

# ATTACHMENT D CONCEPTUAL RENDERING

5484/5495 GODFREY ROAD, NANAIMO



## SITE & PROJECT DATA

CIVIC: 5484 GODFREY ROAD  
LEGAL: LOT 41, SEC 4, R. 4, WELLINGTON DISTRICT, PLAN 21691  
PID: 003-450-813  
AREA: 0.12 HA (0.29 ACRES)/ 1214 M<sup>2</sup>

CIVIC: 5495 GODFREY ROAD  
LEGAL: LOT 42, SEC 4, R. 4, WELLINGTON DISTRICT, PLAN 21691  
PID: 003-450-821  
AREA: 0.12 HA (0.29 ACRES)/ 1214 M<sup>2</sup>

JURISDICTION: CITY OF NANAIMO  
EXISTING ZONING: R1 - SINGLE DWELLING RESIDENTIAL  
PROPOSED ZONING: R6 - TOWNHOUSE RESIDENTIAL  
MIN PARCEL SIZE: 1500 M<sup>2</sup> (PROVIDED: 2386 M<sup>2</sup>)  
MIN. PARCEL FRONTAGE: 15.0 M (PROVIDED: 70.8 M)  
FLOOR AREA RATIO: 0.45 (PROPOSED: 0.45)  
TEN (10) 3-BDRM., EXCL. GARAGE AREA.

MAX. LOT COVERAGE: 40% (PROPOSED 29.75%)

MAX. PRINCIPAL BUILDING HEIGHT 7.0M/9.0M


PARKING REQUIREMENT:

REQUIRED: 21 STALLS  
3 BEDRM. UNITS REQUIRE 2.0 STALLS PER UNIT, 1 VISITOR STALL

PROPOSED: 22 STALLS  
(2 VISITOR, INCL. 1 ACCESSIBLE STALL)

## CONTEXT SITE PLAN





JOYCE TROOST ARCHITECTURE INC.  
26115 CLEMENS DRIVE, SC. V9J 5M5  
250.744.4744 - [www.orcharchitecture.com](http://www.orcharchitecture.com)

PROJECT NAME:  
**GODFREY TOWNHOMES**

ADDRESS:  
5484/5495 GODFREY ROAD  
WELLINGTON DISTRICT  
CITY OF NANAIMO

CLIENT:  
LAW HOLDINGS LTD

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ISSUE DATE:  
NOV 19 10:02 REDLINE PACKAGE

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DATE:  
DECEMBER 2, 2019

DRAWN BY:  
JOYCE TROOST

SCALE:  
SEE DRAWING

DRAWING TITLE:  
**GENERAL INFORMATION DATA**

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SHEET:  
**A1**

RECEIVED  
**RA454**  
2020-MAR-09  
CITY OF NANAIMO