

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 flanking side yard setback (abutting Franklyn Street) from 1.8m up to 2.8m as shown on Attachment D.
2. *Section 11.7.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 12.0m to 19.0m as shown on Attachment D.

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

1. *Section 6.1(i)(a) Required Number of Loading Spaces Parking Table* – to reduce the minimum required number of loading spaces from 1 space to 0 spaces.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by Ace Architecture Inc., dated 2024-JUL-02, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Ace Architecture Inc., dated 2024-JUL-02, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by Macdonald Gray, dated 2024-JUL-02, as shown on Attachment F.
4. Registration of a 2.0m wide Statutory Right-of-Way (SRW) along the front lot line (abutting Robson Street) as shown on Attachment C prior to building permit issuance.
5. Lot Consolidation of 350 & 398 Franklyn Street prior to building permit issuance.