

**CD-1 Rezoning  
Southeast False Creek Areas  
3A & 3B**

**(1551 Quebec Street, 1600 Ontario Street and  
95/99 East 1st Avenue)**

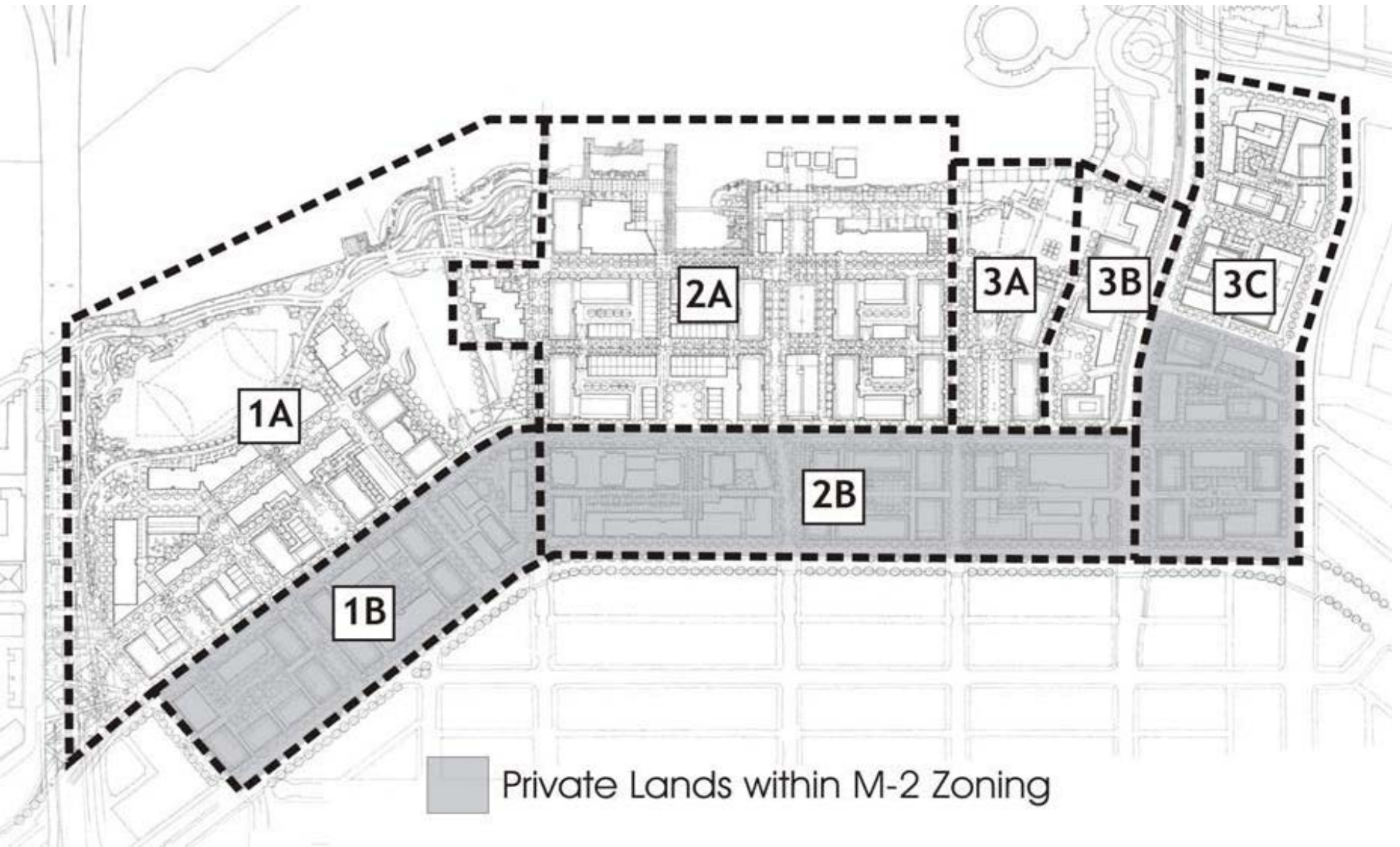
**Public Hearing**

**June 3, 2014**

# Proposal



# Southeast False Creek



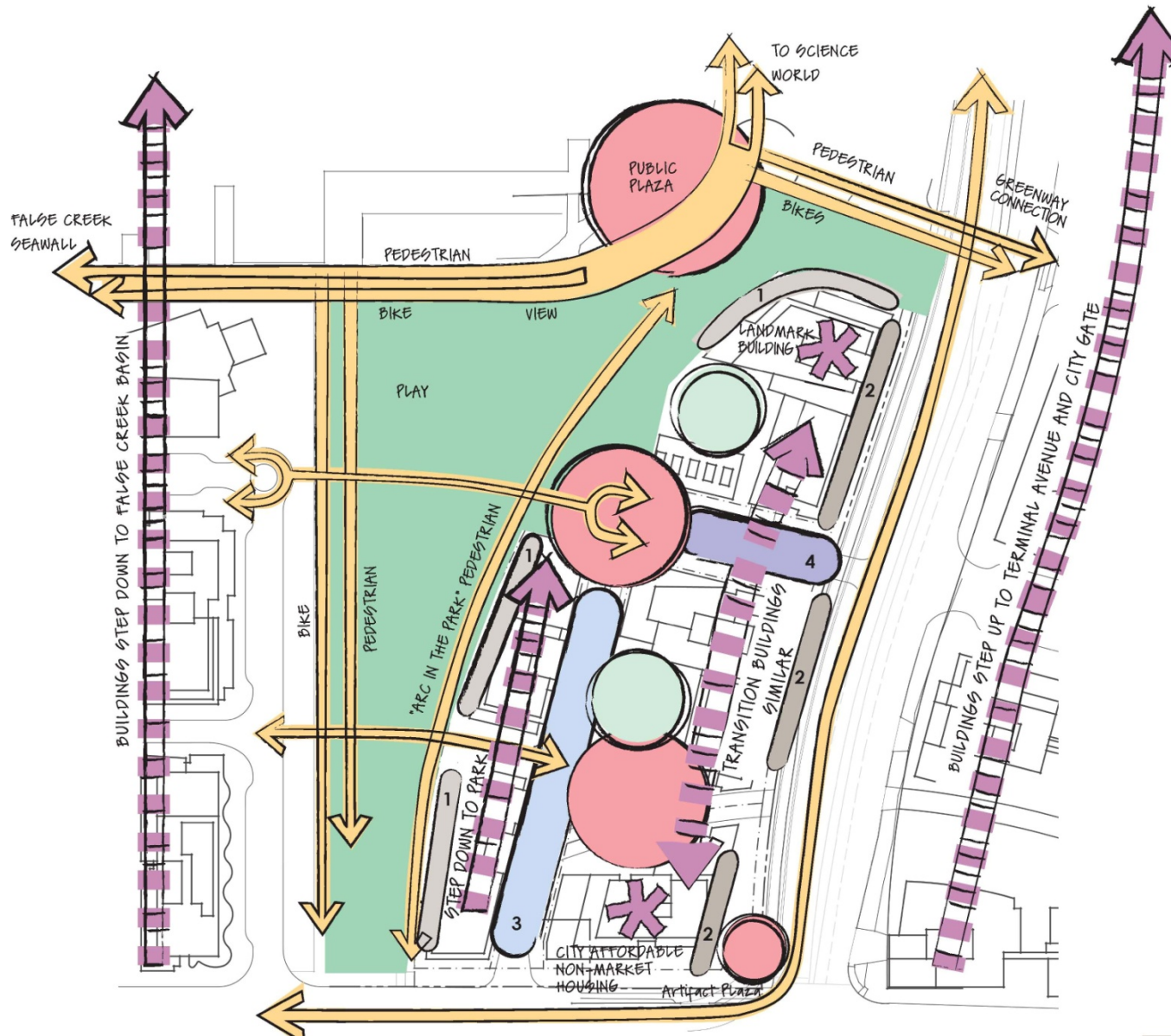
# Initial Illustrative Plan and Refined Concept



PROPOSED CONCEPTUAL NEIGHBOURHOOD PLAN

- **Southeast False Creek - ODP (2005)**
- **Southeast False Creek Design Guidelines for Additional Penthouse Storeys (2010)**

# Built Form - Refinement from ODP



# Built Form - Height



HEIGHT GUIDELINES - TYPICAL (BUILDINGS 1, 2, 3 & 4)

HEIGHT GUIDELINES - BUILDING 5

# East Park





# Floor Area



## SEFC - ODP

- Area 3A 180,512 sq. ft.
- Area 3B 328,140 sq. ft.
- Total 508,652 sq. ft.

## Proposed

- Total 624,525 sq. ft.
- Additional Density 115,873 sq. ft.

## Affordable Housing Building

- Built by Concert Properties
- Conveyed to the City
- Minimum 133 units
- Minimum 50% family units (2 bedroom or bigger)
- Two units to be available for family daycare

- Enthusiasm to see this vacant land developed
- Sense that this development will knit the community together
- Some concern that the height of the 18-storey building will impact private views

# Public Benefits Summary

- East Park - 2.7 Acres
- Minimum of 133 affordable housing units
- Two family daycare units
- Public Art

# Conclusion

