

# **ATTACHMENT A**

## **PERMIT TERMS AND CONDITIONS**

### **TERMS OF PERMIT**

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

1. *Section 11.5.1 Siting of Buildings* – to reduce the minimum required front yard setback for the first storey from 3m to 2.13m; north side yard setback from 3m to 2.15m; and, south side yard setback from 3m to 1.9m.
2. *Section 11.7.1 Size of Buildings* – to increase the maximum allowable building height from 10.5m to 11.4m.
3. *Section 17.3.3 Required Landscaping* – to reduce the minimum required front yard landscape buffer from 1.8m to 0.74m; and the rear yard landscape buffer from 1.8m to 0m.

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

1. Section 4.3 ‘Small Car Spaces’ – to increase the maximum allowable percentage of small car parking spaces from 40% to 50%.

### **CONDITIONS OF PERMIT**

1. The subject property is developed generally in accordance with the Site Plan prepared by Joyce Reid Troost Architecture, received 2021-NOV-15, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Joyce Reid Troost Architecture, received 2021-NOV-15, as shown on Attachment E.
3. The development is in substantial compliance with the Landscape Plan and Details prepared by Mystic Woods Landscape Design, received 2021-SEPT-09, as shown on Attachment G.