

DATE OF MEETING | September 17, 2025

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1380 – 5485 & 5495 GODFREY ROAD**



Proposal:

Multi-family development

Zoning:

R6 – Low Density Residential

City Plan Land Use Designation:

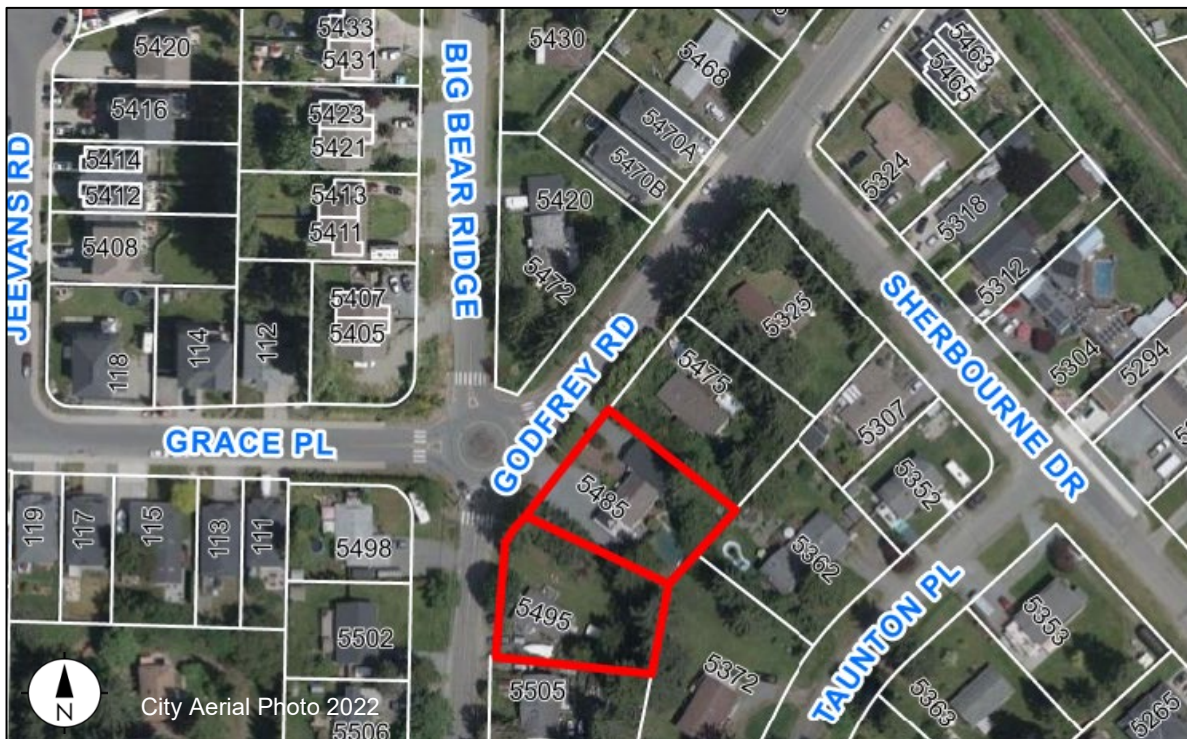
Suburban Neighbourhood

Development Permit Areas:

DPA8 – Form and Character

Lot Area:

2,343m²



OVERVIEW

Purpose of Report

To present for delegated approval, a development permit application for a multi-family development at 5485 and 5495 Godfrey Road.

Recommendation

To issue Development Permit DP1380 for a multi-family development at 5485 and 5495 Godfrey Road with a variance as outlined in the “Proposed Variance” section of the report dated 2025-SEP-17.

BACKGROUND

A development permit application, DP1380, was received from Law Holdings Ltd. to permit a multi-family development consisting of nine townhouse units at 5485 and 5495 Godfrey Road. A previous Development Permit application (DP1268) was issued for the development in 2023. The permit has since lapsed, and the owner would like to proceed with the townhouse development plans that were previously approved.

Subject Property and Site Context

The subject property is located on the east side of Godfrey Road, adjacent to the intersection of Big Bear Ridge and Grace Place. The subject properties are flat lots that currently contain single residential dwellings and a number of mature trees. The surrounding neighbourhood is developed as low-density residential development.

DISCUSSION

Proposed Development

The applicant is proposing to construct a nine-unit ground-oriented multi-family development consisting of two buildings. Each unit will have three bedrooms, and the units will range in size from 99m² - 107m². The proposed FAR is 0.39, which is below the permitted FAR of 0.45 in the R6 zone.

Site Design

Vehicle access to the site is a single driveway from Godfrey Road, south of the existing traffic circle. Building 1 faces Godfrey Road and ground-level pedestrian connections to the sidewalk are provided for the units. Building 2 is oriented towards the internal drive aisle and a concrete pedestrian path is proposed through the site and will connect the outdoor amenity space to the public sidewalk. The required parking for Building 1 is located in individual garages and driveways, and the required parking for Building 2 is provided in garages, as well as a surface parking area in the east portion of the side.

An outdoor amenity space is located within the southeast corner of the site, and the three-stream waste management enclosure is located at the end of the drive aisle along the northeast (side)

property line. Short-term and long-term bicycle parking spaces are provided on the south side of Building 1. Additionally, private long-term bicycle parking spaces are provided in some garages.

Building Design

The proposed buildings are contemporary in design with shed roofs and recesses. Projections are used to define unit entries and individual balconies. Lower rooflines have been used on the front and sides of the buildings to reduce the overall building mass adjacent to the neighbouring houses. The buildings are clad in horizontal fiber-cement panels in varying shades, wood-look panels, and board and batten siding. To improve wayfinding, unit entries are clad with wood textures.

Building 1 includes five units with primary entrances fronting Godfrey Road and garages located at the rear, and Building 2 includes four units with pedestrian and vehicle access from the internal drive aisle. All units will include three bedrooms.

Landscape Design

Generous landscaping, including large deciduous shade trees, a planted rain garden, and a low concrete wall which delineates the public sidewalk from the patio spaces are provided along Godfrey Road for Building 1. Other unit entries are finished with pavers and landscaping, including river rock, shrubs, and a small ornamental deciduous tree between each of the driveways. A wooden perimeter fence is provided along the side and rear property lines, as well as conifers for screening, varying sizes of shrubs, and ornamental grasses.

The proposed outdoor amenity area includes a play space and community garden for residents with garden storage and log seating. The play space includes a natural landscaped area with grass and boulders, as well as a children's play structure. Bollard lighting is provided within landscaped areas to illuminate the internal walkway, public sidewalk, the amenity area and near the refuse enclosure. Additionally, a drainage course, located on the northeast property line is to be secured via Statutory Right-of-Way (SRW) and will be landscaped with conifers, river rock, and others planting to support drainage.

The proposal meets applicable design guidelines by providing buildings that are well-articulated with street connections for pedestrians, robust landscaping and shared amenity space, and massing that is sympathetic to neighbouring residential lots.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2022-MAY-26, reviewed the previously issued Development Permit (DP1268) and provided the following recommendations:

- Look at ways to improve the façade of Unit 6 (in Building 2) to reflect the design of the other units facing the street;
- Consider increasing the number of evergreen trees in the planting palette;
- Look at ways to possibly combine the community garden with the natural play space; and,
- Consider the removal of one surplus parking stall to better improve the connection between the community garden and the natural play space and/or possibly relocating them.

The applicant subsequently submitted revised plans in response to the DAP recommendations, including the following key design revisions:

- Additional windows and material changes have been incorporated into Building 2 to better reflect the design of Building 1;
- More evergreen trees were incorporated, now representing a 69% conifer tree coverage;
- The community garden was relocated to be adjacent to the natural play space; and,
- One surplus parking stall has been removed to allow for co-location of amenity areas.

Proposed Variance

Required Landscaping – Waste Management Enclosure Setback

The minimum required setback for a waste management enclosure is 3.0m. The proposed setback is 2.3m from the northeast side lot line, a requested variance of 0.7m. The proposed location of the waste management enclosure enables further separation between the shared amenity and parking areas to ensure pedestrian safety, and increased planting is provided within the setback for buffering from the closest neighbour. As such, Staff support the proposed variance. |

SUMMARY POINTS

- Development Permit application No. DP1380 is for a nine-unit multi-family residential development.
- The proposed development substantially meets the applicable design guidelines.
- A variance is requested to reduce the minimum required setback for a waste-management enclosure.
- Staff support the proposed variance.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plan
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Renderings
ATTACHMENT E: Landscape Plan and Details |

Submitted by:

Lainya Rowett
Manager, Current Planning |

Concurrence by:

Jeremy Holm
Director, Planning & Development |

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

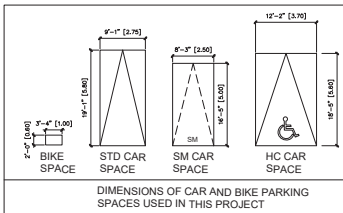
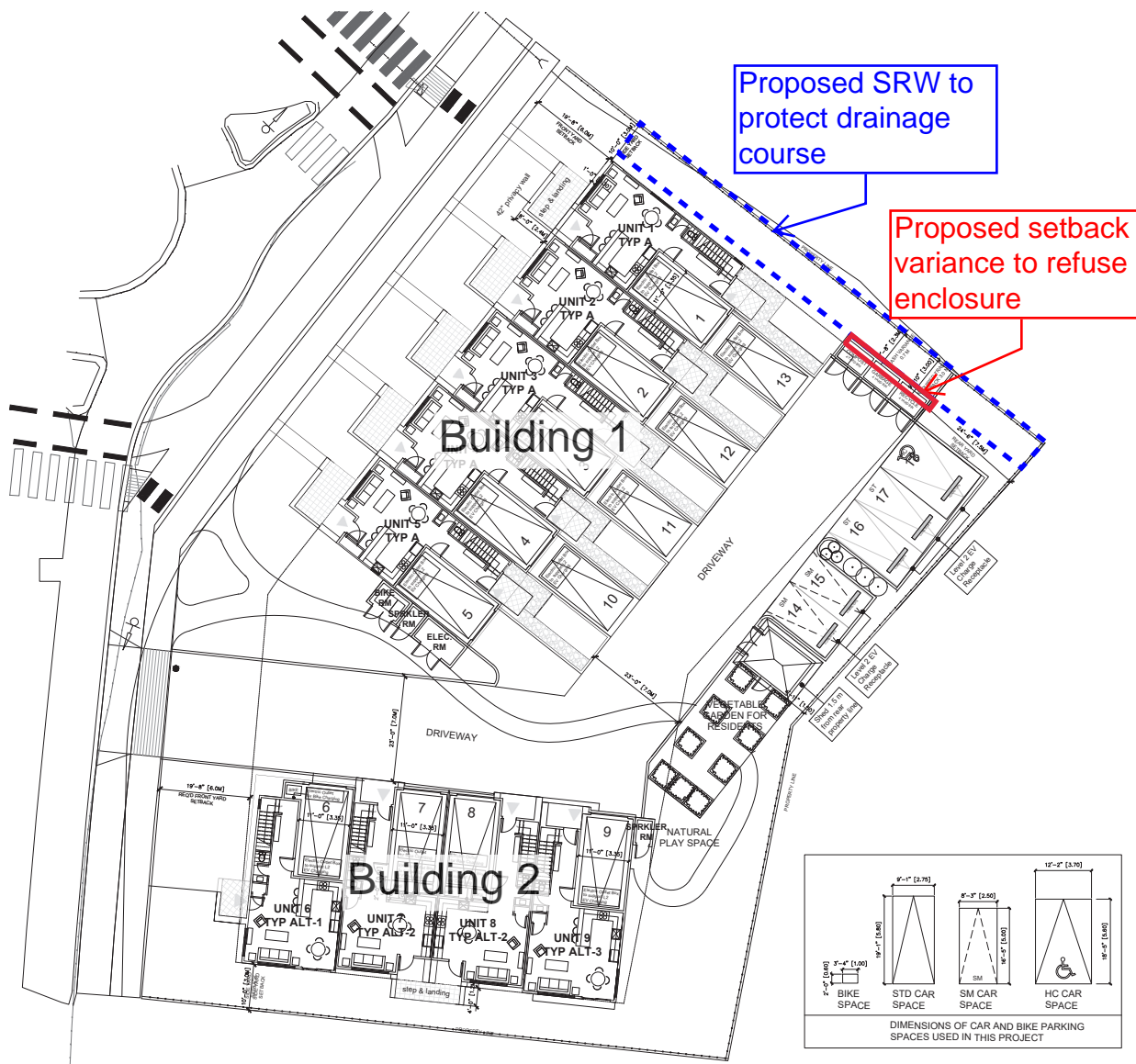
“The City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. Section 17.1.6 Waste Management Enclosure – to reduce the minimum required setback from the northeast side lot line for a waste management enclosure adjacent to a lot zoned for residential use from 3.0 to 2.3m.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site Plan & Parking Plan, prepared by Joyce Reid Troost Architecture, received 2025-MAR-03, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Joyce Reid Troost Architecture, received 2025-MAR-03, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, received 2025-MAR-03, as shown on Attachment F.
4. Consolidation of the subject properties, prior to Building Permit application submission.
5. Registration of a Statutory Right-of-Way (SRW) to protect the drainage course along the northeast side property line to allow for City access and maintenance, generally as shown on Attachment C.

ATTACHMENT C SITE AND PARKING PLAN



PROJECTION INTO THE YARD:
* See drawings for details listed below:

FRONT YARD: (No Variances requested)

- Step and landing (less than 0.6 m above finished grade)
- 42" privacy wall

SIDE YARD: North, (Trash location Variances requested)

- Trash receptacle located 2.3 m from property line, 0.7 m variance request

REAR YARD: (No Variances requested)

- Gardnet shed located 1.5 m from rear property line

SIDE YARD: South, (No Variances requested)

- Step and landing (less than 0.6 m above finished grade)

JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
NANAIMO, BC V9S 3R9

joyce@jrtarchitecture.com
250.714.8749
jrtarchitecture.com

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GODFREY TOWNHOMES
5484/ 5496 GODFREY ROAD, BC

CLIENT: Low Holding, Inc.

REV. DATE	NUMBER	DESCRIPTION
22-02-02	DP	
22-11-23	CL Update	
22-02-23	CL Response 2	

DATE: FEB. 1, 2022
SCALE:


RECEIVED
DP1380
2025-MAR-03
Current Planning
DRAWN BY: JRT

SITE PLAN

A100

ATTACHMENT D BUILDING ELEVATIONS AND DETAILS

MATERIAL LEGEND

-  00 Windows Black
-  01 HARDIE Panel Arctic White
-  02 HARDIE Lap Siding Pearl Grey
-  03 HARDIE Board and Batton Night Grey
-  04 HARDIE Panel Iron Grey
-  05 HARDIE Panel Wood Stained Finish



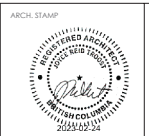
WEST ELEVATION | TOWNHOMES | FROM GODFREY ROAD | Scale 1/8" = 1' |



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

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 PARTY SHALL NOT HOLD JOYCE REID
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GODFREY TOWNHOMES
 5485/ 5495 GODFREY ROAD, NANAIMO

CLIENT
 Law Holdings Inc.

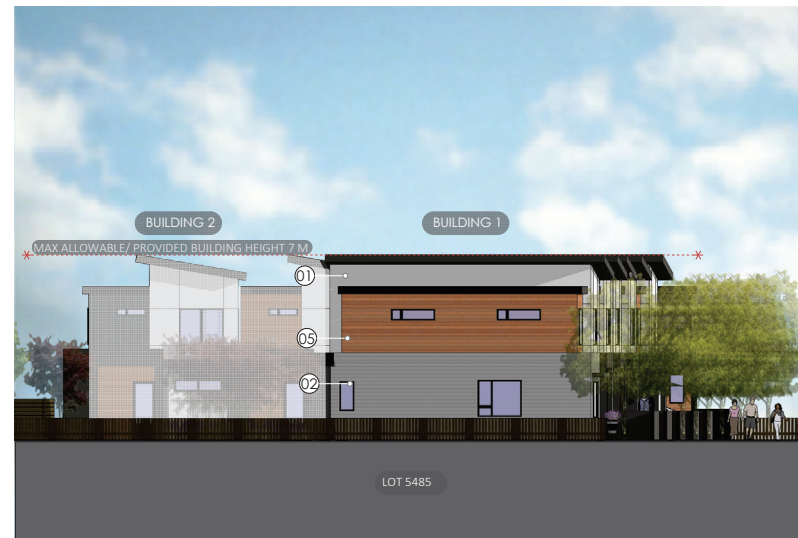
REV. DATE	NUMBER	DESCRIPTION
22-02-22	DP	
22-11-23	CL Response	
23-02-23	CL Response 2	

DATE: FEB. 2, 2022
 SCALE: SEE DRAWING
RECEIVED
DP 1380
2025-MAR-03
 Current Planning
 DRAWN BY: JRT

ELEVATIONS
A200



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



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



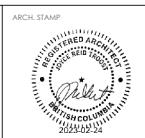
NORTH ELEVATION | TOWNHOMES | BUILDING 2 REAR ELEVATION | Scale 1/8" = 1' |



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

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GODFREY TOWNHOMES
 5485/ 5495 GODFREY ROAD, NANAIMO

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22-11-23	CL Response	
23-02-23	CL Response 2	

DATE: FEB. 2, 2022
 SCALE: SEE DRAWING
RECEIVED
DP 1380
2025-MAR-03
 Current Planning
 DRAWN BY: JRT DRAWN BY: JRT

ELEVATIONS
A201

ATTACHMENT E BUILDING RENDERINGS



STREET VIEW FROM GODFREY ROAD



BUILDING 1 UNIT ENTRANCES FROM THE STREET



BUILDING 2 UNIT ENTRANCES FROM THE STREET

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TROOST ARCHITECTURE RESPONSIBLE.



GODFREY TOWNHOMES
5485/ 5495 GODFREY ROAD, NANAIMO

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22-11-23	CL	Response
23-02-23	CL	Response 2

DATE	NUMBER	DESCRIPTION
FEB. 2, 2022	DP	
SEE DRAWING		

RECEIVED
DP 1380
2025-MAR-03
2:41 PM RECEIVED

DRAWN BY JRT DRAWN BY JRT

PERSPECTIVES

A300



BUILDING 1 (REAR)



BUILDING 1 FRONT ENTRANCE FROM GODFREY ROAD



BUILDING 1 FROM GODFREY ROAD



SHED

JOYCE REID TROOST ARCHITECTURE
 2515 GLENAYR DRIVE
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 250.714.8749
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DP1380
2025-MAR-03
 2:41 PM PST
 DRAWN BY: JRT DRAWN BY: JRT

PERSPECTIVES
A301

ATTACHMENT F LANDSCAPE PLAN AND DETAILS



PROJECT NAME:
GODFREY TOWNHOMES

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

CLIENT:
LAW HOLDINGS LTD.

LAW HOLDINGS LTD

ISSUED FOR DEVELOPMENT PERMIT REVIEW

REVISED AS PER DESIGN PANEL COMMENTS- FEB 23, 2023

REVISED AS PER TOWNSITE PLANNING COMMENTS- APR 14, 2023

FULL PLANTING PLAN (SHEET L3) ADDED AS PER PLANNING COMMENTS

RECEIVED
DP 1380
2025-MAR-03
CITY OF NANAIMO

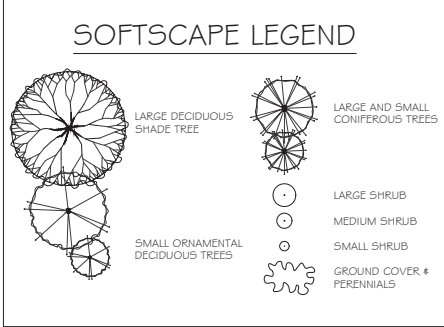
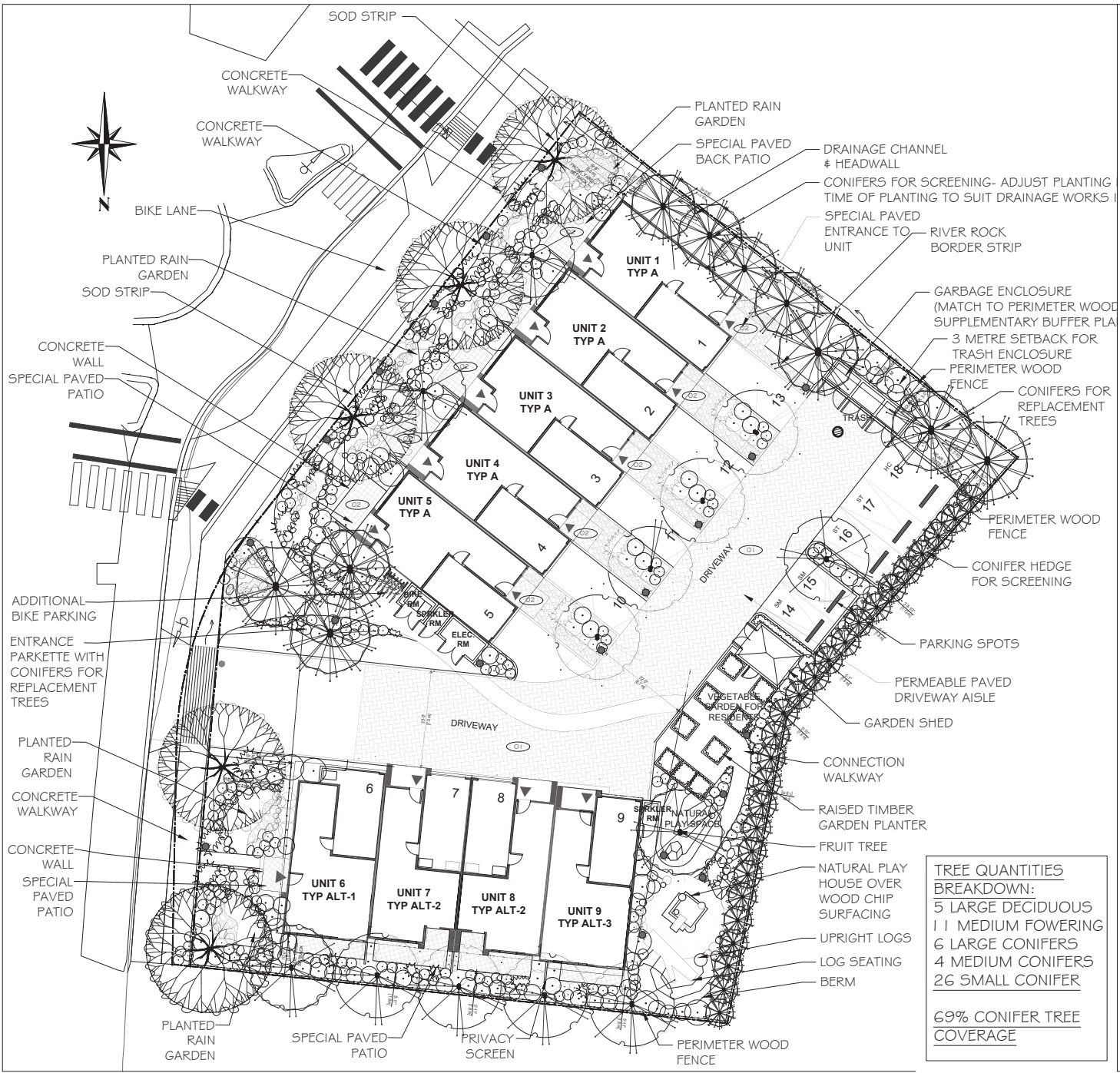
DATE:
MAY 29, 2023

DRAWN BY:
BRAD FORTH

SCALE:
3/32" = 1'-0"

DRAWING TITLE:
LANDSCAPE CONCEPT PLAN

SHEET:
L1



BIKE RACKS
MODEL: CAH-201
QUANTITY: 6
COLOUR: NOBEL (GLOSS)
SUPPLIER: CANAAN SITE FURNISHINGS
PHONE: 1-855-330-1133

BENCH
DESCRIPTION: COMMERCIAL METRO BENCH
QUANTITY: 1
FRAME COLOUR: NOBEL (GLOSS)
WOOD PLASTIC COMPOSITE: WALNUT
SUPPLIER: CANAAN SITE FURNISHINGS
PHONE: 1-855-330-1133

PAVER TYPES

01 TYPE: VENETIAN COBBLE (PERMEABLE PAVER)
COLOUR: GRANITE
PATTERN: RUNNING BOND
SIZE: 6"x12"

02 TYPE: CORTEZ
COLOUR: COPPER CANYON
PATTERN: 45° STACK
BOND
SIZE: 24"x24"

LIGHTING LEGEND

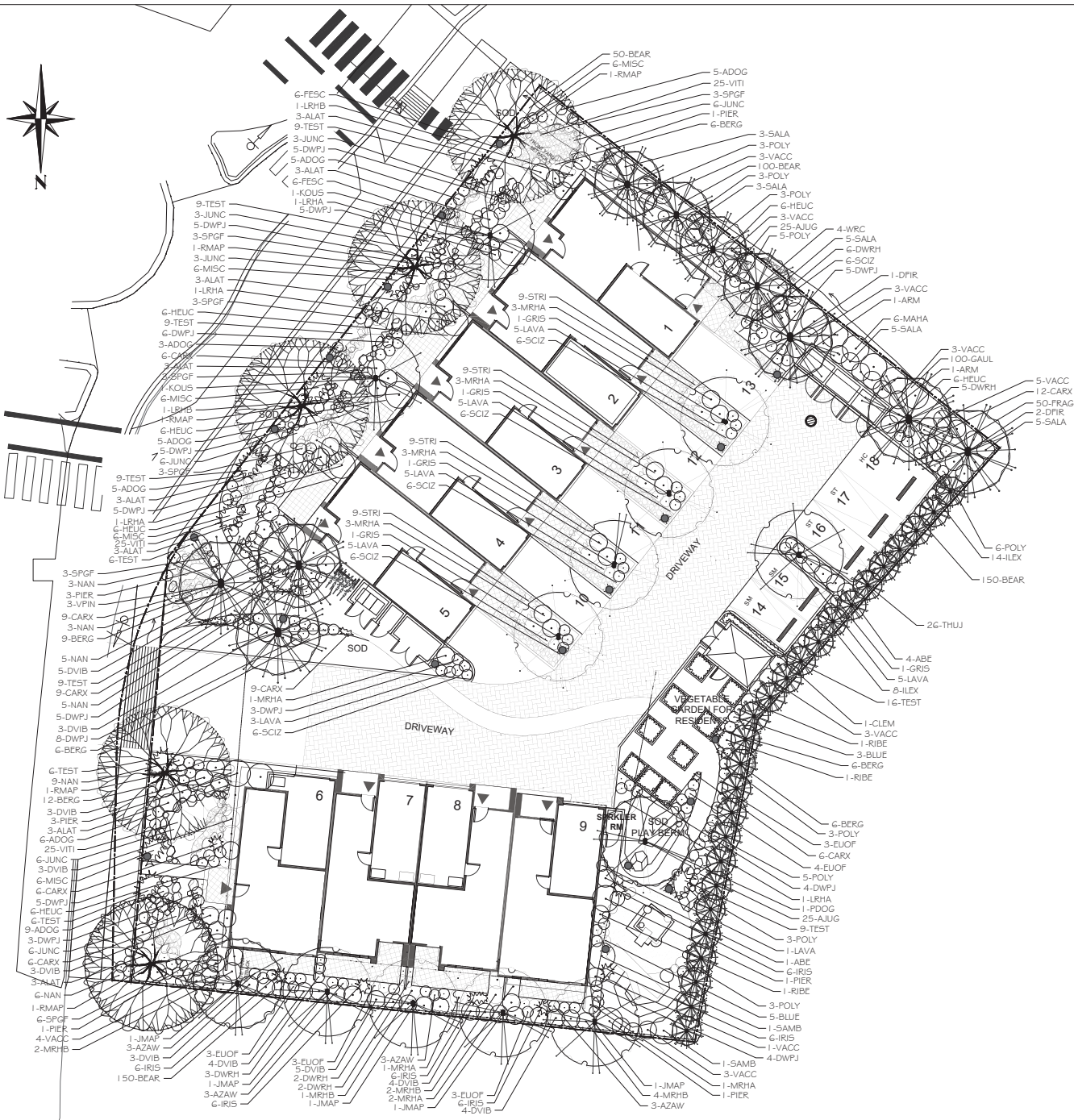
BOLLARDS (x19)
DESCRIPTION: APTOS BOLLARD
MODEL: LBAT-AC
COLOUR: BRIGHT SILVER GLOSS
SUPPLIER: FORMS + SURFACES

NOTES:

- REFER TO SUPPLEMENTAL DETAILS (SHEET L2) FOR FENCE, GARBAGE ENCLOSURE AND FURNISHING DETAILS
- REFER TO SHEET L3 FOR FULL PLANTING PLAN (INCLUDING QUANTITIES & SIZES)

TREE QUANTITIES BREAKDOWN:
5 LARGE DECIDUOUS
11 MEDIUM FOWERING
6 LARGE CONIFERS
4 MEDIUM CONIFERS
26 SMALL CONIFER

69% CONIFER TREE COVERAGE



PLANT LIST				
KEY	Quantity	Common Name	Latin Name	Size
Trees				
RMAP	5	Red Maple	<i>Acer rubrum</i> var. <i>Redbud</i>	50m Cal.
JMAP	5	Japanese Maple	<i>Acer palmatum</i> var. <i>Bloodgood</i>	50m Cal.
PRDG	1	Pacific Dogwood	<i>Cornus reticulata</i> var. <i>Elder's White Wonder</i>	50m Cal.
WRCR	2	Western Red Cedar	<i>Thuja glauca</i> var. <i>Keenleifer</i>	5-5m Ht.
VPIN	2	Vanderhoff Pine	<i>Pinus Resinosa</i> var. <i>Vanderhoff's Pyramid</i>	2-5m Ht.
KDUS	2	Korea Dogwood	<i>Koeleria Dogwood</i>	5-10m Ht.
WRCR	4	Western Red Cedar	<i>Thuja glauca</i> var. <i>Scurler</i>	5-10m Ht.
DFIR	3	Dragon Fir	<i>Pseudotsuga menziesii</i>	2-5m Ht.
GRDS	5	Greenback Maple	<i>Acer glabrum</i>	50m Cal.
Large Shrubs				
ALAT	24	Dwarf Burning Bush	<i>Erythronia alata</i> var. <i>Compacta</i>	45 Pot.
FRSE	10	Leaf of the Valley Shrub	<i>Panicum japonicum</i> var. <i>Forest 'Panic' 4 Valley Rose</i>	45 Pot.
LRHA	4	Rhododendron	<i>Rhododendron</i> var. <i>Pink Watercolor</i>	45 Pot.
LEWD	2	Rhododendron	<i>Rhododendron</i> var. <i>Simon's Watercolor</i>	45 Pot.
SMME	2	Red Elderberry	<i>Sambucus racemosa</i>	45 Pot.
MAHA	6	Oregon Grape	<i>Mahonia aquifolium</i>	45 Pot.
Medium Shrubs				
ABE	5	Glossy Abelia	<i>Abelia x grandifolia</i>	45 Pot.
SALA	1	Salal	<i>Gaultheria shallon</i>	45 Pot.
MAHA	12	Rhododendron	<i>Rhododendron</i> var. <i>Uniqua 4 Christmas Cheer</i>	45 Pot.
MVHD	2			45 Pot.
RBE	3	Red Flowering Currant	<i>Ribes sanguineum</i> var. <i>King Edward</i>	45 Pot.
LVBE	32	Dwarf Viburnum	<i>Viburnum glabrum</i>	45 Pot.
VACC	28	Mountain Blueberry	<i>Ulex europaeus</i>	45 Pot.
Small Shrubs				
EVOP	16	Creeping Eucalyptus	<i>Eucalyptus tereticornis</i> var. <i>Emerald Gem</i>	41 Pot.
DMFJ	68	Dwarf Lily of the Valley Shrub	<i>Polygonum japonicum</i> var. <i>Delicatula</i>	41 Pot.
PKLY	54	Dwarf Fern	<i>Polystichum montanum</i>	41 Pot.
DWRH	18	Dwarf Rhododendron	<i>Rhododendron</i> var. <i>Blue Belle 4 Jack</i>	42 Pot.
SPGF	24	Southern Spine	<i>Spiraea henryana</i> var. <i>Gold Flame</i>	41 Pot.
ADOG	30	Dwarf Dogwood	<i>Cornus sericea</i> var. <i>Serby</i>	42 Pot.
ILEX	22	Dwarf False Holly	<i>Ilex crenata</i> var. <i>Compacta</i>	41 Pot.
DRBE	3	Dwarf Blueberry	<i>Vaccinium corymbosum</i> var. <i>True Blue</i>	41 Pot.
AZAW	12	White European Azalea	<i>Azalea</i> var. <i>Simple White</i>	42 Pot.
NAN	21	Waxmy Yucca	<i>Yucca filamentosa</i> var. <i>Flam Flambo</i>	45 Pot.
Ground Covers				
BEAR	450	Barberry	<i>Aquilegia vulgaris</i> var. <i>Vancouver Jade</i>	SP4
FRSE	45	Heartleaf Bergenia	<i>Bergenia ciliolata</i> var. <i>Bronzeleaf Ruby</i>	SP4
VITI	25	Lyonsberry	<i>Ulex europaeus</i>	SP4
ABEG	50	Bugleweed	<i>Anagyris foetida</i> var. <i>Blazing Glory</i>	SP4
FRSG	50	Coastal Strawberry	<i>Fragaria chiloensis</i>	SP4
GAUL	100	Wintersgreen	<i>Gaultheria procumbens</i>	SP4
Perennials 4				
CARX	63	Vanilla-scented Sedge	<i>Carex nemoralis</i> var. <i>See Dance</i>	41 Pot.
TEST	68	Orange New Zealand Hedge	<i>Carex testacea</i>	41 Pot.
MISC	18	Conchocline Rush	<i>Conoclinium octosperum</i> var. <i>Spirator</i>	41 Pot.
MISC	30	Muscadine Grass	<i>Muscadine nemosa</i>	41 Pot.
FESC	12	Blue Fescue	<i>Festuca ovina glauca</i> var. <i>Elyza's Blue</i>	41 Pot.
FRSC	36	Gold Bell	<i>Prunella angustifolia</i> var. <i>Bronzeleaf Bronze</i>	SP5
IRIS	36	Sweet Iris	<i>Iris pallida</i> var. <i>Aurora-Vanderhoff</i>	SP5
LAVA	24	English Lavender	<i>Lavandula angustifolia</i> var. <i>Piedicote</i>	SP5
STRY	36	Stipa Grass	<i>Molochopsis stricta</i>	SP5
SCIZ	36	Kuhle Lily	<i>Schizopitys coccinea</i> var. <i>Dream Sunset</i>	SP5
Grasses				
CLM	1	Evergreen Clematis	<i>Clematis integrifolia</i>	45 Pot.
AMF	2	Clematis	<i>Clematis</i> var. <i>Estabrook</i>	42 Pot.

4★SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 202.822.7825

PROJECT NAME:
GODFREY TOWNHOMES

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

CLIENT:
LAW HOLDINGS LTD.

LAW HOLDINGS LTD

ISSUED FOR DEVELOPMENT PERMIT REVIEW

REVISED AS PER DESIGN PANEL COMMENTS: FEB 23, 2023

REVISED AS PER TOWNSTE PLANNING COMMENTS: APR 14, 2023

ADDITIONAL PLANTING PLAN ADDED AS PER PLANNING COMMENTS

RECEIVED
DP 1380
2025-MAR-03
CITY OF NANAIMO

DATE:
MAY 29, 2023

DRAWN BY:
BRAD FORTH

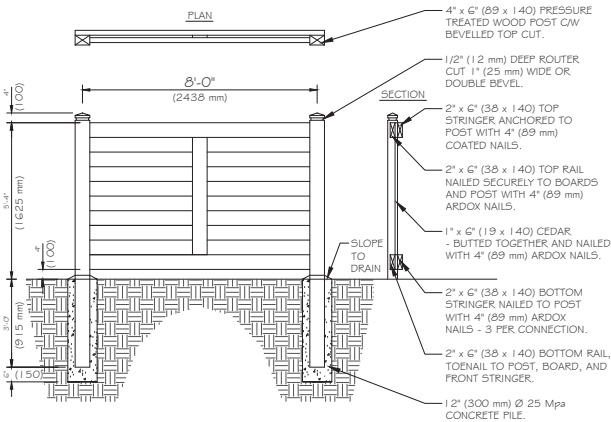
SCALE:
3/32" = 1'-0"

DRAWING TITLE:
LANDSCAPE PLANTING PLAN

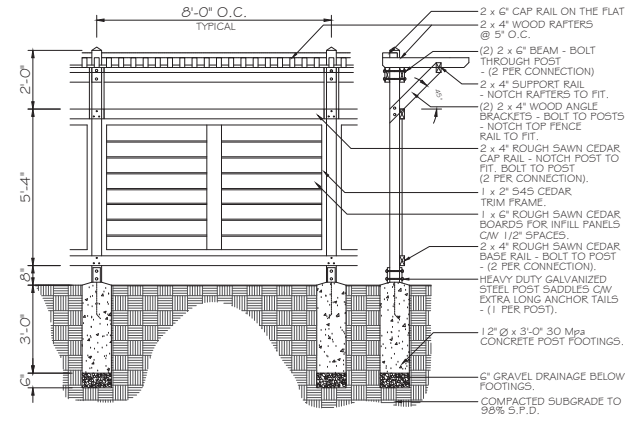
SHEET:
L3

NOTES:

- ALL WOOD MEMBERS TO BE PRE-STAINED WITH 2 COATS STAIN. COLOUR TO BE APPROVED BY OWNER.
- FINAL COVERAGE AND QUALITY OF STAIN TO BE APPROVED BY OWNER. CONTRACTOR SHALL SUBMIT FINISHED PRODUCT SAMPLE FOR APPROVAL PRIOR TO STAINING. CONTRACTORS UNIT PRICE SHALL INCLUDE ALL NECESSARY ADJUSTMENTS AND REVISIONS AS REQUIRED TO OBTAIN OWNER AND CITY APPROVAL.
- ALL CUT MEMBERS TO BE STAINED IN FIELD.
- FENCE TO BE LOCATED WITHIN PROJECT PROPERTY LINES.



1 PERIMETER WOOD FENCE
L2 SCALE 1/2" = 1'-0"



2 GARBAGE ENCLOSURE W/ ARBOUR TOP
L2 SCALE 1:30

SITE FURNISHINGS



BOLLARDS (x19)
DESCRIPTION: APTOS BOLLARD
MODEL: LBAPT-AC
COLOUR: BRIGHT SILVER GLOSS
SUPPLIER: FORMS + SURFACES



BENCH
DESCRIPTION: COMMERCIAL METRO BENCH
QUANTITY: 1
FRAME COLOUR: NOBEL (GLOSS)
WOOD PLASTIC COMPOSITE: WALNUT
SUPPLIER: CANAAN SITE FURNISHINGS
PHONE: 1-855-330-1133



BIKE RACKS
MODEL: CAH-20 I
QUANTITY: 6
COLOUR: NOBEL (GLOSS)
SUPPLIER: CANAAN SITE FURNISHINGS
PHONE: 1-855-330-1133