

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

PERMIT TERMS

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 height of a retaining wall within a side yard setback from 1.8m up to 2.9m as shown on Attachment F.
2. *Section 9.7.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 18.0m to 19.53m as shown on Attachment D.
3. *Section 17.2.1 General Regulations* – to reduce the minimum landscape buffer width from 1.8m to 0.91m along the north side yard lot line as shown on Attachment F.

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

4. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of parking spaces from 45 spaces to 44 spaces.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by Raymond de Beeld Architecture Inc., dated 2023-JUL-10 and 2023-MAY-10, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Raymond de Beeld Architecture Inc., dated 2023-MAY-10, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Kinship Design Art Ecology, dated 2023-JUN-22, as shown on Attachment F.
4. Registration of a Statutory Right-of-Way (SRW) to accommodate future widening of Oliver Road prior to building permit issuance, with an approximate width of 1.7m (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 Raymond de Beeld Architecture Inc., dated 2022-JUN-02, as shown in Attachment G, and to include the following items:
 - i. A letter from the coordinating professional submitted prior to building permit issuance outlining how the required items for additional density will be achieved; and
 - ii. A letter from the coordinating professional with accompanying evidence submitted prior to building occupancy demonstrating that the required items have been provided.