

Project Introduction / Intent Letter

Porte Communities and Reliance Properties are pleased to present a new addition to East Vancouver and the False Creek Flats. Designed by IBI Architects, this exciting project will be situated next to the expanding Great Northern Way Campus as well as connecting Main Street's new urban community.

Part of the site's uniqueness lies in its proximity to a former stream - Brewery Creek. The stream attracted several breweries between 1888 and 1912 and because of this, was given the name Brewery Creek. In the late 1800s, the area became the center of industry and commercialism which led to a significant population being concentrated on Broadway and Main Street.

339 East 1st Ave, also referred to as 345 East 1st Ave, is a brief walk away from three SkyTrain stations covering two different lines, as well as several bus stops going to downtown. The site is located within walking distance to Vancouver's waterfront and several neighborhood parks. A bike path also passes by the site thereby making the site accessible by several sustainable modes of transportation.

To the west of the site, the recently approved Urban Design Plan (as part of the Mount Pleasant Community Plan) along Main Street between 2nd and 7th Avenue will create a strip combining urban community with existing Brewery Creek heritage. To the east, Emily Carr University (ECU) and a new artist studio development will continue to expand arts and cultural spaces. This new project will strengthen the character of the neighborhood by providing mixed-use spaces.



July 18 2017

Stephanie Johnson I MES, MCIP, RPP - Planner
City of Vancouver
453 West 12th Ave
Vancouver, BC
V5Y 1V4

Dear Stephanie:

RE: LETTER OF INTENT FOR 339 EAST 1ST STREET

On behalf of Porte Communities, this letter is to outline the intent for the rezoning of 339 East 1st Street.

Located on the North side of E 1st Avenue, the site is currently vacant. This rezoning involves the redevelopment of 339 E 1st Avenue - a lot with an area of 4466 SM (48072 SF).

Currently the site is zoned as I-3 with a density of 3.0 FSR. The building, as presented, currently meets all requirements listed in the I-3 zoning schedule (FSR, height, setbacks), except for the restricted use. This proposal requests that the General Office requirement be unrestricted in terms of uses. Additionally, it is requested that the Director of Planning or the Development Permit Board relax the limitation to 30.5 m instead of 18.3 m.

Sincerely,

Porte Communities

Craig Marcyniuk
Development