NOTICE OF DEVELOPMENT APPLICATION

396 E 2nd Ave
DP-2026-00568

CITY OF VANCOUVER

September 21, 2026

Marcon Developments Ltd. has applied to the City of Vancouver to develop this site, consisting of:

- A 22-storey residential rental building with a 6-storey podium
- Containing 273 rental units (of which 20% of the residential floor area will be secured as below-market rental units)
- A floor space ratio (FSR) of 6.41
- A building height of 66 m (216.54 ft.) with additional height for rooftop amenity space
- Two levels of underground parking, with access from the rear lane

Under the site's existing R5-3 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 **October 7, 2026**.

For more information and updates, visit: **shapeyourcity.ca/development** or scan the attached QR code:

Contact **Erica Tsang Trinaistich**, Project Facilitator at **Erica.Tsang-Trinaistich@vancouver.ca**