

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Section 11.7.1 Size of Buildings* – to increase the maximum allowable height for a principal building from 12m to 16.08m.

The City of Nanaimo “Development Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

1. *Section 7.1 Multiple Family Dwelling Parking Table* – to reduce the required number of off-street parking spaces from 14 to 12.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan and Project Data prepared by OMICRON ARCHITECTURE ENGINEERING LTD., dated 2019-FEB-28 as shown on Attachment C.
2. The subject property is developed in general accordance with the Building Elevations prepared by OMICRON ARCHITECTURE ENGINEERING LTD. dated 2019-FEB-28 as shown on Attachment F.
3. The subject property is developed in substantial compliance with the Landscape Plan prepared by OMICRON ARCHITECTURE ENGINEERING LTD and BLOOM LANDSCAPE ARCHITECTURE., dated 2019-APR-16 as shown on Attachment I.
4. The subject property is developed in accordance with Schedule D – Amenity Requirements for Additional Density received 2018-DEC-13 as outlined in Attachment J and including the following items:

A letter from the coordinating professional is required prior to the issuance of the building permit, outlining in detail how the 60 points will be obtained. A letter and accompanying evidence must also be received from the coordinating professional prior to the issuance of building occupancy proving that all 60 required points have been achieved. The following items must be secured prior to the issuance of a building permit:

- A housing agreement must be registered on title with the City to ensure that at least 50% of all residential units shall not be stratified or sold independently for at least ten years after the building receives occupancy.
- An agreement must be in place to purchase a car share vehicle to be located near the subject property (as shown on Attachment F Off-site Parking Plan) and made available to a recognized car share organization. The car share vehicle must be purchased prior to building occupancy.
- A letter from a mechanical engineer stating that the project will exceed ASHRAE 90.1 2010 Energy Standard by 5% or more and a letter of credit for 1% of construction costs to be returned upon successful provision of the above standard.
- A letter from the coordinating professional stating that at least 50% of the wood products used in construction are certified by the Forest Stewardship Council (FSC) Canada.
- A construction and waste management plan.

- A template for education signage regarding the following (signage to be installed prior to occupancy):
 - Permanent heritage interpretative signage;
 - Sustainable water management practices used onsite;
 - Sustainable energy management practices used onsite;
 - Sustainable transportation alternatives available onsite;
 - Natural features onsite.
- 5. The applicant enter into a minimum of a 5 year lease with the property owner of 315 Fitzwilliam Street in order to secure two parking spaces within the property at 315 Fitzwilliam Street for the exclusive use of tenants or visitors of 337 Robson Street. Parking shall be clearly identified and provided in accordance with the Off-Site Parking Plan provided as shown on Attachment E.
- 6. Applicant to provide \$10,000 cash in lieu of one parking space for sustainable transportation initiatives.