CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	October 21, 2025
Contact:	Daniel Feeney
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RTS No.:	18236
VanRIMS No.:	08-2000-20
Meeting Date:	November 4, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1150 Barclay Street

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendation of the General Manager of Planning, Urban Design and Sustainability to refuse the application following the Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

THAT the application by PC Urban Barclay Holdings Ltd., the registered owner of the land located at 1150 Barclay Street [*PID 030-536-111; Lot A Block 21 District Lot 185 Group 1 Plan EPP85141*], to rezone the lands from RM-5B (Residential) to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 2.75 to 9.15 and the maximum building height from 18.3 m (60 ft.) to 61.55 m (202 ft.), to permit the development of a 20-storey mixed-use building containing 152 rental units, of which 20% of the residential floor area will be secured as below-market rental units, and commercial space on the ground floor, be refused.

REPORT SUMMARY

This report evaluates an application to rezone 1150 Barclay Street from RM-5B (Residential) District to CD-1 (Comprehensive Development) District. The proposal is for a 20-storey mixed-use building with commercial space on the ground floor. The project consists of 152 rental units, of which 20% of the residential floor area will be secured as below-market rental (“BMR”) units.

Eight of the 38 BMR units are to be operated by the Senior's Services Society of BC.

The application was reviewed primarily against the West End Community Plan (the "Plan"), with consideration for emerging policy directions, such as Vancouver Plan. Staff do not recommend supporting the application for the following reasons:

- The West End, like the Broadway Plan, has a comprehensive plan and vision which is comprised of a significant portion of older dedicated rental stock. However, unlike Broadway Plan, the West End Community Plan is not yet buttressed by rigorous policies that sets out the conditions for large-scale redevelopment of this older housing stock including tenant relocation and protection policies. Future planning work may establish a framework to enable large scale rental replacement through redevelopment, but until then, one-off spot rezoning in the neighborhoods pose a significant risk.
- If approved, this application will likely set expectations that sites within the West End neighbourhoods could be rezoned for significantly more density, contributing to the loss of affordable rental housing stock and displacement of tenants in the absence of a comprehensive approach. Market speculation could have a damaging impact on the existing rental stock.
- The site has a limited frontage of 27.4 m (91 ft.), representing only half the expected dimension, presenting significant challenges to livability, and limits feasible redevelopment of the adjacent properties under existing zoning.
- The West End Community Plan is succeeding in facilitating significant redevelopment in areas identified as appropriate. Progress is evident based on new development progressing in the neighborhoods under existing zoning, along with the Burrard and Georgia Corridors, where rezonings for higher densities were envisioned. Should Council seek to revisit the Plan's vision, a formal process involving a comprehensive public consultation and review of the broader neighbourhood impacts should be undertaken to support informed decision-making.
- It deviates significantly from the Plan's intent for this neighbourhood sub-area, which only permits rezoning applications for social housing.

It is recommended that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to refuse it, subject to the Public Hearing. Staff recommend that Council refuse the rezoning application on the grounds noted above. Staff are prepared to provide Council with an alternate set of recommendations to accompany the CD-1 By-law and rezoning conditions, should Council consider it appropriate to either refer the application back to staff or approve the proposed rezoning application following the Public Hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- West End Community Plan (2013, last amended 2024)
- West End Rezoning Policy (2013, last emended 2024)
- West End RM-5, RM-5A, RM-5B, RM-5C AND RM-5D Guidelines (1989, last amended 2023)
- Vancouver Plan (2022)
- Interim Housing Needs Report (2022, last amended 2025)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)

- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2025)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Rental Incentives Bulletin (2019)
- Urban Forest Strategy (2014, last amended 2018)
- Public Art Policy for Rezoned Developments (2014)
- Green Buildings Policy for Rezonings (2010, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

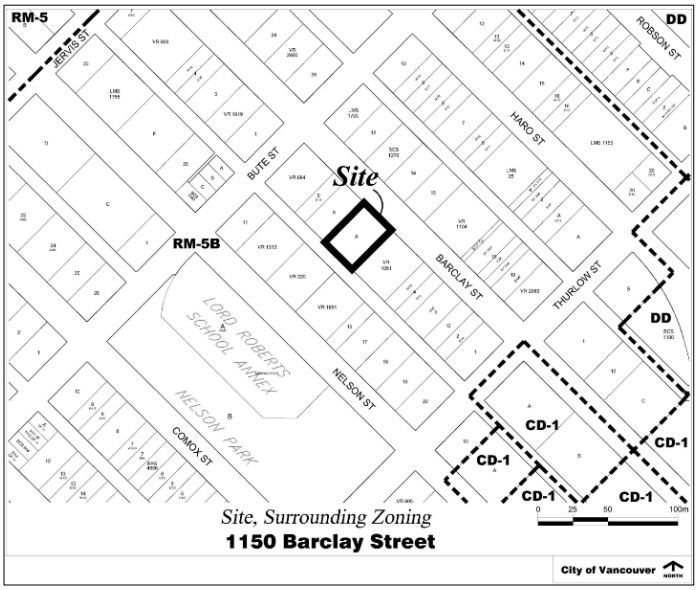
REPORT

Background/Context

1. Site and Context

The subject site comprises of a single lot located mid-block on the southside of Barclay Street between Thurlow and Bute Streets (Figure 1). Ted Northe Lane is directly to the south. The site area is 1,108 sq. m (11,924 sq. ft.) with a frontage of 27.4 m (91 ft.) and is zoned RM-5B (Residential). There is currently a four-storey apartment building constructed in 1948 with 19 rental units. At the time of application, 18 of the 19 units were tenanted with residential tenants. The City's *Tenant Relocation and Protection Policy* ("TRPP") applies.

Figure 1: Location Map



The properties are located between a four-storey designated heritage building to the northwest (The Florida) and a six-storey apartment building to the southeast. The immediate context includes a mix of building types and uses, ranging from low-rise character homes to medium and high-density apartment buildings clustered around the nearby Nelson Park. Building heights in the surrounding area range from two to 21-storeys, with many of the taller towers either

constructed in the 1960s and 1970s, permitted under existing zoning, or developed as social housing. Taller, more recent developments are situated along Burrard Street to the southeast.

Context for the Surrounding Area and Importance of Dedicated, Affordable Rental Housing Stock

The site is located in the Nelson Plateau neighbourhood of the West End. The Nelson Plateau is distinguished by its tree-lined streets, a variety of building forms and heights, and proximity to local services and amenities. While much of the building stock is older and ranges in form and height, many remain in good condition and provide affordable rental housing and long-standing tenants. The supply of affordable rental housing is crucial to the vision for gradual, incremental change to ensure tenant protection is carefully managed. Ongoing reinvestment in the existing rental housing stock supports its continued operation and helps maintain a supply of relatively affordable housing for a diverse population.

In addition, incremental renewal of housing stock has been facilitated through the existing RM district schedules that govern the Nelson Plateau neighbourhood, which allow new residential projects to proceed through the development permit process. As a result, a number of new residential buildings have recently been completed or are currently underway, while many existing affordable housing buildings continue to be operational, contributing to the gradual evolution of the neighbourhood.

High-density residential redevelopment has been permitted along the West Georgia and Burrard Corridors along West End's perimeters, instead of in the neighbourhoods, where the Plan strategically located greater growth while protecting the leafy green character of the inner neighbourhoods of the West End. Data regarding recent development approvals within the West End Plan area can be reviewed within the Policy Analysis section.

Neighbourhood Amenities – The following amenities are in close proximity to the site:

- Parks: West End Mini Park/Bute Street Pedestrian Walkway (93 m), Nelson Park (100 m), Barclay Heritage Square (383 m), Art Phillips Park (600 m), and Sunset Beach Park (800 m).

- Community Space: Gordon Neighbourhood House (400 m), Barclay Manor (500 m), Gathering Place Community Centre (725 m) Vancouver Aquatic Centre (875 m), West End Community Centre (925 m), and Vancouver Public Library – Joe Fortes Branch (925 m).

- Childcare: Mole Hill YMCA Child Care (200m), Robert Lee YMCA Child Care (300 m), Sapphire Children's Centre (600 m), Leslie Diamond Early Learning and Care Centre (800 m).

2. Policy Context

West End Community Plan (Plan) – The Plan provides policy direction to guide change, development, and public benefits in the West End through 2043. The West End planning process spanned over 20 months, involving 73,000 people, including industry, Business Improvement Associations, residents and community members. This 30-year plan consolidated feedback with planning principles, providing clarity and certainty about where new growth will

occur, what the growth looks like, pace of development, and how it contributes back to the community.

Neighbourhood Character Sub-Areas

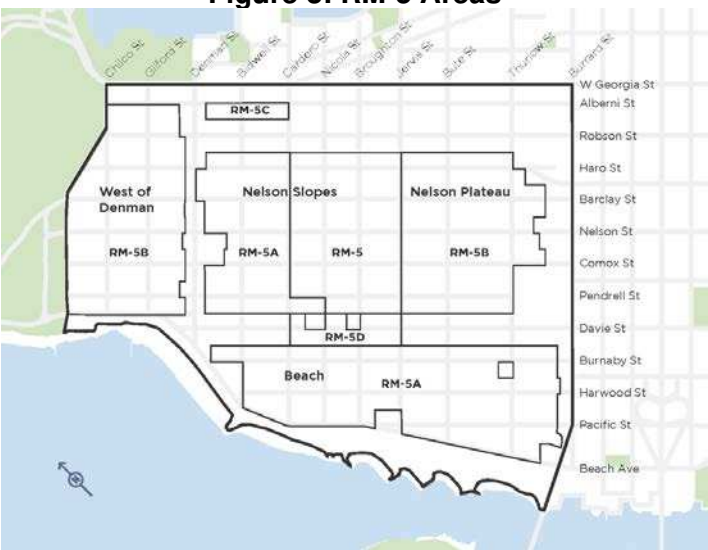
The West End is comprised of several distinct areas that contribute to its overall character: Neighbourhoods, Corridors, and Villages. The Plan provides a framework for each of these areas with a unique identity, context, and built form. The Nelson Plateau area contemplates that development would occur incrementally through existing RM-5B zoning to respect the community character. This, in turn, allows for the gradual renewal of rental housing stock, while introducing infill opportunities for more family housing, as a gentle form of density. Policies were framed such that renewal of older affordable rental with existing tenants would not be subject to large-scale redevelopment.

Figure 2: Neighbourhood Character Sub-Areas

During the planning process, neighbourhood character was emphasized as a critical core value. The community expressed the need to see the vibrant, “leafy-green” elements of the community preserved, compounded by concerns that future growth and development may adversely affect this character. Residents expressed concern that new development would lead to a loss of the character areas in the West End in which new tower/podium buildings constructed to the property-line and are predominately wrapped with a glass curtainwall.

Planning analysis determined that redevelopment through RM zoning and the West End RM Design Guidelines would act as a best-practice approach. Change was expected to be modest with new buildings to reflect the current heights and densities. The Nelson Plateau sub-area is zoned RM-5B which supports mid-rise forms (Figure 3) for new development.

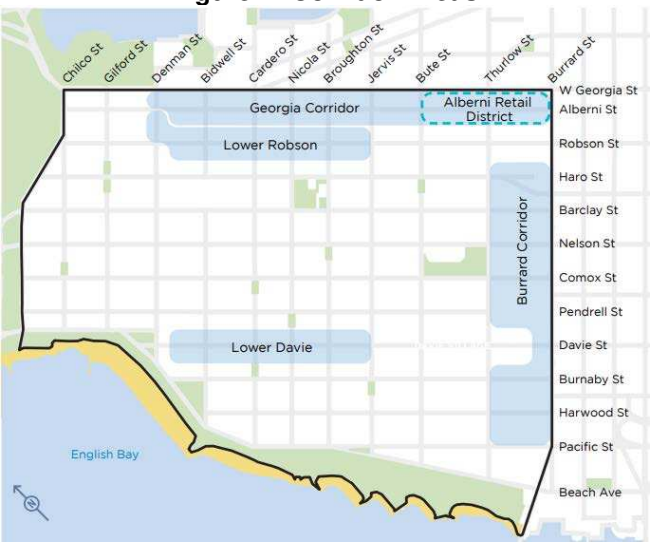
Figure 3: RM-5 Areas



Corridor Areas

By contrast, the Georgia and Burrard Corridors (Figure 4) represent areas of the community with new housing and employment opportunities, where new densification is appropriate. These Corridors are located on the edge of the West End, adjacent to higher building forms in the Central Business District, Downtown South, Yaletown, and Coal Harbour. New growth in the Corridors were deemed appropriate, intentional, and thoughtful given compatibility with adjacent areas with taller towers and the adjacent context.

Figure 4: Corridor Areas



The Corridors are well-served by transit, services, and amenities, making them well-located to accommodate additional growth. As such, the Plan recognized the need for new housing, additional uses, and public benefits, with the best opportunities located in key focus areas. The Policy Analysis below describes how well the Plan is performing with the number of projects advancing in this area, per policy.

West End Rezoning Policy (Rezoning Policy) – A subsequent rezoning policy for the West End was adopted by Council to further reinforce the Plan, offering guidance for the intensification of eligible sites in specific areas that were identified for change (see Figure 5).

Figure 5: West End Rezoning Policy Areas

Sites located in Area A of the rezoning policy, are not considered for additional density unless for 100% social housing. This provision ensures that development in Area A (including the Nelson Plateau) aligns with the Plan's objectives for maintaining neighbourhood character while supporting the delivery of affordable and social housing.

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The Vancouver Plan serves as a framework with further implementation planning work to follow over the next few years. The Vancouver Plan offers high-level guidance with an overall vision but is implemented through more detailed, area plans and zoning policies. In this case, the West End Community Plan remains the primary policy framework, and rezoning applications should be assessed against its objectives and policies.

Strategic Analysis

1. Proposal

The rezoning application proposes a 20-storey mixed-use building with 152 rental units of which 20% of the residential floor area is secured as below-market rental housing, and ground-floor commercial. The applicant has partnered with the West End Seniors Network (WESN), with the intention that the WESN occupy and operate the commercial space as a community space. Staff reviewed the proposed community space as a potential in-kind asset delivered turnkey to the City. It was determined the community space at 84.2 sq. m (907 sq. ft.) is too small to function effectively as a City-owned facility. As such, staff concluded that the proposed space is insufficiently sized, with a nominal amount of floor area, and deemed ineligible for the City to own or operate.

Nonetheless, this space could serve as programming for the WESN. The lease and operation of the space would be managed privately between the applicant and WESN, with no direct involvement by the City in these arrangements.

The proposed space is classified as commercial within the CD-1 By-law, as a privately owned and operated community-serving space is permitted under the commercial use category.

Figure 6: View of Proposed Building, Looking Southeast

2. Policy Analysis

The proposal is not in keeping with the general intent of any Council approved rezoning policies.

West End Community Plan Targets

The Plan's policies have succeeded in facilitating significant redevelopment opportunities in areas identified as appropriate. The Corridors and Villages have performed well since the Plan's adoption, with 24 rezoning applications approved since 2013 (see Figure 7). Similarly, the RM zones have shown positive outcomes. Through the RM program, 29 development permit applications have been approved over the same timeframe.

Figure 7: Total units approved within the West End Plan Area

Form of Tenure	Units Approved (Rezoning)	Units Approved (RM Zone, DPs)	Total Units Approved
Market Rental	2,750 units	1,120 units	**3,870 units**
Below-Market Rental	445 units	-	**445 units**
Strata-Titled Residential	2,850 units	540 units	**3,390 units**
Social Housing	380 units	200 units	**580 units**
Total Units	**6,425 units**	**1,860 units**	**8,285 units**

The Plan targets 1,900 additional secured-market rental units and 1,600 social housing units across its Corridors, Villages, and Neighbourhoods by 2043. Twelve years into implementation, these approved units have already ***exceeded the secured rental target by 2,715 units***. Further, there are approximately 1,600 residential units in-stream through the rezoning application review process. These metrics indicate that the Plan and Rezoning Policy are performing well.

If approved, this application may encourage similar proposals in the future, potentially contributing to increased land speculation and significant tenant displacement in the West End neighbourhood areas. Such speculation would have damaging impacts on the existing rental housing stock and potentially jeopardize opportunities for social housing in future. Should Council seek to revisit the Plan's vision for these neighbourhoods, a formal process involving a comprehensive public consultation and review of the broader neighbourhood impacts should be undertaken for a comprehensive approach to support informed decision-making.

Lastly, the potential impacts of introducing increased heights and densities beyond what is permitted in the RM zones have not yet been fully understood or assessed. One-off spot rezonings pose significant risk. Expanding development potential in these areas could significantly alter the established character of the neighbourhoods, affect livability, compromise affordability, and place additional pressure on existing infrastructure and services. Without an updated comprehensive evaluation of these focused neighbourhoods, including urban design and transportation impacts, such changes risk undermining the intent of the Plan and the expectations set during its adoption. Future consideration of tower development beyond the Plan's parameters should also align with the emerging policy directions of the forthcoming Vancouver Plan framework.

2. Land Use

The rezoning application proposes a mixed-use building with residential and commercial at grade. The mix of uses is consistent with the intent of the existing zoning. However, the proposed rental and below-market rental is not consistent with the Plan or Rezoning Policy.

3. Form of Development, Height and Density

(Refer to application drawings in Appendix D and project statistics in Appendix H)

The regulatory framework for evaluating this application includes the *West End RM-5B District Schedule and Guidelines* ("Guidelines") and the *West End Tower Form, Siting and Setbacks Administrative Bulletin* ("Bulletin"). These documents outline criteria for tower forms, including siting, massing, solar access (sunlight), tower width and separation, and building articulation in the community plan area. In addition, staff's evaluation of the proposal also considered the City's generalized urban design principles including public realm interface and neighbourhood fit, overall massing and livability, and residential amenities. This review and the Conditions of Approval seeks a well-integrated and highly-liveable urban environment.

Figure 8 summarizes the proposal, policy, and staff recommendations.

Figure 8: Urban Design Analysis Summary

Issue	Policy/regulation (RM-5B)	Proposal	Recommendations and Conditions
Height	18.3 m (**60 ft.)** outright / *58.0 m **(190 ft.)** conditional	61.5 m (**202 ft.).** *Exceeds height by 142 ft or approximately 14 storeys.*	This proposal is non-complaint with several regulations that may impact existing residents, future redevelopment opportunities, liveability, the quality of the public realm and neighbourhood fit **see discussion below on height.* If Council supports the form of development, as generally proposed, staff have provided conditions of approval in *Appendix B* to help mitigate these noted impacts.
Density	FSR **2.75**	FSR **9.15.** *Exceeds density by FSR 6.4.*	
Site Frontage	40.0 m (**130 ft**.)	27.7 m (**90 ft.)** *Site width is less than required by 40 ft.*	
Tower Separation	12.2m (**40 ft.**) to shared property lines.	3.0 m (**10 ft**.) *Tower form is 30 ft closer to shared property line than development expectation.*	

Form of Development – The immediate context is characterized by low-rise residential buildings, along with a few mid-rise buildings of up to 14-storeys on sites with frontages greater than 37.0 m (120 ft.). These developments are generally consistent with the built form expectations of the RM-5B zoning. There are also several high-rise towers, approximately 20 storeys in height, within a two-block radius. These towers are typically situated on significantly larger sites that are greater than 70.0 m (230 ft.) in frontage, which allow for appropriate tower separation distances of at least 24.4 m (80 ft.) along with other allowances that contribute to the highly liveable West End community.

This review and the Conditions of Approval seeks a well-integrated building and public realm interface with the urban environment. Recognizing that there is currently no policy that permits the density and massing as proposed, staff recommend that, should Council choose to support the application, further urban design conditions be applied to improve neighbour fit and to ensure appropriate tower separations and potential future redevelopment opportunities.

Height – Under the existing RM-5B (Residential) District the outright height is 18.3 m or 60 ft. with a maximum conditional height up to 58.0 m (190 ft.) where a proposal demonstrates adherence to standards for with livability and urban design, particularly relating to the environmental quality of the surrounding neighbourhood. This proposal has been evaluated to not meet the technical criteria to achieve maximum height under base zoning. However, the proposed height does not intrude into any protected view cones and does not cast shadows onto public parks, schools, or open spaces during the critical sunlight hours as defined in the *West End Tower Form, Siting and Setbacks Administrative Bulletin* or *The Solar Access Guidelines for the Downtown Peninsula.*

Density – The current RM-5B zoning permits residential developments with a maximum density of 2.75 FSR. This application proposes a density of 9.15 FSR, which significantly exceeds the base zoning. The Plan and Rezoning Policy do not establish a density limit. Instead, they rely on guidance related to maximum building height, minimum site frontage, tower floor plate size, and form of development criteria to determine appropriate density levels for new developments.

Staff have noted concerns regarding the site's narrow frontage. At 27.7 m (91 ft.), it falls well below the 40 m (130 ft.) minimum frontage recommended in the Bulletin. Due to this limited width, achieving the required minimum tower separation of 24.4 m (80 ft.) as intended to protect privacy, livability, and future development potential becomes extremely difficult. This raises concerns about compatibility with the existing and future development pattern in RM-5B-zoned areas, where height and density are typically accommodated on larger sites that can meet these separation and massing requirements.

Public Realm and Interface – The *Plan* envisions an active, welcoming, and comfortable streetscape along Barclay Street, with development that contributes positively to the public realm and enhances visual interest at the street level. While the application includes some soft landscaping along the street frontage, further design development is required to ensure that the proposed use and design to better support street activation. Staff have included a condition in Appendix B to improve the quality of the public realm interface to create a more engaging and pedestrian-friendly streetscape.

Private Amenity Spaces – The proposal includes indoor and outdoor amenity spaces located at the rooftop. Both indoor and outdoor amenity space are limited in size and functionality. Further design development is requested in a condition in Appendix B to improve the quality and usability of the outdoor space and co-locate the children's outdoor play area in clear visual sight of, and contiguous with the indoor amenity area.

Urban Design Panel (UDP) – A review by the Urban Design Panel was not required. Staff have reviewed the site-specific conditions and determined that the proposed form of development exceeds the built form expectations. Should Council choose to support the application, further urban design conditions be applied to improve contextual fit and ensure appropriate tower separations. Staff are prepared to provide additional information on design considerations to Council upon request.

4. Housing

As noted, this application proposes 152 rental units, with 20% of the residential floor area secured as below-market rental units at rates applicable within the Burrard Corridor (Areas 'D' and 'E') per the West End Rezoning Policy:

- 30% of the below-market rental units secured at a 50% discount from CMHC average market rents in the area; and
- 70% of the below-market rental units secured at a 20% discount from CMHC average market rents in the area.

Rezoning for new market and below-market rental housing is not envisioned in the neighbourhoods sub-area where there is significant existing affordable rental housing and potential for new social housing delivery under existing policy. Further, rezoning for additional height, density and housing tenures is already enabled and performing well in other areas of the Plan (i.e. Corridors and Villages).

Without a comprehensive analysis of the expansion of development potential in the neighbourhoods, staff have not been able to assess the scale of potential impact on existing affordable housing, tenant displacement, or consider options to effectively support tenants. For these reasons, staff do not support rezoning for market and below-market rental housing in this

location in advance of a formal planning process, public consultation, and amendments to the Plan including applicable tenant protections.

Tenants – The rezoning site contains existing rental residential uses, including 19 units of primary rental housing. Seventeen out of the 18 existing residential tenancies are eligible under the City's Tenant Relocation and Protection Policy ("TRPP").

While staff do not support this application, if Council approves the rezoning, the applicant is required to provide a Tenant Relocation Plan ("TRP") for eligible tenants that meet the City's TRPP and the enhanced tenant relocation and protection requirements (as applicable in the Broadway Plan area, the Rupert and Renfrew Station Area Plan area, Transit-Oriented Areas Rezoning Policy), which is summarized in Appendix E of this report.

While these enhanced tenant relocation and protection requirements are not currently applicable to the West End Plan area, staff consider it necessary to secure these additional protections for tenants unexpectedly facing displacement should this application, which does not meet existing housing policy for this area, be approved. Displacement of tenants within existing rental stock in an area where rezoning for such new development was not anticipated, and as such, additional protections in this case are deemed warranted. The existing residential tenancies are governed by the Residential Tenancy Act (British Columbia).

5. Transportation and Parking

The closest rapid transit station is Burrard Station, approximately 0.8 km distance from the site, while Vancouver City Centre station is approximately 1 km from the site. Bus routes are two blocks away along Robson, Davie, and Burrard Streets. The West End is served by bus service, providing strong local and downtown connections. However, the neighbourhood remains underserved by rapid transit.

The application proposes 45 vehicle parking spaces, within three levels of underground parking accessed from Ted Northe Lane. There are 274 Class A bicycle parking spaces proposed, primarily located on the third underground level and at-grade within the building's lobby area. Engineering conditions in Appendix B include new sidewalks, upgraded street lighting, and lane improvements adjacent to the site.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy and emissions and embodied carbon targets in Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities. The proposal includes the retention of two City-owned trees, as well as the removal of six on-site by-law sized trees. The application indicates that retention of these six trees is not possible as they conflict with redevelopment of

the site. Landscape conditions in Appendix B require improving the public/private realm interface and the safe retention of the tree City-owned trees proposed to be retained.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on September 6, 2024 Approximately 9,247 notification postcards were distributed within the neighbouring area on or about February 3, 2025. Application information and an online comment form was provided on the Shape Your City (www.shapeyourcity.ca) platform.

Question and Answer Period – A question and answer period was held from February 5 to February 18, 2025. Questions were submitted by the public and posted with a response over a two-week period. A digital model was made available for online viewing.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 128 submissions were received.

Figure 9: Overview of Notification and Engagement

Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Housing**: The proposed development would create more housing that is affordable to rent and suitable for growing families.
- **Location**: Respondents noted that the development is in a prime location due to its proximity to transit and other amenities.
- **Neighbourhood and Community**: There was general support for the development, indicating it would have a positive impact on the neighbourhood and broader community.

Generally, comments of concern fell within the following areas:

- **Height:** The proposed building is considered too tall for an area characterized by low- to mid-rise developments.

- **Policy:** The development is seen as inconsistent with the West End Community Plan.
- **Neighbourhood Character:** Concerns were raised that the scale of the building would detract from the neighbourhood's character and charm, which is defined by smaller-scale buildings.

Response to Public Feedback – Staff have reviewed and taken into consideration public feedback in review of the proposal.

- **Height:** Staff assessment have determined that the height exceeds the expectations of the Plan for the neighbourhood.
- **Policy:** The proposal is inconsistent with the vision of this area per the Plan.
- **Neighbourhood Character:** The surrounding area is intended to be low- to mid-rise development with sufficient setbacks to ensure open space and green space.

8. Public Benefits

While staff do not support the application, the summary below is an expected public benefit contribution should the application be approved.

Community Amenity Contribution (CAC) – This application is subject to a negotiated CAC under the Community Amenity Contributions Policy for Rezonings. Real Estate Services staff reviewed the application, including the cost of securing the rental housing units, and determined that no CAC is expected.

Development Cost Levies (DCLs) – The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. In accordance with the provisions of Section 3.1A(d) of the Vancouver DCL By-law, the applicant has requested a 100% waiver of the City-wide DCL attributed to the residential floor area qualifying as Class A "for-profit affordable rental housing". Class A means rental housing where a minimum 20% of the residential floor area is secured as below-market rental units with maximum average rents for each type of unit that do not exceed the rates set out in the DCL By-laws.

Based on rates in effect as of September 30, 2025 and the proposed 10,051.8 sq. m (108,198 sq. ft.) of residential floor area and 84.3 sq. m (907 sq. ft.) of commercial floor area, the project, if it were to be approved, would be expected to pay DCLs of $1,721,940. The value of the DCL waiver for the residential floor area is estimated to be $2,699,540.

A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

Public Art Program – The *Public Art Policy for Rezoned Developments* requires rezonings having a floor area of 9,290 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula (2016) of $21.31 per sq. m ($1.98 per sq. ft.) for all areas contributing to the total FSR calculation.

With an estimated 10,136.1 sq. m (109,105 sq. ft.) contributing to the FSR, if it were to be approved, this project would contribute a public art budget of approximately $216,028.

A summary of the public benefits is included in Appendix G.

Financial Implications

As noted in the Public Benefits section, if approved, this project would provide 20% of the residential floor area at below-market rents in line with the *West End Rezoning Policy*, DCLs and a public art contribution. See Appendix G for additional details.

CONCLUSION

Staff have reviewed the application to rezone 1150 Barclay Street and conclude that it is not in keeping with the existing rezoning-enabling policies, nor is it in keeping with the longer-term growth and development direction set out by the *West End Community Plan*.

Staff recommend refusal as this application is outside areas deemed appropriate for rezonings. Should Council seek to revisit the Plan's vision for these neighbourhoods, a formal process involving a comprehensive public consultation and review of the broader neighbourhood impacts should be undertaken to support informed decision-making. If approved, this application may encourage similar proposals in the future, potentially contributing to increased land speculation and tenant displacement for other sites in the West End neighbourhood areas. Further, this site and neighbourhood consists of existing affordable rental housing stock with long-standing tenancies, reinforcing the importance that redevelopment should be subject to comprehensive planning to enable rental replacement through careful redevelopment policies.

Staff are prepared to provide Council with an alternate set of recommendations to accompany the CD-1 By-law and rezoning conditions, should Council consider it appropriate to either refer the application back to staff or approve the proposed rezoning application following the Public Hearing, notwithstanding the recommendation of the General Manager of Planning, Urban Design and Sustainability to refuse it.

* * * * *

1150 Barclay Street
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to a new CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

   [*Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.*]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ( ).

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:

   (a) For the purpose of calculating the total dwelling unit area for section 5.1 of this by-law, “Dwelling Unit Area” is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.5 of this by-law; and

   (b) “Below-Market Rental Units” means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Uses

4. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Cultural and Recreational Uses;

   (b) Dwelling Uses, limited to Mixed-Use Residential Building;

   (c) Retail Uses;

   (d) Service Uses; and

(e) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

5.1 A minimum of 20% of the total dwelling unit area must be below-market rental units.

5.2 The design and layout of at least 35% of the total number of below-market rental units and at least 35% of the total number of other dwelling units must:

(a) be suitable for family housing; and

(b) have 2 or more bedrooms,

5.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

(a) display of flowers, plants, fruits and vegetables in combination with a permitted use;

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

6.1 Computation of floor area must assume that the site area is 1,107.8 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

6.2 The maximum floor space ratio for all uses combined is 9.15.

6.3 A minimum of 84.2 m^2 must be provided for commercial uses at the ground level.

6.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

6.5 Computation of floor area and dwelling unit area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

(i) the total area of these exclusions must not exceed 12% of the permitted floor area, and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches and verandahs if the Director of Planning first approves the design;

(e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

(f) all storage area below base surface for non-dwelling uses.

6.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

6.7 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.

Building Height

7.1 Building height must not exceed 61.55 m.

7.2 Despite section 7.1 of this by-law and building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum

building height.

Access to Natural Light

8.1 Each habitable room must have at least 1 window on an exterior wall of a building.

8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

* * * * *

1150 Barclay Street
CONDITIONS OF APPROVAL

Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by MCMP Architects, received May 23, 2024.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

Urban Design

1.1 Design development to provide a larger more functional indoor and outdoor common amenity spaces to support the large number of residents as follows;

(a) Provide a larger indoor common amenity space; and

Note to Applicant: The indoor amenity area must ensure to contribute to the resident wellbeing. A minimum 1.4 sq. m (15 sq. ft.) / dwelling unit of common indoor amenity areas is strongly recommended. The proposed bicycle share space along street frontage could be a good use of other indoor amenity space to contribute to the street activation related with the Urban design condition 1.2.

(b) provide a direct point of access between indoor common amenity space and outdoor amenity space particularly for the children's play area.

Note to Applicant: A high level of visible and physical access is required from indoor common amenity space to ensure the safe use of the children's play area.

1.2 Design development to improve the site design to reinforce the active pedestrian - oriented nature of the public and private realm particularly along Barclay Street frontage and laneway at grade;

(a) Improve the visibility and physical presence of the residential entrance to enhance the street activation.

Note to applicant: Design consideration to create distinctive, legible residential entries including higher ceiling height of the ground level to contribute to the perception of accessibility and activity. The visual permeability illuminated residential entrance reinforce the safe and comfortable public realm interface.)

(b) Explore additional landscape features to strengthen the pedestrian amenity and interface of public and private realm.

(c) Provision of the high-quality street furniture and conceptual lighting strategy and implementation plan for pedestrian scale lighting to enhance the proposed public realm environment.

Note to Applicant: This condition should be met at the Development Permit stage. Public realm lighting needs to be coordinated to meet Engineering standards and requirements.

1.3 Design development to improve the overall architectural expression and articulation of the tower as follows;

(a) Improve the architectural expression of the rooftop architectural appurtenance to contribute the West End skylines.

Note to Applicant: The crown of the building will be highly visible from multiple important viewpoints, and should be designed to be a well-integrated component of the overall architectural design and as a high-quality contribution to the city's skyline.

(b) Improved the proposed façade design by introducing the high-quality and durable exterior finishes, texture, visual variety and/or massing breaks.

1.4 Design development to maximize the landscape opportunity at grade to provide welcoming public realm align with the West End "tower in the park" typology expectation.

Crime Prevention Through Environmental Design (CPTED)

1.5 Provision of a Crime Prevention Through Environmental Design (CPTED) Plan that incorporates CPTED principles.

Landscape

1.6 Design development to ensure maximized tree growing medium and planting depths for trees, shrubs to ensure long term viability of the landscape.

Note to applicant: Structural slabs need to be designed to ensure adequate depth and continuous soil volumes. Growing mediums and planting depths should exceed CSLA standards.

1.7 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

1.8 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm.

Note to applicant: The sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms. Soil volumes for tree planning, growing mediums and planting depths must exceed CSLA standards.

1.9 Provision of a Tree Management Plan as part of the Landscape Plans, in coordination with arborist report tree management plan.

Note to applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

1.10 Provision of an arborist "letter of undertaking" to include signatures by the owner and arborist.

Note to applicant: the signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

1.11 Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable.

Note to Applicant: Contact Streets Engineering to confirm tree planting locations and Park Board for tree species selection and planting requirements.

Sustainability

1.12 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezonings (amended November 27 2024) located here https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf

Note to Applicant: Refer to the most recent bulletin Green Buildings Policy for Rezonings – Process and Requirements.

Engineering

1.13 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the Building Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to

Occupancy Permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation

1.14 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation & construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx

1.15 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.

1.16 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

1.17 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

1.18 Display of the following note(s):

(a) "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."

i. "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes.
Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of

root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.cafor inspection after tree planting completion".

(b) Existing locations of:

i. Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator."

(c) Deletion of:

i. Class A Passenger Loading proposed on the front boulevard on Barclay St.; and

ii. Note to Applicant: All Parking Bylaw requirements to be provided on site.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City design guidelines and construction standards.

1.19 Provision of a Transportation Demand Management (TDM) Plan.

Note to Applicant: The TDM Plan C form is to be updated to apply to all uses on site.

1.20 Provision of vehicle spaces, per Parking By-law Section 4 and the Design Supplement, including:

(a) Maximum 1.2 m (4.0 ft.) setback for column encroachment into vehicle spaces.

1.21 Provision of loading spaces, per the Parking By-law Section 5 and the Design Supplement, including:

(a) Convenient, internal, stair-free loading access to/from all site uses.

(b) Minimum 3.8 m (12.5 ft) of vertical clearance within each Class B space.

(c) Minimum 1.3 m (4.3 ft) side clearance for Class B spaces.

(d) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading/unloading.

1.22 Provision of bicycle spaces, per Parking By-law Section 6, including:

(a) An elevator for all spaces located below the first level of underground parking, accommodating two people with two bicycles. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly;

Note to Applicant: Provide doors on both ends of the elevator to allow bicycles to easily roll in and out. The elevator shall be a freight style elevator with durable finishes and minimum interior dimensions of 1.7 m (5.5 ft.) x 2.0 m (6.7 ft.) and 1.1 m (3.5 ft.) wide doors.

1.23 Update the architectural plans to provide:

(a) Dimensions of columns and column encroachments into parking spaces.

(b) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions.

(c) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.24 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

(a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

1.25 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

1.26 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF

(b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.
https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf

1.27 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.
Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx.

Housing

1.28 The proposed unit mix, including 57 studio units (37.5 %), 38 one-bedroom units (25 %), 38 two-bedroom units (25 %) and 19 three-bedroom units (12.5 %) is to be revised in the Development Permit drawings to achieve at least 35% family units separately in both the market rental and below-market portions.

Note to Applicant:

- Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided

that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children.

- The proposed market rental and below-market rental unit mix should be designed to accommodate returning tenants exercising the Right of First Refusal to return to the new building. Returning tenants must be offered a unit appropriate to their household as defined by the CMHC National Occupancy Standard, as outlined in the Tenant Relocation and Protection Policy and TRPP Bulletin, at below-market rents. See rezoning condition 2.6.

1.29 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:

(a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

(c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and

(d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

1.30 The below market units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below market units and market rental units on the architectural drawings.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner(s) shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

2.1 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General

Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect.

(a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin Martin dated February 23, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm. Should the development require water service connections larger than 150 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Note to Applicant: Implementation of development(s) at 1150 Barclay St. does not require any sewer upgrades.

Development to be serviced to the existing 300 mm SAN and 375 STM sewers in Ted Northe Lane.
Pending City of Vancouver Council Approval, the Vancouver Building By-law will be modified on January 1st, 2026. The onsite rainwater release rate requirement is anticipated to be changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements, pending Council approval. More information is available at https://vancouver.ca/home-property-development/rainwater-management.aspx

(c) Provision of street improvements with appropriate transitions, along Barclay St. adjacent to the site, including:

(i) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk.

Note to Applicant: The Streets Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City design guidelines and construction standards. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

(d) Provision of street improvements with appropriate transitions, along Ted Northe Lane adjacent to the site, including:

(i) Full depth pavement reconstruction.

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards with a center valley cross section. Refer to https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx.

(e) Provision of electrical infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

(i) Upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.

(ii) New or replacement duct banks that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure.

(f) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

(g) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

Environmental Contamination

2.2 Submit a site disclosure statement to Environmental Services;

As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Public Art

2.3 Execute an agreement satisfactory to the Director of Legal Services and the Managing Director of Arts & Culture for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.

Note to Applicant: Please contact Public Art staff at publicart@vancouver.cato discuss your application.

Housing

2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant to secure all residential units as secured Class A For-Profit Affordable Rental Housing units, excluding Seniors Supportive or Independent Living Housing, including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law secured as below-market rental units ("below-market rental units") and the remaining units to be secured as market rental units subject to the conditions set out below for such units and in accordance with the requirements set out in the "Criteria for 100% Secured Rental and Below-Market Housing as an Alternative to Inclusionary Social Housing in the Burrard Corridor of the West End Community Plan", for a term equal to the longer of 60 years and the life of the building, and the Housing Agreement and Section 219 Covenant will include, but not be limited to the following terms:

(a) A no separate-sales covenant;

(b) A no stratification covenant;

(c) A provision that none of such units will be rented for less than 90 consecutive days at a time;

(d) The initial starting monthly rents for the below-market rental units will be comprised of the following:

(i) 30% of the below-market rental units will, subject to Condition 2.4 (j), be rented at rates at or below an amount that is 50% below the CMHC average market rent for zone 3 according to the 'CMHC Rental Market

Survey' publication that are current at the time of Occupancy Permit issuance; and

(ii) 70% of the below-market rental units will, subject to Condition 2.4 (j), be rented at rates at or below an amount that is 20% below the CMHC average market rent for zone 3 according to the 'CMHC Rental Market Survey' publication that are current at the time of Occupancy Permit issuance; except that in the event that average market rent data for zone 3 is unavailable in the 'CMHC Rental Market Survey' publication current at the time of unit initial occupancy or change of tenancy (as described in (b) below), below-market unit rents will be based on other appropriate data available in the Canada Mortgage and Housing Corporation's Rental Market Report or Information Portal, as approved by the Director of Planning, Urban Design and Sustainability.

(e) Following initial occupancy, on a change in tenancy for a below-market rental unit, the starting rent for such new tenancy will be reset to rent, as determined by the formula in Condition 2.4(d)(i) or (ii), that initially applied to such below-market rental unit, that is current at the time of the change in tenancy;

(f) The applicant will verify eligibility of tenants for the below-market rental units, based on the following:

(i) For new tenants:

(a) Annual household income cannot exceed four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and

(b) There must be at least one occupant per bedroom in the unit.

(g) The applicant will verify the ongoing eligibility of existing tenants in the units secured at below-market rates every five (5) years after the initial occupancy:

(i) For such tenants, annual household income cannot exceed five times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and

(ii) There must be at least one occupant per bedroom in the unit.

(h) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental units, and a summary of the results of eligibility testing for these units.

(i) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require in their sole discretion.

(j) As the applicant has requested to seek a waiver of the Development Cost Levies ("DCL") pursuant to Section 3.1A(d)of the Vancouver Development Cost Levy By-law No.9755 (the "DCL By-law"), the Housing Agreement and Section 219 Covenant, will also include the following terms and conditions:

(i) A rent roll will be provided for review and confirmation by the General Manager of Planning, Urban Design and Sustainability, indicating the agreed initial monthly rents for below-market rental housing at occupancy permit issuance;

(ii) The average starting monthly rents for each unit type will for initial occupancy not exceed the rents outlined by Section 3.1A(d) of the DCL By-Law.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into with the City by by-law enacted pursuant to Section 565.2 of the Vancouver Charter.

2.5 Arrangements to be made to the satisfaction of the Director of Planning, Urban Design and Sustainability and Director of Legal Services for a covenant, pursuant to section 219 of the Land Title Act, ensuring the use and access of the amenity space currently designated as a "guest amenity" unit on Level 1 shall be shared and made available to all residential occupants and/or tenants of the building as a common amenity space in perpetuity.

2.6 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

(a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability in accordance with the enhanced tenant relocation and protection requirements (as applicable in the Broadway Plan area, the Rupert and Renfrew Station Area Plan area, and tenants impacted by applications involving rezoning under the Transit-Oriented Areas Rezoning Policy, or under the Grandview-Woodland Plan in RM-3, RM-3A and RM-4 zoned areas) and the Tenant Relocation and Protection Policy that is effective at the time of submission of the Development Permit Application.

(b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.

(c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit.

The Report must include, but may not be limited to, the names of tenants;

whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation, temporary rent top-up or lump sum rent top-up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top-up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top-Up option must also be provided with the Interim Tenant Relocation Report.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

(d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building and their starting rent, and for those not returning to the new building, the outcome of their search for alternate accommodations and the total monetary value given to each tenant (moving costs, financial compensation, total rent top-up amount, any other compensation).

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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1150 Barclay Street
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

"1150 Barclay Street [CD-1 #] [By-law #] C-2"

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

Council amends Schedule B (Intermediate Zone) by adding the following:

"[CD-1#] [By-law #] 1150 Barclay Street"

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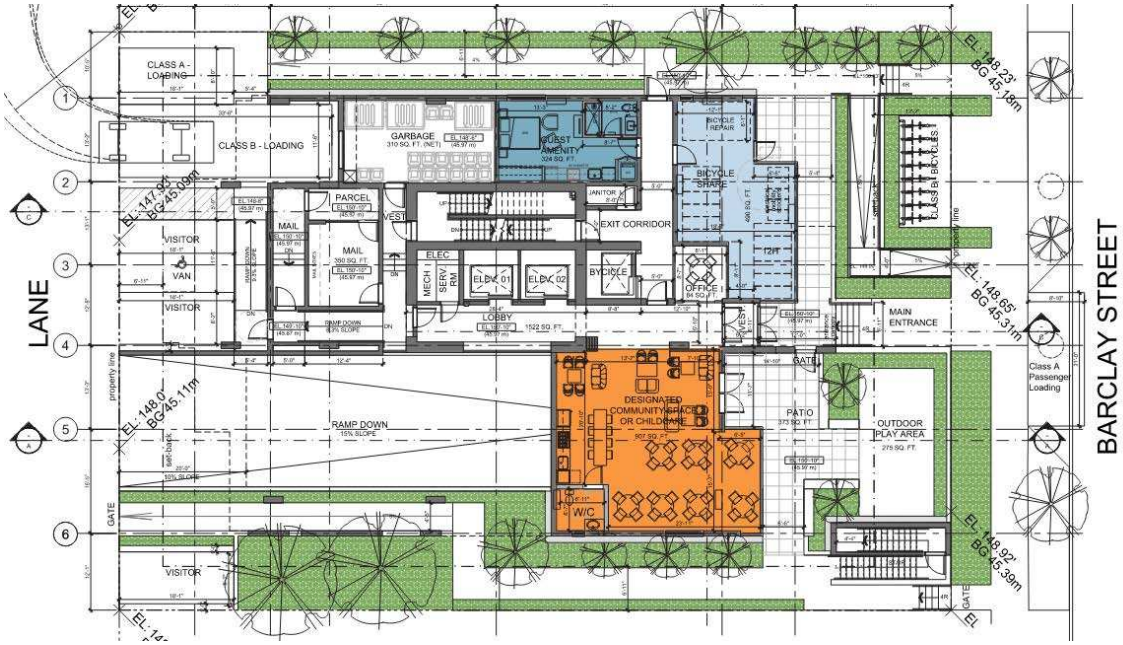
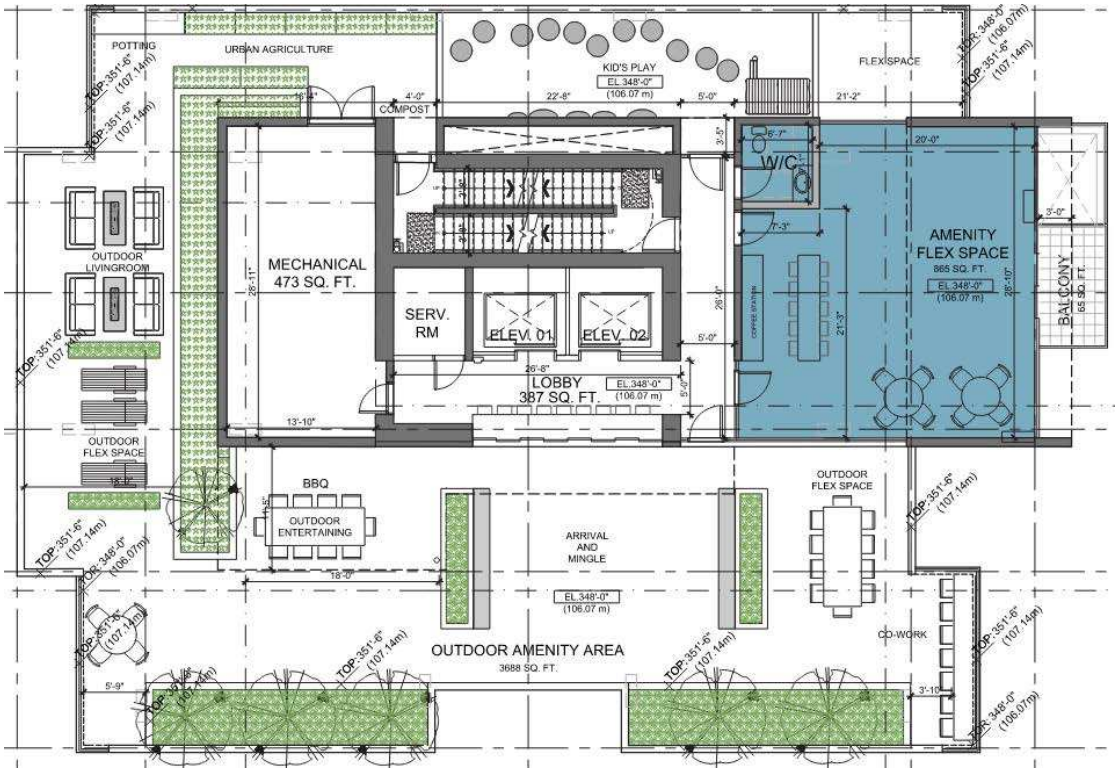
1150 Barclay Street
FORM OF DEVELOPMENT DRAWINGS

Level 1 Floor Plan



Level 2-20 Floor Plan

Roof Plan



Rendering – View from Barclay Street

Rendering – View from the Ted Northe Lane

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1150 Barclay Street
SUMMARY OF DRAFT TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer

Financial Compensation	The choice of either:
	• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule:
	  o 4 months' rent for tenancies up to 5 years;
	  o 5 months' rent for tenancies over 5 years and up to 10 years;
	  o 6 months' rent for tenancies over 10 years and up to 20 years;
	  o 12 months' rent for tenancies over 20 years and up to 30 years;
	  o 18 months' rent for tenancies over 30 years and up to 40 years; and
	  o 24 months' rent for tenancies over 40 years.
	Or:
	• For tenants that wish exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building.
	Or:
	• A lump sum rent top-up payment, equivalent to the estimated value of a rent top-up for 33 months.

Notice to End Tenancies	Landlord to provide regular project updates to tenants throughout the development approvals process. A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	A flat rate of $750 or $1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. The applicant will be required to commit to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant will be required to commit to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	The applicant will be required to commit to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less.

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1150 Barclay Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

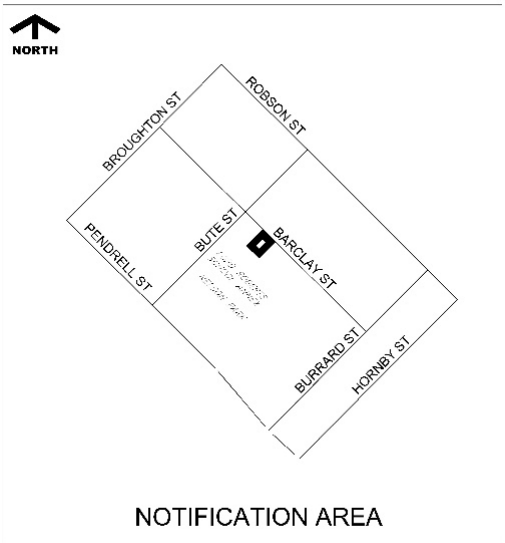
	Date	Results
Events		
Information session (City-led)	October 1, 2024	29 attendees
Question and Answer Period (City-led)	**February 5, 2025 - February 18, 2025**	328 participants (aware)* • 146 informed • 69 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	**February 3, 2025**	**9,247** notices mailed
Public Responses		
Online questions	**February 5, 2025 - February 18, 2025**	10 submittals
Online comment forms • Shape Your City platform	August 2024 – Aug 2025	112 submittals
Overall position • support • opposed • mixed	August 2024 – Aug 2025	112 submittals • 51 responses • 55 responses • 6 responses
Other input	August 2024 – Aug 2025	6
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	August 2024 – Aug 2025	1841 participants (aware)* • 606 informed • 111 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware**: Number of unique visitors to the application webpage that viewed only the main page.
- **Informed**: Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged**: Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing**: The proposed development would create more housing that is affordable to rent and suitable for growing families.
- **Location**: Respondents noted that the development is in a prime location due to its proximity to transit and other amenities.
- **Neighbourhood & Community**: There was general support for the development, with many indicating it would have a positive impact on the neighbourhood and broader community.

Generally, comments of concern fell within the following areas: |

- **Height:** The proposed building is considered too tall for an area characterized by low- to mid-rise developments.
- **Policy:** The development is seen as inconsistent with the West End Community Plan.
- **Neighbourhood Character:** Concerns were raised that the scale of the building would detract from the neighbourhood's character and charm, which is defined by smaller-scale buildings.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- This project supports seniors by providing affordable homes within their neighbourhood.
- The amount of parking provided is considered appropriate for the development.
- The location is suitable, given the West End's walkability.

General comments of concern:

- Residents feel that the proposed density is too high.
- There are concerns that the housing will not be truly affordable.
- The amount of vehicle parking is seen as insufficient, potentially placing additional stress on public transit.
- Construction is expected to generate noise pollution.

Neutral comments/suggestions/recommendations:

- Some residents suggested including a pet washing area in the building.
- There were recommendations to increase the building height and unit sizes to better accommodate families and additional residents.

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1150 Barclay Street
PUBLIC BENEFITS SUMMARY

Project Summary:

A 20-storey mixed-use building with 152 rental units of which 20% of the residential floor area secured as below-market rental housing, and ground-floor commercial.

Public Benefit Summary:

The proposal will provide 20% of the residential floor area at below-market rents, DCLs and a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	RM-5B	CD-1
FSR (site area = 1,107.8 sq. m. (11,924 sq. ft.))	2.75	9.15
Buildable Floor Space (sq. ft.)	32,791 sq. ft.	109,105 sq. ft.
Land Use	Residential & Mixed-Use	Mixed-Use

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL[1,2]	$22,630
Utilities DCL[1]	$1,699,310
Public Art[3]	$216,028
Total	**$1,937,968**

[1] Based on by-laws in effect as of September 30, 2025. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's DCL Bulletin for more details.

[2] This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class A for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance. The value of the City-wide DCL waiver on the residential floor area is estimated to be $2,699,540.

[3] Based on rates in effect as of 2016. Rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details.

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1150 Barclay Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Street Address	Parcel Identifier (PID)	Legal Description
1150 Barclay Street	030-536-111	Lot A Block 21 District Lot 185 Group 1 Plan EPP85141

APPLICANT INFORMATION

Architect	MCMP Architects
Property Owner	PC Urban Barclay Holdings Ltd.

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	
Zoning	RM-5B	CD-1	
Uses	Residential and Mixed-Use	Mixed-Use	
Maximum FSR	2.75	9.15 FSR	
Floor Area	3,046.4 sq. m (32,791 sq. ft.)	10,136.1 sq. m (109,105 sq. ft.)	
Maximum Height	Outright = 18.3 m (60 ft.) Conditional = 58.0 m (190 ft.)	61.55 m (202 ft.) with additional height for the portion with rooftop amenity and mechanical equipment	
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking	45
		Bicycle Parking	274 Class A and 8 Class B
		Loading Spaces	Confirmed at development permit stage
Natural Assets	6 existing on-site by-law trees; 2 City trees	6 on-site trees for removal 2 City trees to be retained Confirmed at development permit stage	

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