

# ATTACHMENT A

## PERMIT TERMS AND CONDITIONS

### TERMS OF PERMIT

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

- *Section 6.10.2 Fence Height* – to increase the maximum allowable height for retaining walls from 1.2m to 2.26m in the front yard setback.
- *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback for Building A from 6m to 4.13m.
- *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building heights as follows:
  - Building A – from 14m to 15.75m;
  - Building B – from 7m to 11.5m; and
  - Building C – from 7m to 10.35m.
- *Section 17.3.3.1 Slopes, Urban Plazas, and Refuse Receptacles* – to reduce the landscape screening requirement for the proposed refuse receptacles to eliminate the requirement for masonry walls.

### CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plans and Sections prepared by WD FISHER ARCHITECT, dated 2019-MAY-07 as shown on Attachment C.
2. The subject property is developed in substantial compliance with the Building Elevations prepared by WD FISHER ARCHITECT, dated 2019-MAY-07 and 2019-MAY-30 as shown on Attachment D.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by WSP LANDSCAPE ARCHITECTURE, dated 2019-MAY-08 as shown on Attachment F.
4. The subject property is developed in accordance with Schedule D – Amenity Requirements for Additional Density dated 2019-MAY-24 as outlined in Attachment G.
5. The provision of park dedication prior to building permit issuance and consisting of approximately 7,950m<sup>2</sup> of the lower R6-zoned portion of the site generally as shown on the Site Plans as shown In Attachment C.