

DUFFERIN CRESCENT



OVERALL 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/41,943sf = 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	

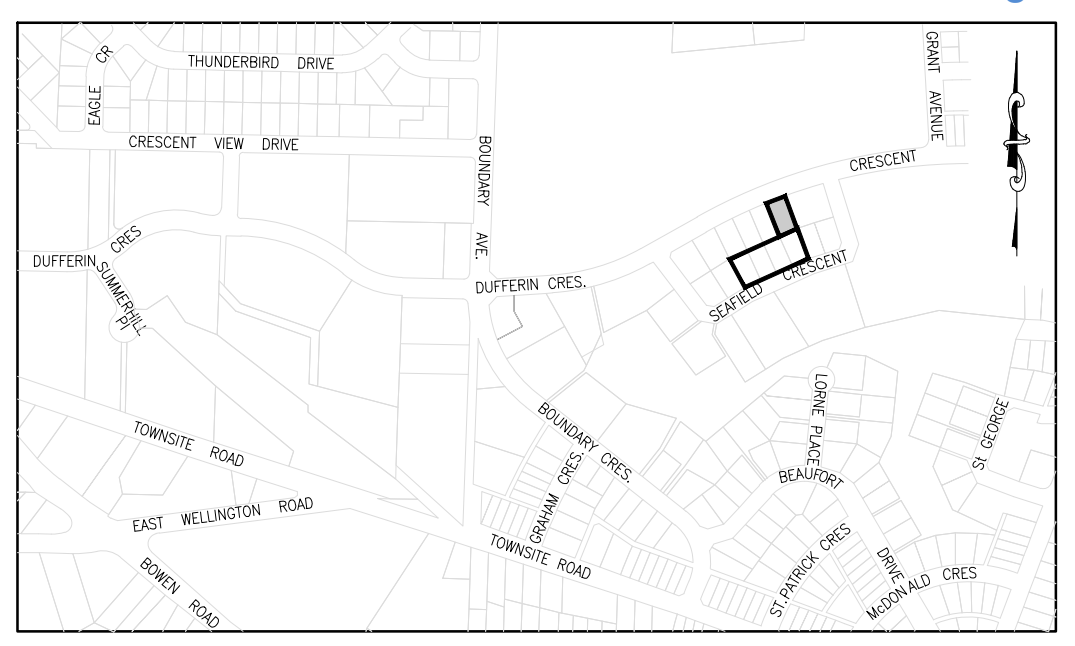
P1 - PKG. GARAGE AREA: 18,860sf/1,752m
P2 - PKG. GARAGE AREA: 11,493sf/1,068m
30,353sf/2,820m

TOTAL FAR:	56,086sf/5,209m
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DENSITY:
1.0 ALLOWABLE: 41,943sf/3,896.6m
PROPOSED: 56,086sf/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.

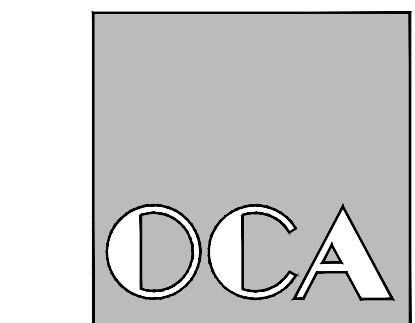
RECEIVED
RA530
2026-SEP-08
Current Planning



LEGEND:

NOTES:
1. FOR LANDSCAPING SEE LANDSCAPING DRAWINGS.
2. FOR CURBING AND DRAINAGE SEE CIVIL DRAWINGS.
3. PROVIDE P.V.O. 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
—	PAVERS	—	ENTRY/EXIT
—	LANDSCAPED AREA	—	EXT'G. GRADE
		—	+100.00 PROPOSED GRADE



O.C.A. ARCHITECTURE INC.
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1	COMPREHENSIVE LETTER RESPONSE	9/01/26
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Revision:

1	REZONING & DP	10/21/25
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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



1 PART SITE PLAN
332"=1'-0"

LEGEND:

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

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

RECEIVED
RA530
2026-SEP-08
Current Planning

KEYSTONE SITE DATA:

ADDRESS: 1135 DUFFERIN CRESCENT & 1136 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

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

FAR:

LOTS 40 & 44: KEYSTONE MEDICAL CENTRE (PHASE 1)	
GRD. FLOOR	658sf/61m
2ND FLOOR	5,771sf/5,36m
3RD FLOOR	5,771sf/5,36m
4TH FLOOR	5,771sf/5,36m
5TH FLOOR	4,362sf/4,05m
	22,333sf/2,074m

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

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

VEHICLE PARKING:(LOTS 44 & 40)(RETAIL TRADE AND SERVICE CENTRE USE)
REQUIRED: 1/30m 2,074sf / 30m = 69 SPACES
PROVIDED: REGULAR 37
SMALL 22 (35% < 40% PERMITTED)
ACCESSIBLE 4 (REQUIRED = 2.0)
63 (VARIANCE REQ'D.: 6 SPACES)

ELECTRICAL VEHICLE CHARGING SPACES:(LOTS 44 & 40)(RETAIL TRADE AND SERVICE CENTRE USE)
REQUIRED: 5% 69 x .05 = 3 SPACES
PROVIDED: 4 SPACES

LOADING:
REQUIRED: CLASS A: 0 REQ'D. CLASS B: 1 REQ'D.
PROVIDED: CLASS A: N/A
CLASS B: 1 LOADING SPACES PROPOSED IN FLEX ZONE ON DUFFERIN CRS. & SEAFIELD CRS. (VARIANCE REQ'D.)

BICYCLE PARKING: (RETAIL TRADE AND SERVICE CENTRE USE)

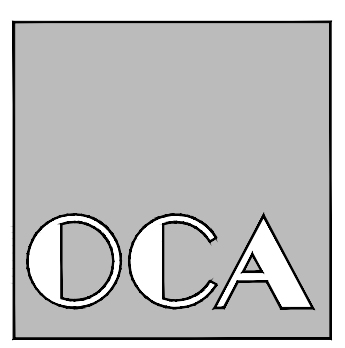
BY-LAW REQ'D.:	REQUIRED:	PROVIDED:
SHORT TERM/OUTDOOR	6 spaces	6 spaces
LONG TERM/INDOOR	2 spaces	2 spaces

MOBILITY SCOOTER PARKING:
REQUIRED: N/A
PROVIDED: 0 PROVIDED

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	2.270m	(VARIANCE REQUIRED)
SIDE YARD: (E)	3.0m	2.319m	(VARIANCE REQUIRED)
REAR YARD (S):	4.5m	4.5m	(TO EXT'G. PROPERTY LINE)



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1	COMPREHENSIVE LETTER RESPONSE	9/01
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Revision:

1	REZONING & DP	10/27
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Issued for:

Project:

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

Drawing Title:
SITE PLAN



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

A01.2



RECEIVED
RA530
2026-SEP-08
Current Planning

PARKVIEW SITE DATA:

ADDRESS: 1146, 1158 & 1166 SEAFIELD CRESCENT, NANAIMO BC
ZONING: CCS HOSPITAL URBAN CENTRE
LEGAL ADDRESS: LOT 37 TO 40, DISTRICT LOT 976 NEWCASTLE RESERVE, SEC. 1, NANAIMO DISTRICT, PLAN 18936

SITE AREA: LOT 37 1166 SEAFIELD CRS.: 771.2m/8,301sf
LOT 38 1158 SEAFIELD CRS.: 724.4m/7,797sf
LOT 39 1146 SEAFIELD CRS.: 724.7m/7,801sf
2,220.3m/23,899sf

COVERAGE: 1,110.15m/11,949.5sf
PROPOSED: 7,915sf/23,899 = 33% (EXCLUDING PARKING GARAGE)

FAR: LOT 37, 38 & 39: 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/3,135m

P1 - PKG. GARAGE AREA: 18,860sf/1,750m
P2 - PKG. GARAGE AREA: 11,493sf/1,068m
30,353sf/2,820m

DENSITY: 1.0 ALLOWABLE: 2,220.3m/23,899sf
PROPOSED: 33,753sf/23,899sf = 1.4

VEHICLE PARKING:(LOTS 37, 38 & 39)(RETAIL TRADE AND SERVICE CENTRE USE)

REQUIRED: MEDICAL OFFICE 1/30m 3,135m/30m = 105 SPACES
PROVIDED:

SURFACE	25
REGULAR	44
SMALL	22 (23% <= 40% PERMITTED)
ACCESSIBLE	5 (2 REQUIRED)
	96 (VARIANCE REQ'D: 9 SPACES)

ELECTRICAL VEHICLE CHARGING SPACES:(LOTS 44 & 40)(RETAIL TRADE AND SERVICE CENTRE USE)

REQUIRED: 5% 105 x .05 = 5 SPACES
PROVIDED: 6 SPACES

LOADING:
REQUIRED: CLASS A: 0 REQ'D. CLASS B: 2 REQ'D.
PROVIDED: CLASS A: N/A
CLASS B: 2 LOADING SPACES PROPOSED IN FLEX ZONE ON SEAFIELD CRES. & SEAFIELD CRS. (VARIANCE REQ'D.)

LOT A BICYCLE PARKING:

BYLAW REQ'D:	REQUIRED:	PROVIDED:
SHORT TERM/OUTDOOR	6 SPACES	6 SPACES
LONG TERM/INDOOR	3 SPACES	3 SPACES

MOBILITY SCOOTER PARKING:
REQUIRED: N/A
PROVIDED: 0 PROVIDED

BUILDING HEIGHT:
PERMITTED: 14m/45'-11"
PROPOSED:
PROPOSED: 22.35m/73'-4" (VARIANCE REQ'D: 28'-11")
AVERAGE HEIGHT: 75.0 + 75.4 + 74.8 + 74.0 = 306/4 = 74.8

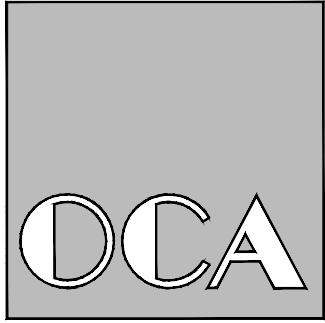
SETBACKS:

	REQ'D:	PROPOSED
FRONT YARD (N):	4.5m	4.5m (TO EXTG. PROPERTY LINE)
SIDE YARD (W):	3.0m	3.0m
SIDE YARD (E):	3.0m	12.4m
REAR YARD (S):	4.5m	14.3m

LEGEND:

NOTES:
1. FOR LANDSCAPING SEE LANDSCAPING DRAWINGS.
2. FOR CURBING AND DRAINAGE SEE CIVIL DRAWINGS.
3. PROVIDE N/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 STANDARD
---	ASPHALT FINISH	---	EXISTING FIRE HYDRANT
---	PAVERS	---	ENTRY/EXIT
---	LANDSCAPED AREA	---	EXTG. GRADE
		---	PROPOSED GRADE



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1	COMPREHENSIVE LETTER RESPONSE	9/01
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Revision:

1	REZONING & DP	10/27
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Project:
PARKVIEW MEDICAL CENTRE
1146, 1158 & 1166 SEAFIELD CRESCENT
NANAIMO, B.C.

Drawing Title:
SITE PLAN



Scale: 2026-09-08
1/32"=1'-0"
Drawn By:
Checked By:
Project Number: 2215
Date: OCT 2023
Drawing Number:

A01.3