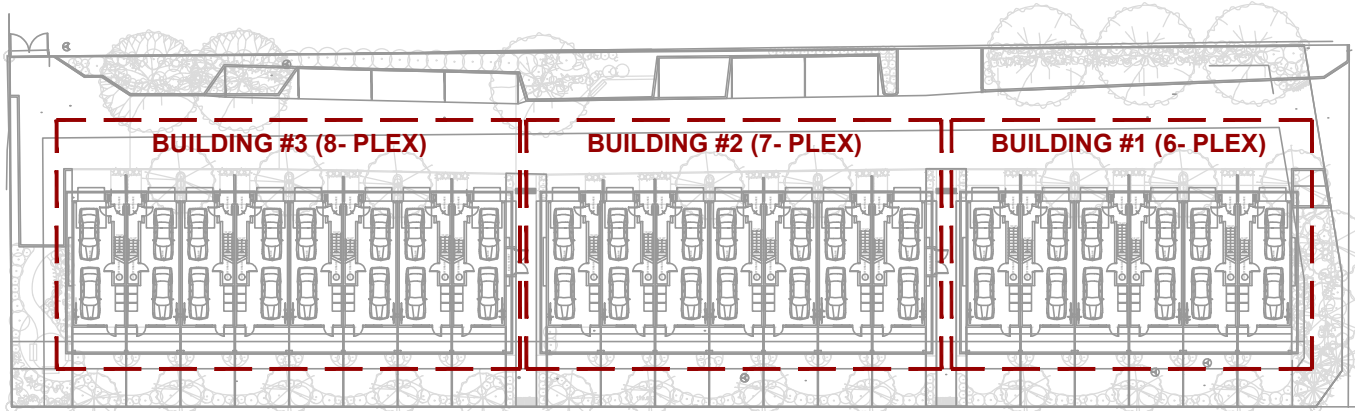
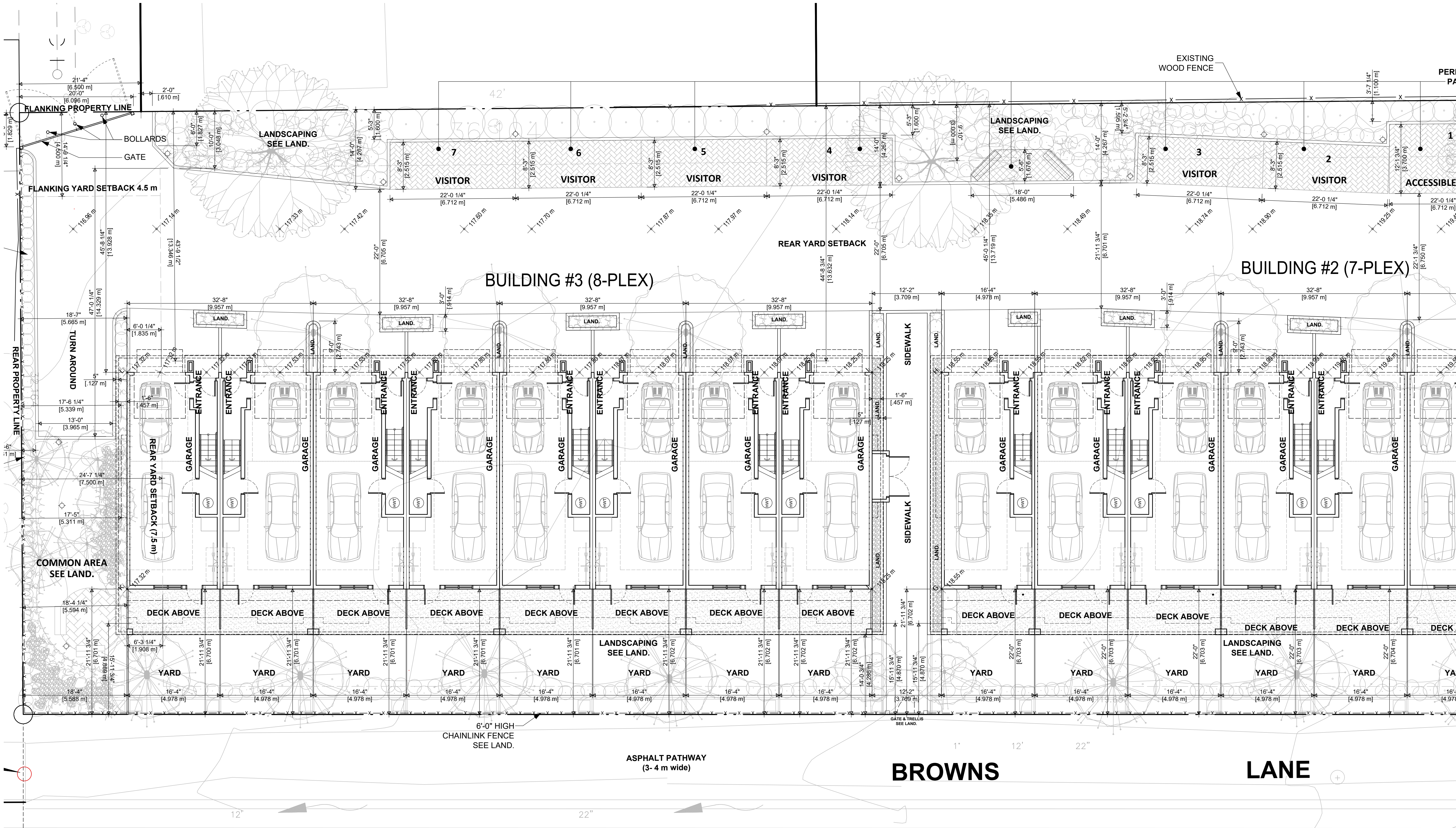
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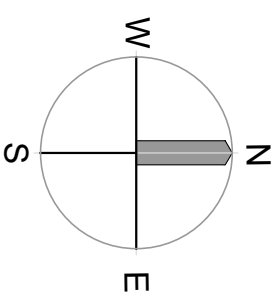


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SITE PLAN OF THE 8-PLEX

project no.: 21.676

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

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

120.360

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Current Planning

A1.4