

HARWOOD OCEAN ESTATES

OCEANFRONT STRATA DEVELOPMENT

COMOX VALLEY, BC

The Harwood Ocean Estates land development consists of 13 stratified residential lots. The subdivision is located off Wilkinson Road adjacent to the City of Courtenay. Twelve of the lots are oceanfront and one is on the south side of Little River.

Koers & Associates Engineering Ltd. was retained to design the road system and site services and provide construction administration services.

The property is very environmentally sensitive as it is bounded by the ocean, bisected by the Little River, contains a complex wetland system, and has an active eagle nest tree.



Completed 13 Lot strata site



Utility coring through the bridge crossing at Little River.

These environmental aspects presented challenges for the design layout of the development, on-site sewage disposal site location, and construction planning.

To cross the Little River, which is an important fish bearing stream, utilities were sleeved through the existing bridge abutment to avoid disturbing the river. Close liaison with several provincial agencies and involvement of a registered professional biologist was essential in procuring the required approvals for the development of this property and resulted in achieving completion while meeting all the mitigation objectives. Scheduling of the asphalt paving required special coordination to avoid adversely impacting the active eagle nest.

Contractor: Wacor Holdings Ltd.
Client: 0706030 BC Ltd.
Construction Cost: \$576,500
Completion: 2009



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