

Feb. 1, 2022

This development located on Godfrey Road includes nine three bed townhome units. These units have been designed as a solution for community living set within an existing neighbourhood.

- Neighborhood & Site Context
 - This site is set on Godfrey Road and set in the middle of a primarily 2-storey single family neighborhood
 - Building siting, massing, and repetition have been used to continue the neighbourhood context
 - In addition to the driveway access, six of the nine units have a direct sidewalk connection from the front entry to the public sidewalk, creating enhanced opportunities for social interaction and reinforcing the connection between the public and private realm. This design element also allows for residents and visitors to identify the front entry (rather than the garage door) as the primary architectural focal point on the building. This design element creates a stronger street presence and sense of community.
 - The required parking has been provided in the form of garages and driveway parking adjoining the individual buildings along with some parking at the rear of the site.
 - The site has two distinctive community amenities- a play space and community garden. Both amenities will contribute to a strong collective community.
- Design Concept
 - The layout has been designed to efficiently use the unique shape of the lot
 - Varying roof lines and architectural elements have been used on all faces of the building to create scale and interest and define entries.
 - Pronounced and well-defined front porch that faces the street
 - Lower roof heights have been utilised in the front and sides of the building to create scale and visual interest and reduce the overall building mass adjacent to the neighboring houses
 - A variety of siding textures, roof levels and colours have been used to break the scale of the elevations and integrate in the neighborhood.
 - A combination of muted coloured, siding and wood is used to reflect a cohesive colour pallet for the development.
 - The entries are highlighted with wood textures, to improve wayfinding

CONTEXT MAP

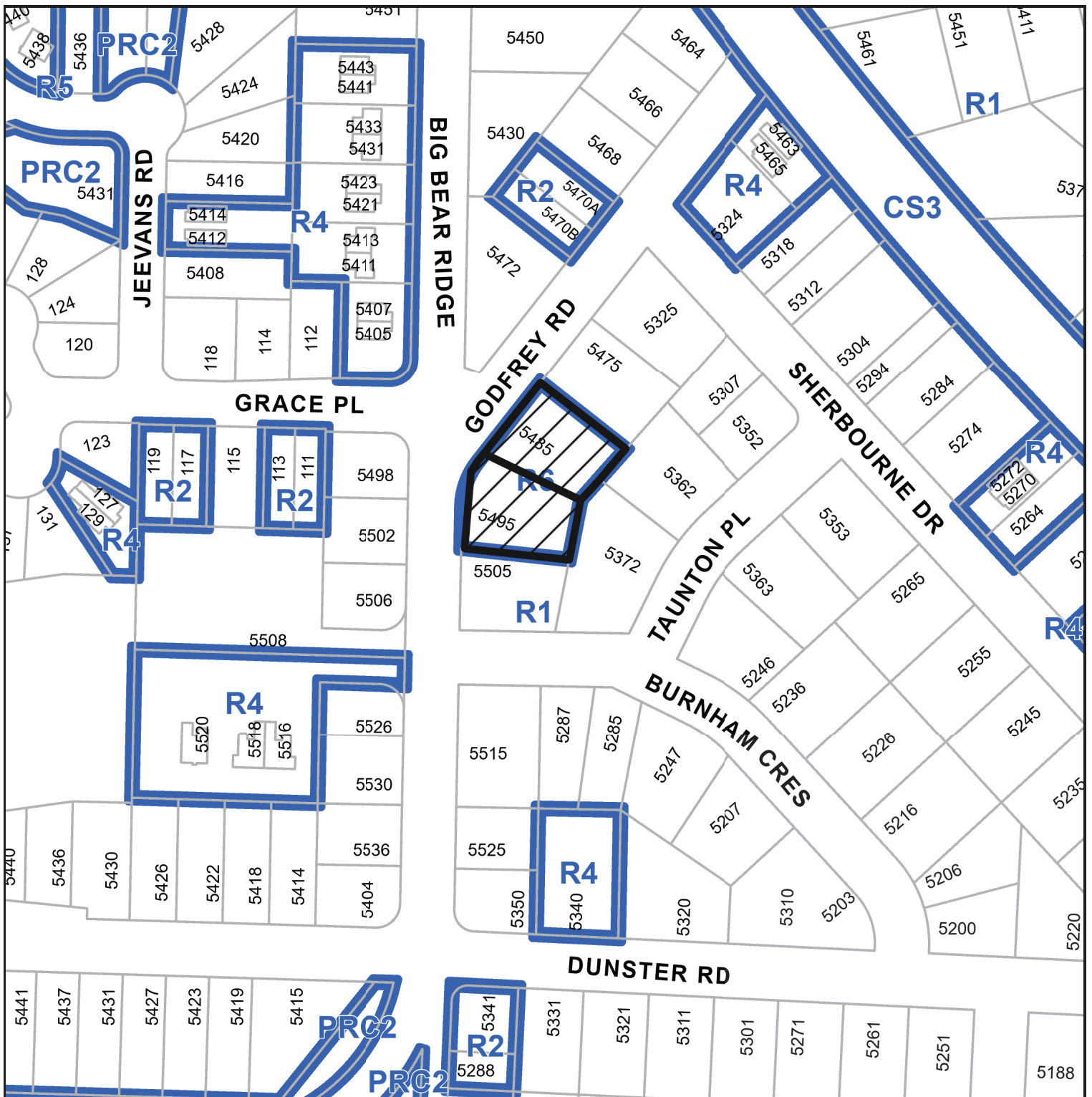


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5485 & 5495 GODFREY ROAD

LOCATION PLAN



Subject Property

DEVELOPMENT PERMIT APPLICATION NO. DP001268

CIVIC: 5485 and 5495 GODFREY ROAD

LEGAL: LOT 41, SECTION 4, RANGE 4, WELLINGTON DISTRICT, PLAN 21691
and LOT 42 SECTION 4 RANGE 4 WELLINGTON DISTRICT PLAN 21691
EXCEPT PLAN EPP106668

SHEET NUMBER	SHEET NAME	PROJECT CONSULTANTS	PROJECT DATA															
A000 A100 A101 A200 A201 A300 A301	COVER SHEET SITE PLAN UNIT PLANS ELEVATIONS PERPECTIVES PERPECTIVES	ARCHITECT: JOYCE TROOST JRT ARCHITECTURE (250)714-8749 joyce@jrtarchitecture.com CIVIL: SCOTT JENSEN HEROLD ENGINEERING (250)751-8558 S.Jensen@heroldengineering.com LANDSCAPE ARCHITECT: BRAD FORTH FORSTELANDSCAPE ARCHITECTURE (250)508-7885 forsteland@hotmail.com	LOT ADDRESS: 5485, 5495 GODFREY ROAD, NANAIMO, BC ZONE: R6 LOT AREA: 25,252.13 SF <table><thead><tr><th></th><th>ALLOWED</th><th>PROPOSED</th></tr></thead><tbody><tr><td>FAR</td><td>0.45</td><td>0.39</td></tr><tr><td>GFA</td><td>11,363.5 SF</td><td>9,972.8 SF *</td></tr><tr><td>LOT COVERAGE</td><td>40%</td><td>31%</td></tr><tr><td>FOOTPRINT AREA</td><td>10,100.8 SF</td><td>7,673 SF</td></tr></tbody></table> <small>* GFA calculation as per Amendment Bylaw 4500.182</small> UNIT AREAS UNIT 1: (TYPE A): 1071.5 SF UNIT 2: (TYPE A): 1071.5 SF UNIT 3: (TYPE A): 1071.5 SF UNIT 4: (TYPE A): 1071.5 SF UNIT 5: (TYPE A): 1071.5 SF UNIT 6: (TYPE A-ALT 1): 1100 SF UNIT 7: (TYPE A-ALT 2): 1150.1 SF UNIT 8: (TYPE A-ALT 2): 1150.1 SF UNIT 9: (TYPE A-ALT 3): 1100.1 SF ELEC. & SPRINKLER: 115 SF UNIT DETAILS ALL 9 UNITS: 3 BEDROOMS BUILDING DETAILS 2 BUILDINGS: 5 UNITS + 4 UNITS = 9 UNITS (TOWNHOMES) PARKING: REQUIREMENT: ROW HOUSING: 9 UNITS X 2= 18 SPACES ACCESSIBLE PARKING: 1 SPACE PARKING REQUIREMENT: 18 SPACES PROVIDED: PARKING PROVIDED: 19 SPACES ROW HOUSING: 9 UNITS X 2= 18 SPACES ACCESSIBLE PARKING: 1 SPACE STD CAR: 16 SPACES SM CAR: 3 SPACES RATIO STD: SM 84 : 16 SETBACKS (required) SETBACKS (provided) FRONT: 6 M FRONT: 6 M SIDES: 3 M SIDES: 3 M REAR: 7.5 M REAR: 7.5 M ALLOWABLE HEIGHT: 7 M (Flat) ALLOWABLE HEIGHT: 9 M (Slope) PROVIDED: BUILDING HEIGHT: 7 M BUILDING LEVELS: 2 STORIES FENCE HEIGHTS: Allowed: Front: 1.2 m Side: 2.4 m Fl. Side: 1.8 m Rear: 2.4 m FENCE HEIGHTS: Provided: Front: 1.2 m Side: 2.4 m Fl. Side: 1.8 m Rear: 2.4 m		ALLOWED	PROPOSED	FAR	0.45	0.39	GFA	11,363.5 SF	9,972.8 SF *	LOT COVERAGE	40%	31%	FOOTPRINT AREA	10,100.8 SF	7,673 SF
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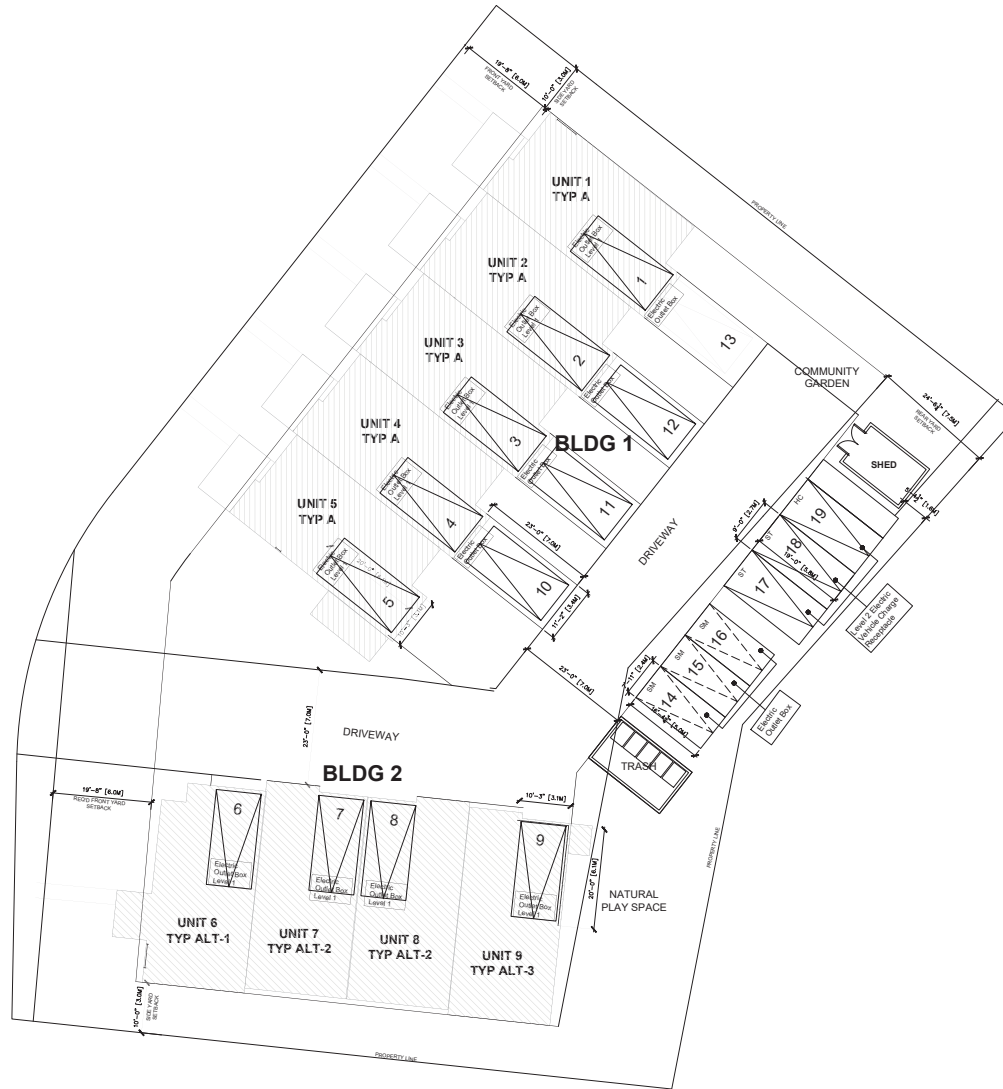
PROPOSED DEVELOPMENT | TOWNHOMES



SITE PLAN | TOWNHOMES

	JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com	THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMERCIAL COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF JOYCE REID TROOST ARCHITECT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.	ARCH. STAMP 	GODFREY TOWNHOMES 5485/ 5495 GODFREY ROAD, NANAIMO	CLIENT Law Holdings Inc.	<table><thead><tr><th>REV. DATE</th><th>NUMBER</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td></td><td>22-02-2</td><td>DP</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></tbody></table>	REV. DATE	NUMBER	DESCRIPTION		22-02-2	DP																			DATE FEB. 2, 2022 SCALE SEE DRAWING	COVER SHEET
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GODFREY TOWNHOMES
5484/ 5496 GODFREY ROAD, BC

CLIENT

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REV. DATE	NUMBER	DESCRIPTION
22-02-09	01	DP
22-05-04	02	DP Update

DATE FEB. 1, 2022

SCALE

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SITE PLAN

A100

MATERIAL LEGEND



Windows
Black



HARDIE Panel
Arctic White



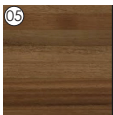
HARDIE
Lap Siding
Pearl Grey



HARDIE
Board and Batton
Night Grey



HARDIE Panel
Iron Grey



HARDIE Panel
Wood Stained Finish




WEST ELEVATION | TOWNHOMES | FROM GODFREY ROAD | Scale 1/8" = 1' |



EAST ELEVATION | TOWNHOMES | Scale 1/8" = 1' |

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SOUTH ELEVATION | TOWNHOMES | BUILDING 2 FRONT ELEVATION | Scale 1/8" = 1' |



NORTH ELEVATION | TOWNHOMES | BUILDING 1 SIDE ELEVATION | Scale 1/8" = 1' |



NORTH ELEVATION | TOWNHOMES | BUILDING 2 REAR ELEVATION | Scale 1/8" = 1' |



SOUTH ELEVATION | TOWNHOMES | BUILDING 1 SIDE ELEVATION | Scale 1/8" = 1' |

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STREET VIEW FROM GODFREY ROAD



BUILDING 1 UNIT ENTRANCES FROM THE STREET



BUILDING 2 UNIT ENTRANCES FROM THE STREET



BUILDING 1 (REAR)



BUILDING 1 FRONT ENTRANCE FROM GODFREY ROAD



BUILDING 1 FROM GODFREY ROAD



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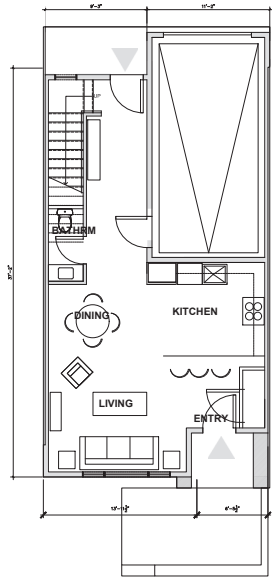
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SCALE

UNIT PLANS

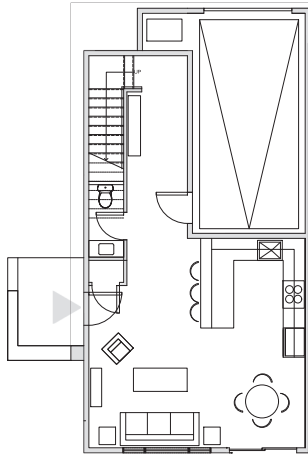
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UNIT A LOWER LEVEL



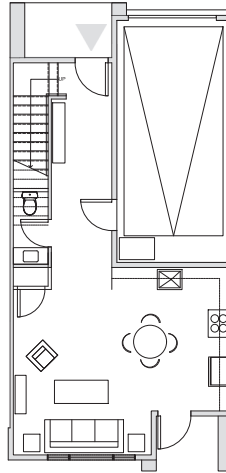
LEVEL 1
RES - 546 SF
GAR - 218 SF

UNIT A-alt.1 LOWER LEVEL



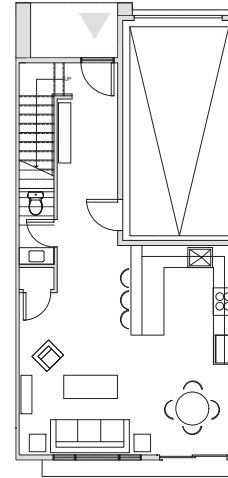
LEVEL 1
RES - 573 SF
GAR - 235 SF

UNIT A-alt.2 LOWER LEVEL



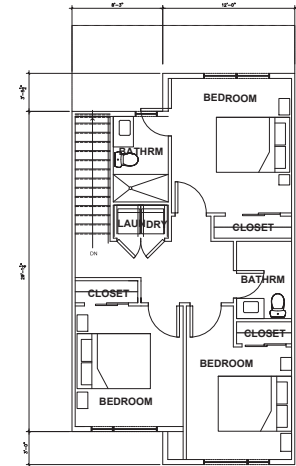
LEVEL 1
RES - 549 SF
GAR - 240 SF

UNIT A-alt.3 LOWER LEVEL



LEVEL 1
RES - 598 SF
GAR - 222 SF

UNIT A UPPER LEVEL



LEVEL 2
RES - 622 SF

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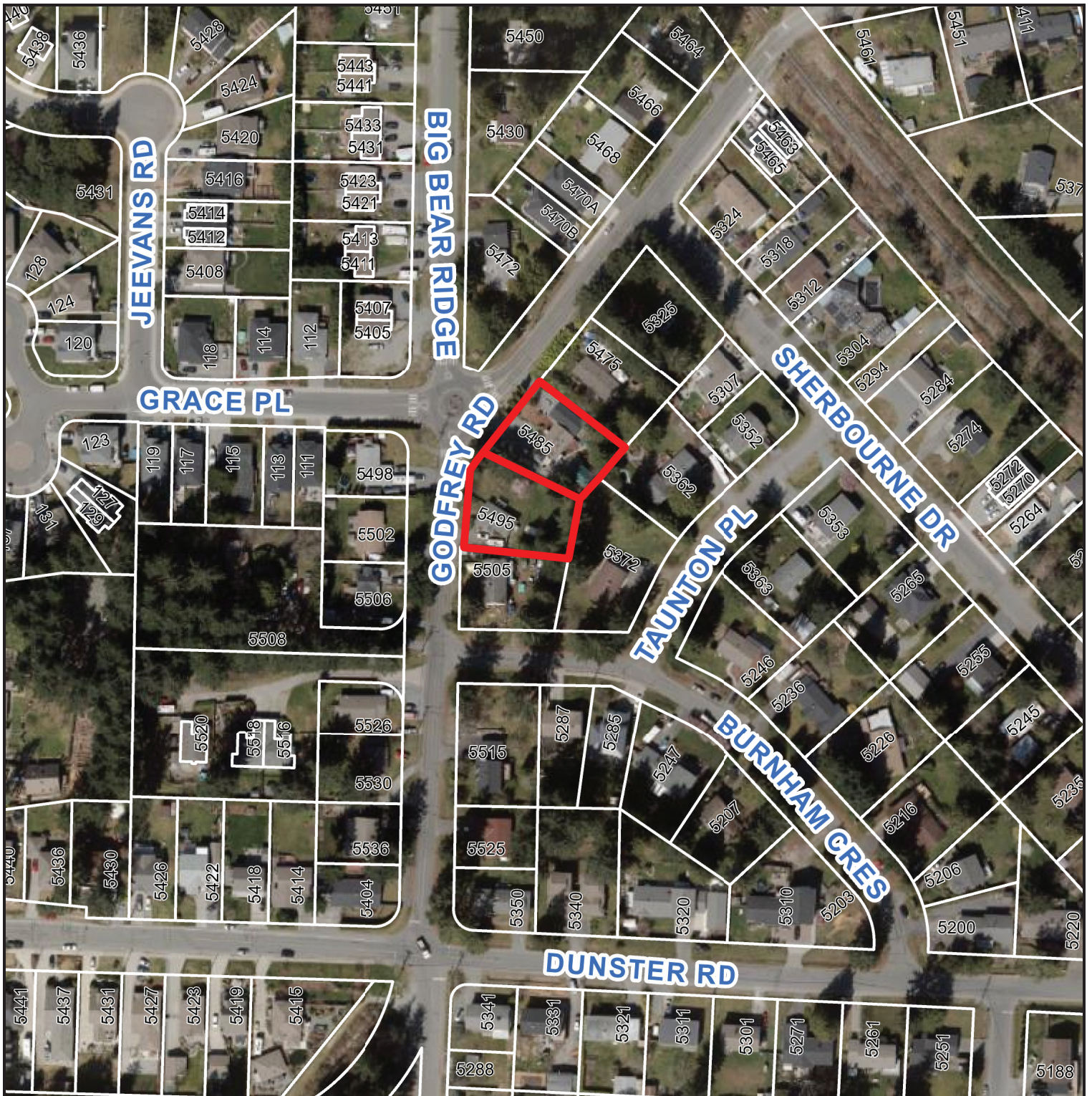
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UNIT PLANS

A101

AERIAL PHOTO



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