



SITE DATA:
ADDRESS: 1135 DUFFERIN CRESCENT NANAIMO, BC
1136, 1146, 1158 & 1166 SEAFIELD CRESCENT, NANAIMO BC
ZONING: CCS HOSPITAL URBAN CENTRE
LEGAL ADDRESS: LOT 44, DISTRICT LOT 976 NEWCASTLE RESERVE, SEC. 1, NANAIMO DISTRICT, PLAN 18936
LEGAL ADDRESS: LOT 37 TO 40, DISTRICT LOT 976 NEWCASTLE RESERVE, SEC. 1, NANAIMO DISTRICT, PLAN 18936
SITE AREA: LOT 44 1135 DUFFERIN CRS: 903.6m/9,726sf
LOT 37 TO 40 1166 TO 1136 SEAFIELD CRS: 2,993m/32,217sf
3,896.6m/41,943sf

COVERAGE: 1,948.3m/20,971.5sf
SIZE ALLOWABLE: 5,771sf + 7,817sf = 13,588sf/141,943sf = 32% (EXCLUDING PARKING GARAGE)
PROPOSED:

FAR:

LOT 44: KEYSTONE MEDICAL CENTRE (PHASE 1)	
GRD. FLOOR	658sf/61m
2ND FLOOR	5,771sf/536m
3RD FLOOR	5,771sf/536m
4TH FLOOR	5,771sf/536m
5TH FLOOR	4,362sf/405m
22,333sf/2,074m	

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

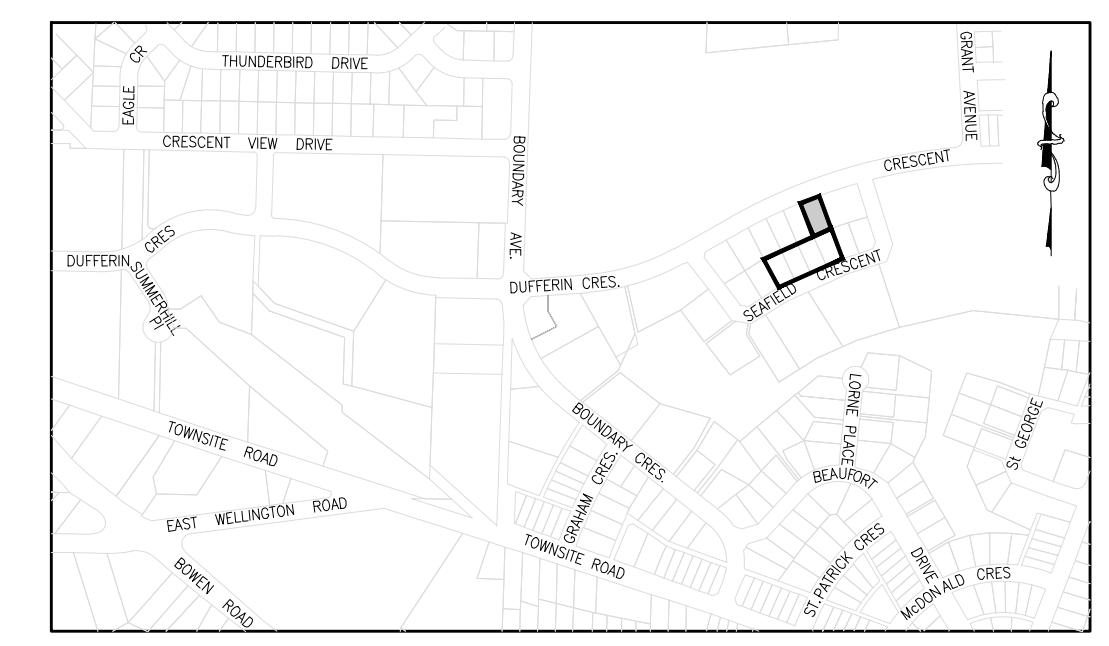
LOT 37 TO 40: PARKVIEW MEDICAL CENTRE (PHASE 2)	
GRD. FLOOR	4,284sf/398m
2ND FLOOR	7,817sf/726m
3RD FLOOR	7,817sf/726m
4TH FLOOR	7,817sf/726m
5TH FLOOR	6,018sf/559m
33,753sf/3,139m	

PKG. GARAGE AREA: 18,860sf/1,752m (LOWER LEVEL ONLY)
TOTAL: 56,086sf/5,209m

DENSITY:
1.0 ALLOWABLE: 41,943sf/3,896.6m
PROPOSED: 56,086sf/5,209m = 1.4

VEHICLE PARKING:
REQUIRED: MEDICAL OFFICE 1/18m 4915x.9-91/18 = 240 SPACES

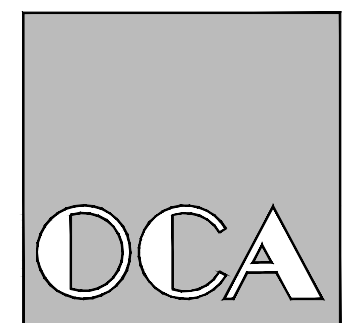
BUILDING CLASSIFICATION:
3.2.2.59. GROUP D, UP TO 6 STOREYS
MAX. BLDG. AREA = 7200 S.M. (6 STY)
SPRINKLERED, NON-COMBUSTIBLE
F.R.R.:
FLOORS: 60 min.
L.B. WALLS, COLNS. ETC.: 60 min.
3.2.2.66. GROUP E, UP TO 6 STOREYS
MAX. BLDG. AREA = 2250 S.M. (4 STY)
SPRINKLERED, NON-COMBUSTIBLE
F.R.R.:
FLOORS: 120 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.



LEGEND:

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

—	DENOTES PROPERTY LINE	—	DENOTES TO BE REMOVED
—	DENOTES SETBACK LINE	—	CHAINLINK FENCE
—	CONCRETE CURB	—	EXISTING HYDRO POLE
—	ON-SITE CONCRETE FINISH	—	LIGHT STANDPIPE
—	ASPHALT FINISH	—	EXISTING FIRE HYDRANT
—	PAVING	—	ENTRY/EXIT
—	LANDSCAPED AREA	—	EXT'G. GRADE
—		—	+100.00 PROPOSED GRADE



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

CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY WORK. ALL DISCREPANCIES, ERRORS OR OMISSIONS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS, ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS WHOLE OR IN PART IS PROHIBITED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

1		
Revision:		

RECEIVED
DP1406
2025-NOV-06
Current Planning

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



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

A01.1



45
PLAN 18936

SITE DATA:

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

ZONING: CCS HOSPITAL URBAN CENTRE

LEGAL ADDRESS: LOT 44, DISTRICT LOT 976 NEWCASTLE RESERVE, SEC. 1, NANAIMO DISTRICT, PLAN 18936
LOT 37 TO 40, DISTRICT LOT 976 NEWCASTLE RESERVE, SEC. 1, NANAIMO DISTRICT, PLAN 18936

KEYSTONE MEDICAL CENTRE:

SITE AREA: LOT 44 1135 DUFFERIN CRS.: 903.6m/9,726sf
LOT 40 1136 SEAFIELD CRS.: 772.7m/8,317sf
1,676.3m/18,043sf

COVERAGE:
50% ALLOWABLE: 838.15sm/9,021.5sf
PROPOSED: 5,771sf/18,043 = 32% (EXCLUDING PARKING GARAGE)

FAR:

LOT 44: KEYSTONE MEDICAL CENTRE (PHASE 1)	
GRD. FLOOR	658sf/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

U/G PARKING GARAGE: 13,145sf/1,221sm

DENSITY:
1.0 ALLOWABLE: 18,043sf/1,676.3sm
PROPOSED: 22,333sf/18,043sm = 1.2

VEHICLE PARKING (LOTS 44 & 40)
REQUIRED: MEDICAL OFFICE 1/18sm 2,074sm x .9 = 26sm/18 = 102 SPACES
PROVIDED: 38
21 (33% = < 40% PERMITTED)
4 (1 PER 33 SPACES REQ'D = 3)
63 (VARIANCE REQ'D: 37 SPACES)

LOADING:
REQUIRED: 1 LOADING SPACE FOR LESS THAN 2,800sm
PROVIDED: 1 LOADING SPACE PROPOSED IN FLEX ZONE ON DUFFERIN STREET (VARIANCE REQ'D.)

LOT A BICYCLE PARKING:

	REQUIRED:	PROVIDED:
BY-LAW REQ'D:		
SHORT TERM/OUTDOOR	2,700sm	2,074sm/100smx.2 = 4 spaces
LONG TERM/INDOOR	25,100sm	2,074sm/100smx.25 = 5 spaces

BUILDING HEIGHT:
PERMITTED: 14m/45'-11"

PROPOSED:

WITHOUT PARKING GARAGE:
PROPOSED: 22.80m/74'-10" (VARIANCE REQ'D.: 28'-11")
AVERAGE HEIGHT: 78.0 + 77.5 + 76.5 + 76.5 = 308.5/4 = 77.125

WITH PARKING GARAGE:
PROPOSED: 23.80m/78'-1" (VARIANCE REQ'D.: 32'-2")
AVERAGE HEIGHT: 78.0 + 77.5 + 75.0 + 75.5 = 306/4 = 76.12

SETBACKS:

	REQ'D.	PROPOSED
FRONT YARD (N):	4.5m	6.976m (TO EXT'G. PROPERTY LINE)
SIDE YARD: (W)	3.0m	2.274m (VARIANCE REQUIRED)
SIDE YARD: (E)	3.0m	2.319m (VARIANCE REQUIRED)
REAR YARD (S):	4.5m	4.5m (TO EXT'G. PROPERTY LINE)

OCA

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

CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY WORK. ALL DISCREPANCIES, ERRORS OR OMISSIONS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS WHOLE OR IN PART IS PROHIBITED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

1	
Revision:	

RECEIVED
DP1406
2025-NOV-06
Current Planning

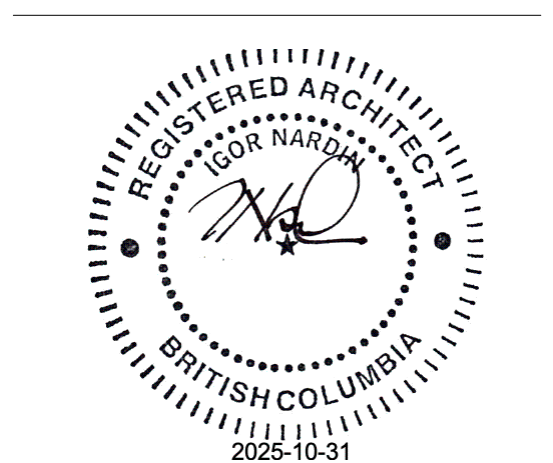
1	REZONING & DP	10/27/25
---	---------------	----------

Issued for:
Project:

KEYSTONE MEDICAL CENTRE
1135 DUFFERIN CRESCENT
NANAIMO, B.C.

Drawing Title:

SITE PLAN



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

A01.2

A01.3