

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 combined height of a retaining wall and fence within a (south) side yard setback from 1.2m up to 3.0m as shown on Attachment D.
2. *Section 10.5.1 Siting of Buildings* – to reduce the minimum required front yard setback (abutting Irwin Street) from 4.5m to 3.6m, as shown on attachment C.
3. *Section 10.5.1 Siting of Buildings* – to reduce each minimum required north side yard setback from 3.0m to 1.5m, as shown on Attachment C.
4. *Section 10.6.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 10.0m to 10.9m as shown on Attachment D.

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

5. *Section 4.3 Small Car Spaces* – to increase the maximum percentage of small car parking spaces from 40% to 50%.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plan, prepared by Joyce Reid Troost Architecture, dated 2024-FEB-01, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Joyce Reid Troost Architecture, dated 2024-FEB-04, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, dated 2024-JAN-30, as shown on Attachment F.
4. Consolidation of the two parcels comprising of 450 & 460 Irwin Street (Lots 8 & 9), prior to building permit issuance.
5. Registration of an easement which includes the City as a signatory over 450 Irwin Street (Lot 7) in favour of 450 & 460 Irwin Street (Lots 8 & 9) for vehicle and pedestrian access to Baker Street following consolidation of the lots, prior to building permit issuance.
6. Discharge and replacement of existing easement FA41924 (for storm, sanitary and water servicing) which includes the City as a signatory in favour of 525 Haliburton Street (Lot 11) following consolidation of the lots for only storm drainage, prior to building permit issuance.