

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 from 9m to 11.07m, as shown on Attachment G.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable perimeter wall height from 7.32m to 8.23m.

CONDITIONS OF PERMIT

1. The subject property is developed in substantial compliance with the proposed Site Plan prepared by Straight Street Design, dated 2020-JUN-30, as shown on Attachment D.
2. The development is in substantial compliance with the proposed Building Elevations prepared by Straight Street Design, received 2019-APR-15, as shown on Attachment E.
3. The development is in substantial compliance with the proposed Exterior Materials prepared by Straight Street Design, received 2019-APR-15, as shown on Attachment F.
4. The subject property is developed in substantial compliance with the proposed Height Survey prepared by Turner Land Surveying, received 2019-APR-15, as shown on Attachment G.
5. The subject property is developed in substantial compliance with the proposed Landscape Plan prepared by Straight Street Design, dated 2020-AUG-10, as shown on Attachment H.
6. The subject property is developed in accordance with the Schedule D ‘Amenity Requirements for Additional Density’, as shown in Attachment I, and is 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.
7. A 3m-wide statutory right-of-way for a public walkway between Ninth Street and Lotus Pinnatus Park constructed to the City of Nanaimo’s Urban Soft Surface Trail standard, generally as shown on Attachment D, is to be registered on the subject property prior to building permit issuance.
8. Completion of off-site improvements to construct a public walkway to connect with the Parkway Trail across the City-owned property at 100 Lotus Pinnatus Way, prior to building occupancy.