



PUBLIC HEARING

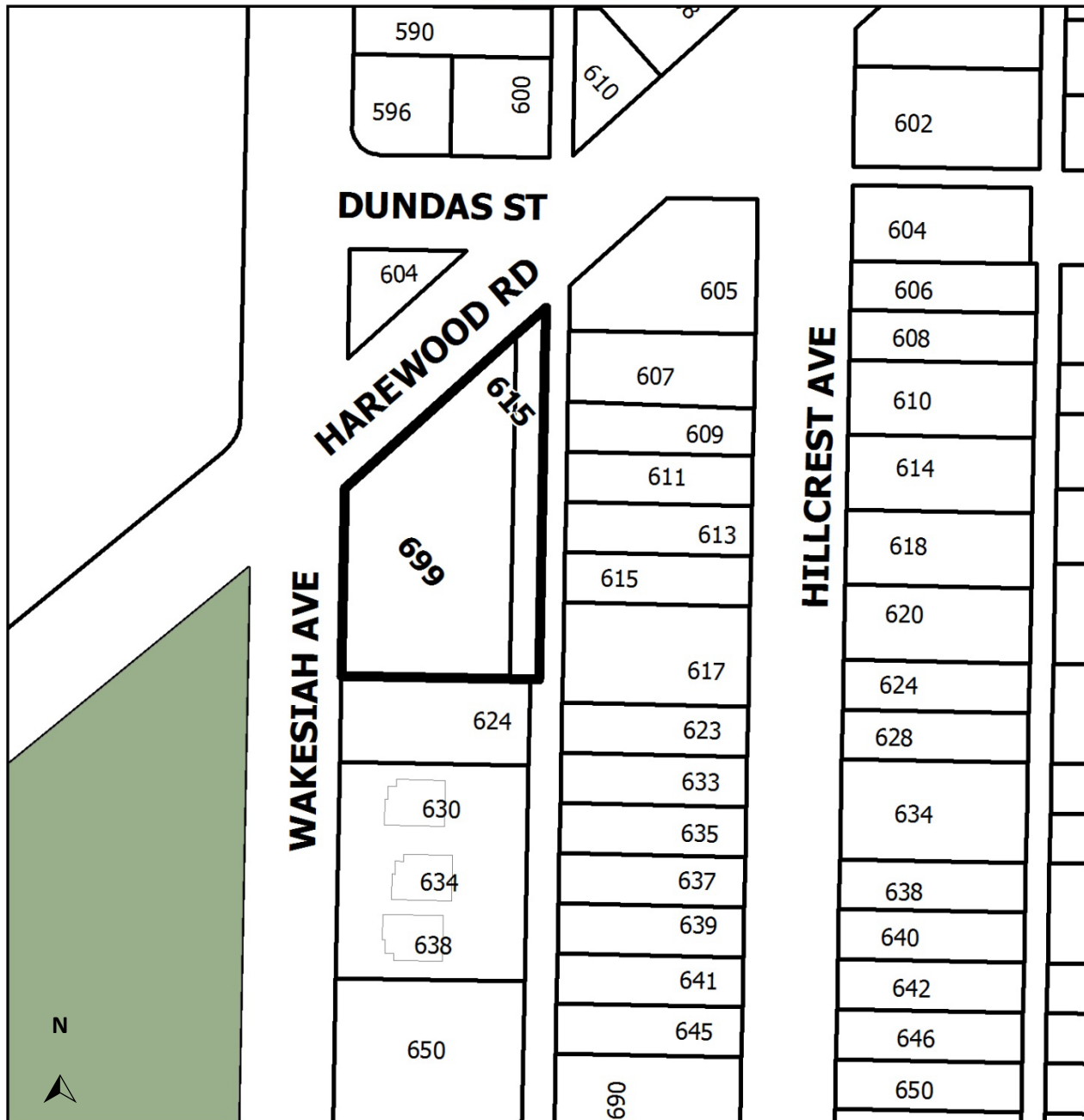
2017-SEP-07

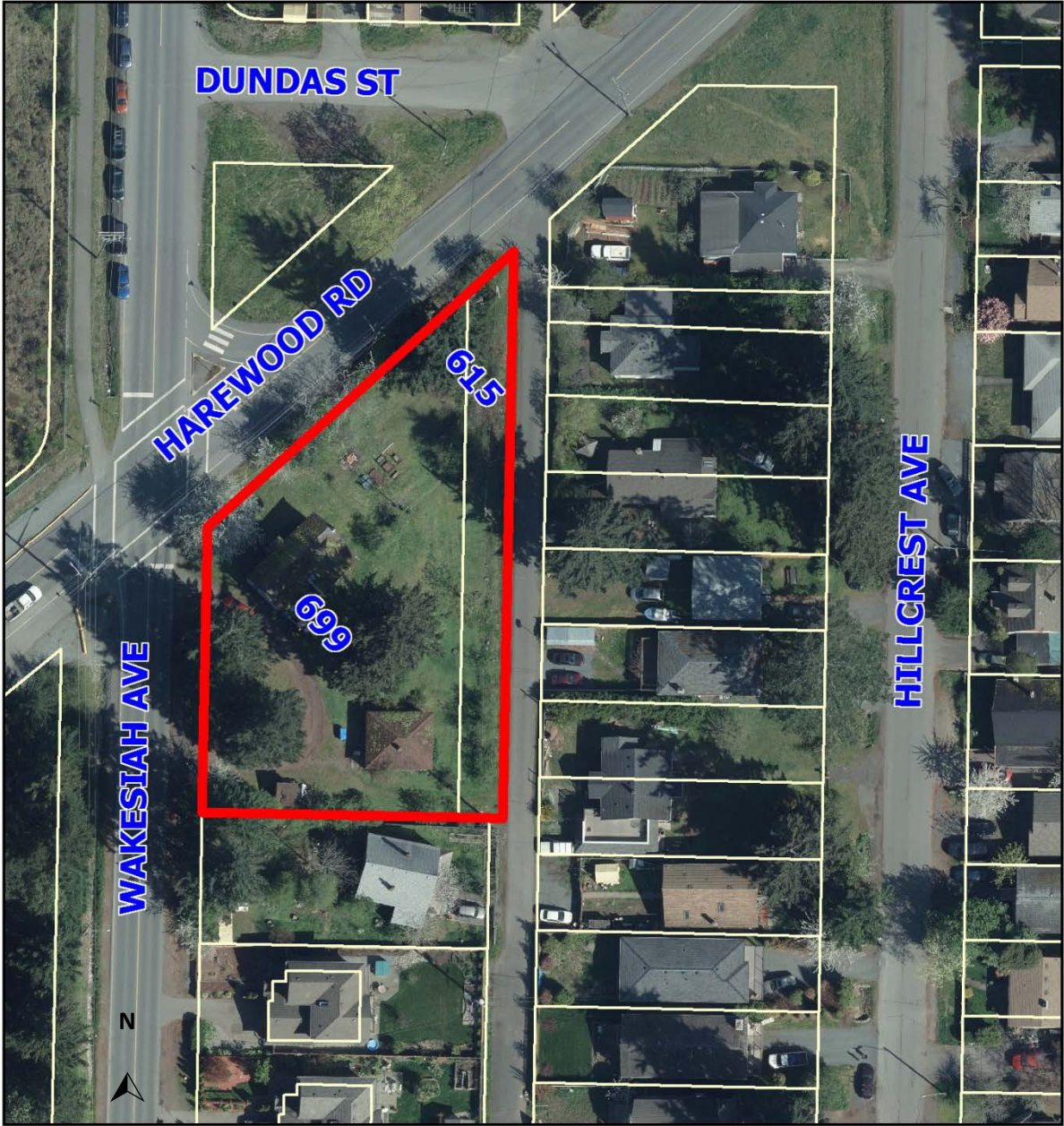
Bylaw 4500.112 – RA380

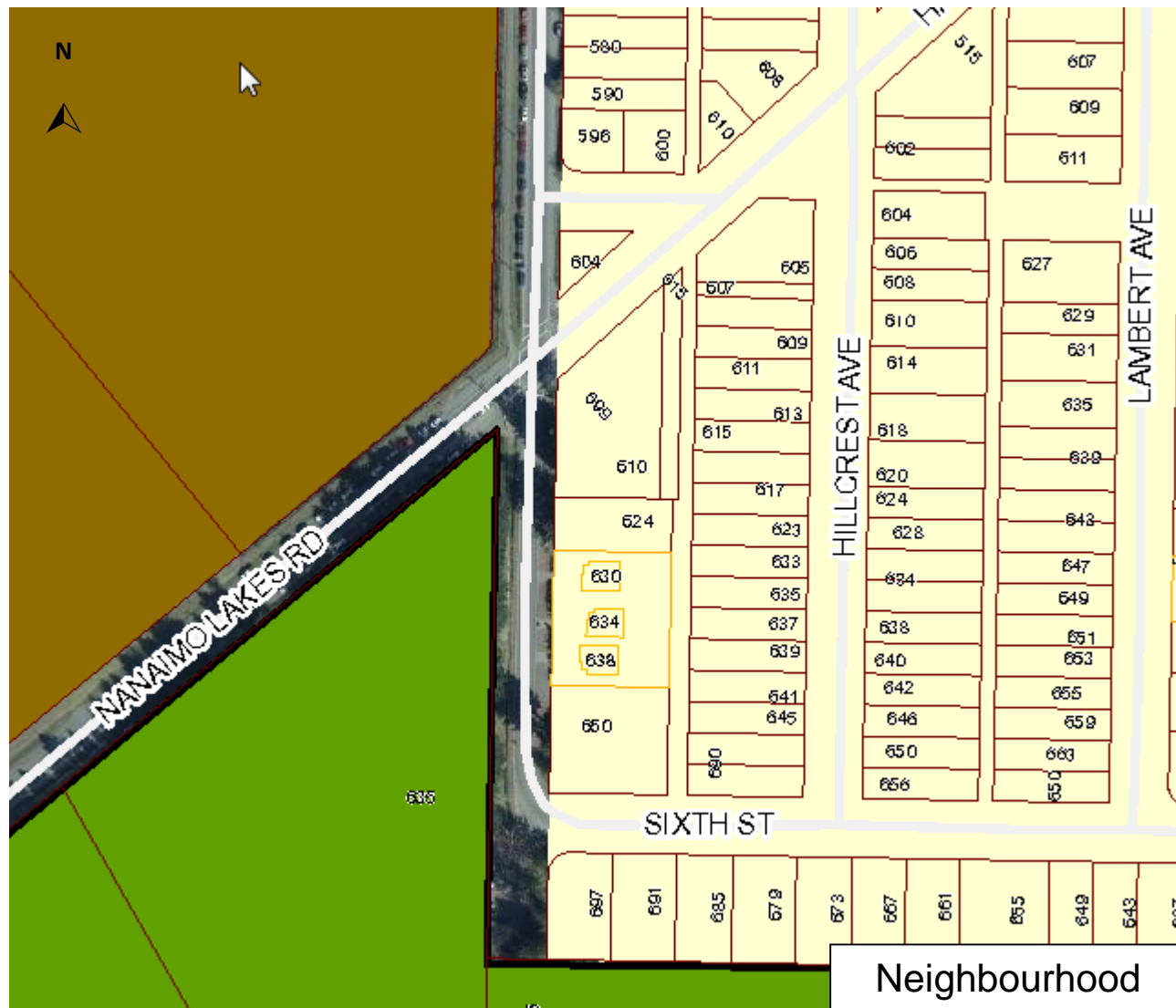
615 and 699 Harewood Road

To rezone the subject properties from Single Dwelling Residential (R1) to Three and Four Unit Residential (R5) to allow two fourplexes, one on each lot, in conjunction with a proposed lot line adjustment.

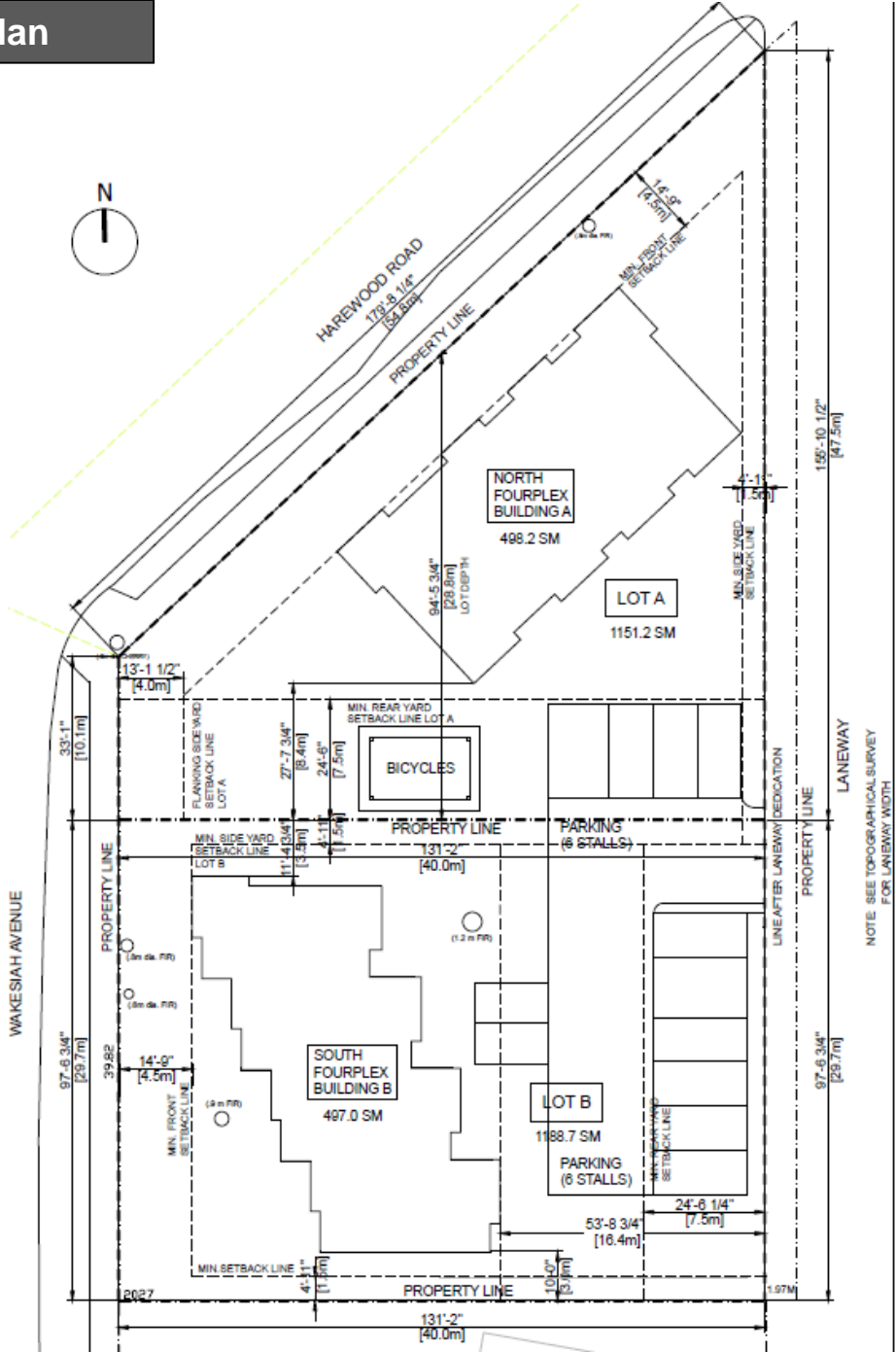
**Location Plan –
Subject Area**







Site Plan



SITE PLAN

	13 July 2017	Re-issued for Reasoning
	20 April 2017	Issued for Reasoning

Context Photos & Renderings



PRELIMINARY CONCEPT
CORNER OF HAREWOOD RD + WAKESIAH AVE.



EXISTING SITE
CORNER OF HAREWOOD RD. + WAKESIAH AVE.



EXISTING SITE
ALONG WAKESIAH AVE.



EXISTING SITE
ALONG WAKESIAH AVE. LOOKING BACK TOWARDS HAREWOOD



EXISTING SITE
ALONG LANEWAY LOOKING BACK TOWARDS HAREWOOD



EXISTING SITE
ALONG LANEWAY. FRONT FACADE OF NEIGHBOURING PROPERTY



EXISTING SITE
LOOKING DOWN LANEWAY



EXISTING SITE
LARGE TREE VIEWED FROM LANEWAY



PRELIMINARY CONCEPT
VIEW OF COURTYARD FROM BACK ALLEY

12 July 2017	Pre-Approved for Permitting
22 July 2017	Pre-Approved for Permitting
20 Aug 2017	Approved for Permitting

de Hoog & Keirulff architects

Address: 699 + 615 Harewood Rd. Nanaimo, BC
Phone: 250-754-1111 Fax: 250-754-1112
Email: info@dehoogkeirulff.com Website: www.dehoogkeirulff.com

Project Name

699 + 615
Harewood Rd.
Nanaimo, BC

Drawing Title

Preliminary Concept +
Existing Site

Project Number: N1510

Client: 699 + 615 Harewood Rd. Nanaimo, BC

Draw Date: 12 JULY 2017

Drawing: SK-2



SITE PLAN



PERSPECTIVE VIEW OF SITE



STREETSCAPE ALONG HAREWOOD ROAD



STREETSCAPE ALONG WAKESIAH AVENUE

11 July 2017	Re-submitted for Reconsideration
20 April 2017	Revised for Reconsideration

de Hoog & Keirull architects
 699 + 615
 Harewood Rd.
 Nanaimo, BC

Project Name

699 + 615
 Harewood Rd.
 Nanaimo, BC

Drawing Title

Streetscapes

Project Number	N1510
Scale	1/8" = 1' - 0"
Plot Date	12 JULY 2017
Drawing	SK-5

Elevations



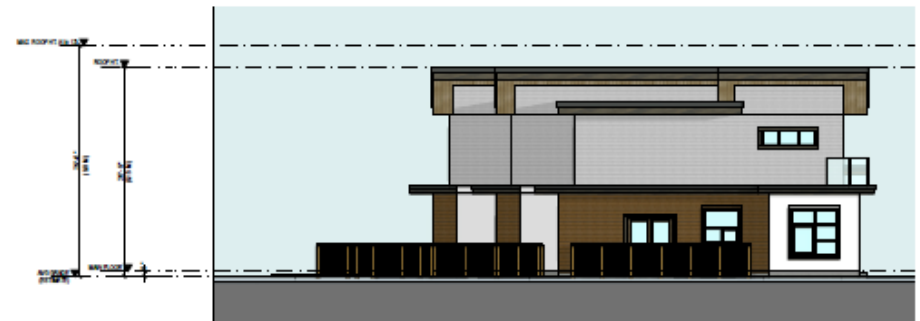
WEST ELEVATION (NORTHWEST) FRONT FACING HAREWOOD ROAD



EAST (SOUTHEAST) ELEVATION (REAR)



SOUTH ELEVATION (SIDE)



NORTH ELEVATION (SIDE)



SITE PLAN

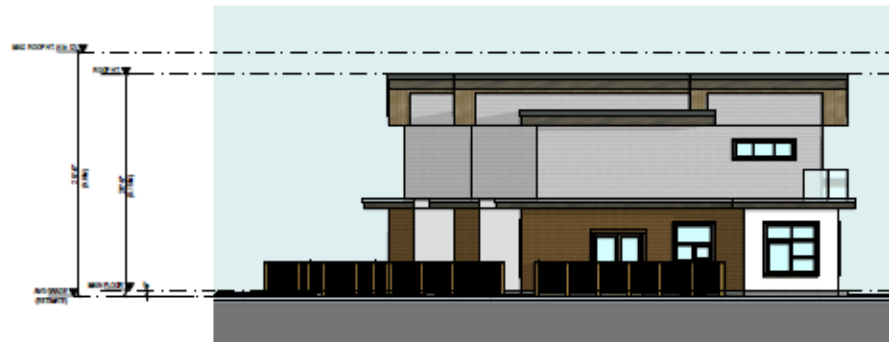
Elevations



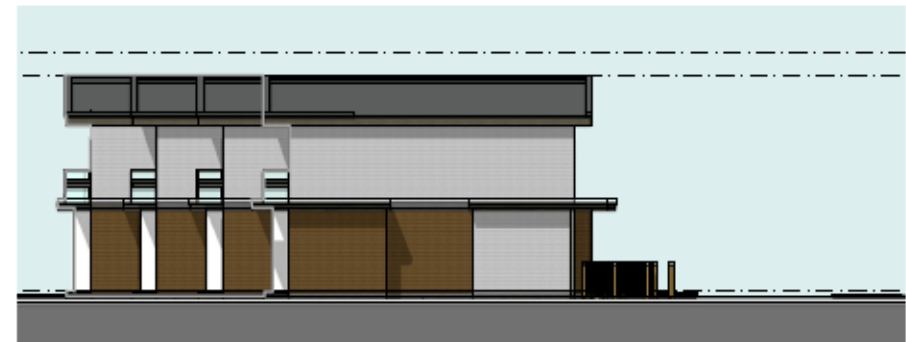
WEST ELEVATION (FRONT) FACING WAKESIAH



EAST ELEVATION (FACING PARKING)



NORTH ELEVATION (SIDE) FACING BUILDING A



SOUTH ELEVATION (SIDE) FACING PROPERTY TO SOUTH



SITE PLAN

Figure 3. Proposed layout overlaid on August 2016 airphoto with tree removal locations (red waypoints), Significant trees (yellow waypoints) and tree retention (green waypoints)



Bylaw 6500.035 – OCP84

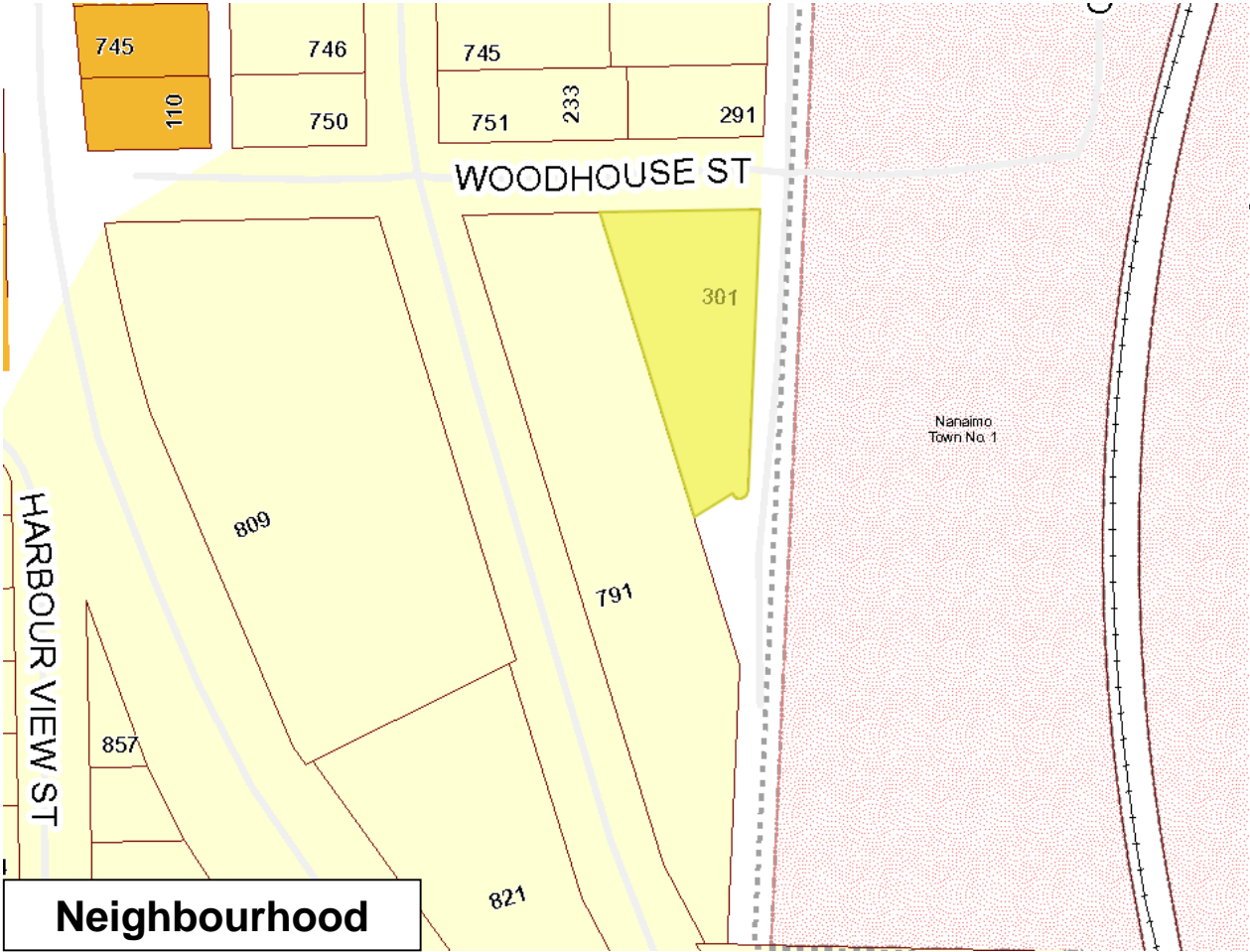
301 Eaton Street

To designate 301 Eaton Street as a property eligible to be granted a temporary use permit.

Location Plan –
Subject Area







SKETCH PLAN

COASTLAND WOOD INDUSTRIES LTD.

LOT 1, PLAN VIP74055 AND
LOT A, PLAN VIP74056, BOTH IN
SECTION 1, NANAIMO DISTRICT

ADDRESS: 791 HALIBURTON & 301 EATON

PROJECT SURVEYOR : D.W. HOLME

DRAWN BY : DWH DATE : FEB. 18/16

OUR FILE : 88430 REVISION : 1st



**J.E. ANDERSON
& ASSOCIATES**
SURVEYORS - ENGINEERS

1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1
TEL: 250-758-4631 FAX: 250-758-4660
E-MAIL: nanaimo@jeanderson.com
NANAIMO - VICTORIA - PARKSVILLE

LEGEND

ALL DIMENSIONS ARE IN METRES

DIMENSIONS ARE DERIVED FROM
LAND TITLE OFFICE RECORDS

SUBJECT TO CHARGES SHOWN ON:
TITLE NO. ET90605 (P.I.D. 025-454-714)
AS TO LOT 1, PLAN VIP74055; AND
TITLE NO. ET90606 (P.I.D. 025-455-249)
AS TO LOT A, PLAN VIP74056

- DENOTES IRON POST FOUND AT LOT CORNER
- ▲ DENOTES STAKE SET ON PROPERTY LINE

ATTACHMENT C
SUNNEYMUKW FIRST NATION / MT. BENSON FORESTRY LANDS LP
FIREWOOD LOT SKETCH PLAN (DRAFT)
AUGUST 2, 2017 | NOT SCALED
301 EATON STREET

