

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 requirement for an underground parking structure from 1.8m to 0.9m.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 14.0m to 15.76m.
3. *Section 17.3.4 Slopes, Urban Plaza, and Refuse Receptacles* – to reduce the minimum setback for a refuse receptacle dumpster or container from 3.00m to 1.45m from the north property line.

CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site and Parking Plans prepared by Matthew T. Hansen Architect., dated 2021-NOV-22, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations and Materials prepared by Matthew T. Hansen Architect., dated 2021-NOV-22 and 2021-NOV-10, as shown on Attachment E.
3. The subject property is in substantial compliance with the Landscape Plan and Details prepared by Topographics Landscape Architecture, dated 2021-OCT-06 and 2021-NOV-18, as shown on Attachment H.
4. The subject property is developed in accordance with the ‘Schedule D – Amenity Requirements for Additional Density’ prepared by Parkshore Projects Ltd., received 2021-SEP-22, as shown in Attachment I, and is to include the following items:
 - A detailed proposal for a public art piece to the satisfaction of the Director of Development Approvals, submitted prior to Building Permit issuance;
 - 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.
5. The subject site is consolidated into a single property prior to Building Permit issuance.