

2. REZONING: 1342 Southwest Marine Drive

Summary: To rezone a single piece of property from M-1 (Industrial) District to C-2 (Commercial) District in order that it can be consolidated with adjacent C-2 zoned properties and comprehensively re-developed.

Applicant: Norm Chin, DYSArchitecture

Recommended Approval: By the Director of Planning

- A. THAT the application by Norm Chin of DYSArchitecture to rezone 1342 Southwest Marine Drive (Lot 8, Block 1, D.L. 318, Plan 2067, P.I.D. 014-052-156) from M-1 Industrial District to C-2 Commercial District, be approved, subject to the following condition:

AGREEMENTS

- (a) That prior to enactment of the By-law, the registered owner shall, at no cost to the City:
- (i) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for an option to purchase over the north 17 ft. (building line) of Lot 8, to be granted by the owner to the City, such option to be triggered upon issuance of any development approval for the site.

This option to purchase, and any related agreements:

- (a) to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site, as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law; and
- (b) shall provide security to the City including, without limitation, indemnities, warranties, equitable charges, and letters of credit and withholding of permits, as deemed necessary and in a form satisfactory to the Director of Legal Services.

(RZ. - 1342 Southwest Marine Drive)