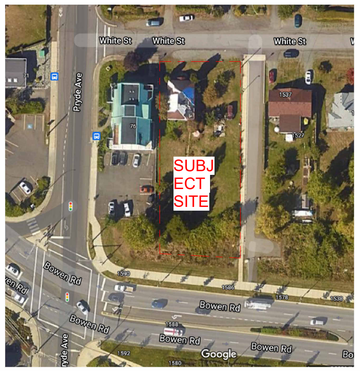
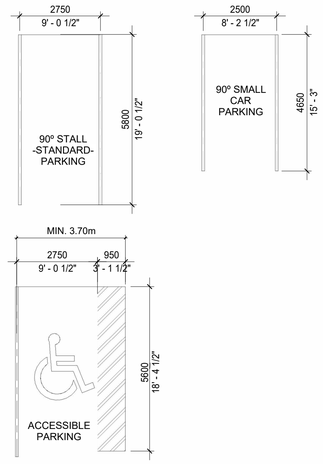


SITE AERIAL VIEW
NTS

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED BUILDING
- CONCRETE DRIVEWAY
- LANDSCAPE AREA
- PAINTED YELLOW LINES
- BIKE RACK

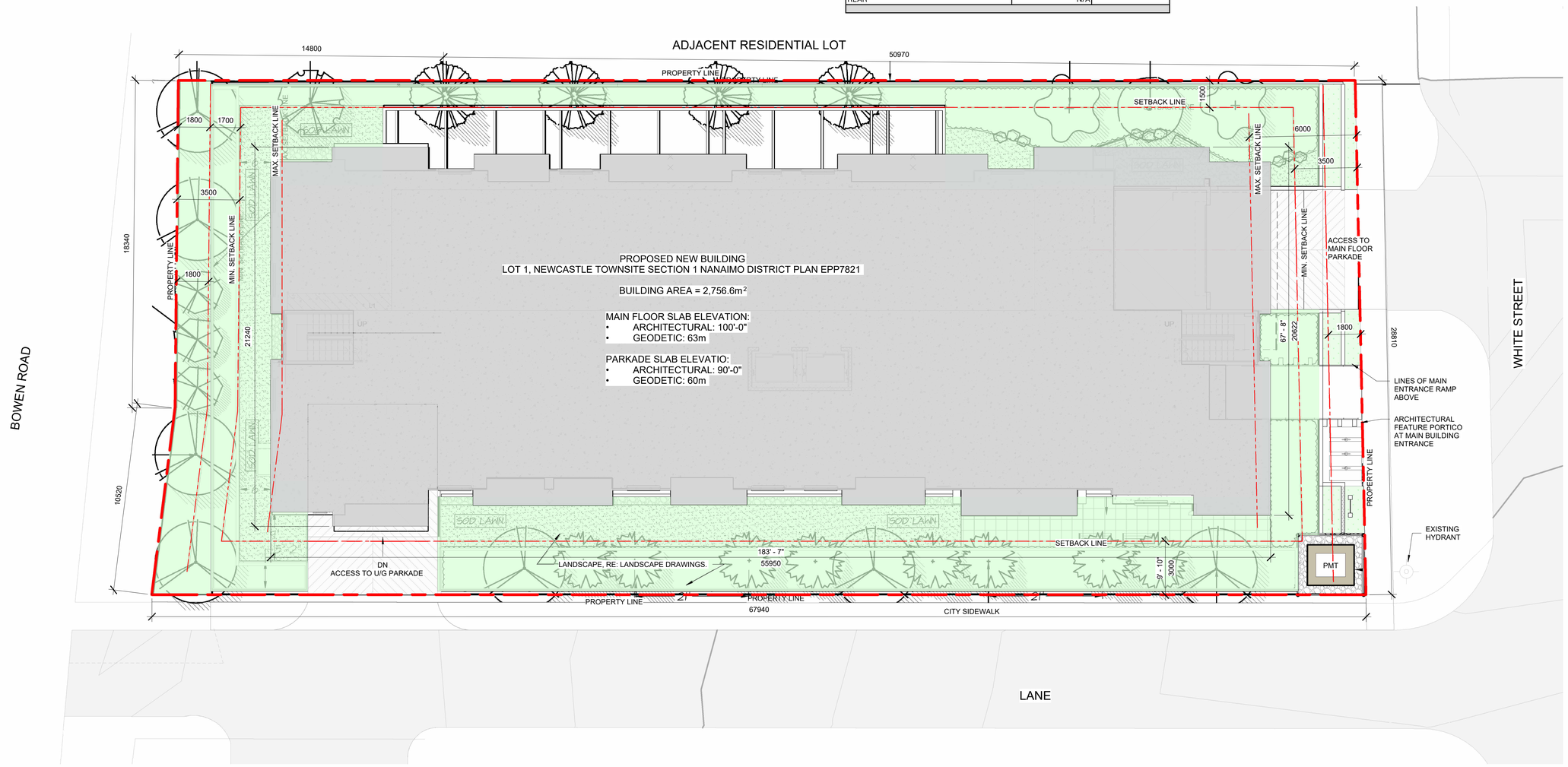


PROJECT ANALYSIS				
PROJECT No:			BC1625	
MUNICIPAL ADDRESS			1575 White St, Nanaimo, BC	
LEGAL ADDRESS			Lot B, Section !, Nanaimo District	
ZONNING			COR 1 (Interim corridor)	
PROPOSED ZONNING			COR 1 (Residential corridor)	
PERMITTED USES			Multiple - Family residential	
	Max.		Proposed	
LOT COVERAGE	0.6		0.5	
PERMITTED F.A.R	1.0		1.4	
TIER 1			0.3	
TIER 2			0.0	
#of UG Parking x 0.25			0.2	
F.A.R Permitted-m²/sqf	1,147.8	12,354.8	2,757.9	29,685.9
	m²		sqf	
SITE AREA (m² / sf)	1,913.0		20,591.4	
GROSS FLOOR AREA	**2,756.6**		**29,671.9**	
MAIN FLOOR	83.2		895.0	
SECOND FLOOR	794.7		8,553.6	
THIRD FLOOR	939.4		10,111.6	
FOURTH FLOOR	939.4		10,111.6	
	m		ft	
MAXIMUM HEIGHT/m	14.0		45.9	
Relaxation (additional 4m if .75% UG parking)	4.0		13.1	
PROPOSED HEIGHT	14.4		47.3	
SETBACKS			0.0	
MAX. FRONT (NORTH-SOUTH) REQUIRED	6.0		19.7	
MIN. FRONT (NORTH-SOUTH) REQUIRED	3.5		11.5	
SIDE (EAST)	1.5		4.9	
SIDE (WEST)	3.0		9.8	
REAR	N/A			

PARKING REQUIREMENTS	REQUIRED	PROVIDED
	60	60
U/G		46
Main Floor		14
STANDARD STALLS		36
SMALL STALLS (Max 40%)	24	24
BARRIER FREE STALLS (Min 1/33)	2	4
VISITOR PARKING (1/22)	3	3
EV PARKING (Min25%)	15	46

BICYCLE REQUIREMENTS	REQUIRED	PROVIDED
SHORT TERM (0.1 Per Dweling UN)	5	6
LONG TERM (0.5 Per Dweling UN)	23	26

TYPE OF UNITS	2 Bed	1 Bed	Studio	TOTAL
MAIN FLOOR	0	0	0	0
SECOND FLOOR	2	9	3	14
THIRD FLOOR	4	9	3	16
FOURTH FLOOR	4	9	3	16
TOTAL	**10**	**27**	**9**	**46**
FACTOR REQUIREMENT	1.62	1.26	1.05	
# OF STALLS	**16.2**	**34.02**	**9.45**	**60**



2 DP101 SITE PLAN
1" = 10'-0"

RECEIVED
RA539
2026-JUL-22
Current Planning

Edmonton
780.425.2752 (p)
Winnipeg
204.515.6699 (p)
Vancouver (Downtown)
604.678.5918 (p)
West Vancouver
604.754.0897 (p)
Kumar architecture ltd.
www.kumararchitecture.com
admin@kumararchitecture.com
Excellence, Innovation and Holistic Designs

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
3	2026-07-22	RE-ISSUED FOR DP	JR
2	2026-05-19	RE-ISSUED FOR CITY REVIEW	JR
1	2025-10-08	ISSUED FOR DP	JR

CONSULTANT

SEAL

PERMIT STAMP

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PROJECT
ALBA RESIDENCE
1575 WHITE ST. NANAIMO, BC

DRAWING TITLE
SITE PLAN

Project number	Date
BC1625	SEPT 22 2025
	Scale: As indicated
Drawn by: JR	Checked by: TD
DP101	REVISION 3

2026/7/2026 3:32:24 PM