

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

PERMIT TERMS

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

1. *Section 9.5.1 – Siting of Buildings*
 - to reduce the minimum required front yard setback (Terminal Avenue North) from 6.0m to 5.0m;
 - to increase the maximum required front yard setback (Cypress Street) from 6.0m to 11.3m; and
 - to reduce the minimum required 3m side yard setback to 1.5m, generally as shown on Attachment C.

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

1. *Section 4.1 – Parking Stall Dimensions (Standard Vehicle)* – to reduce the minimum required drive aisle width from 6.7m to 6.36m.
2. *Section 4.3 – Small Car Spaces* – to increase the maximum allowable percentage of small car spaces from 40% to 50%.
3. *Section 4.4 – Location of Parking* – to allow parking between the front face of the building and the front property line (Cypress Street).

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan & Parking Plan, prepared by bjk architecture inc., dated 2023-FEB-24, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by bjk architecture inc., dated 2023-APR-14, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect Inc., dated 2022-MAY-12, as shown on Attachment F.
4. Registration of a Statutory Right-of-Way (SRW) to accommodate future road widening, with an approximate width of 5.0m along the Terminal Avenue North frontage to achieve a future ‘Mobility Arterial’ cross-section width of 30.0m, prior to building permit issuance.