

# ATTACHMENT A PERMIT TERMS AND CONDITIONS

## TERMS OF PERMIT

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

1. *Section 7.6.1 – Size of Buildings* – to increase the maximum allowable building height as follows:

*Single Units:*

Unit Number	Maximum Allowable Height	Proposed Height	Proposed Height Variance
1	7m	7.7m	0.7m
2	7m	7.8m	0.8m
3	7m	7.5m	0.5m
4, 6	7m	7.6m	0.6m
5	7m	7.1m	0.1m
7	7m	8.4m	1.4m
8	7m	7.9m	0.9m

*Townhouse Units:*

Unit Number	Maximum Allowable Height	Proposed Height	Proposed Height Variance
1, 2, 6, 7, 8, 9	7m	8.7m	1.7m
3,4,5	7m	9.5m	2.5m
10,11	7m	8.4m	1.4m
12,13,14	7m	8.8m	1.8m
15,16	7m	7.3m	0.3m

2. *Section 7.6.6 – Size of Buildings* – to increase the maximum perimeter wall height as follows:

*Single Unit:*

Unit Number	Maximum Allowable Height	Proposed Height	Proposed Height Variance
6	7.32m	8.3m	0.98m

*Townhouse Units:*

Unit Number	Maximum Allowable Height	Proposed Height	Proposed Height Variance
1	7.32m	8.96m	1.64m
2	7.32m	8.29m	0.97m
3	7.32m	8.96m	1.64m
9	7.32m	7.89m	0.57m
14	7.32m	7.46m	0.14m

## CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site Plans prepared by Hillel Architecture received 2020-APR-02 as shown on Attachment C.

2. The development is in accordance with the Cross Sections and Ridgeline View prepared by Hillel Architecture received 2020-APR-02 as shown on Attachments D and E.
3. The development is in accordance with the Building Elevations prepared by Hillel Architecture received 2020-APR-02 as shown on Attachment F.
4. The development is generally in accordance with the Building Material Finishes prepared by Hillel Architecture received 2020-APR-02 as shown on Attachment G.
5. The development is in general compliance with the Landscape Plans and Details prepared by MacDonald Gray received 2020-APR-02 as shown on Attachment H.
6. The subject property is developed and maintained in accordance with the recommendations contained in the Bioinventory Assessment prepared by Toth and Associates Environmental Services dated July 2017; and, the Preservation Areas plan received from Modev Construction Ltd. on 2020-APR-02.