

# 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 fence and retaining wall within a front and flanking side yard setback from 1.2m up to 2.8m, as shown in Attachment F.
2. *Section 14.5.1 Siting of Buildings* – to reduce the minimum required flanking side yard setbacks from 6.0m to 5.0m along the north property line and from 6.0m to 1.5m along the south property line, as shown in Attachment C.
3. *Section 14.6.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 14.0m to 20.1m, as shown in Attachment D.

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

1. *Section 6.1.b Required Number of Loading Spaces* – to reduce the minimum required number of off-street loading spaces from 2 to 0.
2. *Section 7.2 All Other Uses Parking Table* – to reduce the minimum required number of off-street vehicle parking spaces from 15 to 9.

### CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan prepared by MacDonald Hagarty Architects Ltd., dated 2025-NOV-07, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by MacDonald Hagarty Architects Ltd., dated 2025-NOV-07, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Biophilia Design Collective, dated 2025-OCT-16, as shown on Attachment F, and prior to building permit issuance the following shall be submitted:
  - an itemized landscape cost estimate prepared by a qualified landscape professional; and
  - a landscape security deposit equal to 100%, up to a maximum of \$100,000, of the landscape cost estimate.
4. Commitment to a License Agreement with the City of Nanaimo for installation of the proposed waste management enclosure within the Thirteenth Street right-of-way, generally as shown on Attachment C, prior to building permit issuance.