

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Section 6.23.1 Nanaimo Parkway* – to reduce the minimum permitted front yard setback from a property line that abuts the Nanaimo Parkway right-of-way from 20.0m to 7.5m for Building B.
2. *Section 10.6.1 Size of Buildings* – to increase the maximum permitted building height for Buildings A and B from 14.0m to 17.7m.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Parking Plans prepared by Daryoush Firouzli Architecture Inc., dated 2022-MAY-27 and 2022-AUG-11, as shown on Attachment D.
2. The subject property shall be developed in general compliance with the Building Elevations and Details prepared by Daryoush Firouzli Architecture Inc., dated 2022-JUL-29 and 2022-AUG-11, as shown on Attachment E.
3. The subject property is in general compliance with the Landscape Plan and Details prepared by Durante Kreuk Ltd., dated 2022-JUL-26, as shown on Attachment G.
4. An acoustic study, prepared by a qualified registered professional, to demonstrate that the residential units will meet the Canada Mortgage and Housing Corporation (CMHC) acoustic criteria for residential development (as per the Nanaimo Parkway Design Guidelines) shall be submitted to the City of Nanaimo prior to Building Permit issuance, to the satisfaction of the Director of Development Approvals; and Building Permit plans shall incorporate any building material specifications as recommended by the acoustic study.