

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Section 6.10.2 Fence Height* – to increase the maximum permitted fence height within a side yard from 1.80m to 2.45m.
2. *Sections 9.5.1 and 9.5.3 Siting of Buildings* – to reduce the minimum required front yard setback from 6.0m to 3.0m.
3. *Section 9.5.1 Siting of Buildings* – to reduce the minimum required flanking side yard setback from 4.5m to 4.0m.
4. *Section 9.7.1 Size of Buildings* – to increase the maximum allowable building height from 14.00m to 14.95m.
5. *Section 17.3.4 Refuse Receptacles* – to reduce the minimum required setback for a refuse receptacle from a 3.0m to 1.5m.
6. *Sections 17.11 and 17.12 Minimum Landscape Treatment Levels* – to reduce the width of the minimum landscape treatment level for a refuse receptacle enclosure from 1.8m to 1.5m.

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 maximum permitted number of off-street parking spaces that may be reduced in size to accommodate small cars from 40% to 48%.
2. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of off-street parking spaces from 40 spaces to 39 spaces.

CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site and Parking Plans prepared by Joyce Reid Troost Architecture, dated 2022-AUG-08, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Joyce Reid Troost Architecture, dated 2022-SEP-28 as shown on Attachment E.
3. The development is in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2022-AUG-04, as shown on Attachment H.
4. Registration of a Statutory Right-of-Way (SRW) along Bowen Road to accommodate future frontage improvements prior to building permit issuance, with a width of up to 1.5m and exact dimensions to be determined at detailed design stage.

5. The subject property is developed in accordance with the 'Schedule D – Amenity Requirements for Additional Density' prepared by Joyce Reid Troost Architecture, dated 2022-AUG-08, as shown in Attachment I, and 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.