

# Leam Road

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**Client:** Nored Developments

**Capital Cost:** \$1.2 Million

**Project Duration:** September 2020 - August 2023

**Location:** Nanaimo

**Industry Segment:** Active Transportation 15

## Key Team Members

Brayden Hughes (Design & Drawing)

Drew Beiderwieden (Design & Drawing)

Jordan May (Field Coordinator)

Dustin Haracka (Built record drawings)

## Challenges:

- Existing neighbouring driveways and grading did not conform to appropriate grading specifications, requiring grading adjustments that were met with some resistance from local homeowners
- The project design had to be altered to make it work for stakeholders as well as local neighbours
- An existing well was discovered and required remediation

## Solutions:

- We worked on-site with city engineering staff to modify specifications for laneways while adhering to city standards
- We also held on-site meetings with homeowners, engineers and the client to figure out a compromise that would meet everyone's needs
- Improved pedestrian and cyclist safety and accessibility

## Deliverables:

- Cul-de-sac road
- Site servicing, road, and grading design
- 13-lot subdivision
- Multi-use path and emergency access lane to the existing Browns lane

Newcastle Engineering was hired by longstanding client, Nored Developments, to design a proposed 13 lot subdivision in central Nanaimo. The proposed site had multiple frontages, neighbouring properties, and interesting grading characteristics. Working with the owners, legal surveyors, and other consultants, we were able to develop a 13 lot subdivision that satisfied adjacent homeowners, the owners needs, and adhered to City regulations.

Since the new Bill 44 legislation were put in place, we've altered the existing services and lot access design to make some lots suitable for multi-family residences. As Nanaimo faces increasing density challenges due to population growth, projects such as Leam Road help maximize the efficient use of available land to accommodate more families and help communities grow.



*"I have used Newcastle engineering on several projects over the years and it is always a pleasure working with the Newcastle team. I really appreciated their ability to adapt and come up with solutions to unexpected hurdles to help us keep the project on time and within budget."*

**Craig Weir**  
Project Manager