

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Section 9.5.1 Siting of Buildings* – to reduce the minimum required front yard setback from 6m to 3.5m.
2. *Section 9.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback from 7.5m to 3.25m.

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 maximum percentage of small car spaces from 40% to 48%.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Daryoush Firouzli Architecture Inc., dated 2020-MAY-07, as shown on Attachment C.
2. The subject property is developed in accordance with the Building Elevations prepared by Daryoush Firouzli Architecture Inc., dated 2019-OCT-31, as shown on Attachment D .
3. The subject property is developed in substantial compliance with the Landscape Plan prepared by Victoria Drakeford Landscape Architect., dated 2019-NOV-04, as shown on Attachment F .
4. The subject property is developed in accordance with the Schedule D – Amenity Requirements for Additional Density as prepared by Daryoush Firouzli Architecture Inc., dated 2020-JUN-25, as shown in Attachment G.

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. evidence that the development will meet at least Step Two of the BC Energy Step Code and exceed the requirement specified in the Building Bylaw by one step;
- d. all necessary plans, drawings, and documents to demonstrate compliance with Schedule D.

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.