

# 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 Fence Height* – to increase the maximum permitted height for a combined fence and retaining wall from 1.2m up to 2.0m within a front yard setback as shown on Attachment G.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 7.0m to 10.7m for Building A, 9.8m for Building B, and 10.8m for Building C as shown on Attachment D.

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

1. *Section 4.3 Small Car Spaces* – to increase the maximum percentage of small car parking spaces from 40% to 45%.
2. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of parking spaces from 136 spaces to 99 spaces.

### CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site Plan prepared by Newcastle Engineering Ltd., dated 2025-FEB-05 and Parking Plans prepared by Checkwitch Poiron Architect Inc., dated 2025-FEB-06, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Checkwitch Poiron Architect Inc., dated 2025-FEB-06, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by Calid Services Ltd., dated 2025-FEB-07, as shown on Attachment G.
4. Provision of the following Transportation Demand Management (TDM) measures, prior to Building Permit occupancy:
  - 125 Long-term bicycle parking spaces, including 54 secure bicycle storage units; 67 in-unit bicycle storage spaces; and 4 secure non-standard, bicycle storage spaces.