

NOTICE OF DEVELOPMENT APPLICATION

2803 – 2865 West 4th Avenue
DP-2018-00210



February 14, 2019

MCMP Architects has applied to the City of Vancouver for permission to develop on this site:

- A four storey mixed use building consisting of retail on the first storey and mezzanine and Dwelling use (67 units) on the second to fourth storeys with:
 - a proposed FSR of 2.5 (75,228 sq.ft.);
 - a proposed height of 49 ft., which includes a requested relaxation of approximately 4 ft.; and
 - three level of underground parking providing 168 parking spaces, having vehicular access from the lane.

Under the site's existing C-2 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 **March 4, 2019**. For more information and updates, visit: vancouver.ca/devapps

Or contact **Joseph Smallwood**, Project Coordinator at **604.871.6442** or joseph.smallwood@vancouver.ca.