

# ATTACHMENT A

## PERMIT TERMS AND CONDITIONS

### PERMIT TERMS

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

1. *Section 9.7.1 Size of Buildings* – to increase the maximum allowable height of a principal building from 18.0m to 18.3m for Building A and Building B as shown on Attachment E.

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

1. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of parking spaces from 262 spaces to 228 spaces.
2. *Section 7.7 i) Electric Vehicle Parking* – to reduce the minimum requirement for shared access to a Level 2 Electric Vehicle Charge Receptacle (or more efficient charger) from 25% of all off-street vehicle parking spaces within any common parking areas to all visitor parking spaces.

### CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans prepared by IWA Architects, received 2026-JAN-13, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by IWA Architects, received 2025-DEC-18, as shown on Attachment E.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by Macdonald Gray, dated 2025-NOV-17, as shown on Attachment H.
4. Provision of the following Transportation Demand Management (TDM) measures, prior to Building Permit occupancy:
  - a) A statutory right-of-way for a public carshare space onsite;
  - b) Installation of a bike repair station for residents onsite;
  - c) Ensure that a minimum of 36% of the long-term bike parking spaces accommodate horizontal bike parking and can be accessed via automatic doors.
5. Each pair of tandem parking spaces must be tied to one dwelling unit.