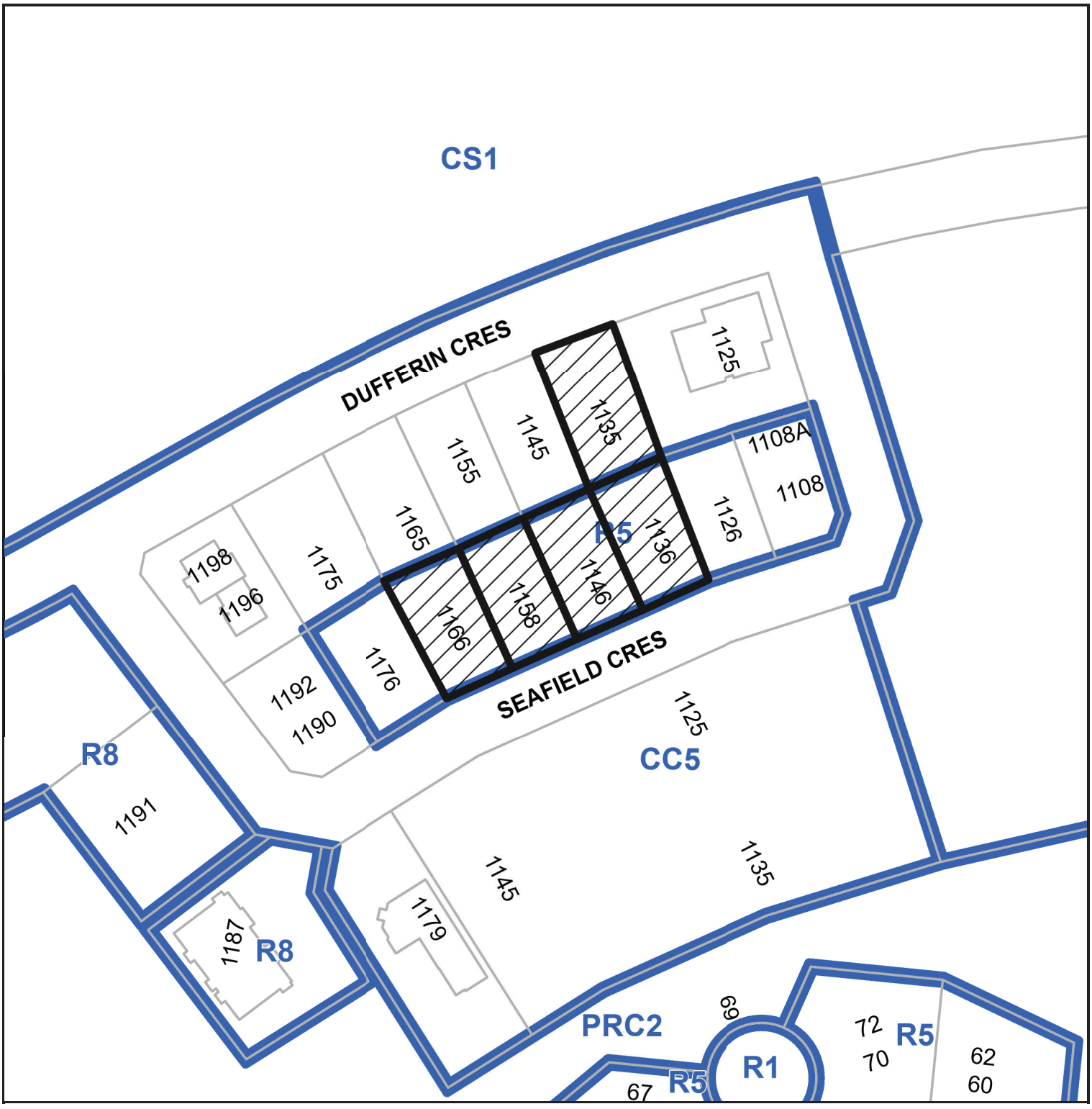
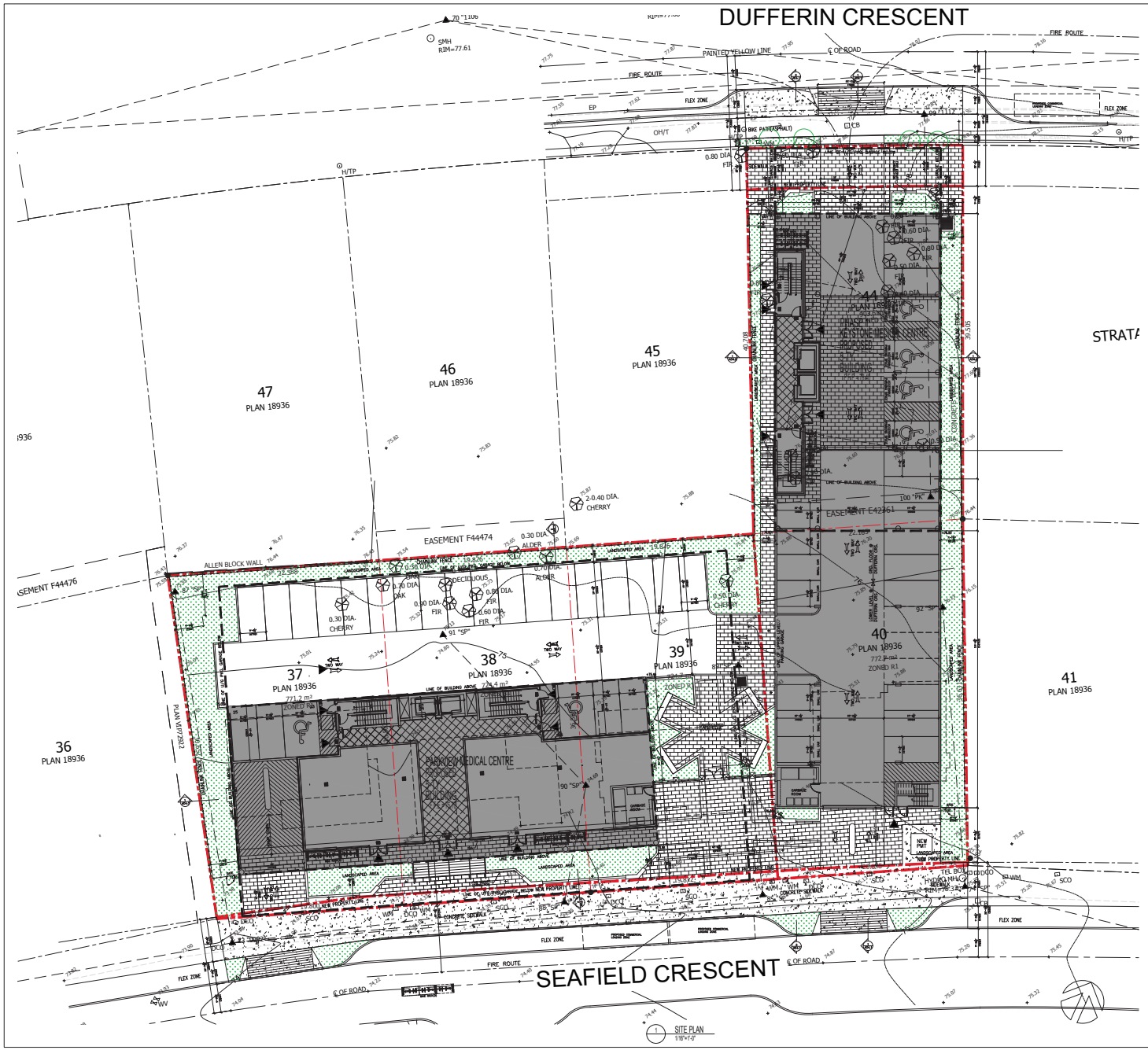
ATTACHMENT A
SUBJECT PROPERTY MAP



N

1136/1146/1158/1166 SEAFIELD CRESCENT & 1135 DUFFERIN CRESCENT

ATTACHMENT B
CONCEPTUAL SITE PLAN



OVERALL SITE DATA:

ADDRESS: 1135 DUFFERIN CRESCENT NANAIMO, BC
1136, 1146, 1158 & 1166 SEAFIELD CRESCENT, NANAIMO BC

ZONING: CD5 HOSPITAL URBAN CENTRE

LEGAL ADDRESS: LOT 44, DISTRICT LOT 97G NEWCASTLE RESERVE, SEC. 1, NANAIMO DISTRICT, PLAN 18936
LEGAL ADDRESS: LOT 37 TO 40, DISTRICT LOT 97G NEWCASTLE RESERVE, SEC. 1, NANAIMO DISTRICT, PLAN 18936

SITE AREA: LOT 44 1135 DUFFERIN CRES.: 903.6sm/9,726sf
LOT 37 TO 40 1146 TO 1136 SEAFIELD CRES.: 2,993sm/32,217sf
3,896.6sm/41,943sf

COVERAGE:
50% ALLOWABLE: 1,948.3sm/20,971.5sf
PROPOSED: 5,771sf + 7,817sf = 13,588sf/41,943sf = 32% (EXCLUDING PARKING GARAGE)

FAR:

LOT 44: KEYSTONE MEDICAL CENTRE (PHASE 1)

GRD. FLOOR	659sf/61sm
2ND FLOOR	5,771sf/536sm
3RD FLOOR	5,771sf/536sm
4TH FLOOR	5,771sf/536sm
5TH FLOOR	4,362sf/405sm
	22,333sf/2,074sm

PKG. GARAGE AREA: 13,145sf/1,221sm (LOWER LEVEL ONLY)

LOT 37 TO 40: PARKVIEW MEDICAL CENTRE (PHASE 2)

GRD. FLOOR	4,284sf/398sm
2ND FLOOR	7,817sf/726sm
3RD FLOOR	7,817sf/726sm
4TH FLOOR	7,817sf/726sm
5TH FLOOR	6,018sf/559sm
	33,753sf/3,135sm

P1 – PKG. GARAGE AREA: 18,882sf/1,752sm
P2 – PKG. GARAGE AREA: 11,473sf/1,065sm
30,355sf/2,820sm

TOTAL FAR:	56,088sf/5,209sm

DENSITY:
1.0 ALLOWABLE: 41,943sf/3,896.5sm
PROPOSED: 56,088sf/41,943sf = 1.4

BUILDING CLASSIFICATION:

3.2.2.59. GROUP D, UP TO 6 STOREYS
MAX. BLDG. AREA = 7200 S.M. (6 STY)
SPRINKLERED, NON-COMBUSTIBLE
F.R.R.:
FLOORS: 60 min.
L.B. WALLS, COLNS. ETC.: 60 min.

3.2.2.66. GROUP E, UP TO 6 STOREYS
MAX. BLDG. AREA = 2250 S.M. (4 STY)
SPRINKLERED, NON-COMBUSTIBLE
F.R.R.:
FLOORS: 120 min.
L.B. WALLS, COLNS. ETC.: 120 min.

3.2.2.76. GROUP F2, UP TO 6 STOREYS
ANY HEIGHT ANY AREA
SPRINKLERED, NON-COMBUSTIBLE
F.R.R.:
FLOORS: 120 min.
L.B. WALLS, COLNS. ETC.: 120 min.

RECEIVED
RA530
2026-SEP-08
Current Planning

LOCATION PLAN

LEGEND:

NOTE:
1. FOR LANDSCAPED SEE LANDSCAPING DRAWINGS.
2. FOR CURBING AND DRAINAGE SEE CIVIL DRAWINGS.
3. PROVIDE H/C PARKING SIGNS AS REQUIRED.
4. ALL LOT INFORMATION TAKEN FROM PLAN OF SURVEY.

DENOTES PROPERTY LINE
DENOTES SETBACK LINE
CONCRETE CURB
ON-SITE CONCRETE FINISH
ASPHALT FINISH
PAVERS
LANDSCAPED AREA
DENOTES TO BE REMOVED
CHAINLINK FENCE
EXISTING HYDRO POLE
LIGHT STANDARD
EXISTING FIRE HYDRANT
ENTRY/EXIT
EXIST. GRADE
PROPOSED GRADE

O.C.A. ARCHITECTURE INC.
2724 W. 1st AVENUE, VANCOUVER BC V6K 1H3
Tel.: 604-408-8970 Email: in@oca-arch.com

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1	COMPREHENSIVE LETTER RESPONSE	9/01/26

Revision:

1	REZONING & DP	10/27/25

Issued for:

Project:

DUFFERIN/SEAFIELD
1135 DUFFERIN CRESCENT
1136, 1146, 1158 & 1166 SEAFIELD CRESCENT
NANAIMO, B.C.

Drawing Title:

SITE PLAN

REGISTERED ARCHITECT
IGOR NARDIN
BRITISH COLUMBIA
2026-09-08

Scale: 1/16"=1'-0"
Drawn By:
Checked By:
Project Number: 2215
Date: OCT 2023

Drawing Number:

A01.1

ATTACHMENT C
CONCEPTUAL BUILDING PERSPECTIVES



1 VIEW FROM NORTH-WEST ALONG DUFFERIN CRESCENT



3 VIEW FROM NORTH-WEST OF BUILDING FRONTING DUFFERIN CRESCENT



2 VIEW FROM SOUTH-EAST ALONG SEAFIELD CRESCENT



4 VIEW FROM SOUTH-WEST OF B UILDING FRONTING SEAFIELD CRESCENT



5 DECEMBER AT 3PM



6 MARCH AT 3PM



7 JUNE AT 3PM



8 SEPTEMBER AT 3PM

O.C.A. ARCHITECTURE INC.
2724 W. 1st AVENUE, VANCOUVER BC V6K 1H3
Tel.: 604-408-8970 Email: in@oca-arch.com

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1		

Revision:

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DP1406
2025-NOV-06
Current Planning

1	REZONING & DP	10/27/25

Issued for:

Project:

DUFFERIN/SEAFIELD

1135 DUFFERIN CRESCENT
1138, 1146, 1158 & 1166 SEAFIELD CRESCENT
NANAIMO, B.C.

Drawing Title:

RENDERINGS & SHADING STUDIES

REGISTERED ARCHITECT
JASON NARDONE
BRITISH COLUMBIA
2025-10-31

Scale:	3/32"=1'-0"
Drawn By:	
Checked By:	
Project Number:	2215
Date:	OCT. 2023

Drawing Number:

A05.1