

# NOTICE OF DEVELOPMENT APPLICATION

**3141, 3133, 3123 W Broadway  
DP-2018-00039**



February 26, 2018

4184 Investments, Ltd. has applied to the City of Vancouver for permission to develop at this site a new 6-storey, mixed-use building with a restoration of the adjoining existing theatre building. The proposal includes the following:

- 40 market strata dwelling units;
- New retail units at grade with a floor space area of 411 m<sup>2</sup> (4,423 sq.ft.);
- Building height of approximately 20.3m (66.65 ft.);
- Total floor space area of 5840 m<sup>2</sup> (62,864 sq.ft.); and
- Two levels of underground parking accessed from the lane with a total of 47 parking spaces.

Under the site's existing C2-C zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Development Permit Board.

To learn more, join us at a **Community Open House**:

**Thursday, March 15, 2018, 4:30 pm – 7:30 pm at  
St. James Community Centre Hall,  
3214 West 10<sup>th</sup> Avenue, Vancouver, BC, V6K 2L2**

The Development Permit Board will decide on the permit at a meeting on:

**Monday, May 14, 2018 at 3:00 pm  
Vancouver City Hall, 453 West 12<sup>th</sup> Avenue  
Ground Floor, Town Hall Meeting Room**

Anyone may register to speak on this item at the meeting. For details, visit: [vancouver.ca/dp-board](http://vancouver.ca/dp-board)

We welcome your written comments on this application by **April 16, 2018**. For more information and updates, visit: [vancouver.ca/devapps](http://vancouver.ca/devapps)

Or contact Carl Stanford, Project Facilitator at 604.871.6796 or [carl.stanford@vancouver.ca](mailto:carl.stanford@vancouver.ca)