

SUMMARY AND RECOMMENDATION

1. TEXT AMENDMENT: 1618 Quebec Street

Summary: To amend the text of CD-1 (Comprehensive Development) District (504) By-law No. 10264 to permit an increase of 1 582 m² (17,029 sq. ft.) in office floor space in the development approved for this site.

Applicant: Mr. Mike Mackay, Onni Group.

Recommended Approval: By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application, by Onni Development (Main Street) Corp. to amend the text of CD-1 (504) By-law No. 10264 for 1618 Quebec Street (*PID: 028-593-472, Lot 1 District Lots 200A and 2037 Group 1 New Westminster District Plan BCP48238*) to permit an increase of 1 582 m² (17,029 sq. ft.) in office floor space in the development approved for this site, generally as presented in Appendix A of the Policy Report dated March 6, 2012, entitled "1618 Quebec Street - CD-1 Text Amendment and Sign By-law Amendment", be approved subject to the following conditions:

CONDITIONS OF BY-LAW ENACTMENT

- (a) That, prior to enactment of the by-law to amend the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the satisfaction of the Director of Planning and the Managing Director of Cultural Services, as necessary, and at the sole cost and expense of the owners, make arrangements for the following:

Public Art

Revise the public art agreement registered on title to the lands to increase the public art contribution by \$30,822, satisfactory to the Director of Legal Services and the Managing Director of Cultural Services.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as are 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-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official

having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT an amendment to the Sign By-law to add CD-1 (504) to Schedule B, generally as presented in Appendix C of the Policy Report dated March 6, 2012, entitled "1618 Quebec Street - CD-1 Text Amendment and Sign By-law Amendment", be approved.

(RZ. 756/2011 - 1618 Quebec Street)