

# **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 14m to 15m.

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

1. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of off-street parking spaces from 25 spaces to 21 spaces.

### **CONDITIONS OF PERMIT**

1. The subject property is developed generally in accordance with the Site and Parking Plans prepared by Middleton Architect, dated 2022-MAR-11 and 2022-APR-11 respectively, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Middleton Architect, dated 2021-NOV-19, as shown on Attachment E.
3. The development is in substantial compliance with the Landscape Plan and Details prepared by Masthead Properties Ltd., dated 2022-APR-08, as shown on Attachment G.
4. The subject property is developed in accordance with the ‘Schedule D – Amenity Requirements for Additional Density’ prepared by Masthead Properties Ltd., dated 2022-MAR-25, as shown in Attachment H, 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.
6. Stormwater and sanitary sewer connections across the subject property to service the neighbouring lot legally described as Lot 31, Block 4, Newcastle Townsite, Section 1, Nanaimo District, Plan 584 (370 Stewart Avenue) and secured by private easement registered on property title prior to building occupancy, to the satisfaction of the Director of Development Approvals.