

Refers Item No. 3  
Public Hearing of December 14, 2010

December 7, 2010

## MEMORANDUM

TO: Mayor Robertson and Councillors

COPY TO: P. Ballem, City Manager  
S.A. Johnston, Deputy City Manager  
M. Coulson, City Clerk  
M. Welman, Director of Communications  
C. Fenby, Assistant Director, Integrated Marketing and Communications  
D. McLellan, General Manager of Community Services  
B. Toderian, Director of Planning  
F. Connell, Director of Legal Services  
P. Judd, General Manager of Engineering Services

FROM: I. Cooper, Senior Rezoning Planner, Rezoning Centre

SUBJECT: Text Amendment - 140 West 1st Avenue (Playhouse Theatre Company Site)

This memorandum advises Council of minor corrections contained in the by-law posted for this item pertaining to the Southeast False Creek Official Development Plan (SEFC ODP), and it provides clarification to the discussion of building heights contained in the Policy Report dated November 2, 2010, entitled "CD-1 Text Amendment - 140 West 1st Avenue (Playhouse Theatre Company Site)".

1. Appendix C of the Policy Report was prepared with the assumption that amendments to the SEFC ODP, brought forward for another rezoning site, would be enacted. Since these amendments have not been enacted, the by-law to amend the ODP, posted for this item, has been adjusted to provide correct floor area amounts. The figure number in the by-law has also been adjusted, as it was incorrectly cited in Appendix C. Since all the corrections are contained in the posted by-law, no action by Council is required.
2. The Policy Report indicates that the height of the two central towers is to increase by three storeys from that previously approved. While the height increase is three storeys from the initial approval of the form of development on July 18, 2006, there was a subsequent amendment approved February 12, 2008 that increased the approved height of those two central towers by one storey. As a result, a two-storey height increase is currently being sought and recommended for all towers. This clarification has no consequence for the draft by-laws.

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Ian Cooper  
Senior Rezoning Planner

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