

From: [Ken Martinson](#)
To: [Public Hearing](#)
Subject: File No. RA000380
Date: Thursday, August 31, 2017 2:58:58 PM

Re: 699 Harewood road rezoning proposal.

I am glad to see that a proposal for 8 units on this land.
I have a few concerns:

1. The large fir trees should be removed before building commences because the branches are a hazard, and damaging the root system while building will make them unstable.
2. I don't see any place for the 3 garbage bins per unit (= 24 bins!), or a small mini dumpster on the property. There should be something, most likely in Common Area Lot A, just off Wakesiah ave, and NOT off the alley.
3. For security, most of the boundary with the alley should have a fence.
4. The parking seems adequate, and there should be proper parking places along the two main streets as well.
5. There should be good paths from the parking lot to each unit. This will be the main access paths to the units, and they should be in well done, and not dirt paths.
6. Outdoor storage lockers. With no garages, there may be a need for outdoor storage, as small as 3 ft x 3 ft, for each of the 8 units.

Regards,
Ken Martinson

From: [Lynne Coverdale](#)
To: [Public Hearing](#)
Subject: Re: Public Hearing, Rezoning of 615 and 699 Harewood Road
Date: Thursday, September 07, 2017 9:25:51 AM
Attachments: [Harewood development Sept 2017, draft.docx](#)

We live at 624 Wakesiah Ave, next door to 615/699 Harewood Road. Please find attached to this email a written statement that I intend to read out to Council tonight at the public hearing for the above rezoning. I am sending it in prior to the hearing to give members of Council the opportunity to look it over prior to the hearing.

I would appreciate it if you would please confirm that this statement has been received by your office.

Thank you very much,

Lynne Coverdale
624 Wakesiah Ave,
Nanaimo

LYNNE COVERDALE, 624 WAKESIAH AVE.

RE: PROPOSED REZONING OF 615/699 HAREWOOD ROAD

I and my husband, Michael Patrick Galvin, are owners of the property at 624 Wakesiah Ave, next door to 615/699 Harewood Road, which has been proposed for rezoning from R1, single family residential, to R5, Townhouse Residential, to allow for construction of 8 townhouse units on 2 lots to be created by changing the property boundaries of the 2 lots.

Our house was built in 1900 and is a designated heritage house, registered as the "Crewes Residence." It is one of the original houses built on the 5 acre parcels sold to mine employees at the time, possibly the only one left, and is thus of significant historic value in Nanaimo.

Evidently this zoning allows for either 3 or 4 units per lot. It is my opinion that consideration should be given to creating a covenant to allow for 3 units on each lot instead of 4, for the reason that this lower density will more likely make it possible to save the 5 significantly large Douglas Fir trees on the property. These trees are an important part of the overall tree canopy in the immediate area. They help to provide a transition between the forested park area and the more dense mixed housing areas along Wakesiah, Harewood, and Fifth and Sixth Streets. Large trees like these are priceless, and irreplaceable once gone.

Also, I have a strong concern with the additional traffic 8 units will create. On Wakesiah Ave near the Colliery Dam Park entrance, there is a sharp curve. The road is busy and is used as a shortcut or bypass of the downtown area. Turning near there can be seriously dangerous at times. The additional traffic will lead to more congestion and safety concerns both for residents getting in and out of driveways, etc., and for children walking to school. Scaling down to 6 units would lower these traffic concerns

I will say that if going from 4 to 3 units per lot means that the property would instead be subdivided into 4 lots for R1 zoning, which would in fact also allow for either in-law suites or carriage houses, I would then be more in favour of the current proposal, as it allows for more design control. But I do believe that finding a plan that allows for preserving the trees, and causes less additional traffic would be the best solution for the longterm quality of housing in the immediate area, and that scaling down to 6 units is a much better choice.

I realize that the purpose of this meeting is to determine possible rezoning and is not about actual design. However, this is the only forum I am aware of to discuss the proposed design. I feel very strongly that the modern design with the little slanted roofs is not at all suitable for this particular area, especially since it is right next door to our heritage home. The Harewood Neighbourhood Plan clearly states that "new development should maintain and enhance the residential character of the existing neighbourhood." This modern design does not fit into the character of the neighbourhood. The architects have stated that they "only do modern design" and "don't do gabled roofs." This raises alarm bells to my way of thinking. In my view they need to come up

with a more appropriate design in keeping with the character of the neighbourhood. I also request that appropriate design would include fencing, hedging, and other landscaping as screening for noise and for optimum privacy for our heritage home. We have a big Labrador Retriever and the fence along the property line needs to remain secure at all times during construction.

I think that the plan for 8 units is not that different from the 11 units which was previously voted down by Council. Scaling down to 6 units would create less of an increase in traffic in the area and provide a more appropriate buffer between the park and the mainly single family housing which currently exists on this block. I think that Harewood Road is a more appropriate transition line for greater density.

I request that City Council look at the above measures so this development will have the least impact on the immediate residential area and on our adjacent property.

From: [Monique Raap](#)
To: [Public Hearing](#)
Subject: Regarding Rezoning application - RA000380
Date: Thursday, September 07, 2017 11:14:31 AM
Attachments: [Regarding Rezoning application public hearing RA000380.pdf](#)

Hello Council,

I am a long time neighbor of the property in question.

I am not able to attend the public hearing tonight so I have expressed my views in the attached pdf. I have a photo of a view of the property in question in the document and I will also attach the photo to this email.

Thank-you in advance for hearing my views on this application.

Best regards,

Monique

Raap

600 Dundas St.
Nanaimo, B.C.
V9R 1L7

To: The Council of the City of Nanaimo

September 7, 2017

In regards to the Public Hearing for Rezoning application – RA000380

I am writing this letter because I cannot attend the Public Hearing this evening.

I have owned the property 600 Dundas St. which directly faces 615 and 699 Harewood Rd. for 21 years and have lived in it most of the time and I am opposed to this rezoning application.

For the last 20 years there has almost constantly been illegal drug dealing, prostitution, gang related activity, busts, chaos, and calls to the police, with our immediate neighbours. Finally for the first time in 20 years we don't seem to have any crime related issues mainly because the property beside on us, 610 Harewood was purchased a few years ago. The sale of the house was the only thing that could get rid of the supposedly "worst of the worst" (said to me by special street crime cops) criminally involved people and activity. I don't look forward to more people living in 4 plexes in the area. We have moved out of our home two times because of the illegal activity and the chaos that follows from neighbours.

Thoughtful and attractively designed and built family homes attract homeowners, people, and families who care about their house and who lives in it. A good example of this are the 4 peaceful family houses that have been built on the other side of this property in the last 20 years.

In terms of traffic around the property under discussion during the day VIU students need to park all along Harewood Rd, Wakesiah and Nanaimo Lakes Rd. See photo below that I took this morning facing 615 and 699 Harewood Rd. property. I don't think disallowing students to park along these roads is a solution either.



It is already a very busy intersection and corner. If this housing complex goes thru I will push to have our small section of Dundas St. closed somehow to discourage traffic from racing by right in front of our house to avoid the Harewood Rd / Nanaimo Lakes Rd intersection which is already a hazard.

Also the Colliery dams is a very busy place during the day and also attracts the homeless and questionable business at night. Last weekend I had to call 911 at 5 am because I heard a couple fighting and a girl screaming by/in the dams by Nanaimo Lakes Rd. The police showed up and several police vehicles were there with the couple for a long time, not sure what became of it all but it really didn't sound good. We don't need more heavy parties in the neighbourhood.

Two 4-plexes will be an eye sore for the surrounding family homes and I would think will decrease the value of the surrounding properties. I could understand allowing 3 homes instead of 2 on the 2 properties combined because the land in question is larger than the surrounding lots.

These are my thoughts and concerns on this rezoning application as a long time neighbour and resident of the area, I hope the Council will reconsider.

Thank-you for your time in reading this.

Best regards,

Monique Raap

600 Dundas St.
Nanaimo, B.C.
V9R 1L7

From: [Lisa Reid](#)
To: [Public Hearing](#)
Subject: Rezoning Application 615 and 699 Harewood Road
Date: Thursday, September 07, 2017 3:58:30 PM

To Whom it May Concern,

I am unable to attend the public hearing for the rezoning application -RA000380 for 615 and 699 Harewood Road but would like you to please take my opinion into consideration at this evening's council meeting.

I live at 630 Wakesiah, two house down from the proposed townhouse complex and I am very concerned that the proposed fourplex's do not fit into the "Neighborhood" designation as per the official community plan. My home is on a block of well taken care of single family homes, and a large modern townhouse complex will be obtrusive to the current neighborhood atmosphere. Had this particular townhouse complex been built when I purchased my home I never would have considered buying on this street. I believe that this type of building complex will lower the resale value and desirability of my home.

I am concerned that this many parking spaces/cars will be very noisy on our otherwise quite lane.

I am absolutely certain that the way the proposed unit on lot B is planned it will create a lot of noise and lack of privacy for the character home at 624 Wakesiah.

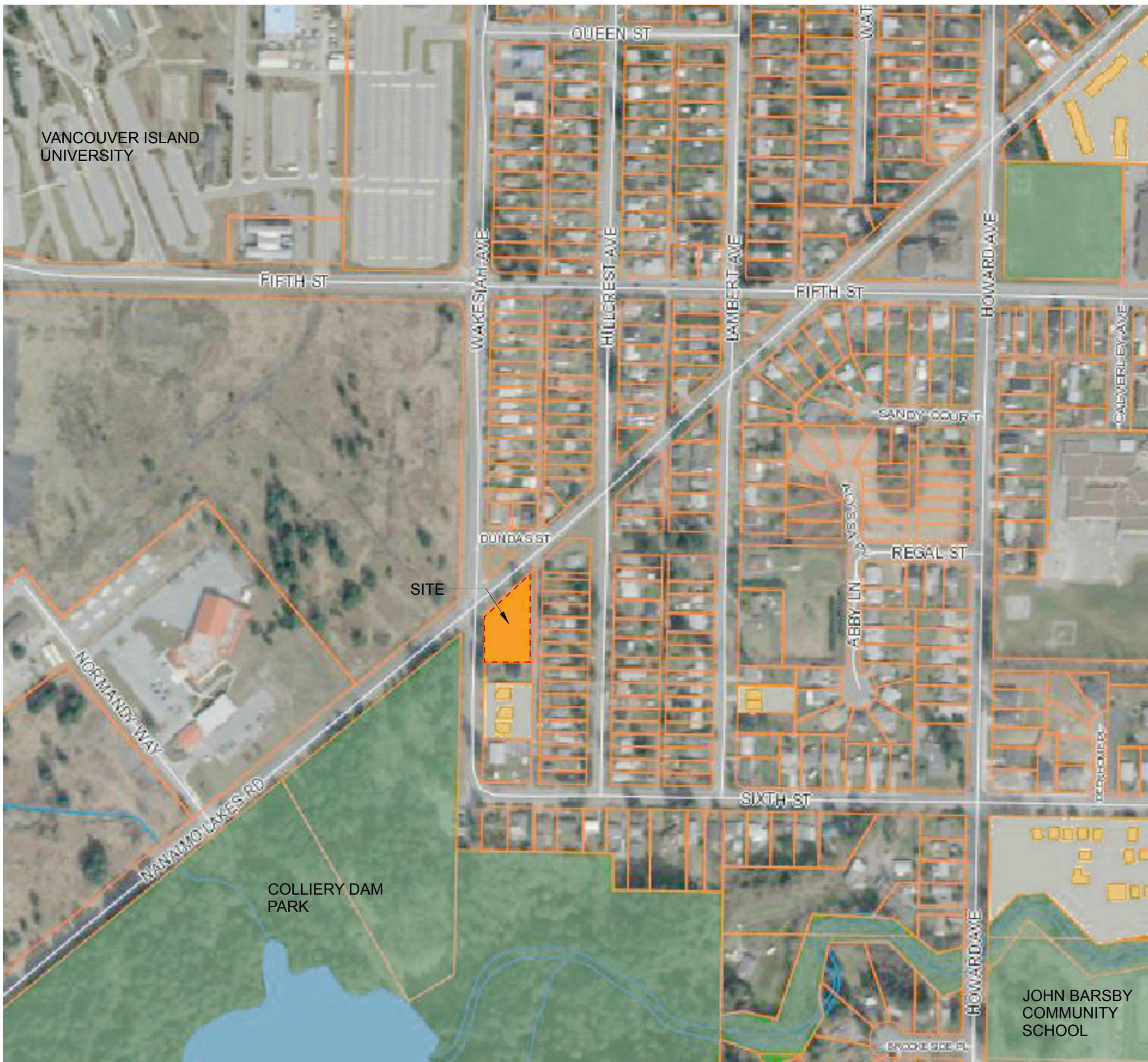
The current neighborhood is a mix of heritage homes and traditionally styled homes while the proposed units are a very modern design and does not belong next to a character home.

Thank you for your consideration,

Lisa Reid



SITE PLAN
SCALE: 1/16" = 1'-0"



CONTEXT PLAN
SCALE: 1/64" = 1'-0"

SITE DATA

ADDRESS: 699 HAREWOOD RD., NANAIMO, BC
LEGAL DESCRIPTION:
SECTION 22, RANGE 5, SECTION 1, NANAIMO DISTRICT, PLAN 630 EXCEPT THOSE PARTS IN PLANS 1566 AND 1575
FOLIO: 16235.000
PID: 008-742-316

ADDRESS: 615 HAREWOOD RD., NANAIMO, BC
LEGAL DESCRIPTION:
LOT B, SECTION 1, NANAIMO DISTRICT, PLAN 1566
FOLIO: 17115.000
PID: 007-180-756

TOTAL SITE AREA: .234 ha = 2340 SM (25,188 SF)
Note: Site Area from Survey

PROPOSED LOT A

CURRENT ZONE: R1
PROPOSED ZONE: R5

AREAS
LOT A = 1151.2 SM (12,392 SF)
BUILDING A = 498.22 SM (5,363 SF)

FAR
PROPOSED FAR: 43
MAX. FAR: 2.0
NUMBER OF UNITS: 4 (3 BEDROOM UNITS)

PARKING
REQUIRED: 1.66 STALLS/UNIT X 4 UNITS = 6 STALLS
PROVIDED: 6 STALLS

LOT COVERAGE - LOT A
MAX. LOT COVERAGE, ZONE R5 = 50%
BUILDING COVERAGE = 284.5 SM (3,062.5 SF)
(INCLUDES COVERED BIKE STORAGE)
PROPOSED LOT COVERAGE = 284.5 SM/ 1151.2 SM = 24.7%
LOT DEPTH: 28.8 M (MIN. 26.5 L)

SETBACKS
FRONT YARD (HAREWOOD) REQ. 4.5 M PROP. 4.5 M
SIDE YARD (ALONG ALLEY) 1.5 M 1.5 M
REAR YARD (SOUTH) 7.5 M 8.4 M
NOTE: LOT IS TRIANGULAR

BUILDING HEIGHTS
MAX BLDG HT (4 IN 12) = 9.0 M (29.5 FT)
PROPOSED HT (APPROX.) = 8.15 M (26.75 FT)

PROPOSED LOT B

CURRENT ZONE: R1
PROPOSED ZONE: R5

AREAS
LOT B = 1188.7 SM (12,796 SF)
BUILDING B = 497.0 SM (5,350 SF)

FAR
PROPOSED FAR: 42
MAX. FAR: 2.0
NUMBER OF UNITS: 4 (3 BEDROOM UNITS)

PARKING
REQUIRED: 1.66 STALLS/UNIT X 4 UNITS = 6 STALLS
PROVIDED: 6 STALLS

LOT COVERAGE - LOT B
MAX. LOT COVERAGE, ZONE R5 = 50%
BUILDING COVERAGE = 258.14 SM (2,778.7 SF)
PROPOSED LOT COVERAGE = 258.14 SM/ 1188.7 SM = 21.7%

SETBACKS
FRONT YARD (WAKESIAH) REQ. 4.5 M PROP. 4.5 M
SIDE YARD (NORTH) 1.5 M 4.5 M
SIDE YARD (SOUTH) 1.5 M 3.0 M
REAR YARD 7.5 M 16.4 M

BUILDING HEIGHTS
MAX BLDG HT (4 IN 12) = 9.0 M (29.5 FT)
PROPOSED HT (APPROX.) = 8.15 M (26.75 FT)

| | |
|---------------|------------------------|
| | |
| 13 July 2017 | Re-Issued for Rezoning |
| 20 April 2017 | Issued for Rezoning |

de Hoog & Keirulff architects

Nanaimo 102 - 5150 Dublin Way V8T 2K8
Tel: 250-695-5810
www.dhk.ca
Victoria 977 Fort Street V8V 3K3
Tel: 250-658-3587
www.dhk.ca

Project name

699 + 615
Harewood Rd.
Nanaimo, BC

Drawing Title

Context Plans
Project Data

| | |
|----------------|--------------|
| Project Number | N1510 |
| Scale | AS NOTED |
| Plot Date | 13 JULY 2017 |
| Drawing | SK-1 |



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

| | | |
|---------------|------------------------|--|
| | | |
| 13 July 2017 | Re-issued for Rezoning | |
| 20 April 2017 | Issued for Rezoning | |

de Hoog & Keirulff architects

Nanaimo
102 - 5160 Duane Way V8T 2K8
Tel: 250.695.5810
www.dhka.ca

Victoria
877 Fort Street V8V 3K3
Tel: 250.658.3587
www.dhka.ca

Project name

699 + 615
Harewood Rd.
Nanaimo, BC

Drawing Title

Preliminary Concept +
Existing Site

| | |
|----------------|--------------|
| Project Number | N1510 |
| Scale | 1/8"=1'-0" |
| Plot Date | 13 JULY 2017 |
| Drawing | SK-2 |

DRAWING: TOPOGRAPHIC

DATE: DEC. 08/16

SCALE: 1:150

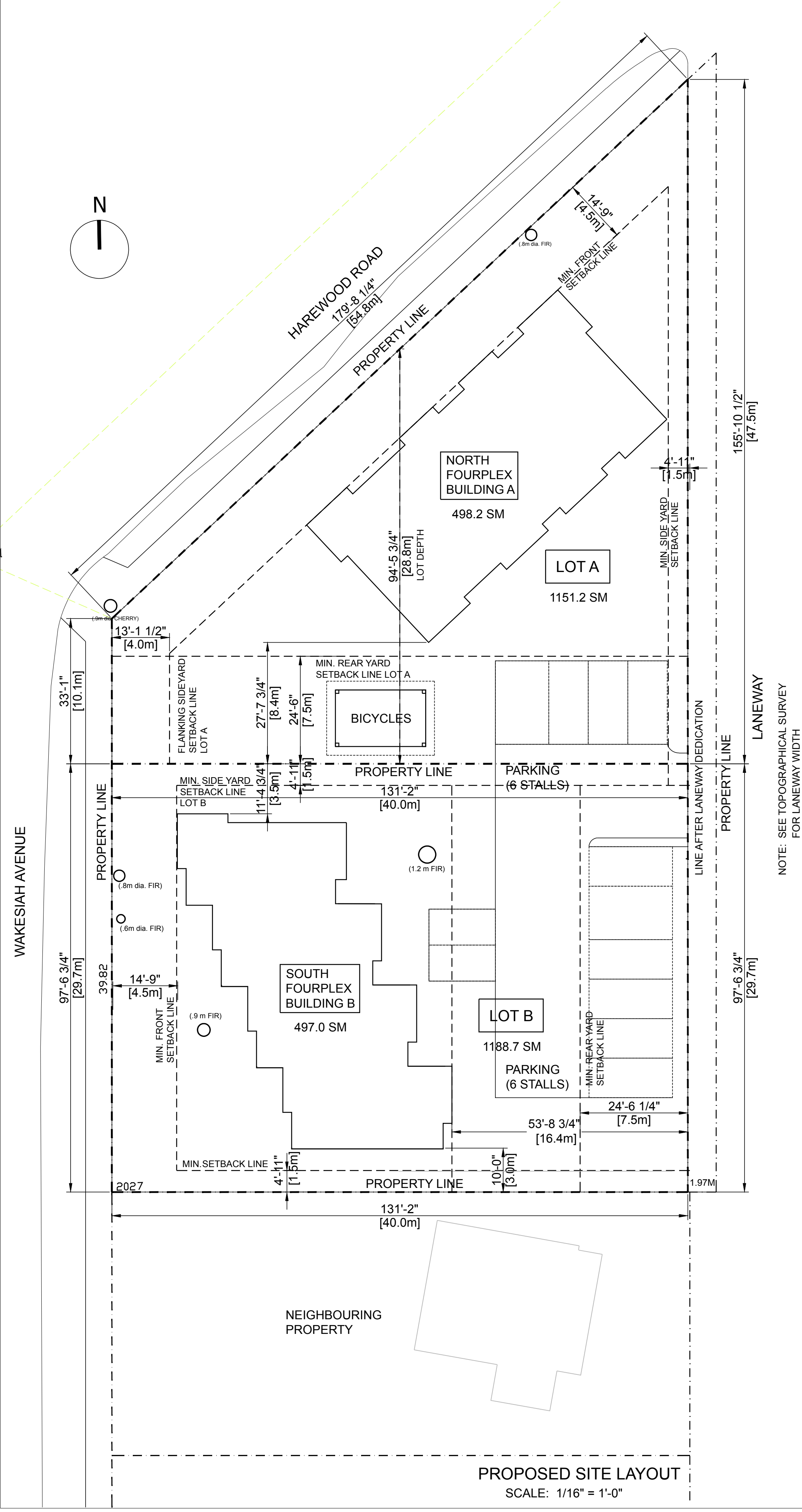
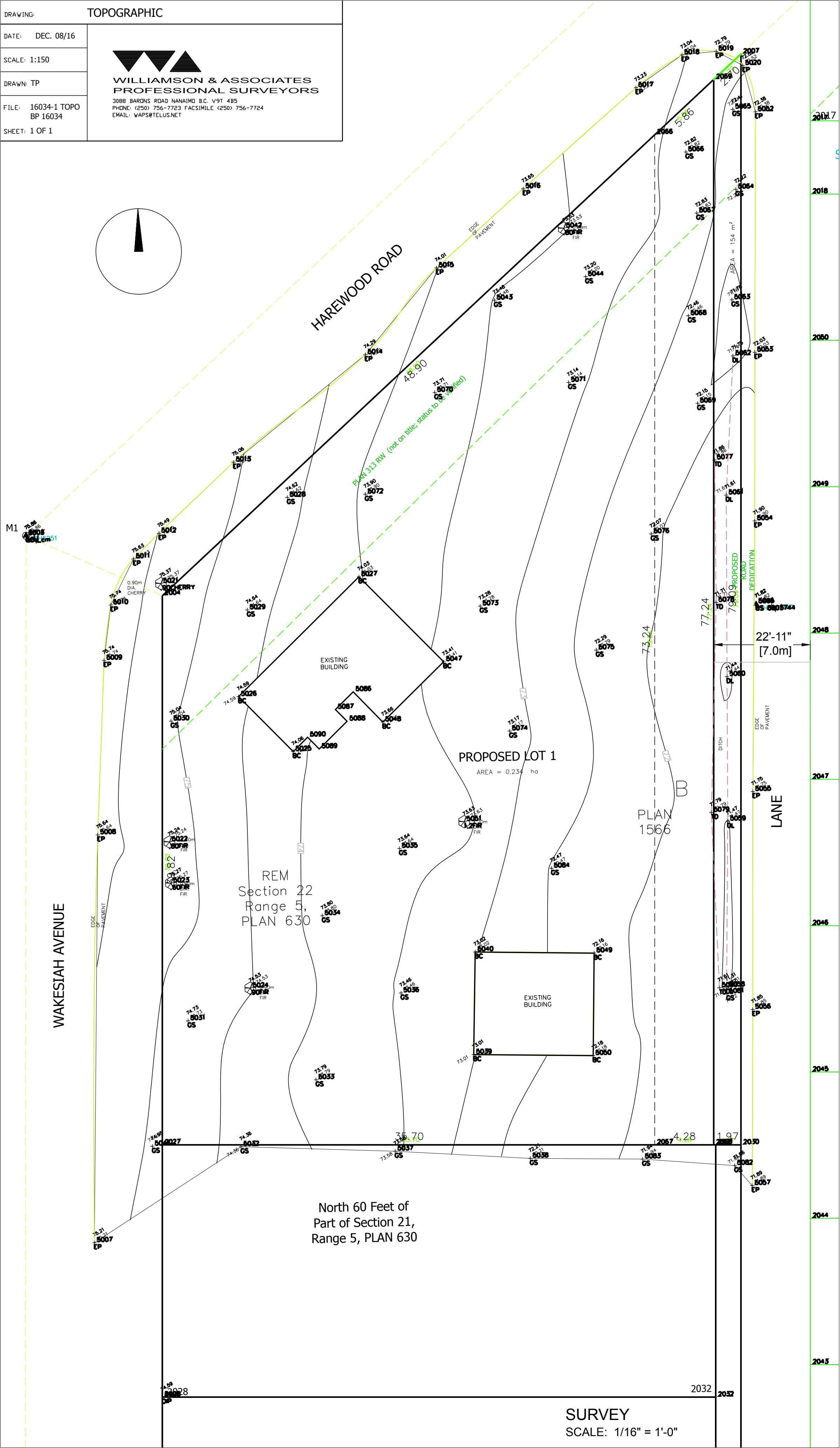
DRAWN: TP

FILE: 16034-1 TOPO
BP 16034

SHEET: 1 OF 1

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS

3088 BARKINS ROAD NANAIMO B.C. V9T 4B5
PHONE: (250) 756-7723 FACSIMILE: (250) 756-7724
EMAIL: WAPROTEL@CSH.NET



SITE PLAN

| | |
|---------------|------------------------|
| | |
| 13 July 2017 | Re-Issued for Rezoning |
| 20 April 2017 | Issued for Rezoning |

de Hoog & Keirulff architects

Nanaimo
102 - 5160 Duin Way V8T 2K8
Tel: 250.685.5810
www.dhk.ca

Victoria
877 Fort Street V8V 3K3
Tel: 250.658.3587
www.dhk.ca

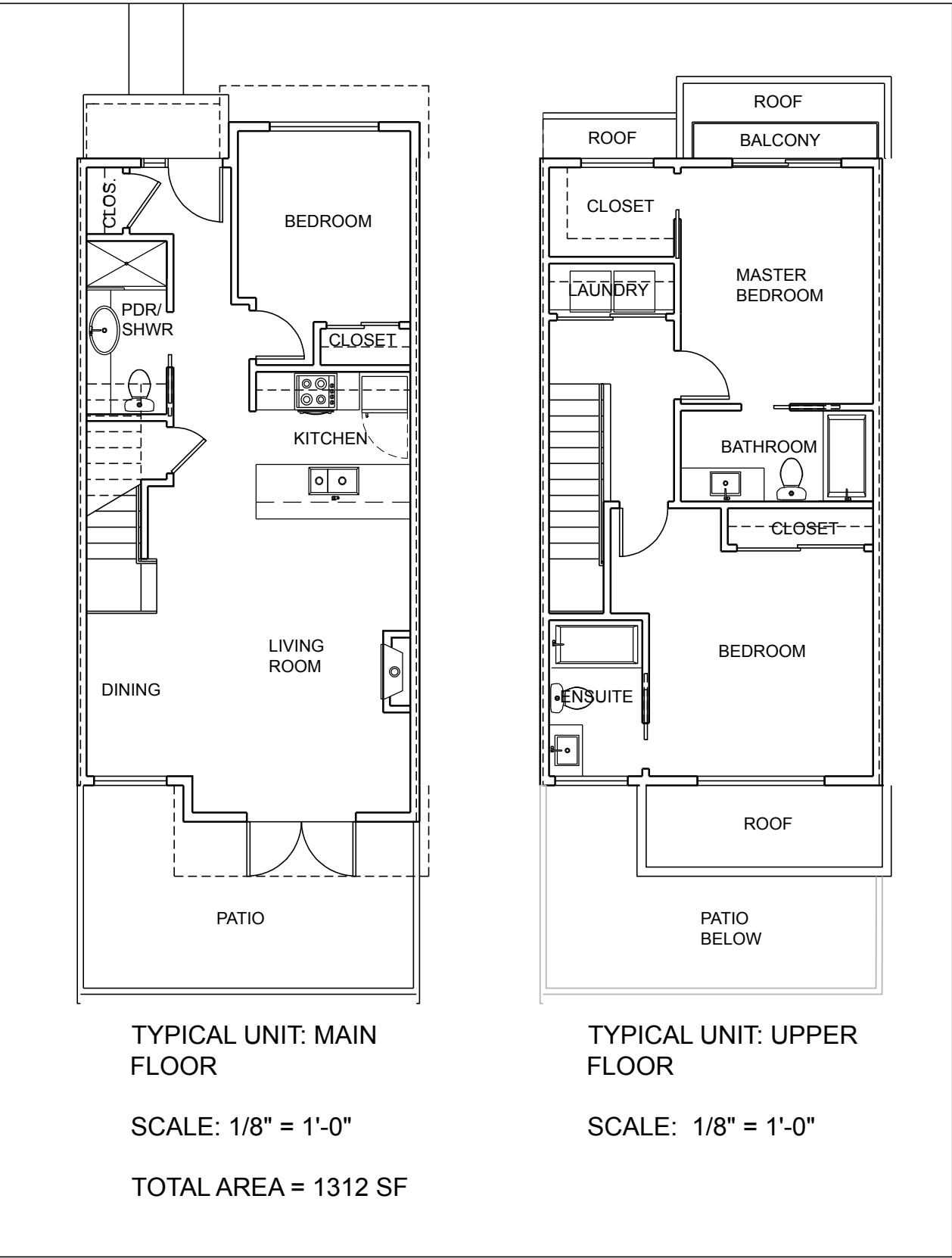
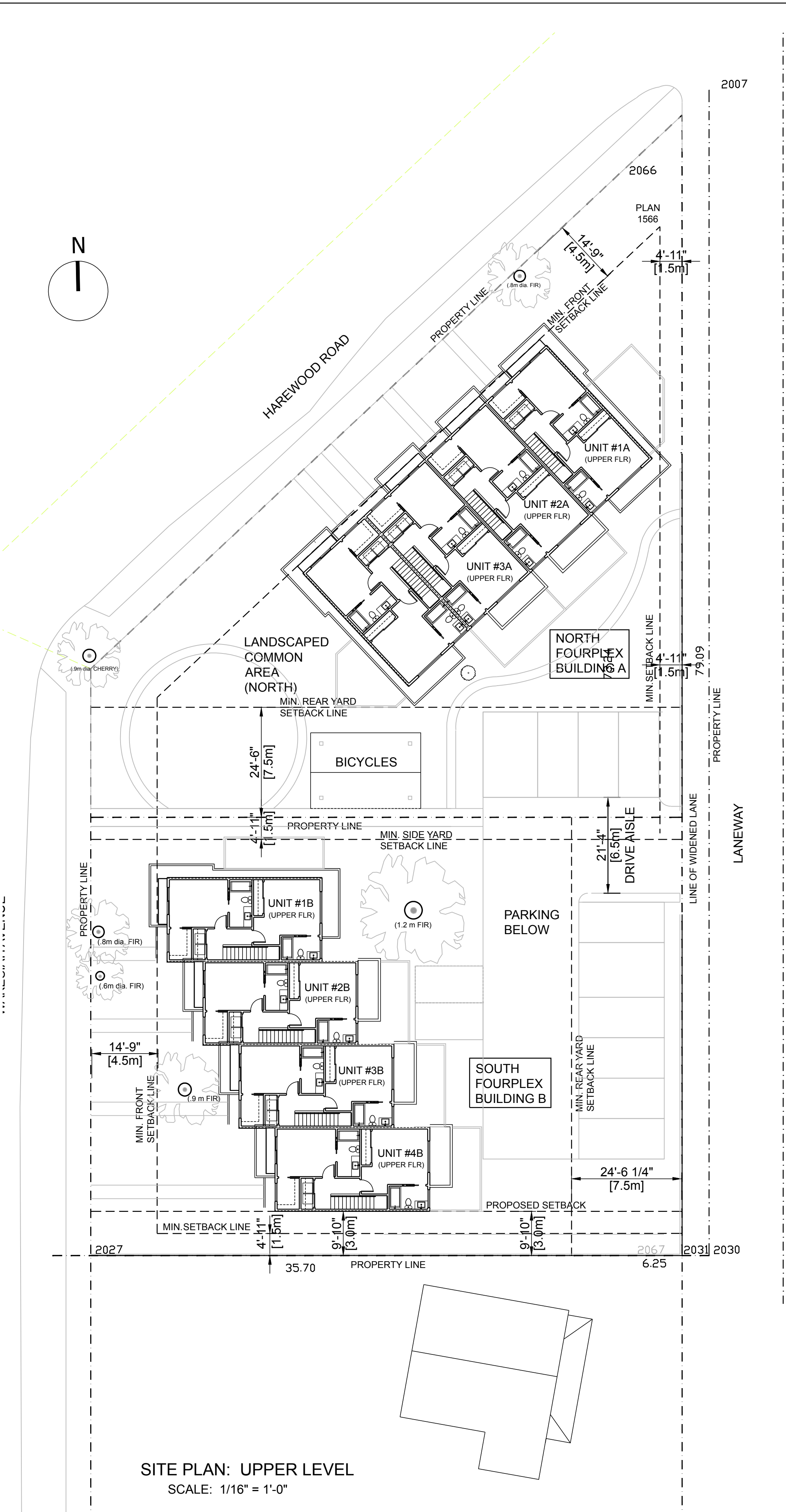
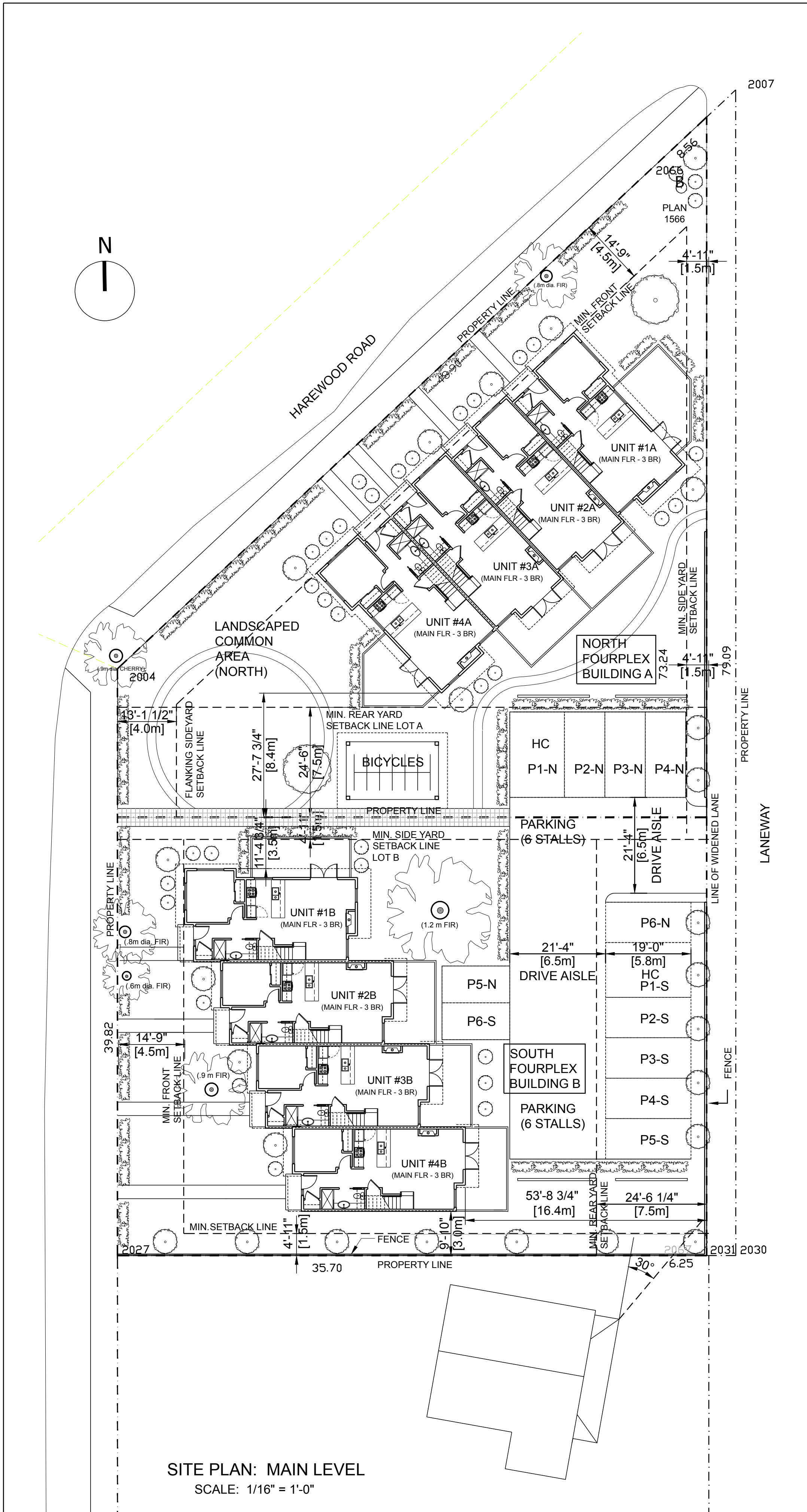
Project name

699 + 615
Harewood Rd.
Nanaimo, BC

Drawing Title

Survey + Proposed
Site Layout

| | |
|----------------|---------------|
| Project Number | N1510 |
| Scale | 1/16" = 1'-0" |
| Plot Date | 13 JULY 2017 |
| Drawing | SK-3 |



| | |
|---------------|------------------------|
| | |
| 13 July 2017 | Re-issued for Rezoning |
| 20 April 2017 | Issued for Rezoning |

de Hoog & Keirulff architects
Nanaimo 102 - 5160 Duinin Way V8T 2K8 Tel: 250.685.5810 www.dhk.ca
Victoria 677 Fort Street V8V 3K3 Tel: 250.658.3587 www.dhk.ca

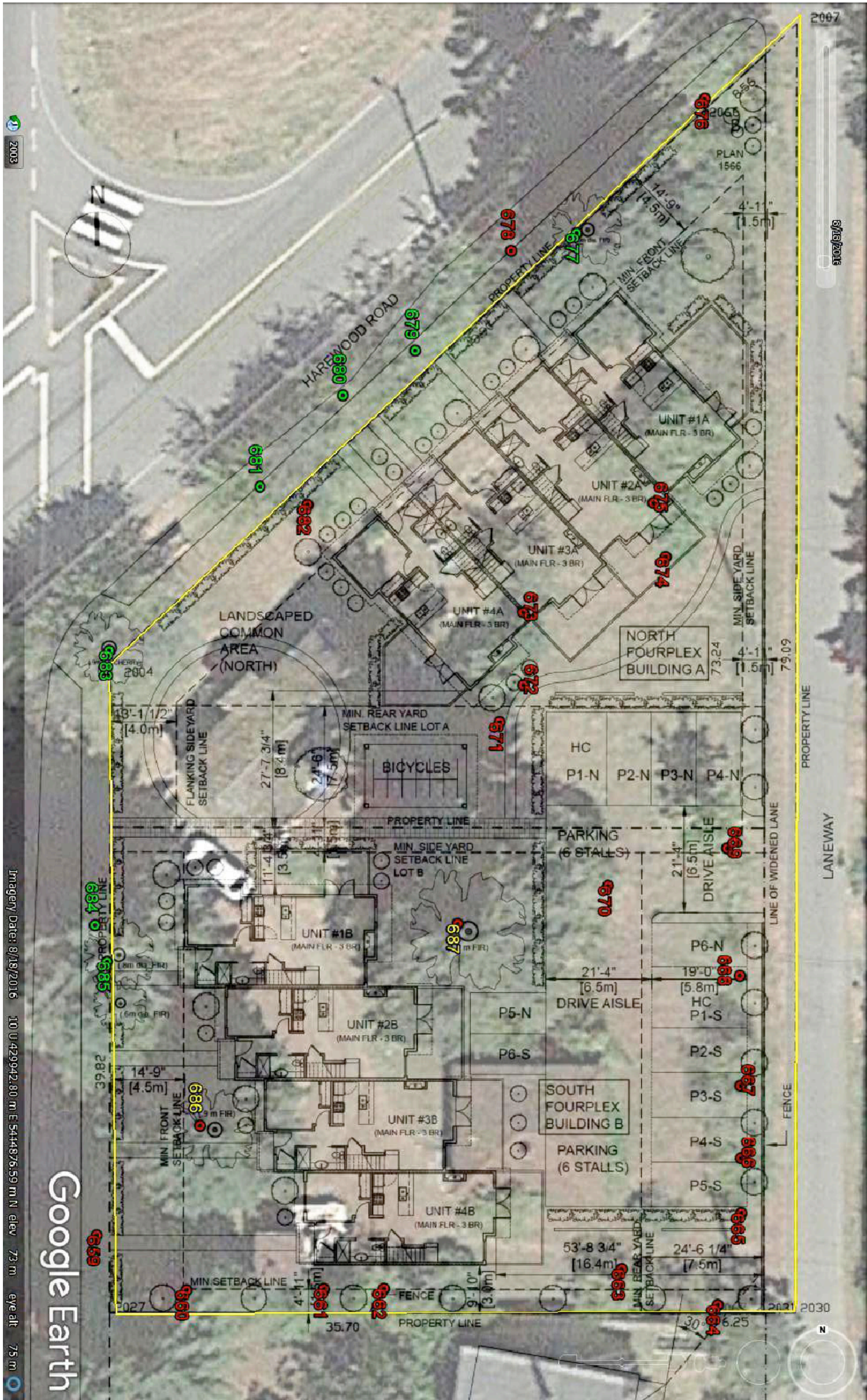
Project name

699 + 615
Harewood Rd.
Nanaimo, BC

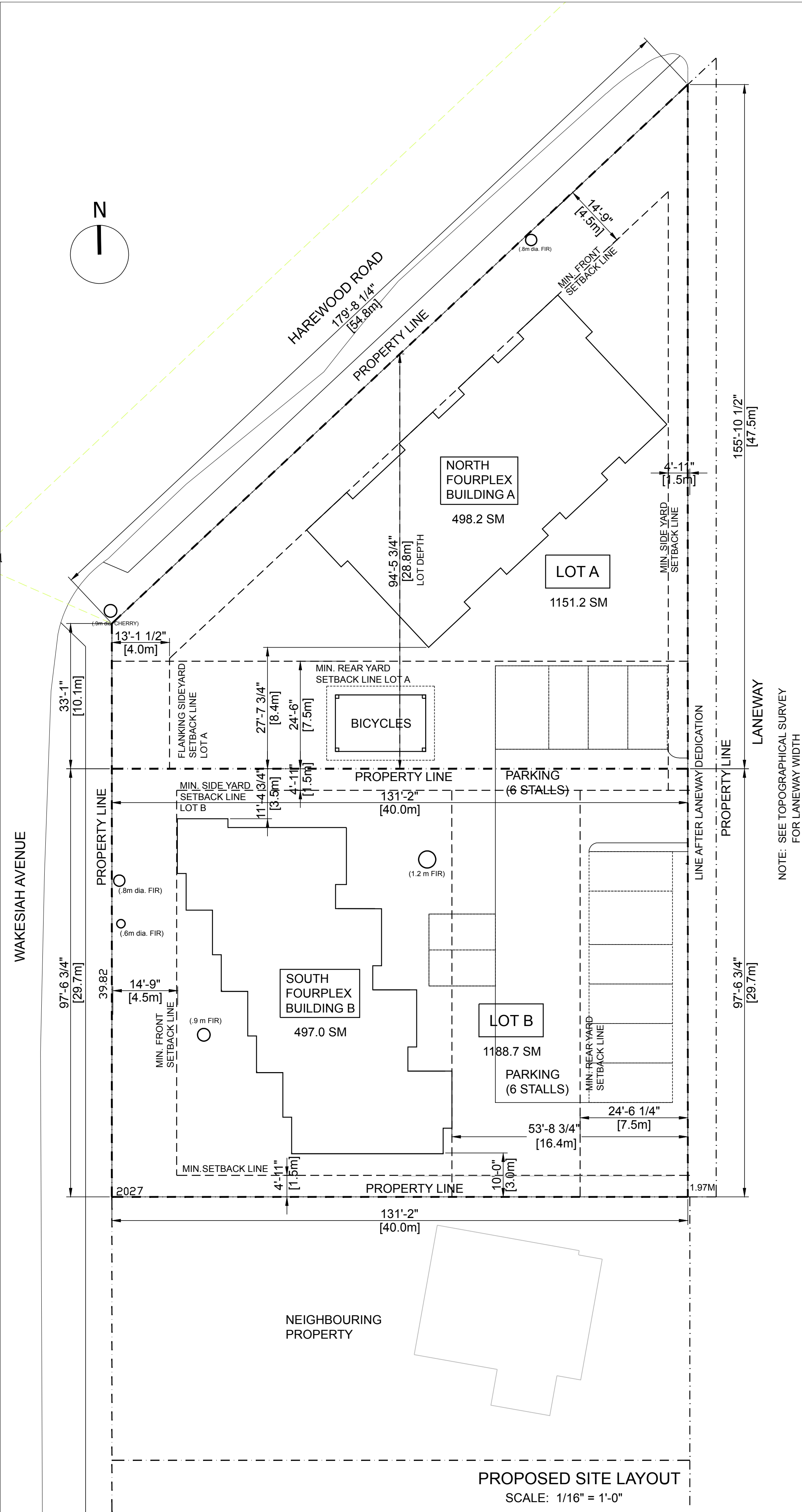
Drawing Title

Site Plan +
Unit Layouts

| | |
|----------------|--------------|
| Project Number | N1510 |
| Scale | AS NOTED |
| Plot Date | 13 JULY 2017 |
| Drawing | SK-4 |



TREE MANAGEMENT PLAN
SCALE: 1/16" = 1'-0"



SITE PLAN

| | |
|---------------|------------------------|
| | |
| 13 July 2017 | Re-issued for Rezoning |
| 20 April 2017 | Issued for Rezoning |

de Hoog & Keirulff architects

Nanaimo
102 - 5160 Duane Way V8T 2K8
Tel: 250.685.5810
www.dhk.ca

Victoria
677 Fort Street V8V 3K3
Tel: 250.688.3587
www.dhk.ca

Project name

699 + 615
Harewood Rd.
Nanaimo, BC

Drawing Title

Tree Management Plan +
Proposed Site Layout

| | |
|----------------|---------------|
| Project Number | N1510 |
| Scale | 1/16" = 1'-0" |
| Plot Date | 13 JULY 2017 |
| Drawing | SK-3 |



SITE PLAN



PERSPECTIVE VIEW OF SITE



STREETSCAPE ALONG HAREWOOD ROAD



STREETSCAPE ALONG WAKESIAH AVENUE

| | |
|---------------|------------------------|
| | |
| 13 July 2017 | Re-issued for Rezoning |
| 20 April 2017 | Issued for Rezoning |

| | |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------------|
| de Hoog & Keirulf architects | |
| Nanaimo 102 - 5160 Duain Way V8T 2K8 Tel: 250-695-5810 www.dhka.ca | Victoria 877 Fort Street V8V 3K3 Tel: 250-658-3587 www.dhka.ca |

Project name

699 + 615
Harewood Rd.
Nanaimo, BC

Drawing Title

Streetscapes

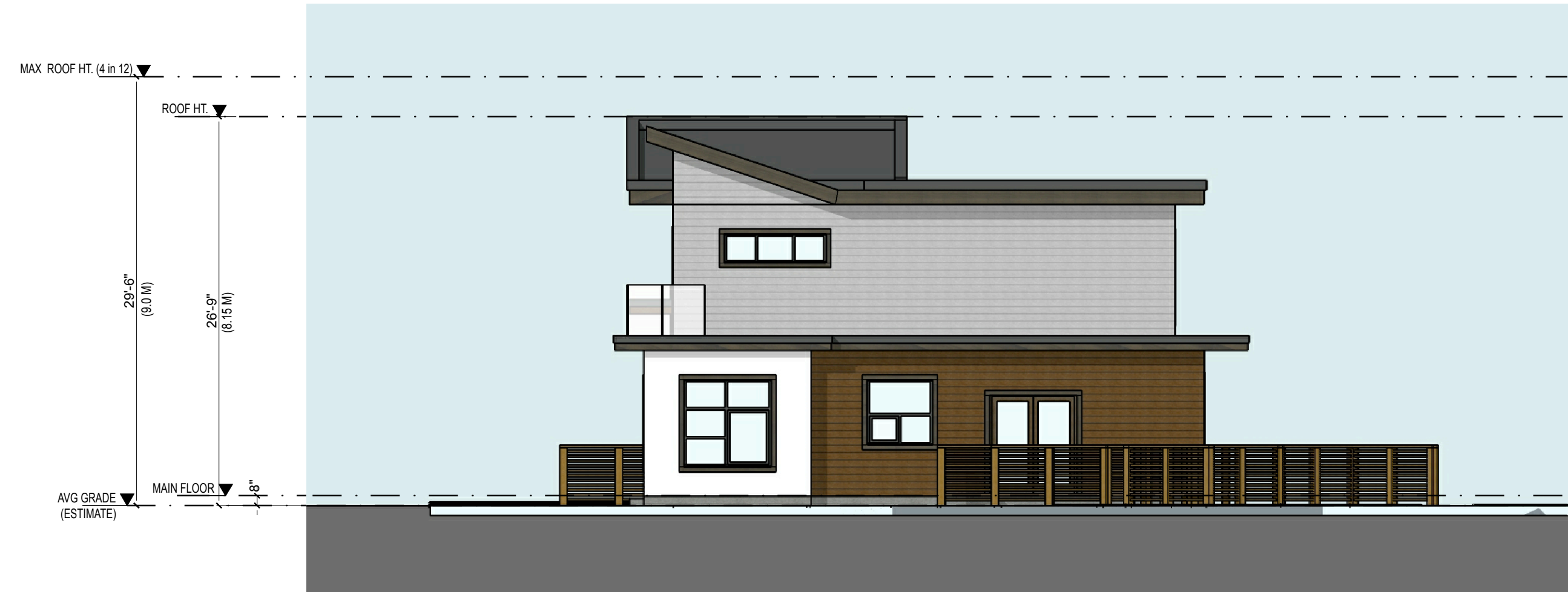
| | |
|----------------|--------------|
| Project Number | N1510 |
| Scale | 1/8"=1'-0" |
| Plot Date | 13 JULY 2017 |
| Drawing | SK-5 |



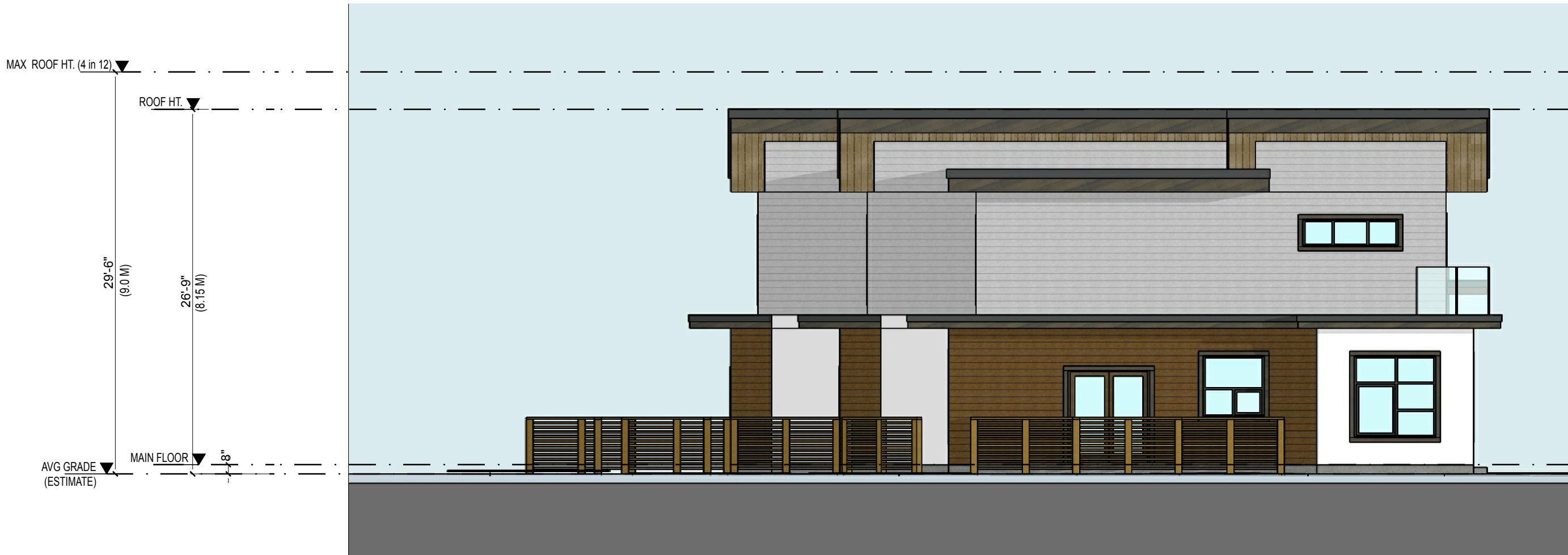
WEST ELEVATION (NORTHWEST) FRONT FACING HAREWOOD ROAD



EAST (SOUTHEAST) ELEVATION (REAR)



SOUTH ELEVATION (SIDE)



NORTH ELEVATION (SIDE)



SITE PLAN

| | |
|---------------|------------------------|
| | |
| 13 July 2017 | Re-issued for Rezoning |
| 20 April 2017 | Issued for Rezoning |

de Hoog & Keirulf architects

Nanaimo
102 - 5160 Dublin Way V8T 2K8
Tel: 250-685-5810
www.dhka.ca

Victoria
877 Fort Street V8V 3K3
Tel: 250-558-3587
www.dhka.ca

Project name

699 + 615
Harewood Rd.
Nanaimo, BC

Drawing Title

Elevations:
Lot A: Building A

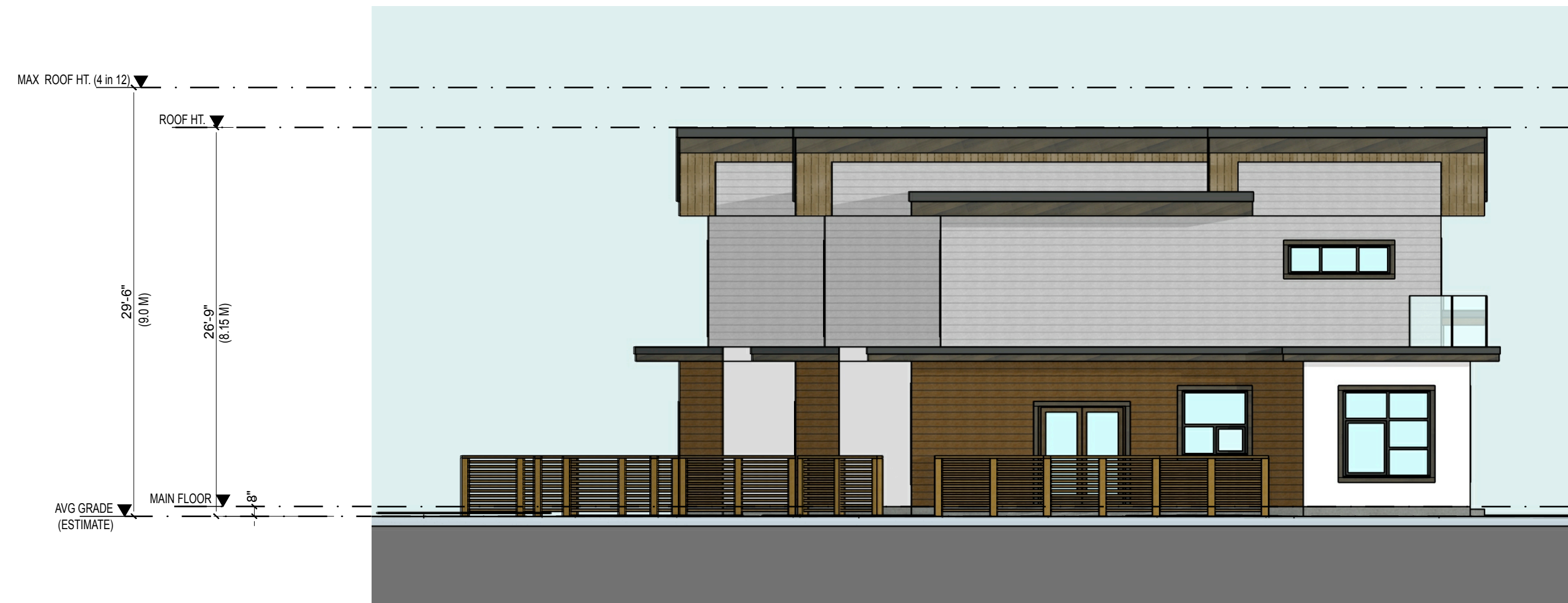
| | |
|----------------|--------------|
| Project Number | N1510 |
| Scale | 1/8"=1'-0" |
| Plot Date | 13 JULY 2017 |
| Drawing | SK-6 |



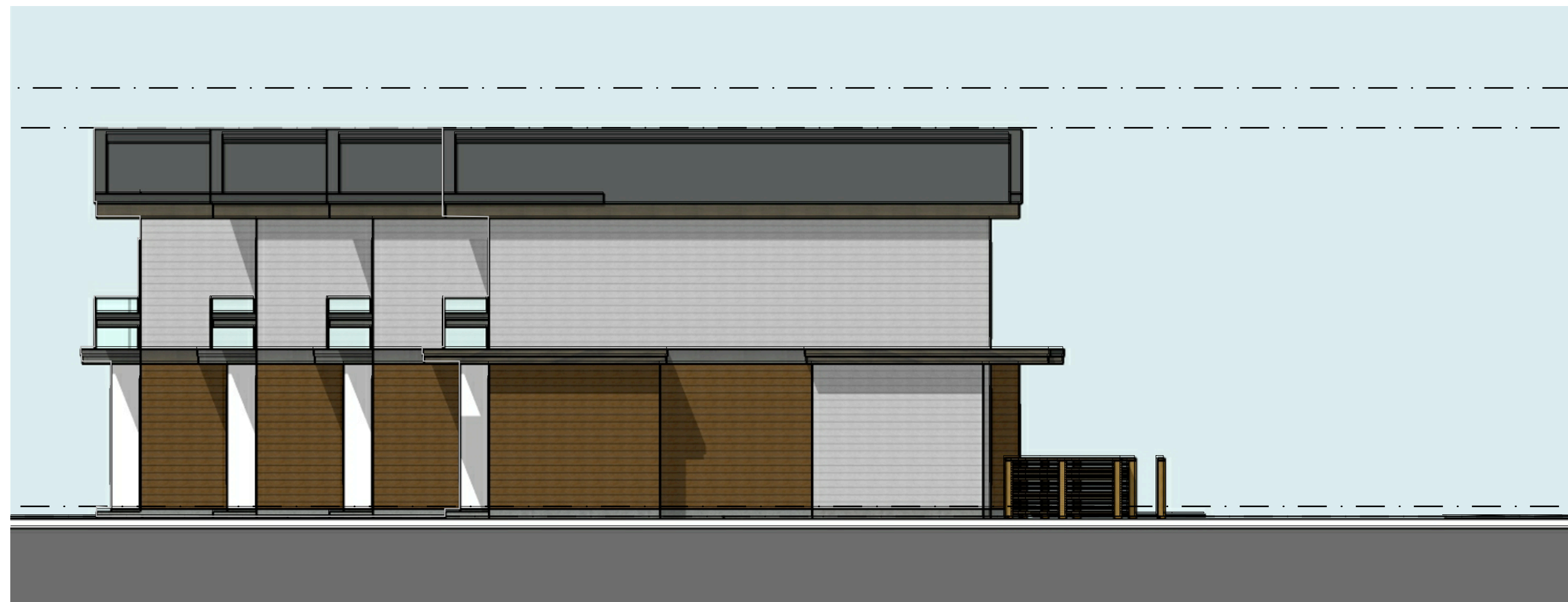
WEST ELEVATION (FRONT) FACING WAKESIAH



EAST ELEVATION (FACING PARKING)



NORTH ELEVATION (SIDE) FACING BUILDING A



SOUTH ELEVATION (SIDE) FACING PROPERTY TO SOUTH



SITE PLAN

| | | |
|---------------|------------------------|--|
| | | |
| 13 July 2017 | Re-issued for Rezoning | |
| 20 April 2017 | Issued for Rezoning | |

| | |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------|
| de Hoog & Keirulf architects | |
| Nanaimo 102 - 5160 Dublin Way V8T 2K8 Tel: 250-685-5810 www.dhk.ca | Victoria 877 Fort Street V8V 3K3 Tel: 250-658-3587 www.dhk.ca |

| |
|--------------|
| Project name |
|--------------|

699 + 615
Harewood Rd.
Nanaimo, BC

| |
|---------------|
| Drawing Title |
|---------------|

Elevations: Building 2

| | |
|----------------|--------------|
| Project Number | N1510 |
| Scale | 1/8"=1'-0" |
| Plot Date | 13 JULY 2017 |
| Drawing | SK-7 |