

## SUMMARY AND RECOMMENDATION

**1. TEXT AMENDMENT:** 140 West 1st Avenue (formerly 102-160 West 1st Avenue)

**Summary:** To amend the Southeast False Creek (SEFC) Official Development Plan (ODP) to allow a height increase on this site and subject to enactment of the CD-1 (Comprehensive Development District) for this site to consider a CD-1 text amendment and amendments to the conditions of approval for the CD-1 By-law.

**Applicant:** Stuart Lyon, GBL Architects

**Recommended Approval:** By the Director of Planning

- A. THAT the application by GBL Architects Group on behalf of Wall Financial Corporation to amend the Southeast False Creek Official Development Plan By-law (the "SEFC ODP By-law") to permit an increase in height for 140 West 1st Avenue generally in accordance with Appendix A to Policy Report "SEFC ODP and CD-1 By-law Text Amendments for 140 W 1st Avenue (formerly 102-160 W 1st Avenue)" dated December 21, 2007, be approved;
- B. THAT, subject to enactment of the CD-1 By-law for 102-160 West 1st Avenue:
- (i) the application of the Director of Planning to amend the CD-1 By-law, generally in accordance with Appendix B to Policy Report "SEFC ODP and CD-1 By-law Text Amendments for 140 W 1st Avenue (formerly 102-160 W 1st Avenue)" dated December 21, 2007; and
  - (ii) the amendments to the conditions of approval for the CD-1 By-law for 102-160 West 1st Avenue, generally in accordance with Appendix C to Policy Report "SEFC ODP and CD-1 By-law Text Amendments for 140 W 1st Avenue (formerly 102-160 W 1st Avenue)" dated December 21, 2007;

be approved.

Note: Council will consider the enactment of the CD-1 By-law for 102-160 West 1st Avenue at the Regular Council meeting on February 12, 2008.

(RZ 670/2007 - 140 West 1st Avenue)