

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

PERMIT TERMS

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

1. *Section 11.5.1 Siting of Buildings* – to reduce the minimum front yard setback as shown on Attachment D as follows:
 - (a) for the first storey, from 3.0m to 1.5m for the north portion of the building;
 - (b) for the first storey, from 3.0m to 0.0m for an entry feature; and
 - (c) for the second and third storeys, from 4.0m to 1.5m for the north portion of the building.

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

1. *Section 7.5 Accessible Parking* – to reduce the minimum required number of accessible parking spaces from 8 spaces to 6 spaces.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site Plan and Parking Plans prepared by Low Hammond Row Architects, dated 2025-JUN-25 and 2025-JUN-04, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Low Hammond Row Architects, dated 2025-JUN-04, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by Kinship Design Art Ecology, dated 2025-JUN-02, as shown on Attachment F.
4. Lot Consolidation of 55, 65, 69 and 73 Prideaux Street prior to submission of a building permit.