

NOTICE OF DEVELOPMENT APPLICATION

**3495 Commercial Street
DP-2019-00435**



July 15, 2019

Marianne Amodio and Harley Grusko Architects Inc. has applied to the City of Vancouver for permission to retain and restore this existing mixed-use building with retail units on the first storey, strata dwelling units on the second storey and to add a third storey with market rental units and to add a new multiple dwelling infill building in the rear of the site.

The proposal includes the following:

- interior and exterior alterations to the existing building
- a total FSR of 2.34 (approximately 18,582 ft²)
- surface parking with vehicular access from the rear lane

Under the site's existing MC-1 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 31, 2019**. Please include your return mailing address (kept confidential). For more information and updates, visit: vancouver.ca/devapps

Or contact **Payam Fouladianpour**, Project Coordinator at **604-873-7663** or payam.fouladianpour@vancouver.ca.