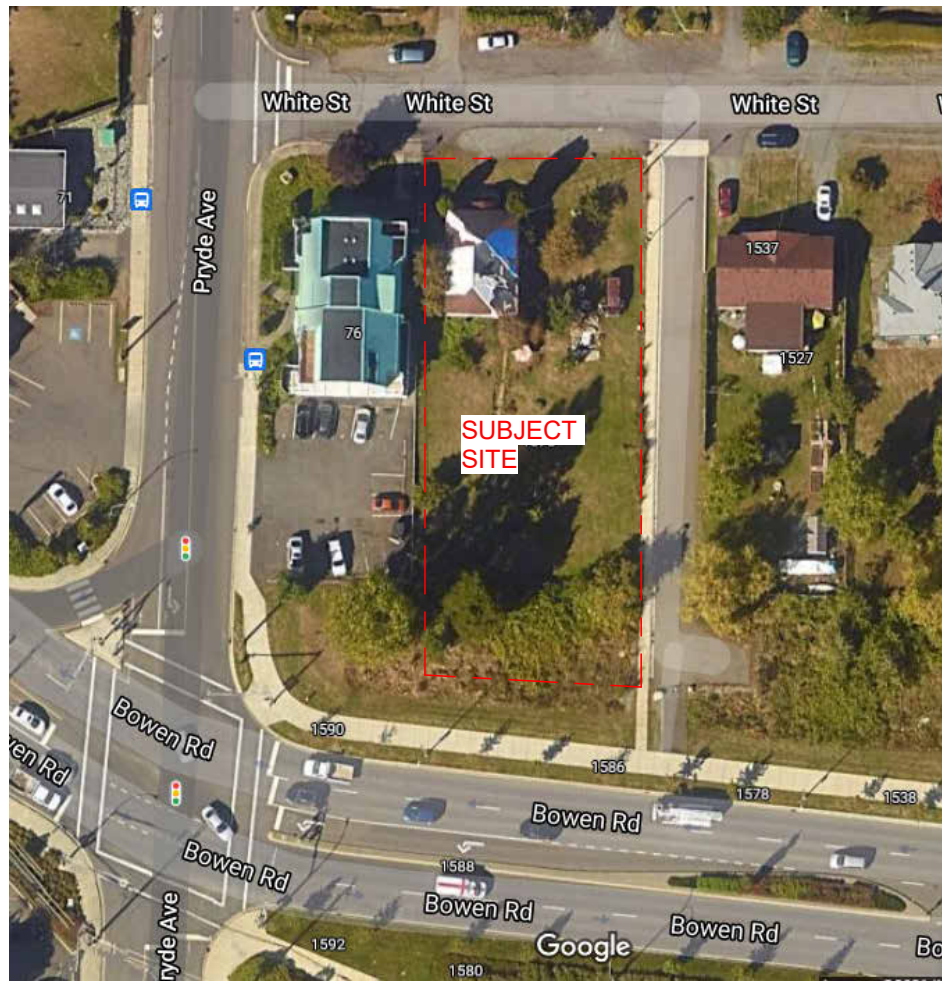
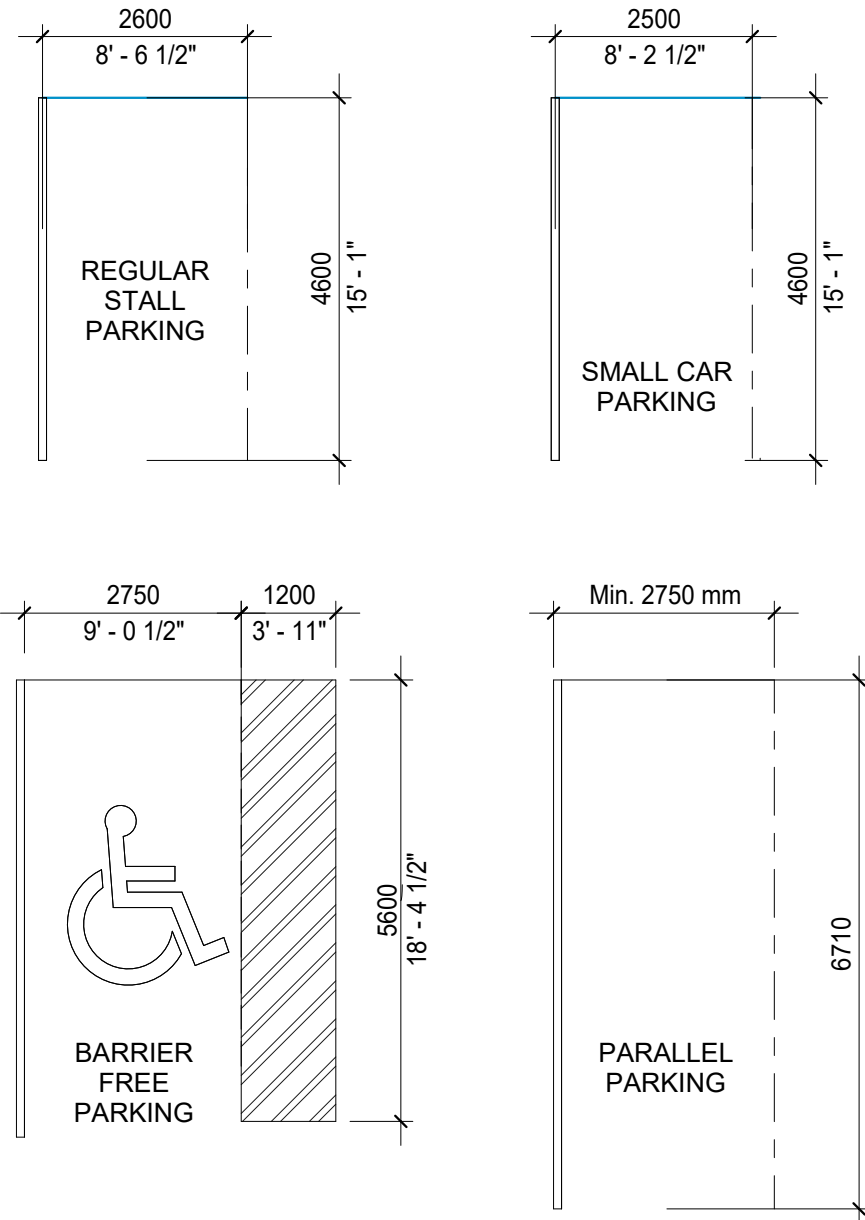




SITE AERIAL VIEW

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED BUILDING
- CONCRETE DRIVEWAY
- LANDSCAPE AREA
- PAINTED YELLOW LINES
- MH - MANHOLE
- CB - CATCH BASIN
- BIKE RACK



ZONING REGULATIONS

MUNICIPAL ADDRESS 1575 WHITE STREET, NANAIMO, BC
LEGAL ADDRESS: LOT 1, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN EPP7821.
PID: 028-529-936
CURRENT ZONING: COR1 (INTERIM CORRIDOR)
PROPOSED ZONING: COR1 FOR A MULTI-FAMILY RESIDENTIAL BUILDING
PERMITTED USES: MULTIPLE-FAMILY RESIDENTIAL
SITE AREA: 1913 M² (20,592.7 FT²)
MAIN FLOOR AREA = 507 M² (5,457 FT²)
SECOND FLOOR AREA = 733 M² (7,567 FT²)
THIRD FLOOR AREA = 703 M² (7,567 FT²)
FORTH FLOOR AREA = 703 M² (7,567 FT²)
TOTAL GROSS FLOOR AREA = 2,706 M² (28,358.58 FT²)
SITE COVERAGE= 26%
MAXIMUM F.A.R.= 1.5 (2,869 M2)
PROVIDED F.A.R.= 1.41
MAXIMUM HEIGHT= 14 M
PROPOSED HEIGHT= 14 M
FRONT SETBACK= 6.00 M
PROVIDED= 6.00 M
REAR SETBACK= 10.50 M
PROVIDED= 10.50 M
EAST SETBACKS= 3.00 M
PROVIDED= 3.00 M
WEST SETBACK= 3.00 M
PROVIDED= 3.00 M

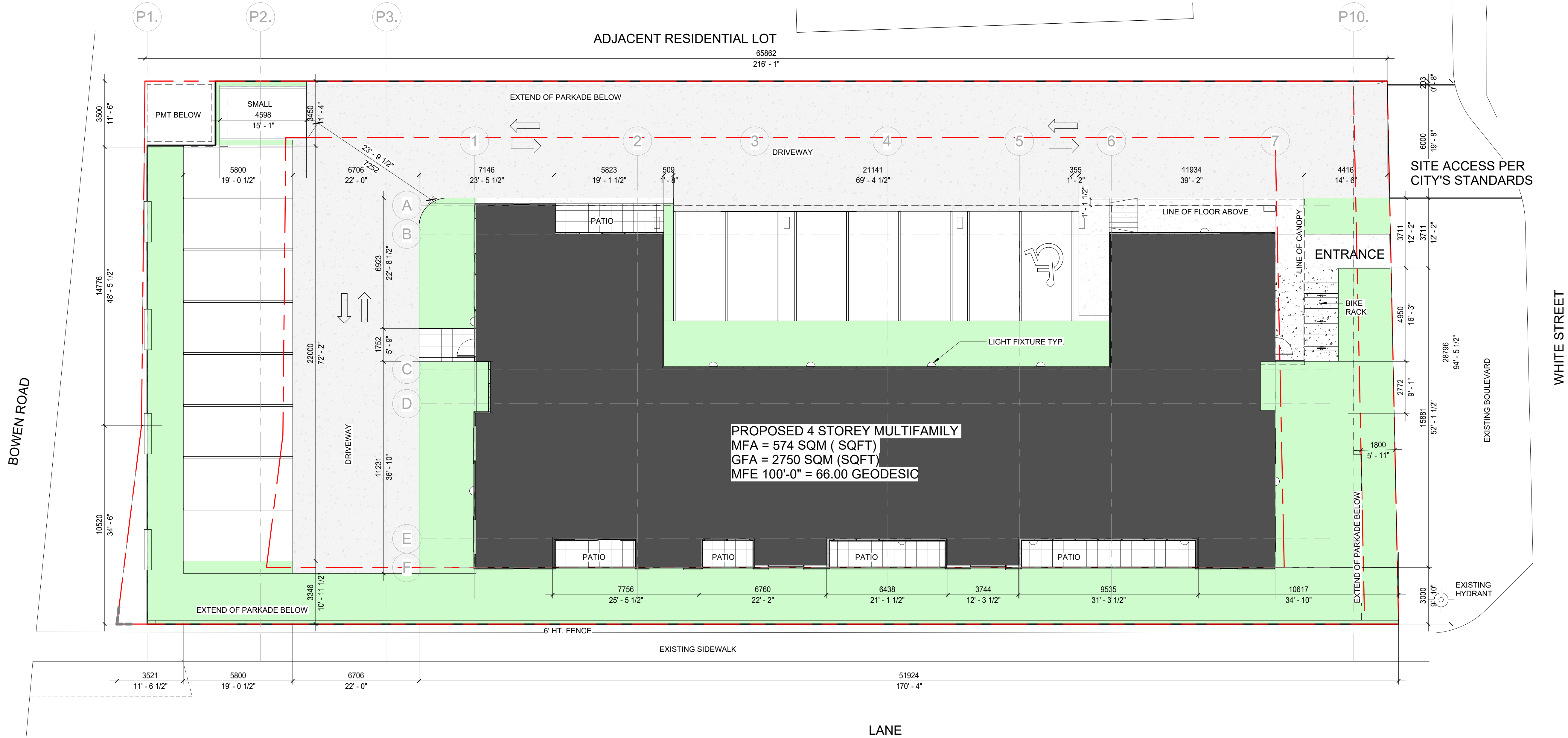
PARKING REQUIREMENTS:

PARKING PROVIDED	61 (44 UNDERGROUND)
REGULAR STALLS	47
SMALL STALLS ALLOWED	12
SMALL STALLS PROVIDED	2
BARRIER FREE STALLS REQUIRED	3
BARRIER FREE STALLS PROVIDED	3
VISITOR PARKING REQUIRED	3
VISITOR PARKING PROVIDED	15
EV PARKING REQUIRED	15
EV PARKING PROVIDED	46
LOCKERS PROVIDED	28 (23 LONG-TERM & 5 SHORT-TERM)
BICYCLE PARKING REQUIRED	33 (27 LONG-TERM & 6 SHORT-TERM)

DISTRIBUTION OF UNITS

	2 BED ROOM	1 BED ROOM	BACHELOR	TOTAL
MAIN FLOOR	3	3	1	7
SECOND FLOOR	4	5	4	13
THIRD FLOOR	4	5	4	13
FOURTH FLOOR	4	5	4	13
TOTAL	15	18	13	46

PARKING REQUIREMENT CALCULATION (AREA 2)
= 1.62 X 15 + 1.26 X 18 + 1.05 X 13
= 24.3 + 22.68 + 13.65 = 60.63



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780.425.2752 (p)
Winnipeg
204.515.6699 (p)
Vancouver (Downtown)
604.678.5938 (p)
West Vancouver
604.754.0897 (p)

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1	2025-10-08	ISSUED FOR DP	JR
Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by

CONSULTANT

SEAL

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DP1410
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Current Planning

PERMIT STAMP

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PROJECT

ALBA RESIDENCE
1575 WHITE ST. NANAIMO, BC

DRAWING
TITLE
SITE PLAN

Project number	Date	SEPT 22 2025
BC3121	Scale	As indicated
Drawn by	Author	Checked by
		Checker

REVISION	
DP101	1