

4. TEXT AMENDMENT: 1600-1636 West 1st Avenue

Summary: Amendments to a CD-1 By-law, which applies to an existing building, making 0.50 FSR of manufacturing uses optional rather than required, thereby increasing the maximum permitted FSR for office and service uses from 1.0 to 1.5 FSR. The overall FSR would remain unchanged. These proposed amendments are consistent with the Burrard Slopes IC Districts Interim Rezoning Policies and Guidelines.

Applicant: Robert Dewaayer.

Recommended Approval: By the Director of Planning:

THAT the application by R. Dewaayer, on behalf of The Owners, Strata Plan LMS 2622, to amend CD-1 #339 (By-law No. 7476) for 1600-1636 West 1st Avenue to remove the requirement that a minimum of 0.5 FSR be for manufacturing uses and increase the maximum permitted floor space ratio for office and service uses within an existing building, generally as presented in Appendix A, to the Policy Report, "*CD-1 Rezoning - 1600-1636 West 1st Avenue*", dated December 1, 2009, be approved

(RZ 714/2009 - 1600-1636 West 1st Avenue)