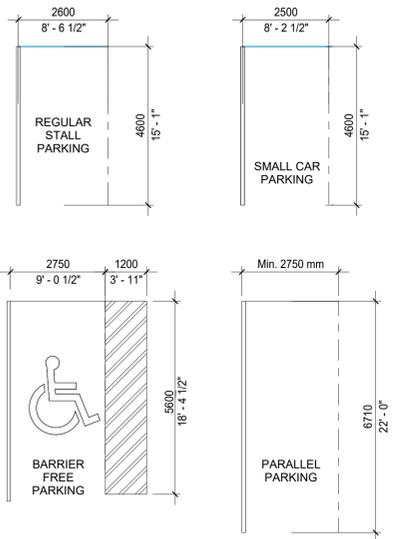




SITE AERIAL VIEW

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED BUILDING
- CONCRETE DRIVEWAY
- LANDSCAPE AREA
- PAINTED YELLOW LINES
- M 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:

60 - AREA 2
 61 (44 UNDERGROUND)

REGULAR STALLS 47
 SMALL STALLS ALLOWED 40% (58*0.4=23)
 SMALL STALLS PROVIDED 12
 BARRIER FREE STALLS REQUIRED 2
 BARRIER FREE STALLS PROVIDED 3
 VISITOR PARKING REQUIRED 3
 VISITOR PARKING PROVIDED 3
 EV PARKING REQUIRED 15
 EV PARKING PROVIDED 15

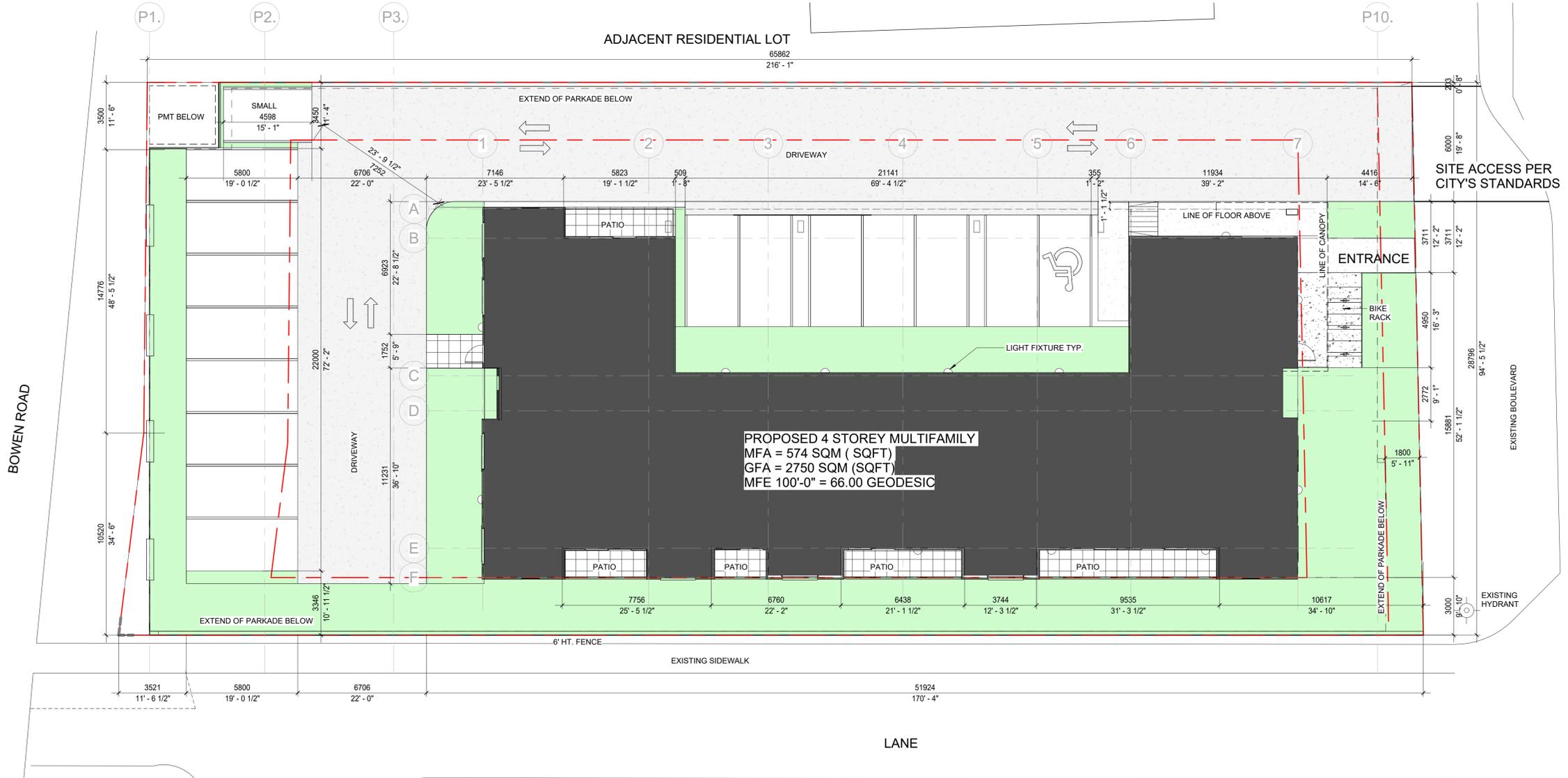
LOCKERS PROVIDED 46

BICYCLE PARKING REQUIRED 28 (23 LONG-TERM & 5 SHORT-TERM)
 BICYCLE PARKING PROVIDED 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



PROPOSED 4 STOREY MULTIFAMILY
 MFA = 574 SQM (SQFT)
 GFA = 2750 SQM (SQFT)
 MFE 100'-0" = 66.00 GEODESIC

Edmonton 780.420.2752 (91)
 Winnipeg 204.355.6099 (91)
 Vancouver (Downtown) 604.678.0938 (91)
 West Vancouver 604.734.0807 (91)

Kumar Architecture Ltd.
 www.kumararchitecture.com
 admin@kumararchitecture.com
 Excellence, Innovation and Holistic Designs

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

CONSULTANT

SEAL
RECEIVED
RA539
2026-JAN-07
 Current Planning

PERMIT STAMP

THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF KUMAR ARCHITECTURE LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KUMAR ARCHITECTURE AND WHEN IT IS MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY THE DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KUMAR ARCHITECTURE LTD FOR ADJUSTMENT.

PROJECT
ALBA RESIDENCE
 1575 WHITE ST. NANAIMO, BC

DRAWING TITLE
SITE PLAN

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

DP101	1
-------	---