

# ATTACHMENT A

## PERMIT TERMS AND CONDITIONS

### TERMS OF PERMIT

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

1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable principal building height with a sloped roof for Building 2 and Building 11 from 9.0m to 10.0m.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable principal building height of a with a flat roof for Building 12 from 7.0m to 7.6m, and for Buildings 13, 14, and 15, from 7.0m to 11.5m.

### CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Parking Plan, prepared by dHK Architects, dated 2024-JUN-13, as shown on Attachment C.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by dHK Architects Inc., dated 2024-JAN-30, as shown on Attachment E.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by PMG Landscape Architects Inc., dated 2024-JAN-23, as shown on Attachment G.
4. Park dedication of 1.66ha, as shown on Attachment D, to be dedicated prior to building occupancy.
5. Registration of a blanket Statutory Right-of-Way for public park and trail use, substantially as shown on Attachment D, to be registered prior to building occupancy.
6. Voluntary road dedication of approximately 156m<sup>2</sup> along the south property line, as shown on Attachment D, to be dedicated prior to building occupancy.