

Proposed Amendments

1. Remove the Special Function, Class 1 from the list of permitted uses;
2. Reduce the restaurant size to 299 sq. metres of public area, which is what is currently on the site;
3. In addition to providing the plaza, the applicant will pay the approved cash contribution rate of \$17.47 per sq. metre for the development from 2.8 FAR to 5.0 FAR. This amounts to \$48,215.45. From 5.0 to 7.0 FAR, the applicant is prepared to a cash contribution of \$35.00 per sq. metre (double the current rate). This additional cash contribution is \$87,815.00. The total cash contribution would be \$136,030.45.
4. The additional 2 FAR and 10 metres of height shall only be granted on the condition of the approval and construction of the plaza.
5. The 10th floor shall be set back 3 metres on all sides to minimize the potential shadow impacts on the surrounding neighboring properties.
6. The applicant is prepared to work with the administration to prepare a public access agreement on the plaza.
7. The Administration is directed to investigate the incorporation of the adjacent laneway into the proposed development.
8. The applicant is prepared to work with the administration to address the difference on the value of land given up for the plaza and the value of the extra density.
9. The applicant requests 3 readings of both this land use bylaw and the ARP bylaw. The applicant is prepared to work with the administration to address any and all outstanding issued associated with this application. The applicant is prepared to report back to you within 6 months with the results of our work.
10. As a fall back if 3 readings cannot be obtained during this session, then the applicant agrees to accept 1st reading and ~~The applicant is prepared to work with the administration to address and all outstanding issued associated with this application.~~



