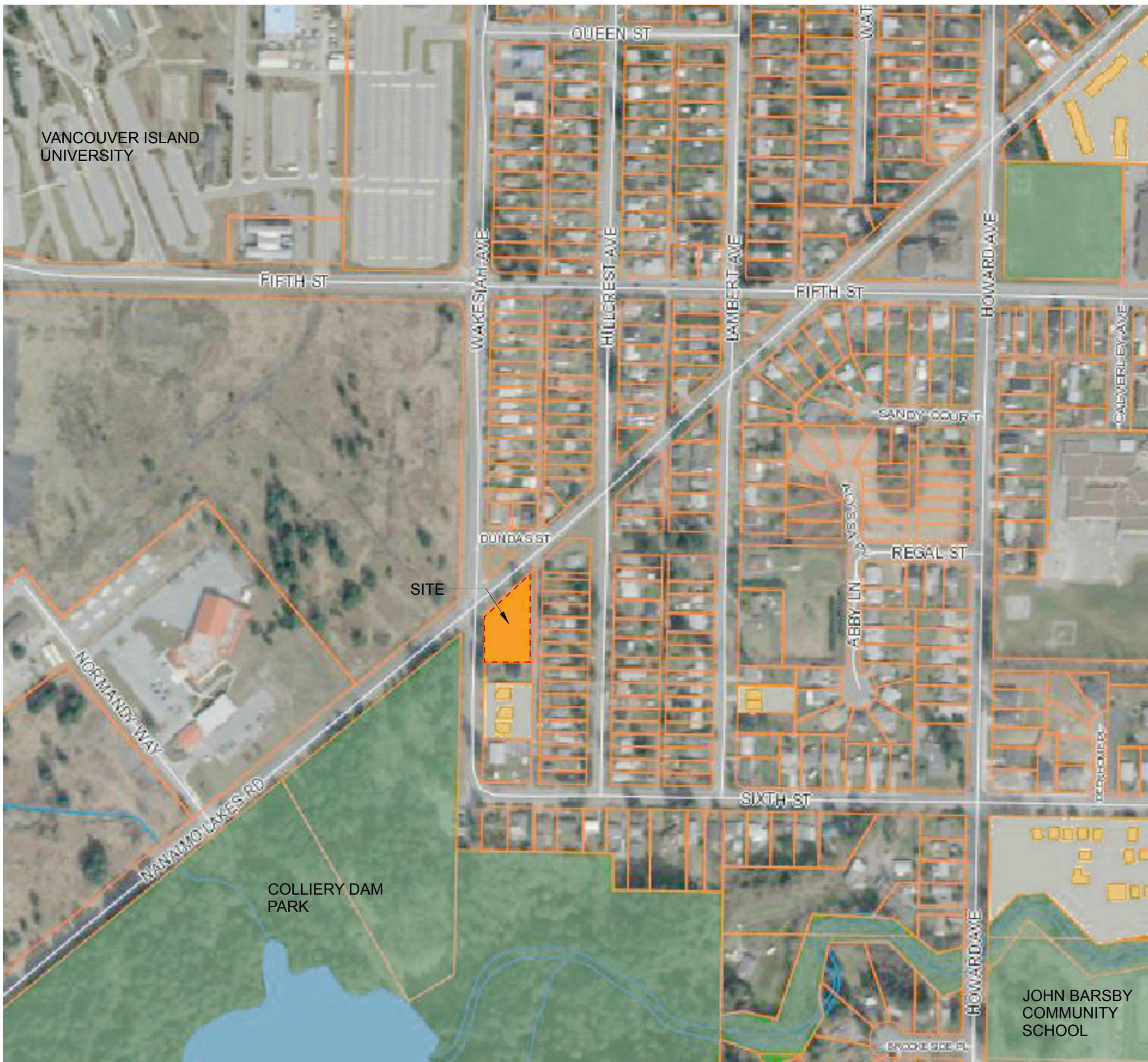




SITE PLAN  
SCALE: 1/16" = 1'-0"



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)

|               |                        |
|---------------|------------------------|
|               |                        |
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| 20 April 2017 | Issued for Rezoning    |

de Hoog & Keirulff architects

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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 | <b>N1510</b> |
| Scale          | AS NOTED     |
| Plot Date      | 13 JULY 2017 |
| Drawing        | <b>SK-1</b>  |





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

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

699 + 615  
Harewood Rd.  
Nanaimo, BC

Drawing Title

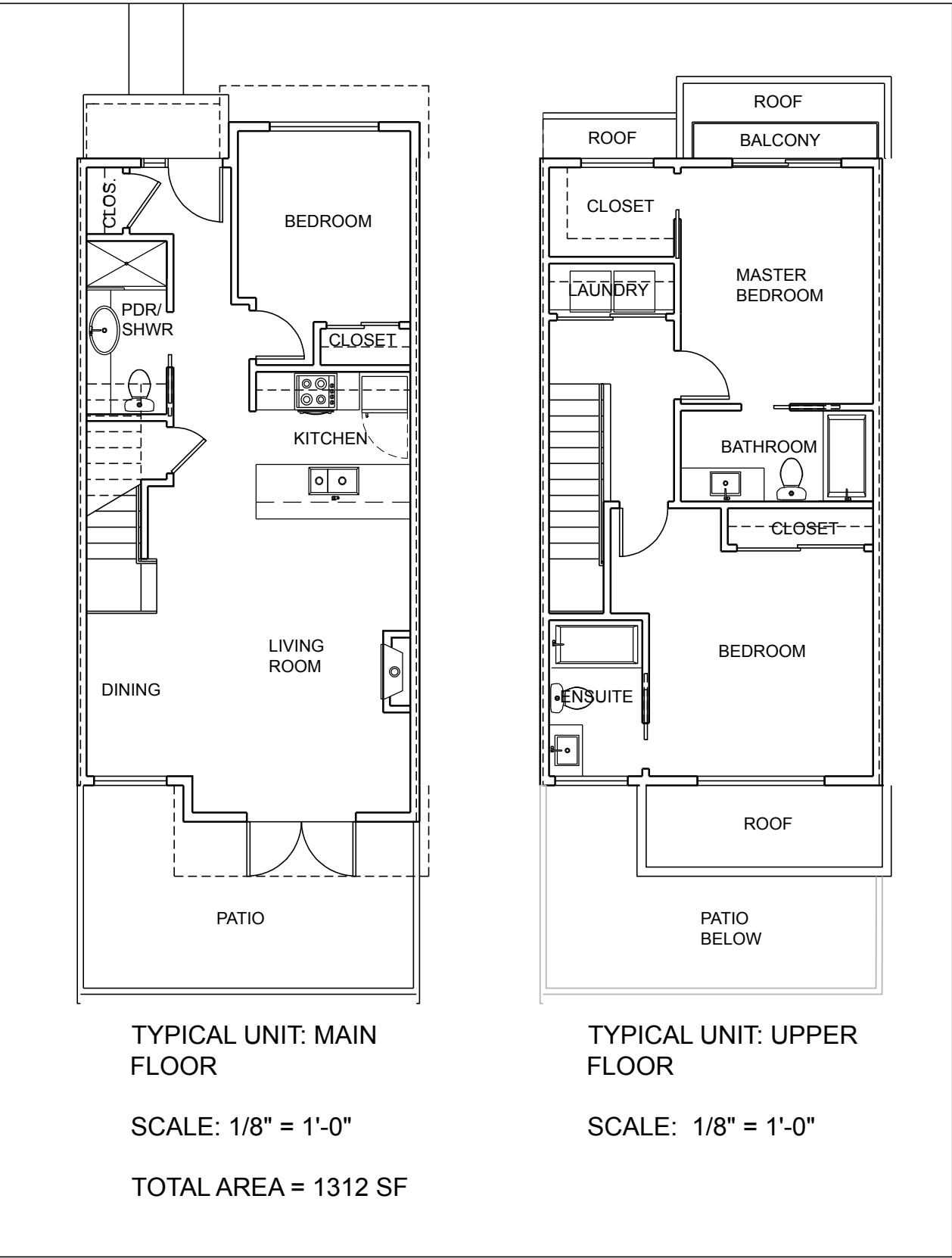
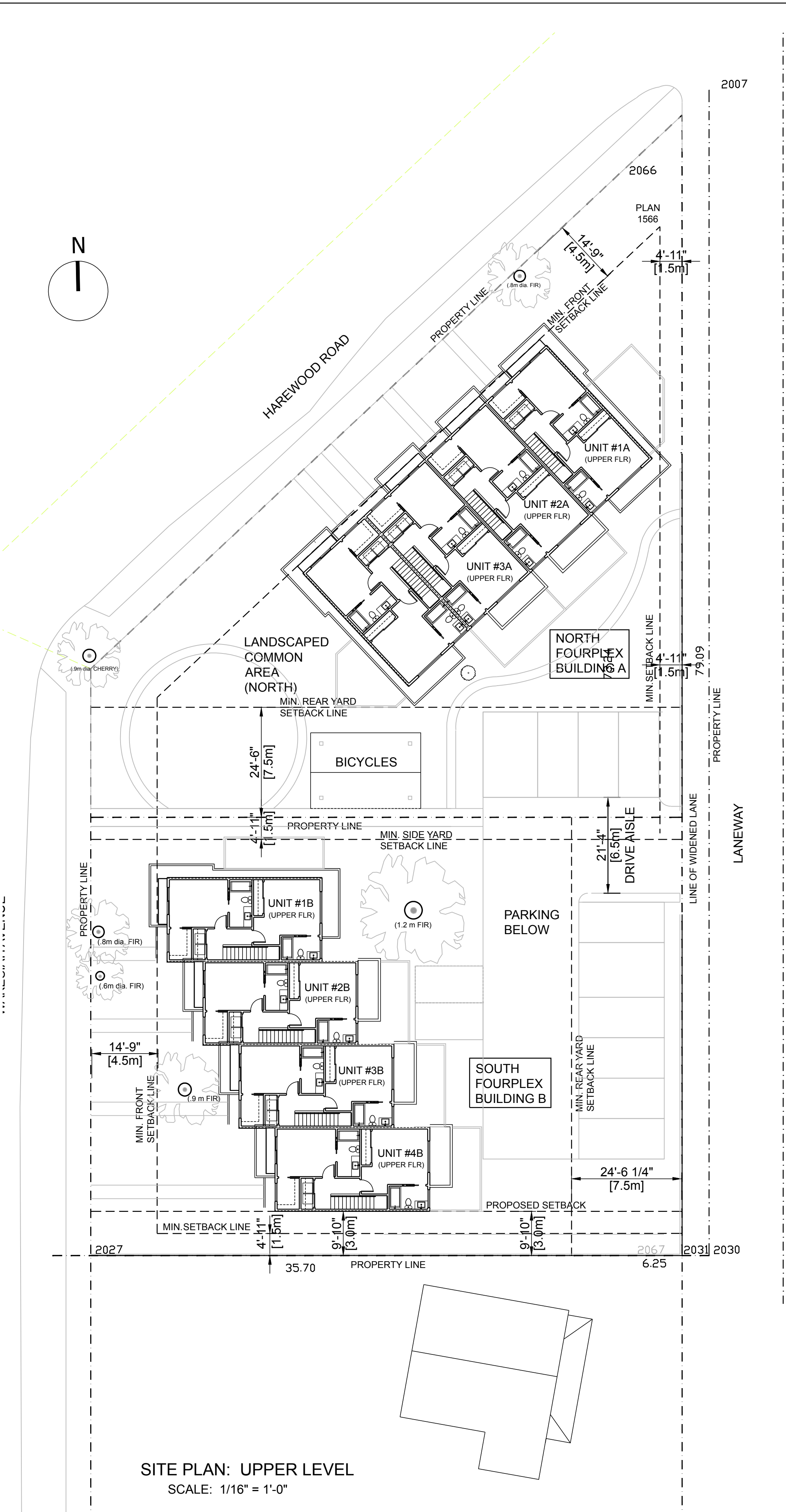
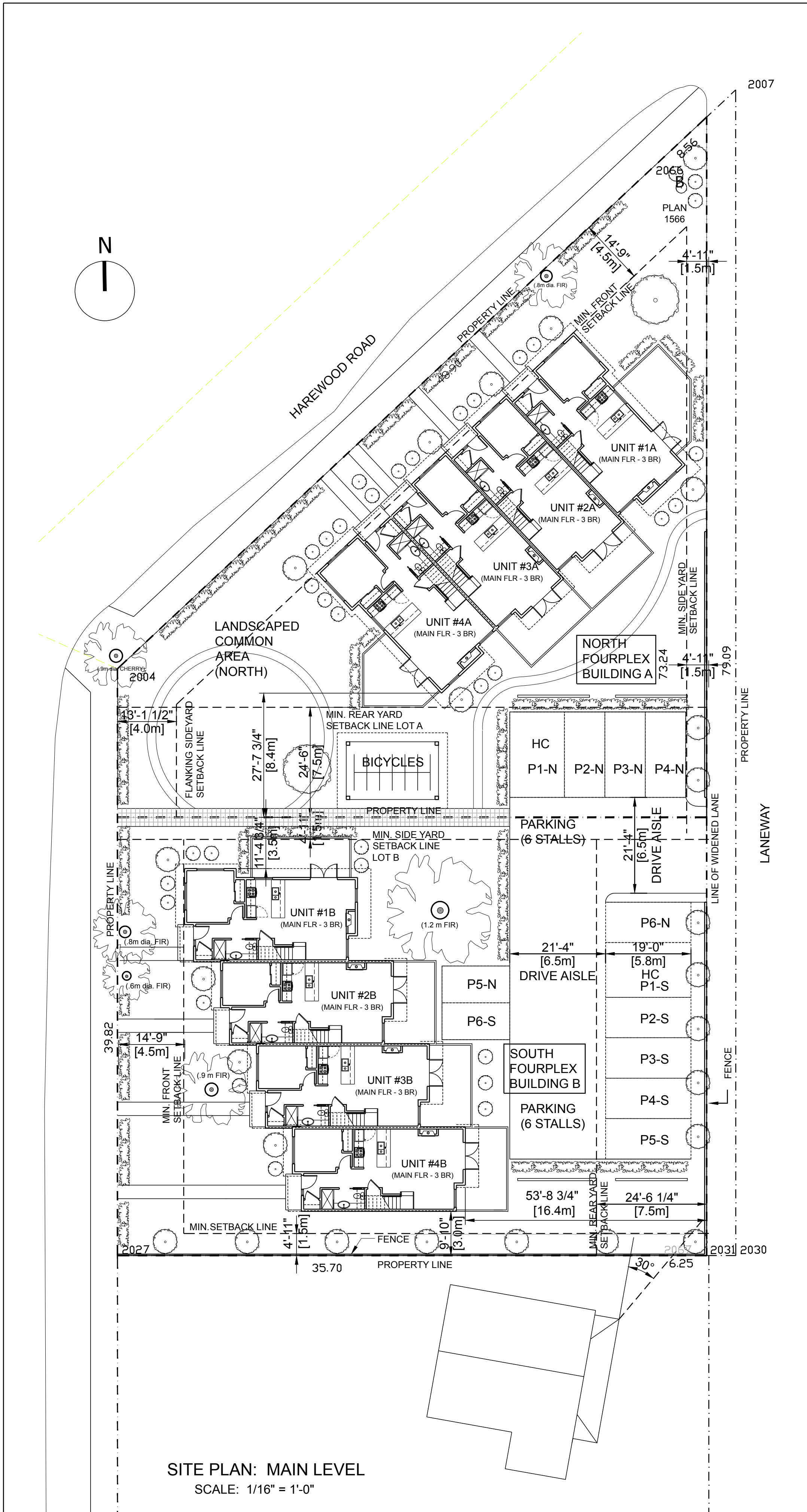
Preliminary Concept +  
Existing Site

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









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

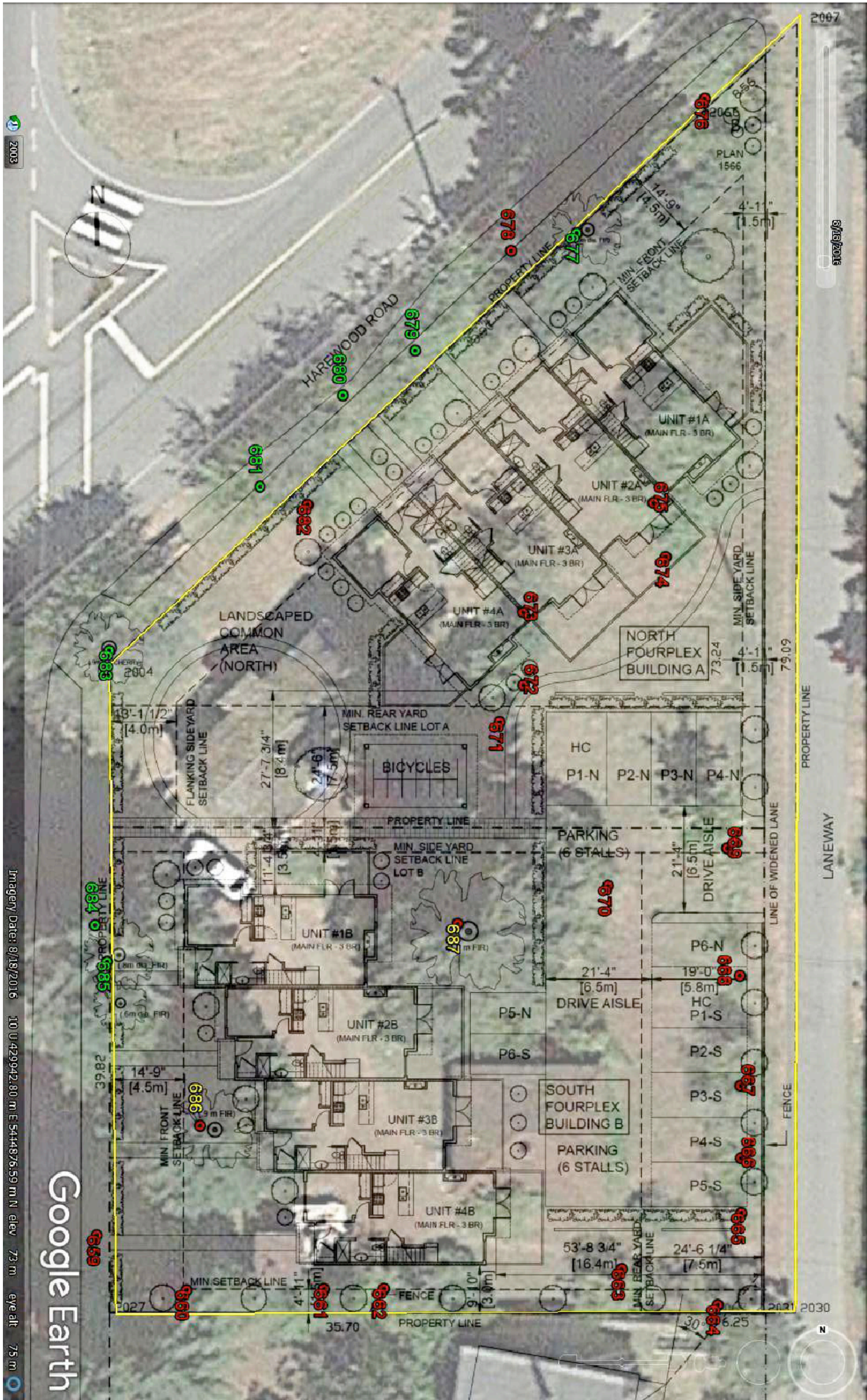
699 + 615  
Harewood Rd.  
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Drawing Title

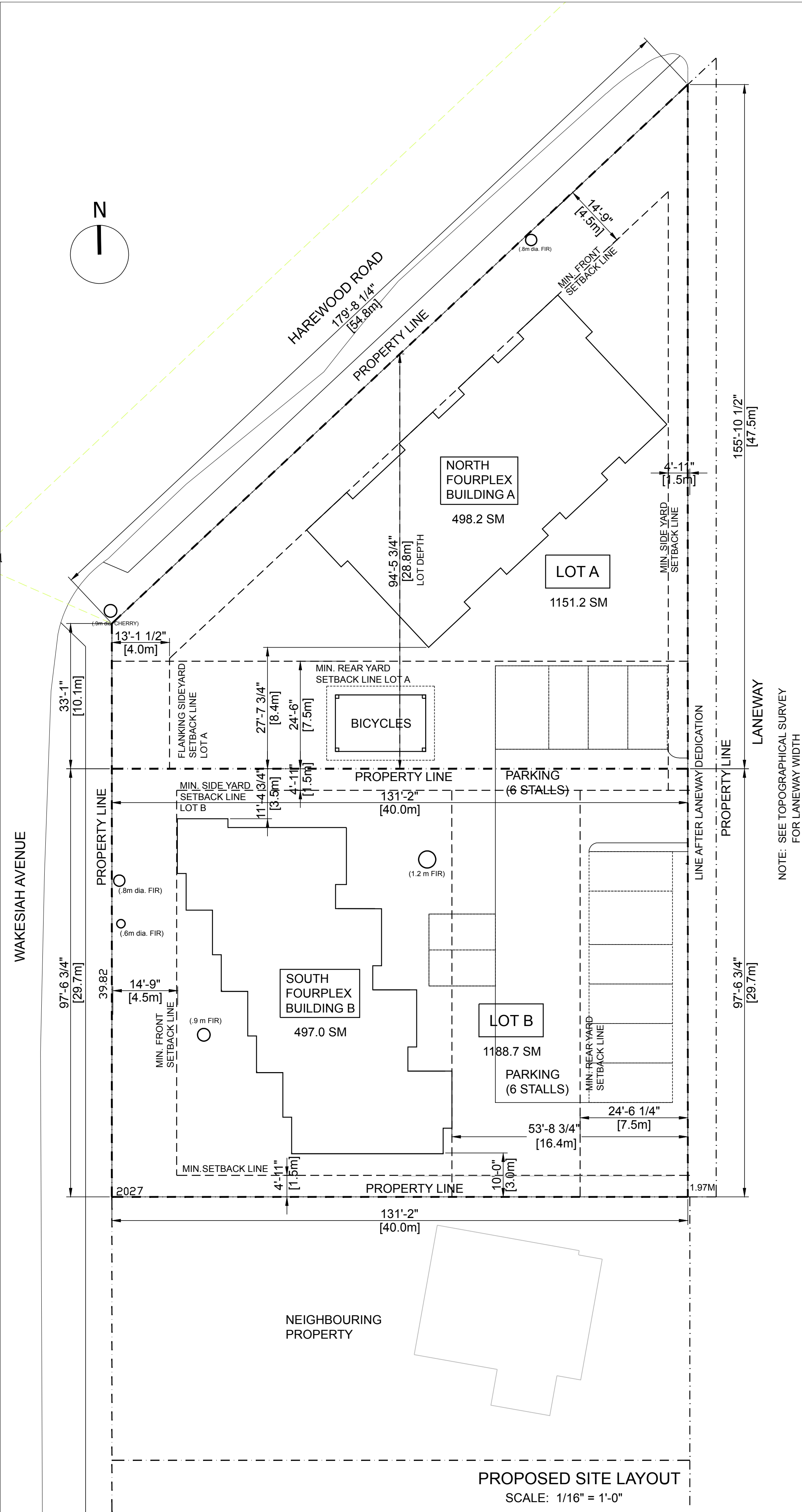
Site Plan +  
Unit Layouts

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





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



SITE PLAN

|               |                        |
|---------------|------------------------|
|               |                        |
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Harewood Rd.  
Nanaimo, BC

Drawing Title

Tree Management Plan +  
Proposed Site Layout

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





SITE PLAN



PERSPECTIVE VIEW OF SITE



STREETSCAPE ALONG HAREWOOD ROAD



STREETSCAPE ALONG WAKESIAH AVENUE

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

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Harewood Rd.  
Nanaimo, BC

Drawing Title

Streetscapes

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

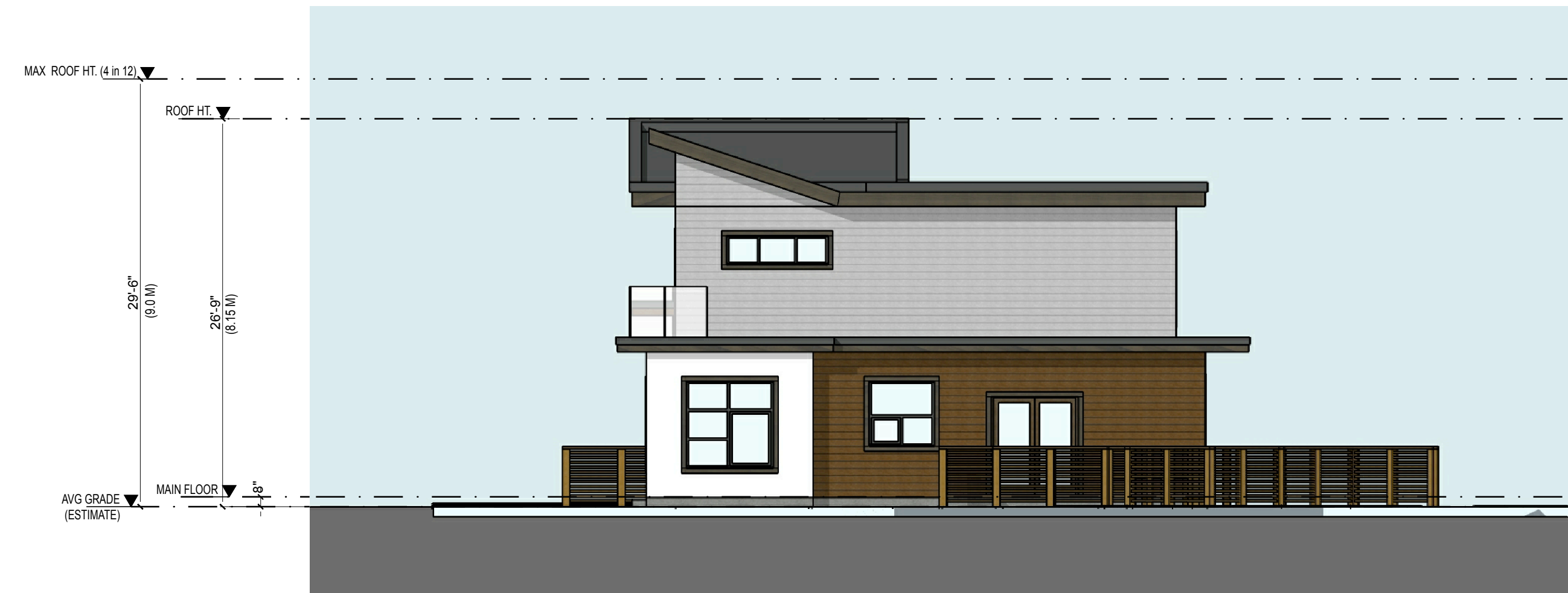




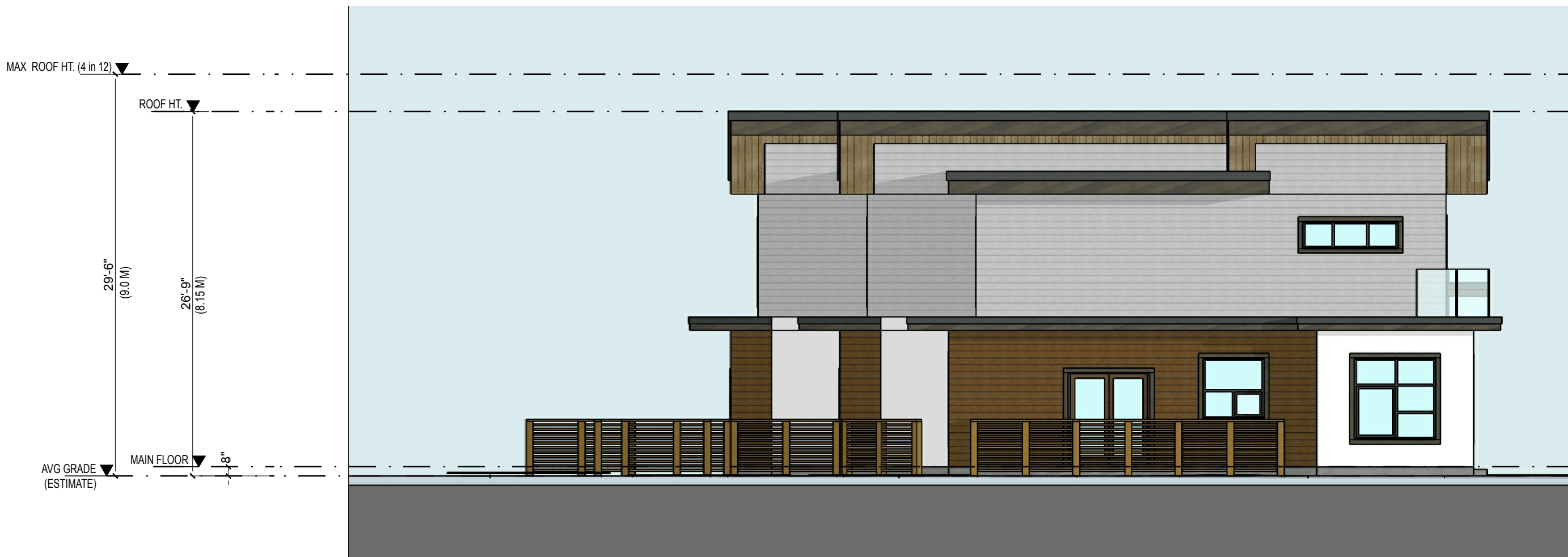
WEST ELEVATION (NORTHWEST) FRONT FACING HAREWOOD ROAD



EAST (SOUTHEAST) ELEVATION (REAR)



SOUTH ELEVATION (SIDE)



NORTH ELEVATION (SIDE)



SITE PLAN

|               |                        |
|---------------|------------------------|
|               |                        |
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| 20 April 2017 | Issued for Rezoning    |

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Project name

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Harewood Rd.  
Nanaimo, BC

Drawing Title

Elevations:  
Lot A: Building A

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

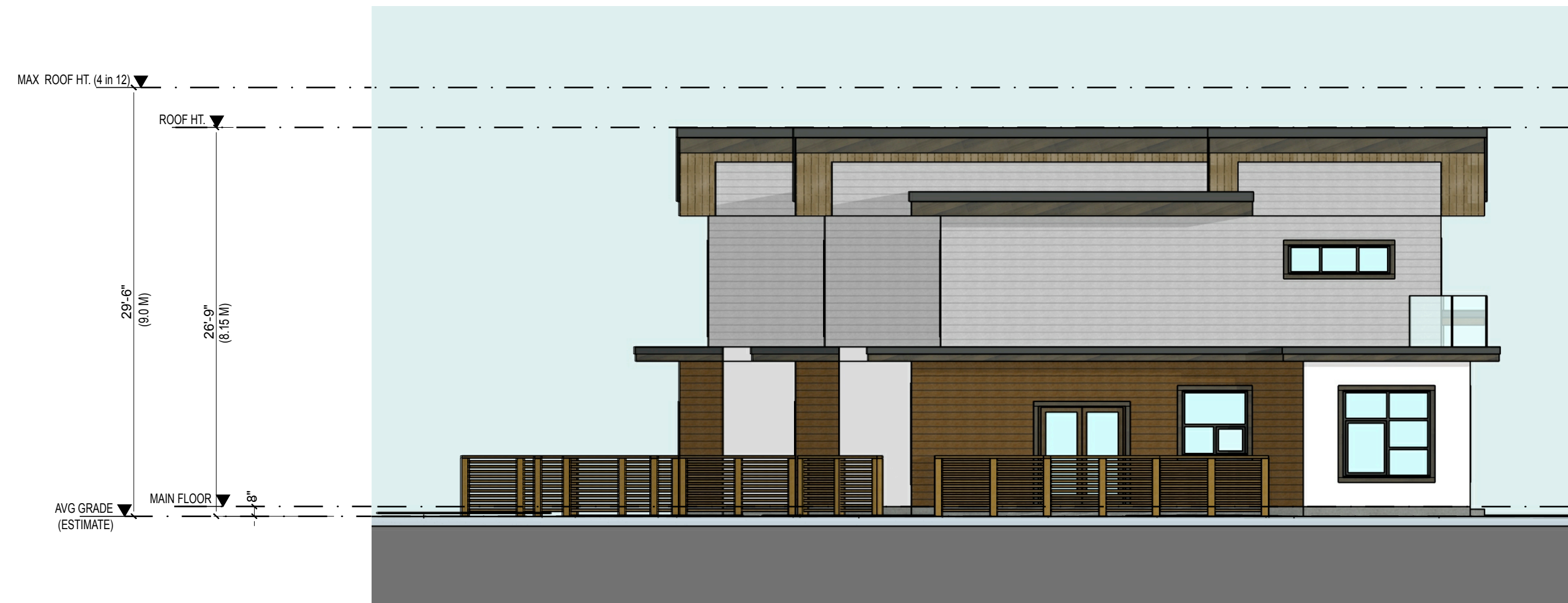




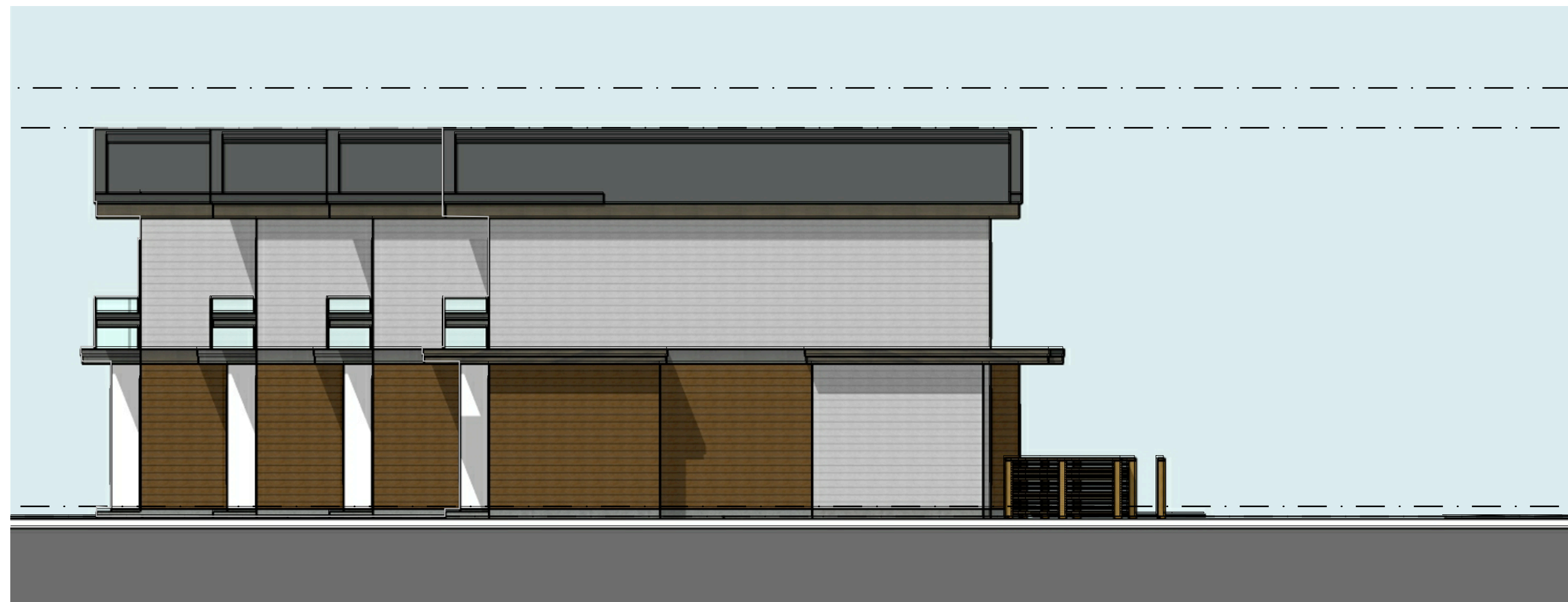
WEST ELEVATION (FRONT) FACING WAKESIAH



EAST ELEVATION (FACING PARKING)



NORTH ELEVATION (SIDE) FACING BUILDING A



SOUTH ELEVATION (SIDE) FACING PROPERTY TO SOUTH



SITE PLAN

|               |                        |  |
|---------------|------------------------|--|
|               |                        |  |
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| 20 April 2017 | Issued for Rezoning    |  |

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Project name

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Nanaimo, BC

Drawing Title

Elevations: Building 2

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