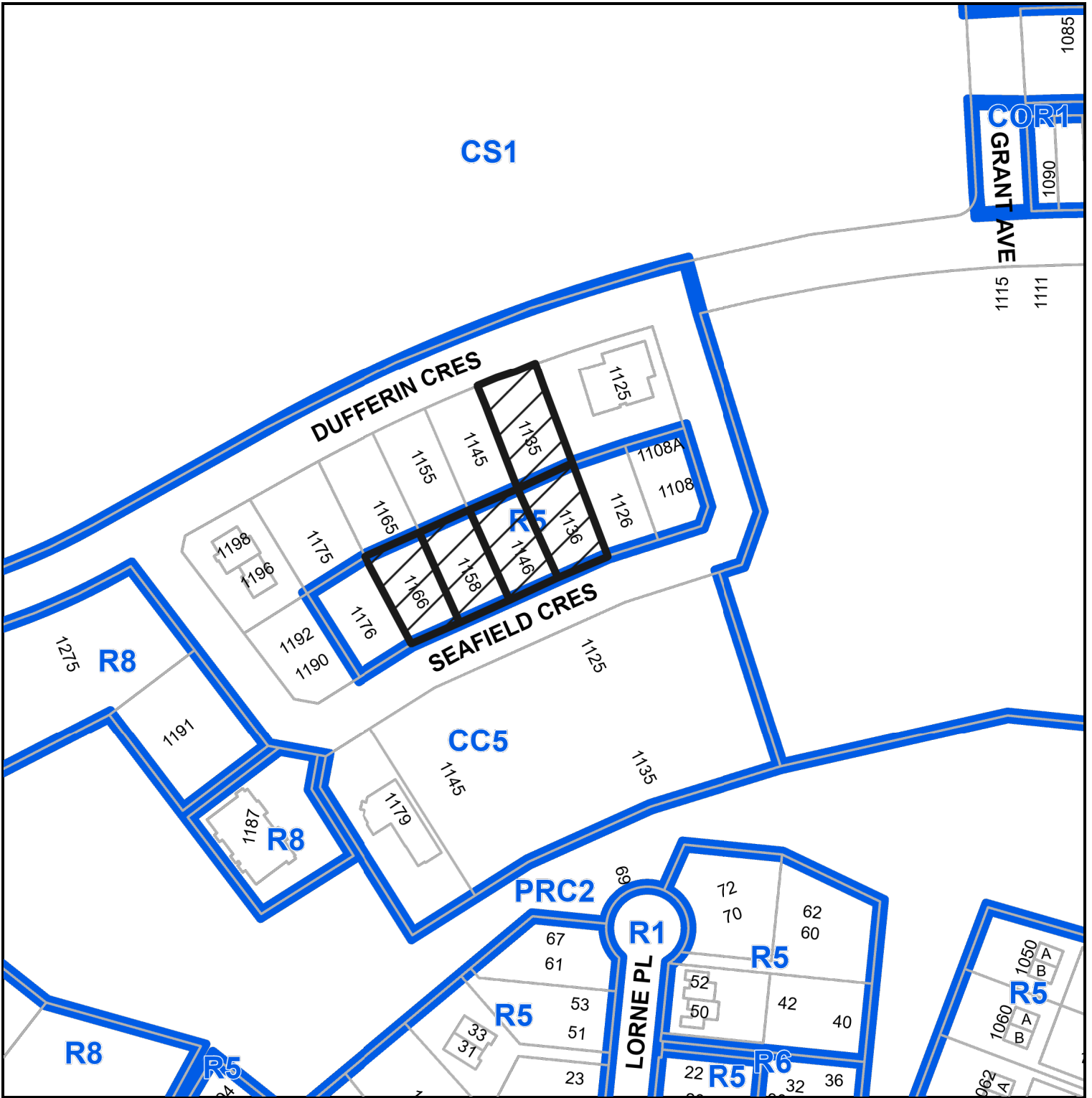


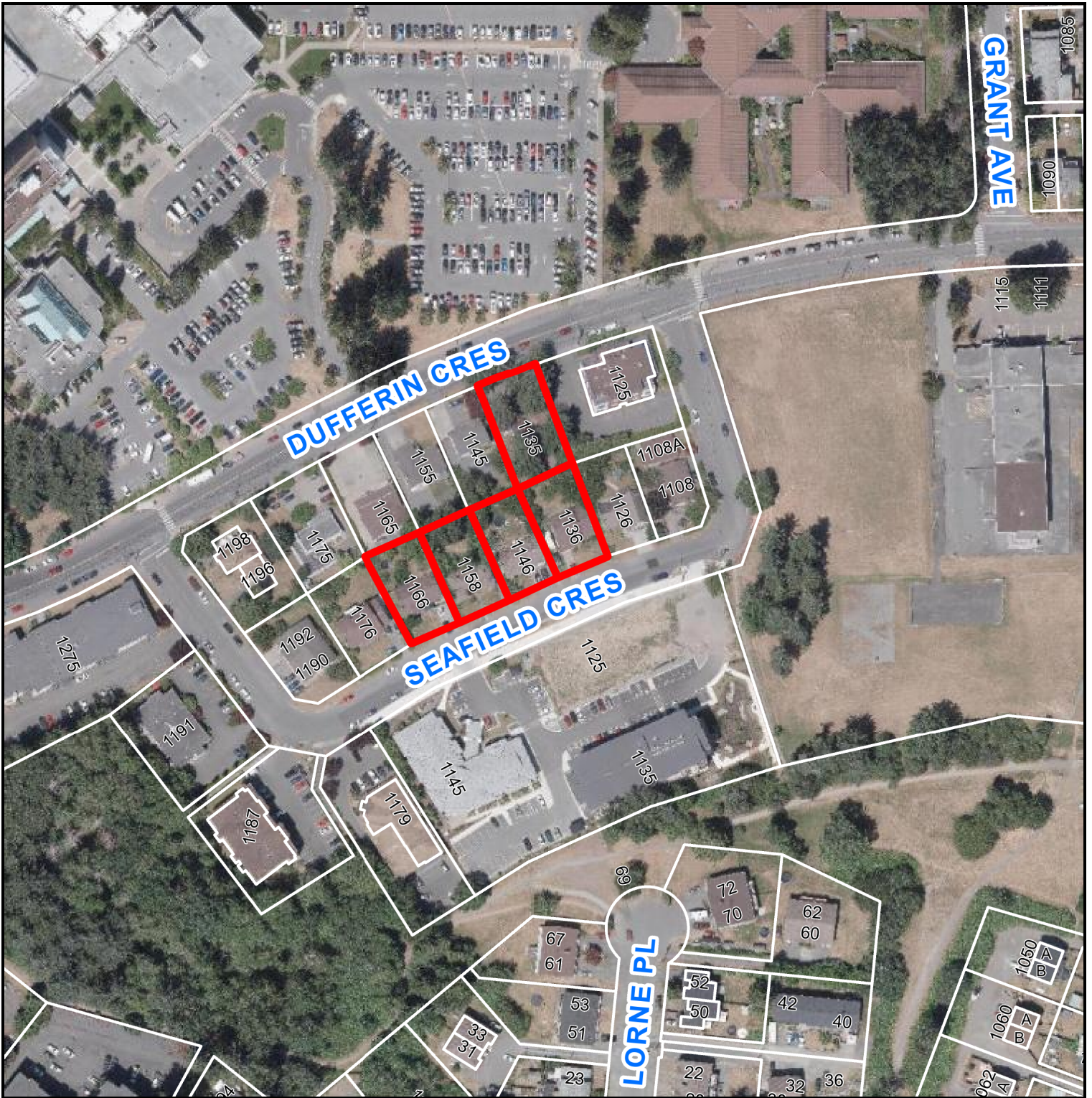
SUBJECT PROPERTY MAP



 1136, 1146, 1158, & 1166 SEAFIELD CRESCENT & 1135 DUFFERIN CRESCENT

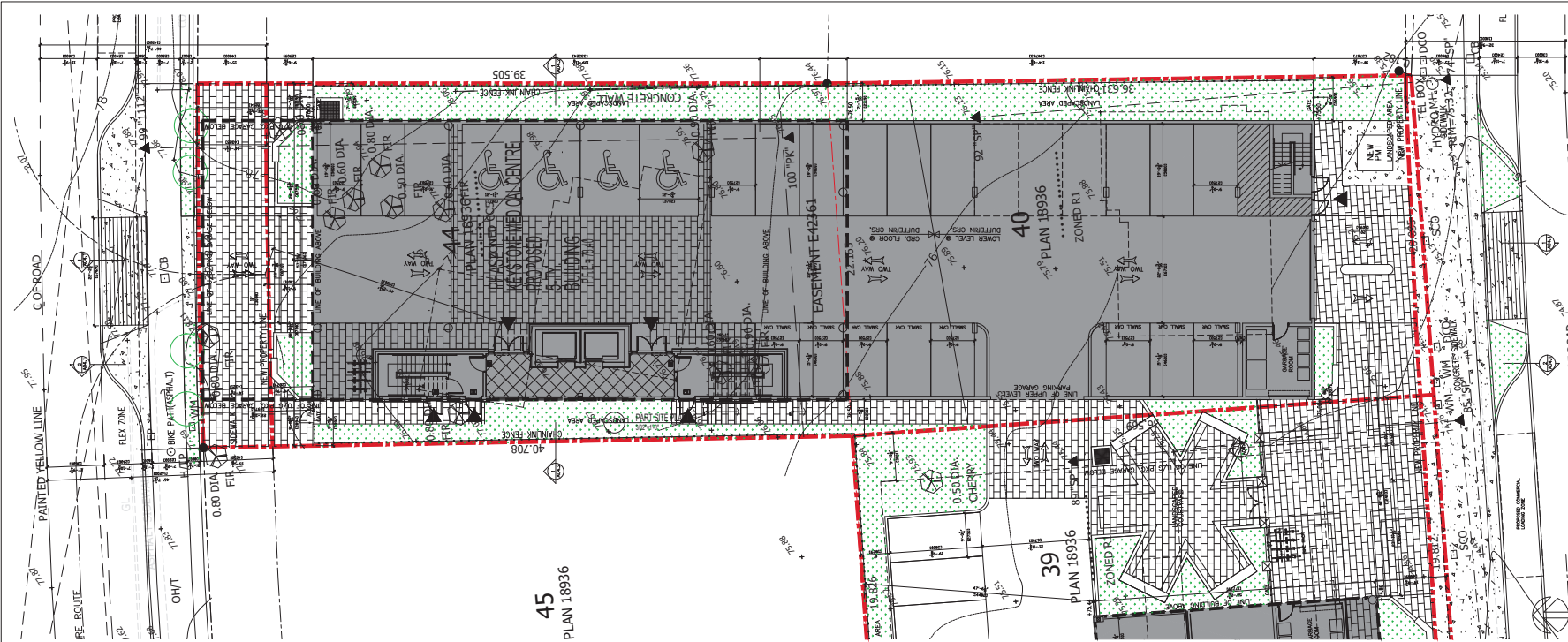


AERIAL PHOTO



 1136, 1146, 1158, & 1166 SEAFIELD CRESCENT & 1135 DUFFERIN CRESCENT





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1	REVISION & DP	10/21/20
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Project: **KEYSTONE MEDICAL CENTRE**

1135 DUFFERIN CRESCENT
 NANAIMO, B.C.

Drawing Title: **SITE PLAN**



Scale: 1/2"=1'-0"
 Drawn By:
 Checked By:
 Project Number: 2215
 Date: OCT 2023
 Drawing Number:

A01.2

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 870 NEWCASTLE RESERVE, SEC. 1, NANAIMO DISTRICT, PLAN 18936
 LOT 37 TO 40, DISTRICT LOT 870 NEWCASTLE RESERVE, SEC. 1, NANAIMO DISTRICT, PLAN 18936

KEYSTONE MEDICAL CENTRE:
 SITE AREA: LOT 44 1136 DUFFERIN CRESC. 803.6m²/9.7864
 LOT 40 1136 SEAFIELD CRESC. 772.7m²/8.3174
 1476.3m²/18.1038

COVERAGE: 588.0m²/6.6301 of
 5,774/16,043 = 33% (EXCLUDING PARKING GARAGE)

FAR:
 LOT 44: KEYSTONE MEDICAL CENTRE (PHASE 1)

1ST FLOOR	8,041/87m
2ND FLOOR	5,774/236m
3RD FLOOR	5,774/236m
4TH FLOOR	5,774/236m
5TH FLOOR	5,774/236m
TOTAL	22,334/2,204m

1/6 PARKING GARAGE: 13,154m²/2,204m

DENSITY:
 1/6 ALLOWABLE: 18,024m²/16,813m
 PROPOSED: 22,334m²/16,824m = 1.3

VEHICLE PARKING (LOTS 44 & 40):
 REQUIRED MEDICAL OFFICE: 1/180m
 PROVIDED: 38
 REGULAR: 38
 33% OF 38 = 12.54 (ROUNDED)
 ACCESSIBLE: 4.1 (PER 33 SPACES REQD - 3)
 65 (VARIANCE REQD: 37 SPACES)

LOADING:
 REQUIRED: 1 LOADING SPACE FOR LESS THAN 2,800m
 PROVIDED: 1 LOADING SPACE PROVIDED IN FLEX ZONE ON DUFFERIN STREET (VARIANCE REQD.)

LOT 44 BYCYCLE PARKING:

BIKE TYPE	REQUIRED	PROVIDED
SHORT TERM/OUTDOOR	2,700mm	2,200mm/200mm ₂ = 4 spaces
LONG TERM/INDOOR	35,700mm	2,200mm/200mm ₂₅ = 5 spaces

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

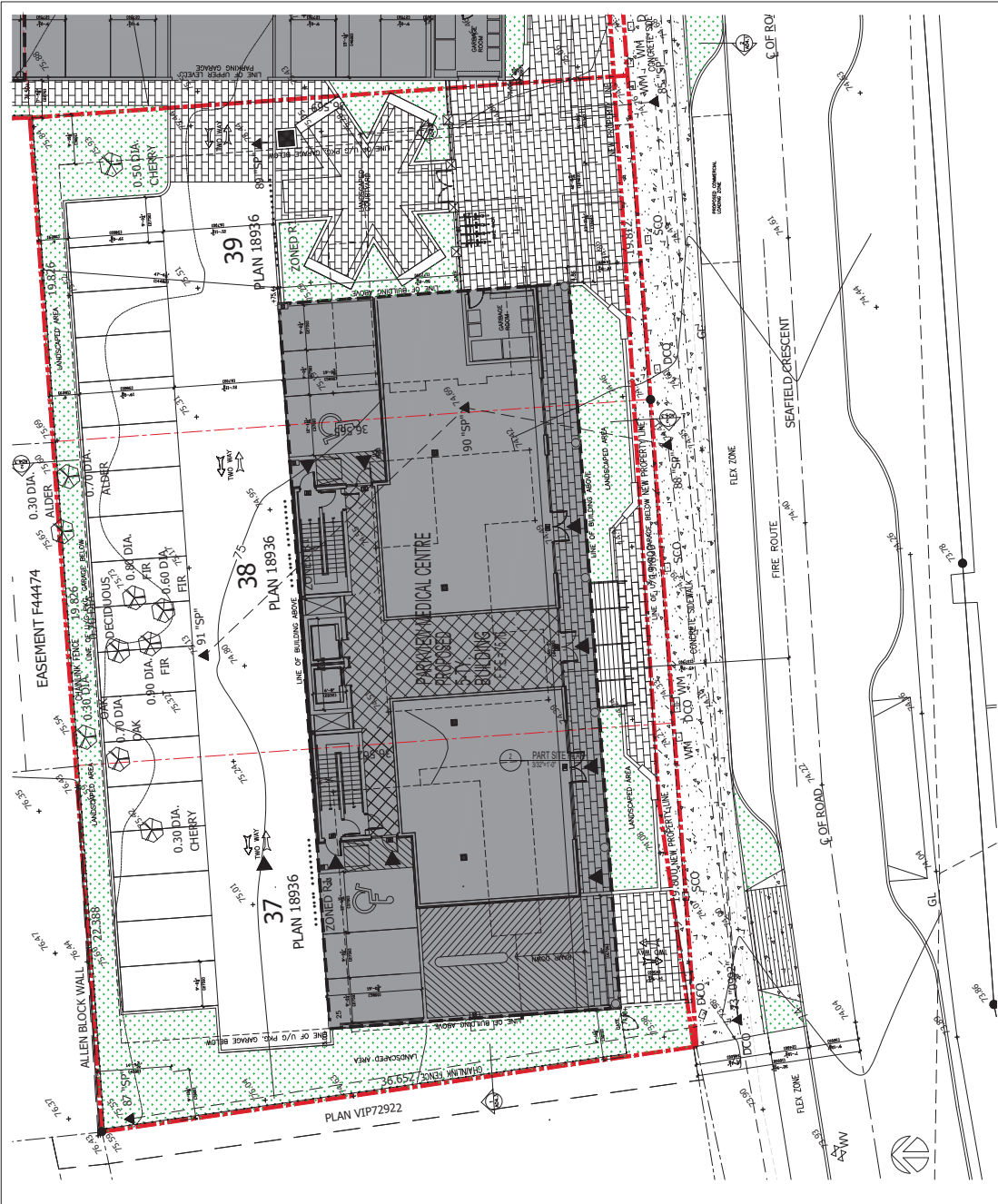
WITHOUT PARKING GARAGE:
 PROPOSED: 22,80m²/71'-11" (VARIANCE REQD): 38'-11"
 AVERAGE HEIGHT: 78.0 + 77.5 + 76.5 + 76.5 = 308.5/4 = 77.125

WITH PARKING GARAGE:
 PROPOSED: 23,80m²/71'-11" (VARIANCE REQD): 32'-2"
 AVERAGE HEIGHT: 78.0 + 77.5 + 76.5 + 76.5 = 308.5/4 = 76.12

SETBACKS:

FRONT YARD (N)	REQD.	PROPOSED
FRONT YARD (S) <td>4.5m</td> <td>4.07m (TO EXIST. PROPERTY LINE)</td>	4.5m	4.07m (TO EXIST. PROPERTY LINE)
SIDE YARD (R) <td>1.5m</td> <td>2.27m (VARIANCE REQUIRED)</td>	1.5m	2.27m (VARIANCE REQUIRED)
SIDE YARD (L) <td>3.0m</td> <td>2.39m (VARIANCE REQUIRED)</td>	3.0m	2.39m (VARIANCE REQUIRED)
REAR YARD (S) <td>4.5m</td> <td>4.2m (TO EXIST. PROPERTY LINE)</td>	4.5m	4.2m (TO EXIST. PROPERTY LINE)

- LEGEND:**
- NOTE: 1. ALL LANDSCAPING SEE LANDSCAPING DRAWING.
 2. ALL GRASSES AND SHRUBS SEE CIVIL DRAWING.
 3. ALL TREES TO BE PLANTED WITHIN 60 DAYS OF COMMENCEMENT.
 4. ALL LOT SETBACKS TO BE MAINTAINED FROM PUBLIC PLACES.
- | | | | |
|--|--------------------------|--|--------------------------|
| | IDENTIFIED PROPERTY LINE | | IDENTIFIED TO BE REMOVED |
| | IDENTIFIED SETBACK LINE | | CHAINLINK FENCE |
| | CONCRETE CURB | | LIGHT SIGNAGE |
| | ON-SITE CONCRETE PAVING | | EXISTING FIRE HYDRANT |
| | ASPHALT DRIVE | | DRIVEWAY |
| | DRIVE | | UTILITY TRENCH |
| | LANDSCAPED AREA | | PROPOSED GRADE |



SITE DATA:
 115 BUTTERN CRESCENT NANAIMO, BC
 ADDRESS: 1156, 1164, 1158 & 1166 SEAFIELD CRESCENT, NANAIMO BC
 ZONING: C03 HOSPITAL URBAN CENTRE
 LEGAL ADDRESS: LOT 37 TO 40, DISTRICT LOT 870 NEWCASTLE RESERVE, SEC. 1, NANAIMO DISTRICT, PLAN 18008
 PARKVIEW MEDICAL CENTRE
 SITE AREA: LOT 37 188 SEAFIELD CRESC. 770.3m/26,207sf
 LOT 38 1158 SEAFIELD CRESC. 724.4m/27,290sf
 LOT 39 1164 SEAFIELD CRESC. 724.7m/28,017sf
 2,225.3m/23,899sf

CONTRACT:
 205 ALLOWABLE: 1,115.5m/11,848sf
 PROPOSED: 2,054/21,899 = 33% (EXCLUDING PARKING GARAGE)

FAR:
 LOT 44 KEYSTONE MEDICAL CENTRE (PHASE 1)

1ST FLOOR	4,264/7,036m
2ND FLOOR	7,812/7,286m
3RD FLOOR	7,812/7,286m
4TH FLOOR	7,812/7,286m
5TH FLOOR	6,078/5,939m
	31,552/3,135m

U/S PARKING GARAGE: 18,800/1,752m

DENSITY:
 1/2 ALLOWABLE: 2,225.3m/21,899sf
 PROPOSED: 33,206/21,899m = 1.4

VEHICLE PARKING (LOTS 44 & 45)
 REQUIRED: MEDICAL OFFICE 1/750m
 PROVIDED: 3,025m x 3 = 70m/18 = 153 SPACES

REGULAR	57
15' (20' = 40% PERMITTED)	15
EXCEEDED: 2.0' PER 33 SPACES (RECY-43)	2.0'
EXCEEDED: 74' (VARIANCE RECD: 79 SPACES)	74'

LOADING:
 REQUIRED: 1 LOADING SPACE FOR LESS THAN 2,800kg
 PROVIDED: 1 LOADING SPACE PROPOSED IN FLEX ZONE ON SEAFIELD STREET (VARIANCE RECD.)

LOT 4 BICYCLE PARKING

SETBACK HEIGHT	REQUIRED	PROVIDED
SHORT TERM/AUDITORIUM	2,700mm	3,350mm/200mm x 2 = 7 spaces
LONG TERM/AUDITORIUM	25,700mm	3,025mm/200mm x 25 = 9 spaces

SCREENING HEIGHTS:
 PERMITTED: 14m/45'-11"
 PROPOSED: 22.5m/73'-11" (VARIANCE RECD: 28'-11")
 AVERAGE HEIGHT: 70.5' = 70.4' + 74.8' + 74.2' = 304.8' = 74.8'

SETBACKS:

	RECD.	PROPOSED
FRONT YARD (R)	4.5m	4.5m (TO EXTL PROPERTY LINE)
SIDE YARD (R)	3.0m	3.0m
SIDE YARD (L)	3.0m	12.4m
REAR YARD (S)	4.5m	14.3m

LEGEND:

NOTE:
 1. SEE DIMENSIONS AND LANDSCAPING SYMBOLS.
 2. FOR GARAGES AND GARAGES SEE C03 PERMITS.
 3. CHECK FOR ANY VARIANCE REQUIREMENTS.
 4. ALL LOT INFORMATION FROM PLAN 18008.

[Red dashed line]	IDENTIFIED PROPERTY LINE	[Red dashed line]	IDENTIFIED TO BE REMOVED
[Blue dashed line]	IDENTIFIED SETBACK LINE	[Red solid line]	CONCRETE FENCE
[Blue solid line]	CONCRETE CURB	[Green dashed line]	CONCRETE FRONT FILL
[Green dashed line]	PA-400 CONCRETE FINISH	[Green solid line]	LAND SHADING
[Green solid line]	ASPHALT PAVEMENT	[Green dashed line]	EXISTING FIRE VESTIBULE
[Green solid line]	PAVEMENT	[Green dashed line]	LANDSCAPE
[Green solid line]	LANDSCAPED AREA	[Green solid line]	EXTL GARAGE
[Green solid line]		[Green solid line]	PROPOSED GARAGE



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Project:
PARKVIEW MEDICAL CENTRE
 1146, 1158 & 1166 SEAFIELD 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:

A01.3

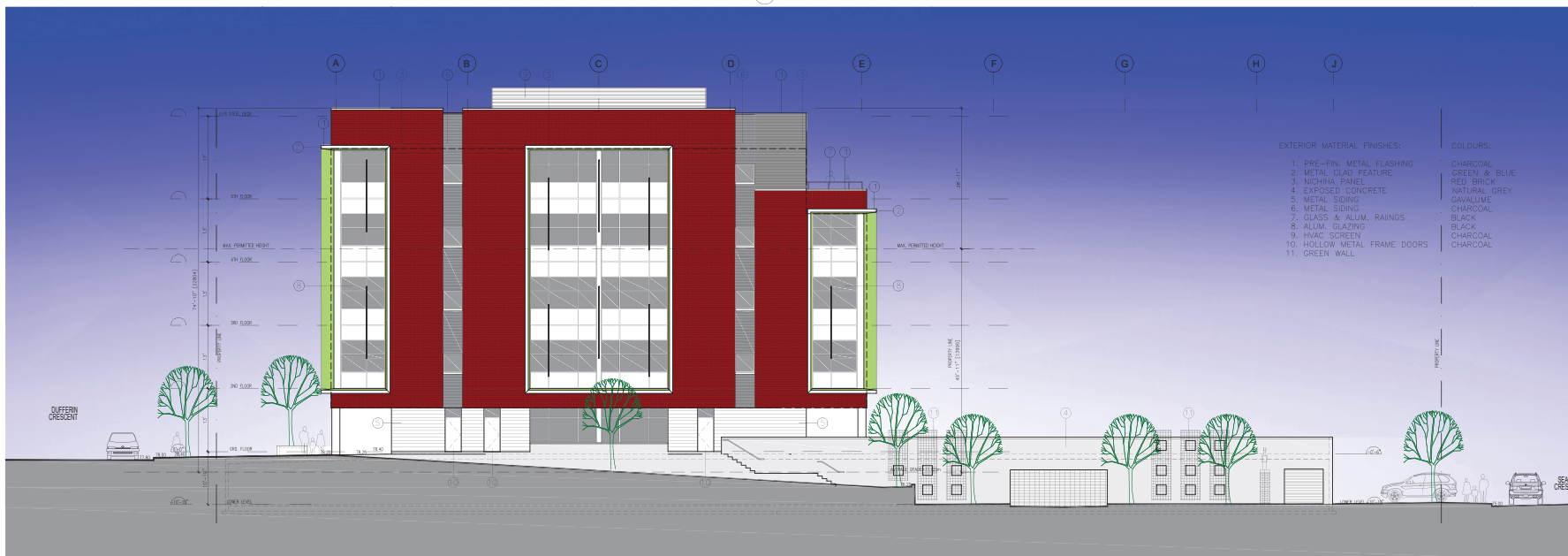


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2 EAST ELEVATION



3 WEST ELEVATION

- EXTERIOR MATERIAL FINISHES:
1. PRE-FIN. METAL FLASHING
 2. METAL CLAD FEATURE
 3. NICHIA PANEL
 4. EXPOSED CONCRETE
 5. METAL SIDING
 6. METAL SIDING
 7. GLASS & ALUM. RAINGS
 8. ALUM. GLAZING
 9. HVAC SCREEN
 10. HOLLOW METAL FRAME DOORS
 11. GREEN WALL
- COLOURS:
- CHARCOAL
 - GREEN & BLUE
 - RED BRICK
 - NATURAL GREY
 - CAVALLINE
 - CHARCOAL
 - BLACK
 - CHARCOAL
 - CHARCOAL

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1	REVIEW	1/9/23

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

Drawing Title:
ELEVATIONS



Scale: 1/8"=1'-0"
 Drawn By:
 Checked By:
 Project Number: 2215
 Date: OCT. 2023
 Drawing Number:

A03.1



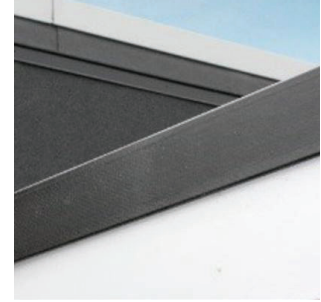
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ROOF HVAC SCREEN



GLASS & ALUMINUM RAILING



PRE-FINISHED METAL FLASHING



ALUMINUM STOREFRONT



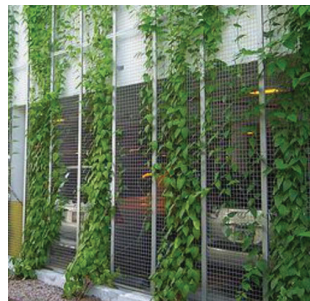
ALUMINUM SHADING DEVICES



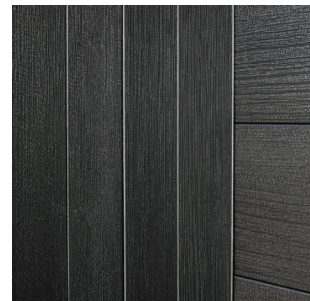
ALUMINUM CURTAIN WALL



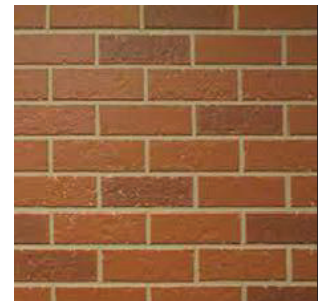
4 SOUTH ELEVATION



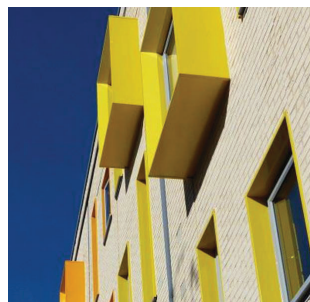
PARKING GARAGE GREEN WALL STRUCTURAL SUPPORT



WOOD LOOK METAL SIDING



NICHE PANEL



PRE-FINISHED METAL WINDOW SURROUNDS



CONCRETE EXTERIOR COLUMNS



CORRUGATED SIDING



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2	RECORDING & DP	4/23/25
1	REVIEW	5/19/23

Issued for:

Project:

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

Drawing Title:

ELEVATIONS & MATERIALS



Scale: 1/8"=1'-0"
Drawn By:
Checked By:
Project Number: 2215
Date: OCT. 2023
Drawing Number:

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1	REVIEW	1/9/23

PROJECT:
PARKVIEW MEDICAL CENTRE
 1145, 1158 & 1166 SEAFIELD CRESCENT
 NANAIMO, B.C.

Drawing Title:
ELEVATIONS



Scale: 1/8"=1'-0"
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 Project Number: 2215
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A03.3



2 EAST ELEVATION



3 WEST ELEVATION



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1	REVIEW	5/9/23

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Project:

PARKVIEW MEDICAL CENTRE
 1145, 1158 & 1166 SEAFIELD CRESCENT
 NANAIMO, B.C.

Drawing Title:

ELEVATIONS



Scale: 1/8"=1'-0"

Drawn By:

Checked By:

Project Number: 2215

Date: OCT. 2023

Drawing Number:

A03.4



1 VIEW FROM NORTH-WEST ALONG DUFFERIN CRESCENT



2 VIEW FROM NORTH-WEST OF BUILDING FRONTING DUFFERIN CRESCENT



3 VIEW FROM SOUTH-EAST ALONG SEAFIELD CRESCENT



4 VIEW FROM SOUTH-WEST OF B BUILDING FRONTING SEAFIELD CRESCENT



5 DECEMBER AT 3PM



6 MARCH AT 3PM



7 JUNE AT 3PM



8 SEPTEMBER AT 3PM



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1	RECORDING & DP	10/27/25
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Project:

DUFFERIN/SEAFIELD
1135 DUFFERIN CRESCENT
1136, 1140, 1158 & 1166 SEAFIELD CRESCENT
NANAIMO, B.C.

Drawing Title:

RENDERINGS & SHADING STUDIES



Scale: 1/32"=1'-0"

Drawn By:

Checked By:

Project Number: 2215

Date: OCT. 2023

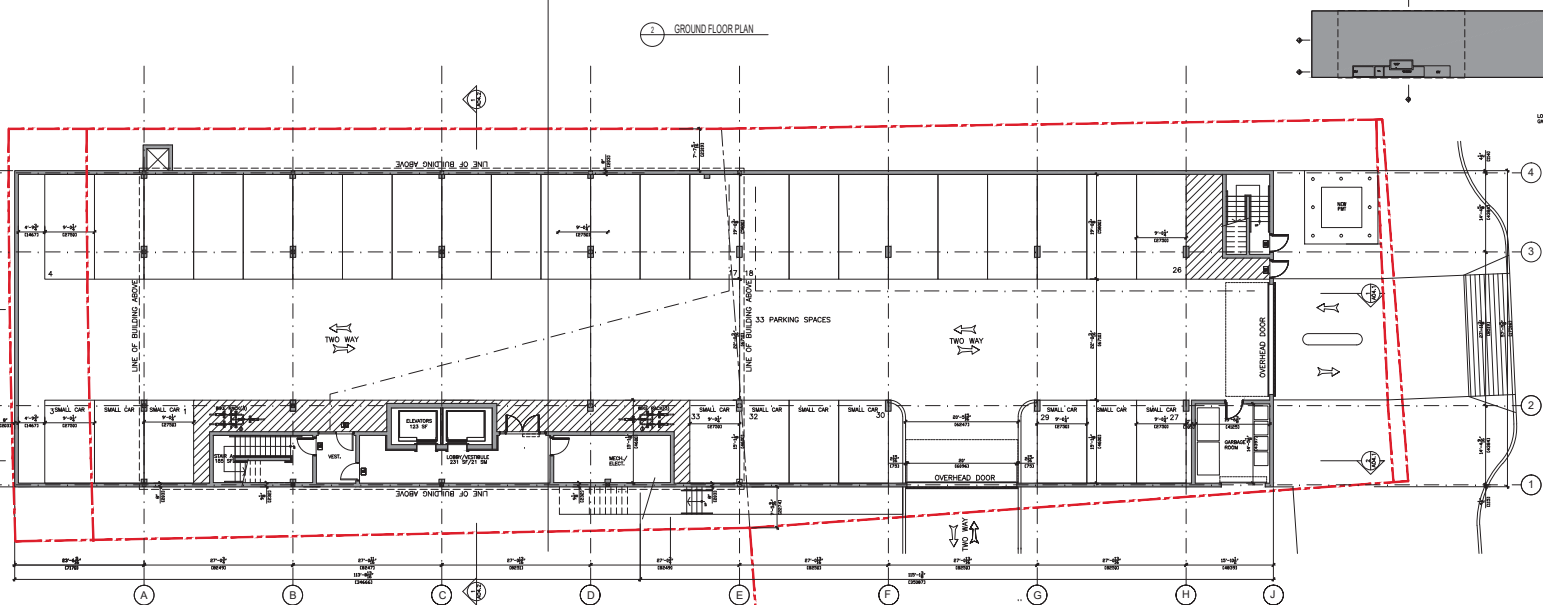
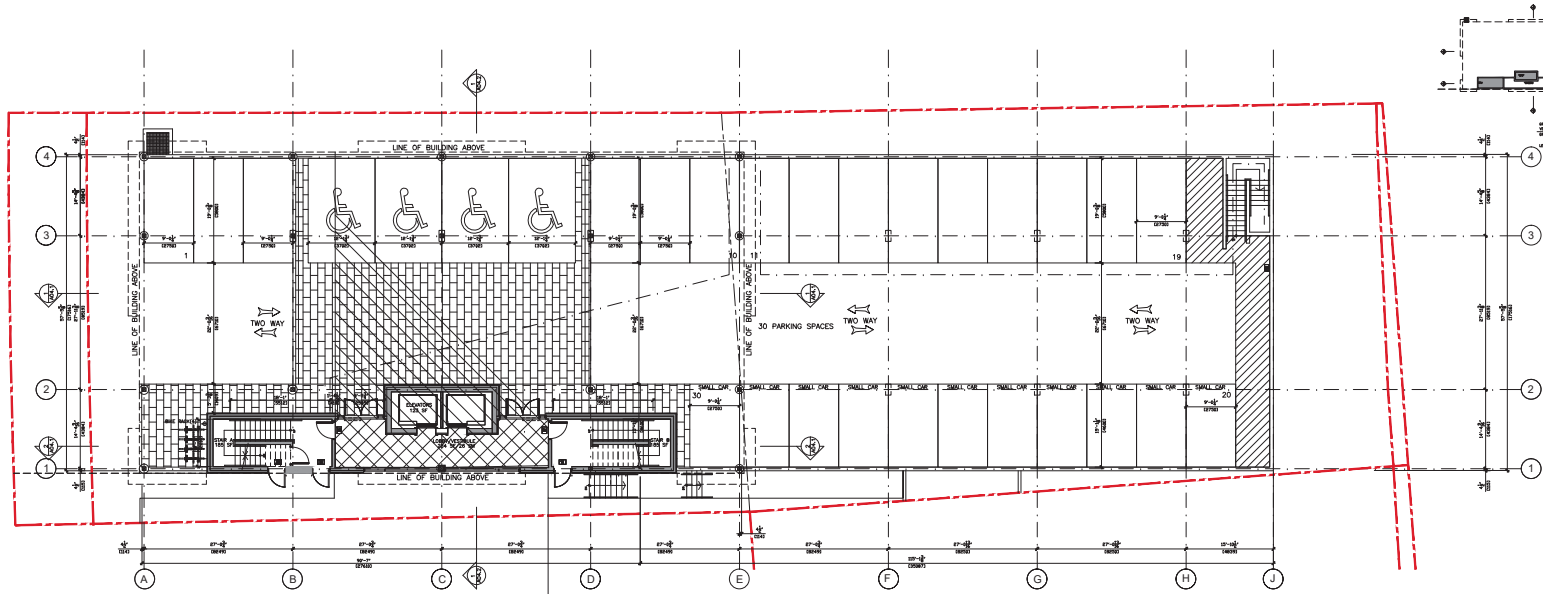
Drawing Number:

A05.1



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2	RECORDING & DP	4/22/25
1	REVIEW	1/9/25

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

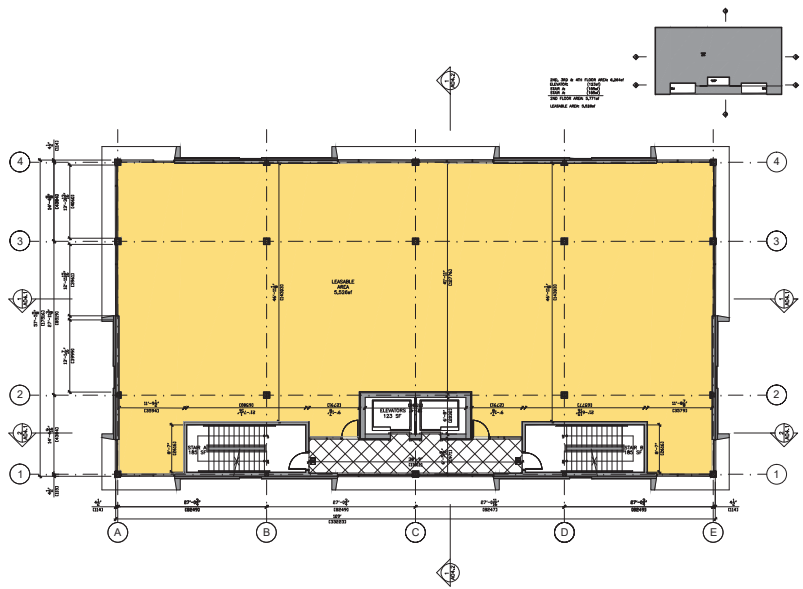
Drawing Title:
LOWER LEVEL & GROUND FLOOR PLAN



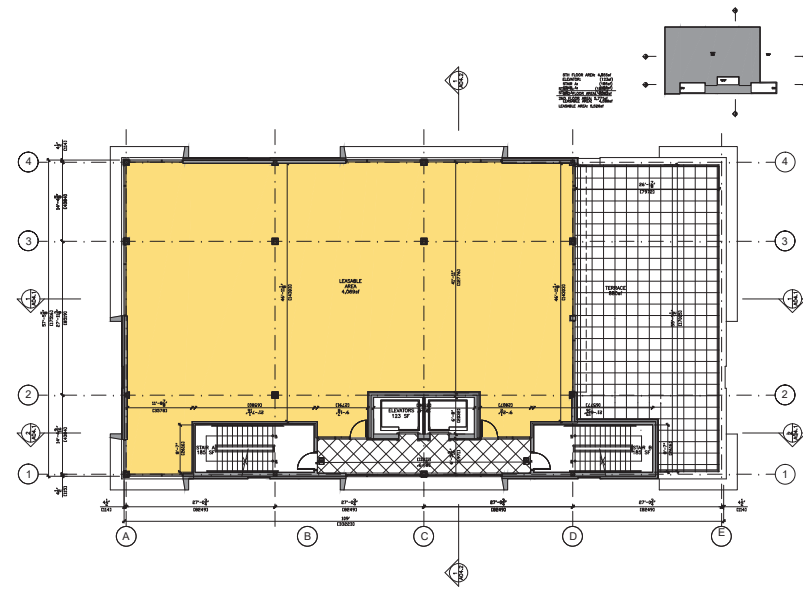
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 Checked By:
 Project Number: 2215
 Date: OCT. 2023
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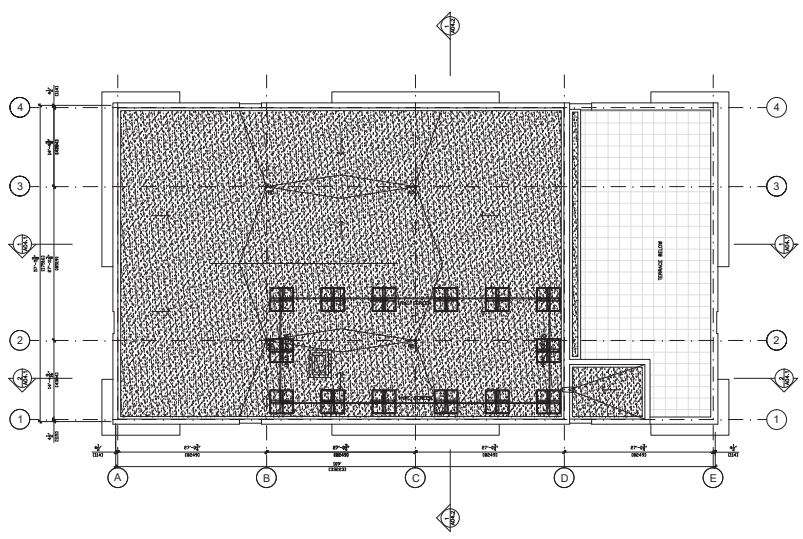
A02.1



1 SECOND, THIRD & FOURTH FLOOR PLAN



2 FIFTH FLOOR PLAN



3 ROOF PLAN



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2	RECORD & DP	4/22/25
1	REVIEW	1/9/25

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

Drawing Title:
SECOND TO FIFTH FLOOR PLANS



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



A02.2



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1	REVIEW	1/9/25

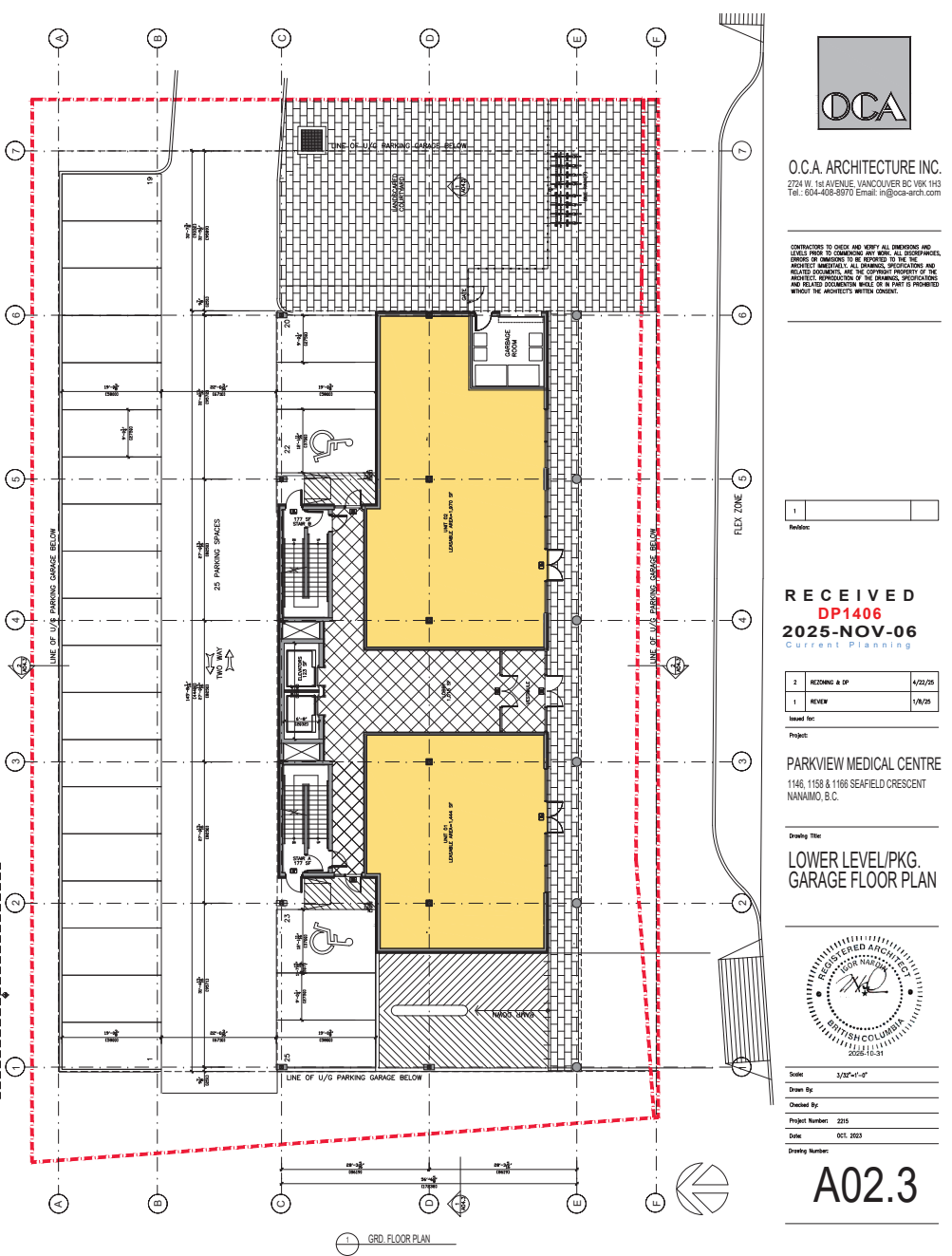
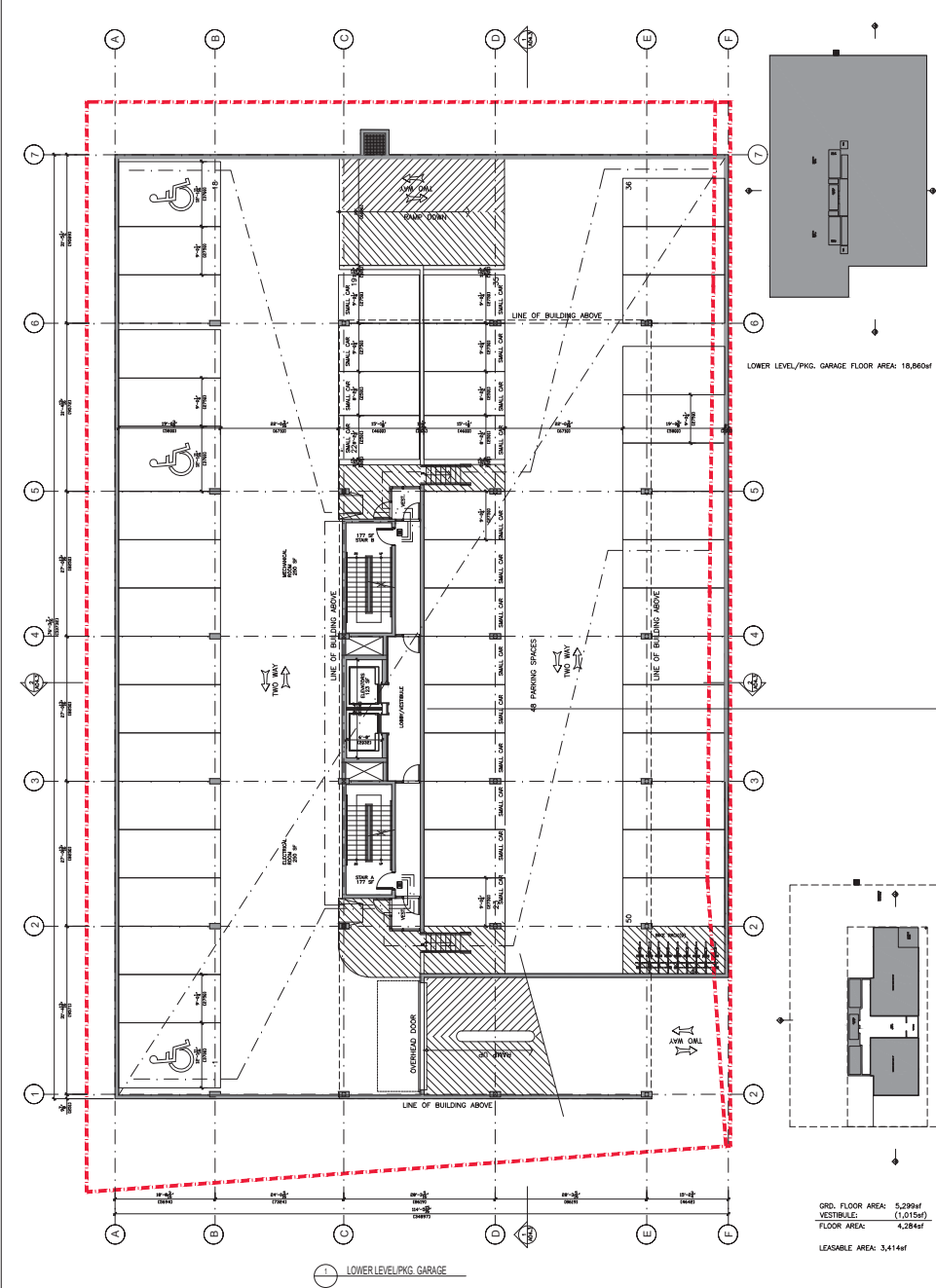
Project:
PARKVIEW MEDICAL CENTRE
 1145, 1158 & 1166 SEAFIELD CRESCENT
 NANAIMO, B.C.

Drawing Title:
**LOWER LEVEL/PKG.
 GARAGE FLOOR PLAN**



Scale: 1/32"=1'-0"
 Drawn By:
 Checked By:
 Project Number: 2315
 Date: OCT. 2023
 Drawing Number:

A02.3





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DP1406
2025-NOV-06
 Current Planning

2	RECORD & DP	4/22/25
1	REVIEW	1/9/25

Issued for:

Project:

Parkview Medical Centre
 1145, 1158 & 1166 SEAFIELD CRESCENT
 NANAIMO, B.C.

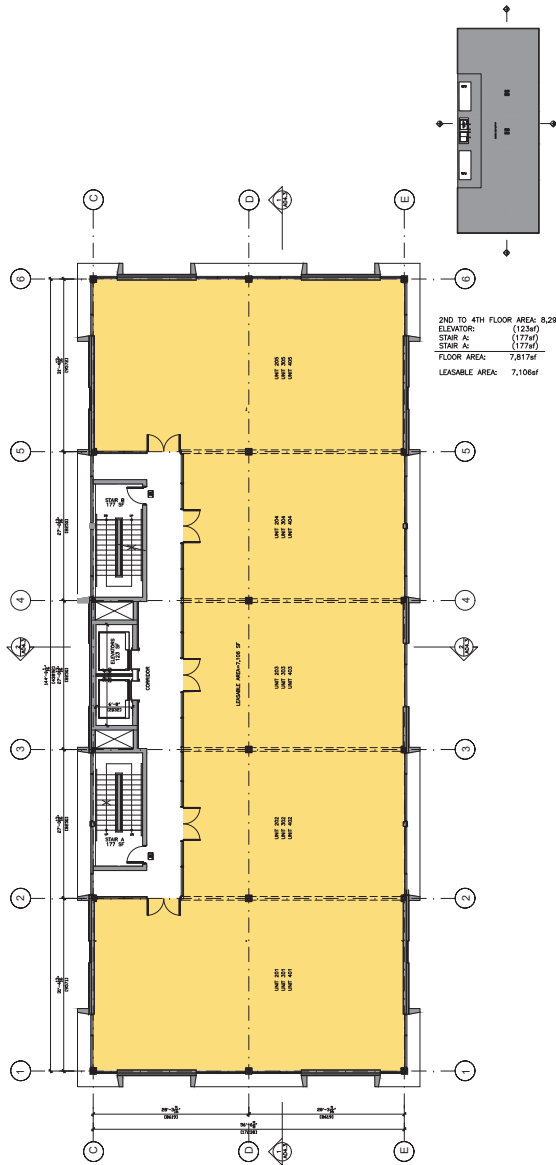
Drawing Title:
GROUND & 2ND TO 4TH FLOOR PLANS



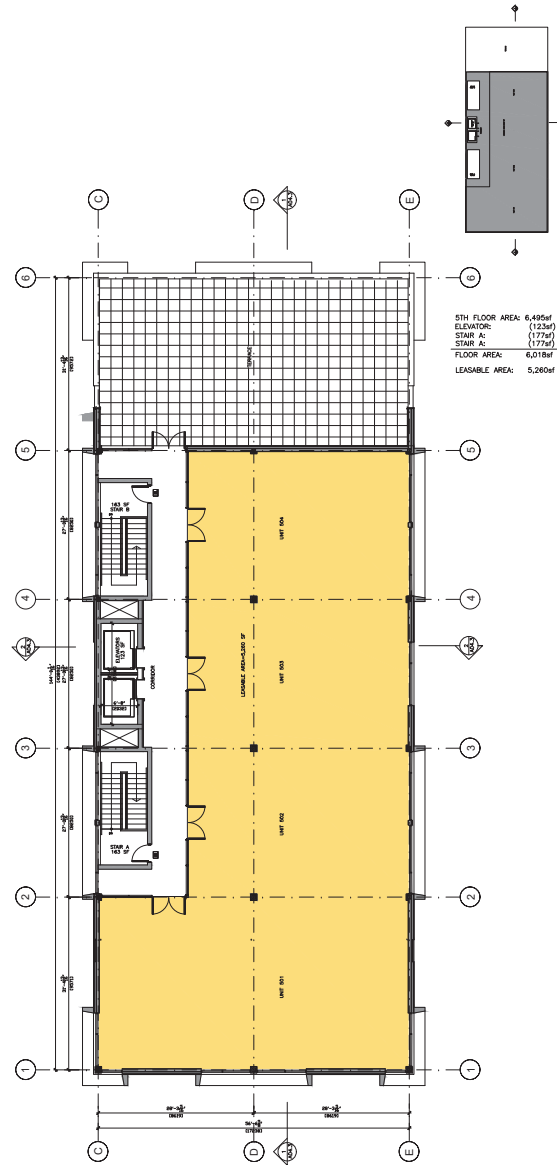
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 Drawn By:
 Checked By:
 Project Number: 2215
 Date: OCT. 2023
 Drawing Number:



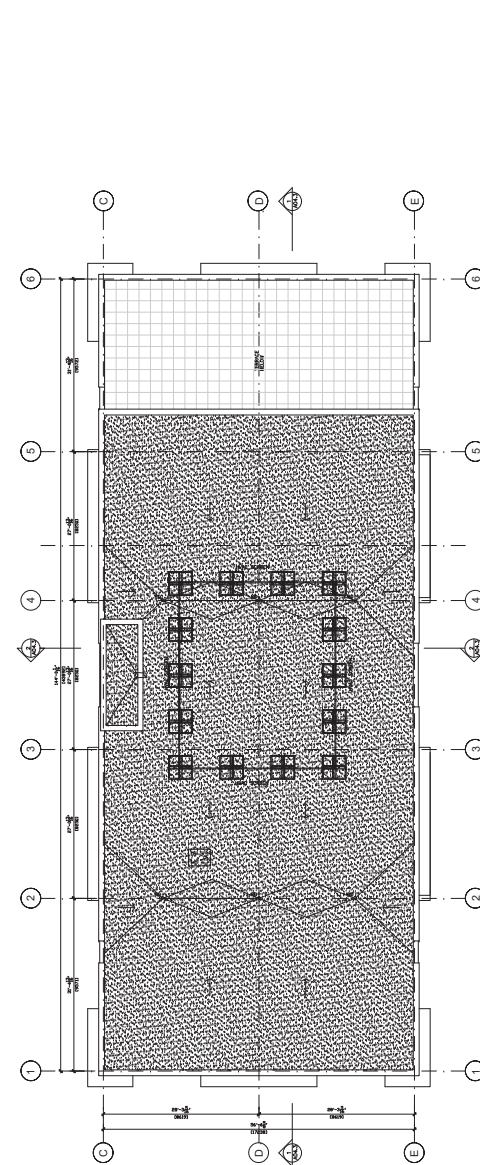
A02.4



1 2ND TO 4TH FLOOR PLAN



2 5TH FLOOR PLAN

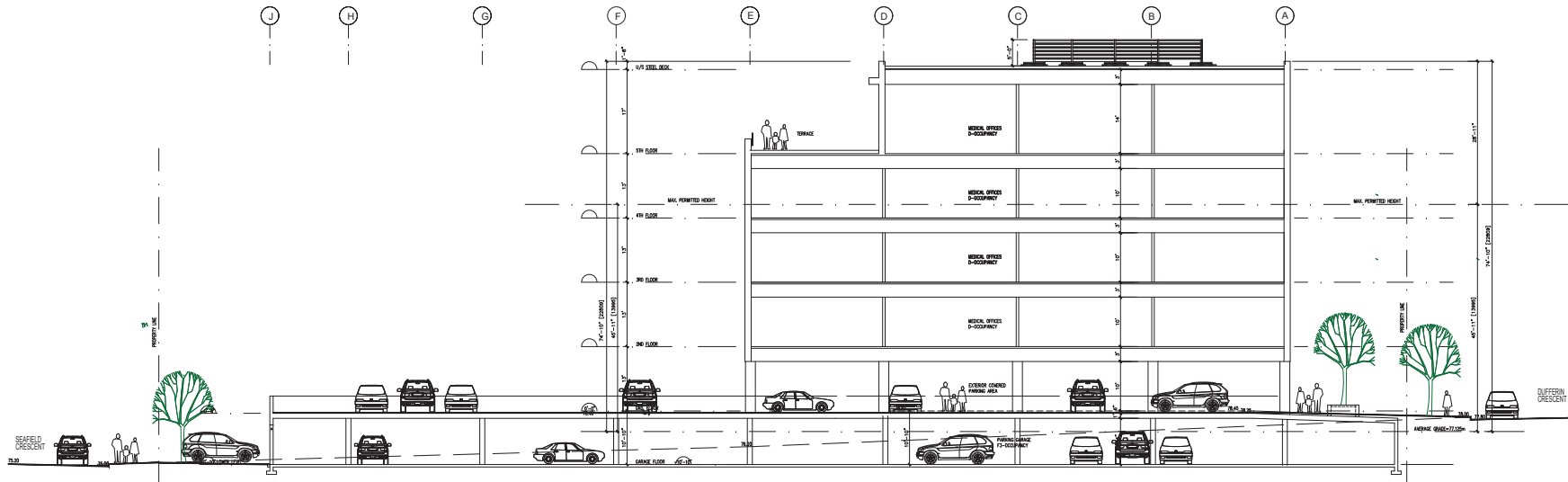


3 ROOF PLAN

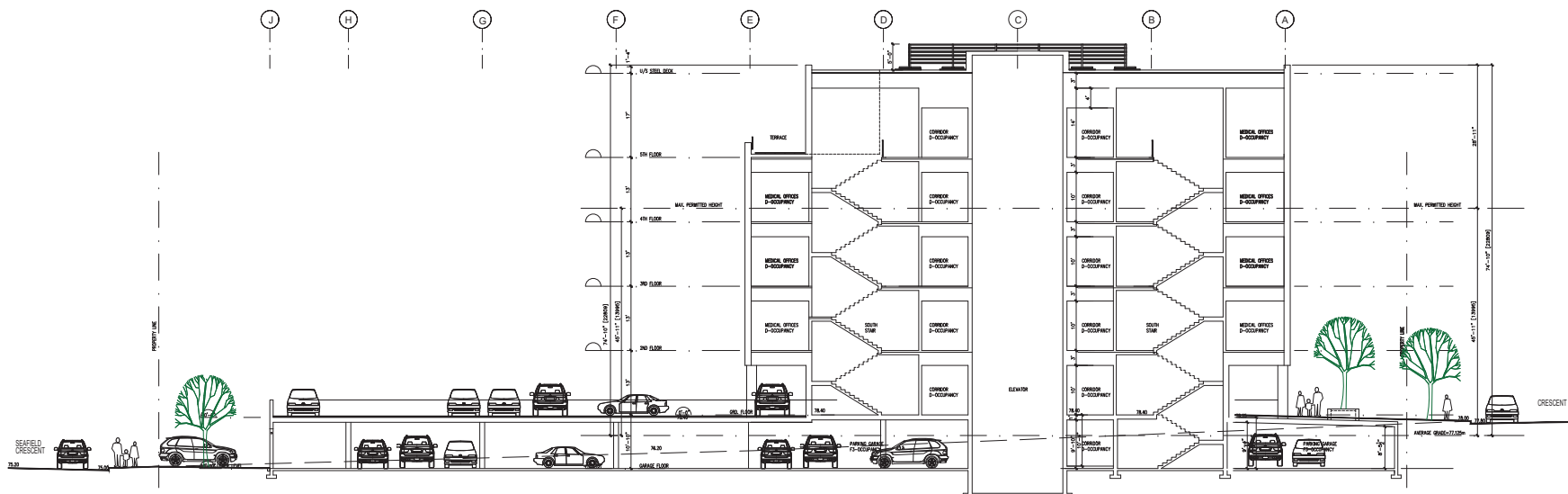


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1 BUILDING SECTION



2 BUILDING SECTION

3 BUILDING SECTION

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2	REVISION & DP	4/22/25
1	REVIEW	1/8/25

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

Drawing Title:
 BUILDING SECTIONS



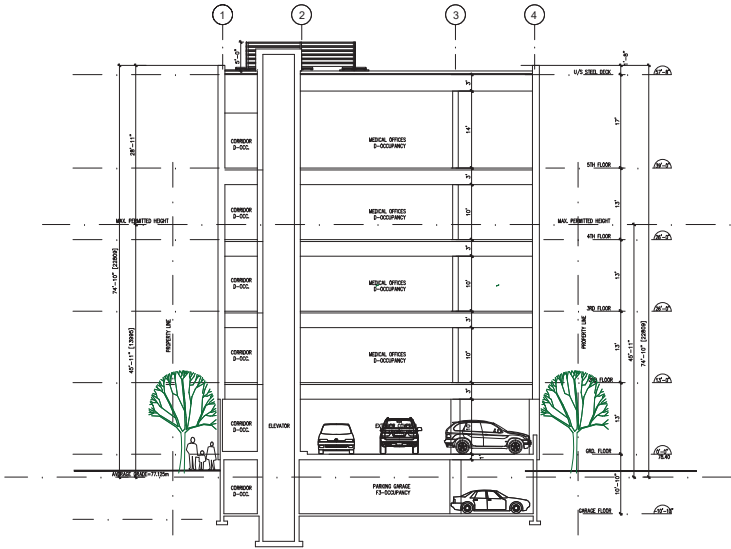
Scale: 1/32"=1'-0"
 Drawn By:
 Checked By:
 Project Number: 2215
 Date: OCT. 2023
 Drawing Number:

A04.1



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1 BUILDING SECTION

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Revision:

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 DP1406
 2025-NOV-06
 Current Planning

2	REVISION & DP	4/22/25
1	REVIEW	1/9/25

Issued for:

Project:

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

Drawing Title:

BUILDING SECTIONS



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

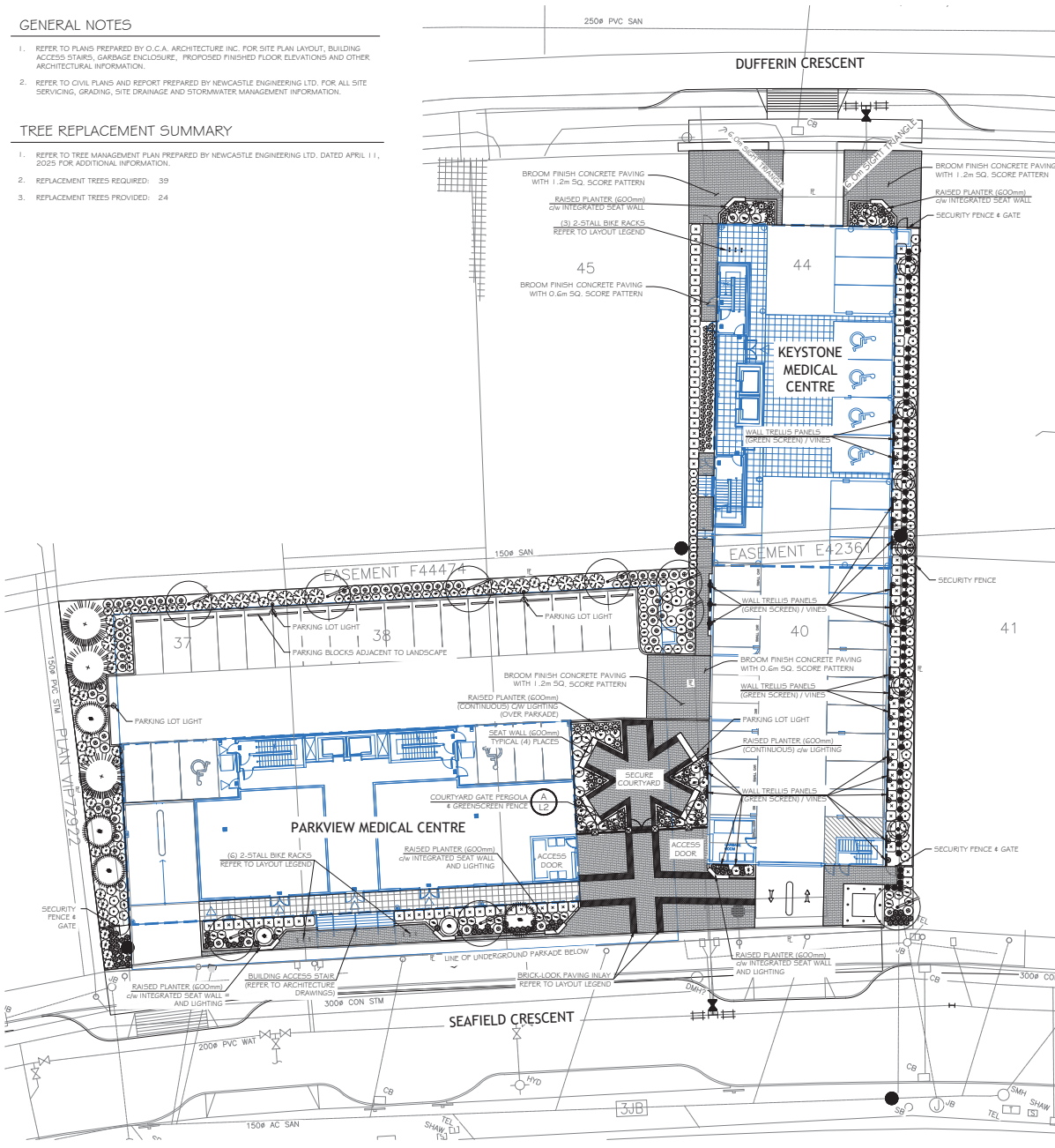
A04.2

GENERAL NOTES

- REFER TO PLANS PREPARED BY O. C. A. ARCHITECTURE INC. FOR SITE PLAN LAYOUT, BUILDING ACCESS STAIRS, GARBAGE ENCLOSURE, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
- REFER TO CIVIL PLANS AND REPORT PREPARED BY NEWCASTLE ENGINEERING LTD. FOR ALL SITE SERVICES, GRADING, SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.

TREE REPLACEMENT SUMMARY

- REFER TO TREE MANAGEMENT PLAN PREPARED BY NEWCASTLE ENGINEERING LTD. DATED APRIL 11, 2025 FOR ADDITIONAL INFORMATION.
- REPLACEMENT TREES REQUIRED: 39
- REPLACEMENT TREES PROVIDED: 24



LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
TP	TYPICAL
PL	PROPERTY LINE
PA	PLANTING AREA
SYMBOL	DESCRIPTION
---	PROPERTY LINE
▬	BRICK-LOOK INLAY PAVING STRIP TO MATCH BUILDING FACADE BRICK ACCENT DETAILING.
☐	SITE FURNITURE: MANUFACTURER: WISHBONE SITE FURNISHINGS (PH: 866-626-0476)
☐	2-STALL BIKE RACK - 12 STALLS TOTAL STYLE: SURF BIKE RACK MODEL: SBIFP-3 COLOUR: VICTOR RIDGE #
↓	DARK SKY COMPLIANT LED PARKING LOT LIGHT (FULL CUT-OFF, FLAT LENS) DISTRIBUTOR: SIGNIFY (800-355-0050) MAKE: HACCO STYLE: URBAN PIMA PENDANT MODEL: CDFCC COLOUR: BRONZE
	ALL SITE LIGHTING LOCATIONS, MAKES, MODELS, QUANTITIES AND PHOTOMETRIC ANALYSIS SHALL BE BY THE PROJECT ELECTRICAL ENGINEER AT BUILDING PERMIT STAGE OF DESIGN.

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES					
☐	ACER FREDERICI 'ARMSTRONG' ARMSTRONG MAPLE	#20 POT	SEE PLAN	8	DROUGHT TOLERANT
☐	LIQUIDAMBAR SLENDER SILHOUETTE SLENDER SILHOUETTE SWEETGUM	6cm CAL.	6.0m O.C.	9	COLUMNAR
☐	PICEA OMBRICA 'BRUNS' BRUNS-SERBIAN SPRUCE	2.5m	6.0m O.C.	4	CONIFER, DROUGHT TOLERANT
☐	PINUS FLEXILIS 'VANDERWOLFF'S PYRAMID' LUMBER FINE	2.5m	6.0m O.C.	3	CONIFER, NATIVE CULTIVAR
SHRUBS					
☐	ACER CIRCINATUM VINE MAPLE	#7 POT	SEE PLAN	10	NATIVE SPECIES
☐	CEANOTHUS THYRSIFLORUS 'VICTORIA' VICTORIA CALIFORNIA LILAC	#3 POT	1.5m O.C.	14	DROUGHT TOLERANT
☐	GAULTHERIA SHALLOAN SALAL	#2 POT	1.0m O.C.	34	NATIVE SPECIES
☐	ILEX CRENATA 'CONVEYA' JAPANESE HOLLY	#2 POT	1.0m O.C.	113	HEDGE
☐	LONICERA NITIDA 'MAYGREEN' MAYGREEN BOX HONEYSUCKLE	#1 POT	1.0m O.C.	69	DROUGHT TOLERANT
☐	MAHONIA AQUIFOLIUM OREGON GRAPE	#2 POT	1.0m O.C.	65	NATIVE SPECIES
☐	POLYSTICHUM MUNITUM SWORD FERN	#2 POT	1.0m O.C.	28	NATIVE SPECIES
☐	POTENTILLA FRUTICOSA 'MANGO TANGO' MANGO TANGO SHRUBBY CINQUEFOIL	#1 POT	0.6m O.C.	65	NATIVE CULTIVAR
☐	ROSA NUTKANA HOOTKA ROSE	#2 POT	1.0m O.C.	37	NATIVE SPECIES
☐	VIBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET LAURUSTINUS	#3 POT	0.9m O.C.	88	HEDGEROW
GROUNDCOVER, VINES & PERENNIALS					
☐	CALAMAGROSTIS X ACUTIFLORA 'KARL FORSTER' FEATHER REED GRASS	#2 POT	0.9m O.C.	28	
☐	MAHONIA NERVOSA DULL OREGON GRAPE	#1 POT	0.6m O.C.	65	NATIVE SPECIES
☐	MIX OF: CLEMATIS ARMANDI EVERGREEN CLEMATIS CAMPSIS 55P. TRUMPET CREEPER LONICERA 55P. HONEYSUCKLE	#3 POT	SEE PLAN	29	VINES TO CLIMB TRELLIS WALL PANELS ALONG BLANK BUILDING WALLS WHERE SOIL VOLUME IS SUFFICIENT. REFER TO ARCHITECTURAL BUILDING ELEVATIONS BY OTHERS.



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Keystone & Parkview Medical Centres
R.W. (Bob) Wall Ltd.
 1135 Boundary Crescent, 1136, 1146, 1158 1166 Seafield Crescent
 Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN

Date: October 27, 2025

Drawn: Staff
 Checked: Staff
 Scale: 1:200 metric
 Project Number: 25-0376
 DRAWING NUMBER: **L1 of 2**

#	DATE	NOTES
0	30 JULY 2025	Draft DP
1	14 OCT 2025	DP SUBMISSION
2	27 OCT 2025	DP DRAFT REVISIONS.2

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2025-NOV-06
 CURTAIN PLANNING



