



**CD-1 Rezoning:
339 E 1st Avenue**

**Public Hearing
April 17, 2018**



Site Context

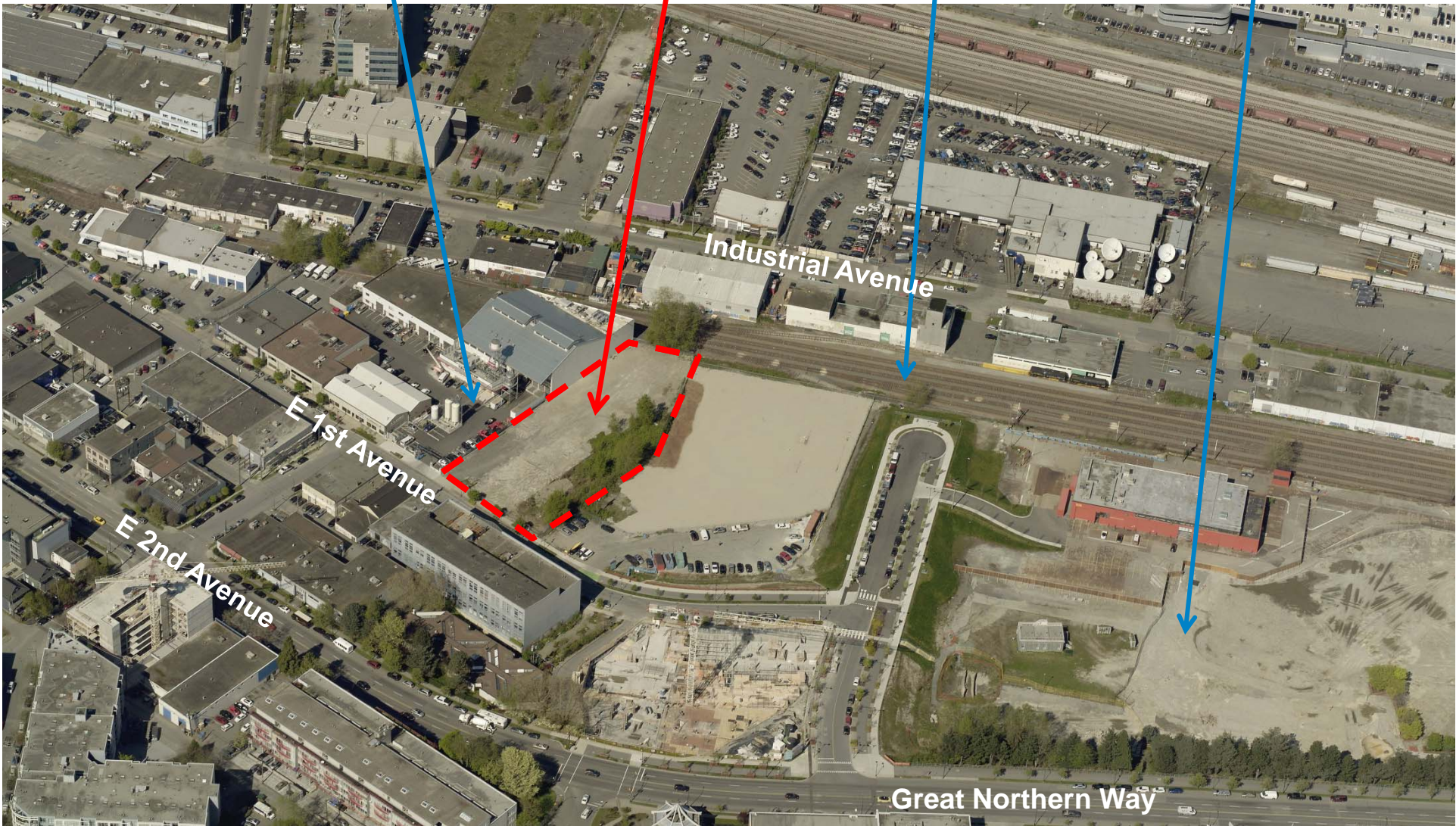


Red Truck Brewery

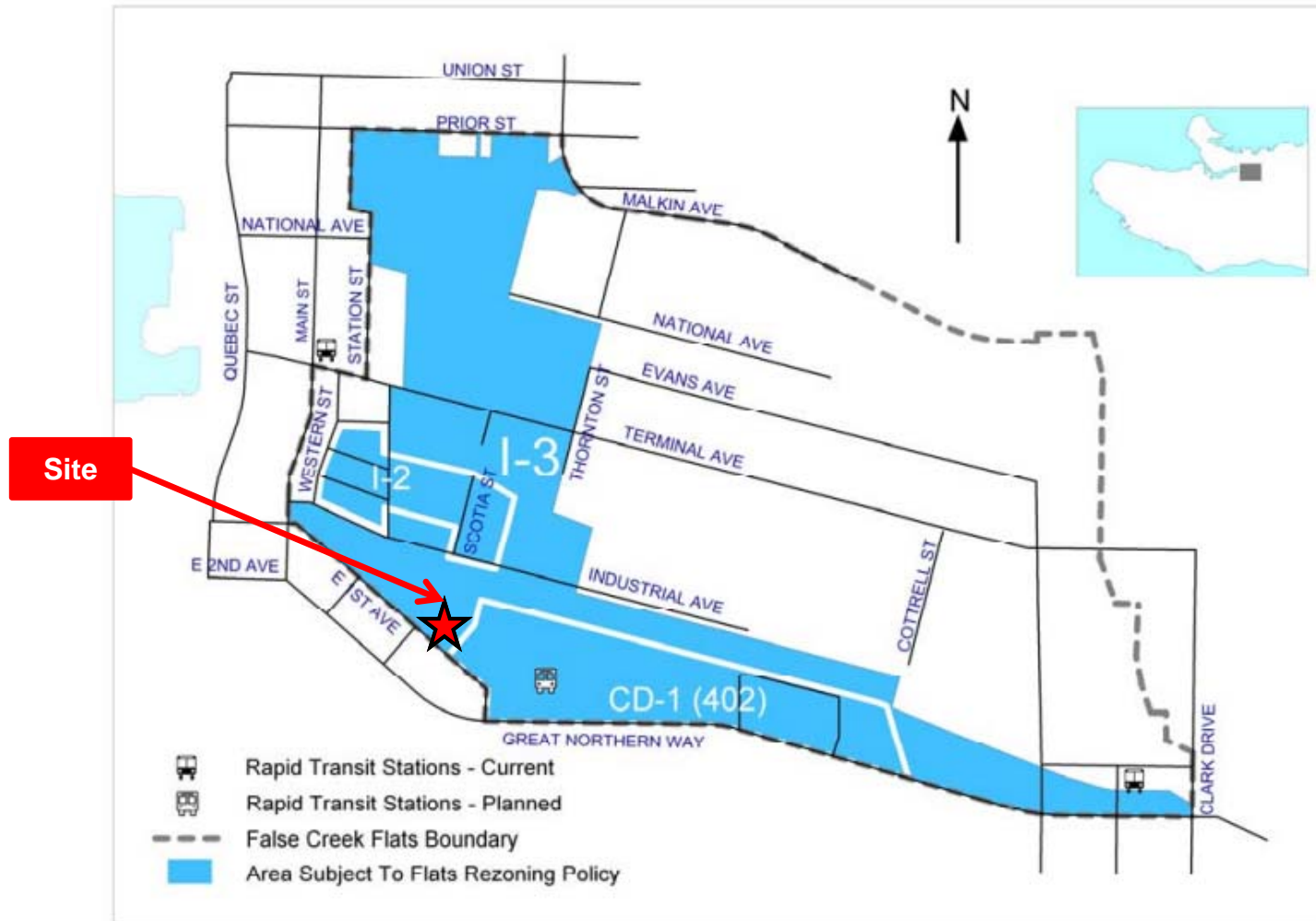
Site

Rail Yard

Emily Carr Campus



Policy Context – False Creek Flats Rezoning Policy



- Provides guidance for broadening the range of permitted office uses in areas zoned for high technology in the False Creek Flats (2009-2017).

Proposed Building

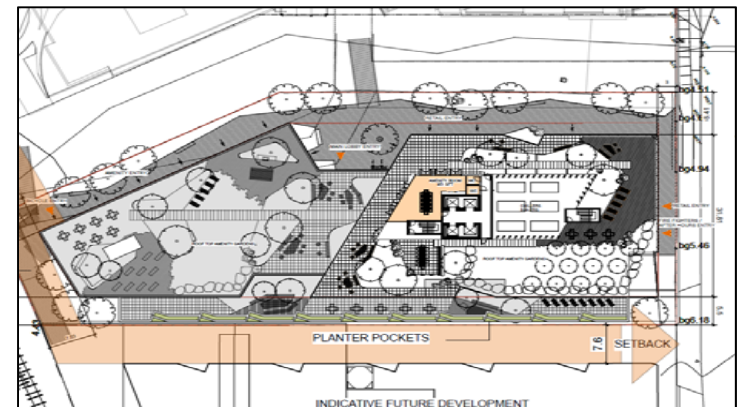


View looking north, from E 1st Avenue

Proposed 7- Storey (110 ft.) Office Building:

137,492 sq. ft. office space
+ 5,992 sq. ft. commercial retail units

143,434 sq. ft. total (2.98 FSR)



Roof Plan, showing partial seventh storey

Form of Development



Application Open House

(City Hosted)

October 11, 2017

- 18 people attended
- 12 comment sheets

- Support for creation of job space.
- Acknowledgement of proposed appropriate uses close to transit.
- Proposed design was well-received.



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Shadow Analysis

