

NOTICE OF DEVELOPMENT APPLICATION

4525 Clarendon Street
DP-2017-00586



July 7, 2017

Eszter Csutkai Architect has applied to the City of Vancouver for permission to develop a Small House/Duplex Development with 4 units on this site, consisting of 3 buildings:

- Total proposed Floor Space Ratio is 0.85 (approximately 5,159 sq.ft.;
- Building A facing East 29th Avenue is a two and a partial third storeys plus basement, one-family dwelling with one lock off unit located in the basement, and an attached garage providing one parking space, having vehicular access from Clarendon Street.
 - Proposed floor area is 1,468 sq.ft.; and
 - proposed height is 34 ft.
- Building B facing East 29th Avenue is a two and a partial third storeys plus basement, two-family dwelling with two lock off units located in the basements, and two attached garages providing two parking spaces, having vehicular access from Clarendon Street.
 - Proposed floor area is 2,731 sq.ft.; and
 - proposed height is 35 ft.
- Building C at the rear of the lot facing Clarendon Street is a two storeys, one-family dwelling with surface parking at the rear, having vehicular access from the rear lane.
 - Proposed floor area is 959 sq.ft.; and
 - proposed height is 25 ft.

Under the site's existing RT-11 zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **July 28, 2017**. For more information and updates, **visit:** vancouver.ca/devapps

Or contact **Maria Cheng**, Project Coordinator at **604.871.6224** or maria.cheng@vancouver.ca