

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Section 6.3.1.5 Location and Siting of Buildings and Structures to Watercourses* – to reduce the minimum watercourse setback as measured from the top of bank of St. George Creek from 15m to 7.5m.
2. *Section 9.5.1 and Section 9.5.3 Siting of Buildings* – to reduce the combined minimum front yard setback from 5.5m to 3.6m.
3. *Section 9.7.1 Size of Buildings* – to increase the maximum allowable building height from 18m to 18.6m.

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

1. *Section 4.3 Small Car Spaces* – to increase the permitted percentage of small car parking spaces from 40% to 45%.
2. *Section 7.1 Multiple Family Dwelling Parking Table and Section 7.2 All Other Uses Parking Table* – to reduce the minimum required number of off-street parking spaces from 56 to 54.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site and Parking Plans prepared by Joyce Reid Troost, dated 2019-DEC-20, as shown on Attachment C.
2. The development is developed in substantial compliance with the Building Elevations prepared by Joyce Reid Troost, dated 2019-DEC-20, as shown on Attachment D.
3. The subject property is developed in substantial compliance with the Landscape Plan prepared by 4 Site Landscape Architecture and Site Planning, received 2019-DEC-24, as shown on Attachment F.
4. Permanent fencing and signage built to City of Nanaimo aquatic setback fence standards to be installed prior to Building Permit issuance, to be located as shown on Attachment F.
5. The subject property is development in accordance with the Schedule D – Amenity Requirements for Additional Density summary, received 2019-DEC-13, as shown in Attachment G and to include the following items:
 - A letter from the coordinating professional submitted prior to Building Permit issuance, outlining how the required items for additional density will be achieved; and
 - A letter from the coordinating professional with accompanying evidence submitted prior to building occupancy demonstrating that the required items have been provided.
6. A Vegetation Restoration Plan with bonding for a three-year maintenance period for the riparian area to be submitted prior to Building Permit issuance.