

# ATTACHMENT A PERMIT TERMS AND CONDITIONS

## TERMS OF PERMIT

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

1. *Section 6.5.1 Projections Into Yards* – to reduce the minimum front yard setback for an underground parking structure from 1.8m to 1.5m.
2. *Section 6.10.2 Fence Height* – to increase the maximum combined height of a fence and retaining wall within a side and rear yard from 2.4m to 3.3m.
3. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback from 6.0m to 1.5m.
4. *Section 7.5.1 Siting of Buildings* – to reduce the minimum north side yard setback from 3.00m to 0.45m for the parking level of the building.
5. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback from 10.50m to 7.35m.

The 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 50%.

## CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the proposed Site and Parking Plans prepared by Raymond de Beeld Architect Inc., dated 2020-NOV-16 and 2021-JAN-15, as shown on Attachment D.
2. The development is in substantial compliance with the proposed Building and Retaining Wall Elevations prepared by Raymond de Beeld Architect Inc., dated 2020-OCT-23 and 2021-JAN-15, as shown on Attachment E.
3. The subject property is developed in substantial compliance with the proposed Landscape Plan and Details prepared by Kate Stefiuk Studio, dated 2020-JUL-10, as shown on Attachment G.
4. The subject property is developed in accordance with the ‘Schedule D – Amenity Requirements for Additional Density’ prepared by Raymond de Beeld Architect Inc, received 2020-JUL-17, as shown in Attachment H, 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.

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5. The subject site is to be consolidated into a single property prior to Building Permit issuance.
6. A Statutory Right-of-Way for public vehicle access is to be registered over the portion of the property identified on Attachment D prior to building occupancy.
7. Frontage works & services to the south of the property as identified on Attachment D are completed prior to building occupancy, to the satisfaction of the Director of Development Approvals.