

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback from 6m to 4.58m.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum lot coverage from 40% to 47%.
3. *Section 7.6.1 Size of Buildings* – to increase the maximum building height from 14m to 14.31m.
4. *Section 17.3.4 Refuse Receptacles* – to reduce the minimum required setback for a refuse receptacle from any lot line adjoining a property zoned for residential use from 3m to 0m.

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

1. *Section 7.1 Multiple-Family Dwelling Parking* – to reduce the minimum number of required off-street parking spaces from 17 to 16 spaces.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Raymond de Beeld Architect Inc., dated 2020-APR-28, as shown on Attachment C.
2. The development is developed in substantial compliance with the Building Elevations prepared by Raymond de Beeld Architect Inc., dated 2020-MAY-11, as shown on Attachment D.
3. The development is developed in substantial compliance with the Building Cross Section prepared by Raymond de Beeld Architect Inc., dated 2019-SEP-06, as shown on Attachment E.
4. The subject property is developed in substantial compliance with the Landscape Plan prepared by Lanarc 2015 Consultants Ltd., dated 2019-SEP-06, as shown on Attachment G.
5. The subject property is developed in accordance with the Schedule D – Amenity Requirements for Additional Density as prepared by Raymond de Beeld Architect Inc., dated 2018-NOV-23, as shown in Attachment H.

To meet Schedule D requirements, an application for a building permit must include:

- a. a letter from a mechanical engineer confirming the building exceeds ASHRAE 90.1 2010 Energy Standards by 5% or more;
 - b. evidence that plumbing features will use 35% less water than the BC Building Code standard;
 - c. a letter from the coordinating professional (architect) is required prior to the issuance of the building permit, confirming how the required 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 required points have been achieved.
6. The provision of public art is in general accordance with the site location and Detail 3 shown on the Landscape Plan in Attachment G. The public art must be installed prior to building occupancy.
 7. The subject properties are consolidated into a single lot prior to application for a building permit.