



REFERRAL REPORT

Report Date: January 20, 2026
Contact: Leifka Vissers
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VanRIMS No.: 08-2000-20
Meeting Date: February 3, 2026

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 2028-2038 Barclay Street

Recommendation to Refer

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

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

Recommendations for Public Hearing

- A. THAT the application by Marcon Barclay Properties Ltd., the registered owners of the lands located at 2028-2038 Barclay Street [*PID 031-225-098; Lot 1 District Lot 185 Group 1 New Westminster District Plan EPP102998*], to rezone the lands from RM-5B (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.75 to 11.84 and increase the maximum building height from 58 m (190 ft.) to 83 m (272 ft.) to permit the development of a 25-storey hotel building with restaurant use at grade be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Henriquez Partners Architects, received on July 31, 2024, and as amended by applicant in subsequent submissions to staff on May 15, 2025, and December 23, 2025;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.
- D. THAT Recommendations A through C be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 2028-2038 Barclay Street from RM-5B (Residential) District to CD-1 (Comprehensive Development) District. The proposal is for a 25-storey mixed-use building with 248 hotel units and restaurant at grade and lounge space with bar on the rooftop patio.

This application is being considered under section 3.2.2.2 of the *Hotel Development Policy* which contemplates that the redevelopment of existing hotel sites will be considered on a case-by-case basis. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

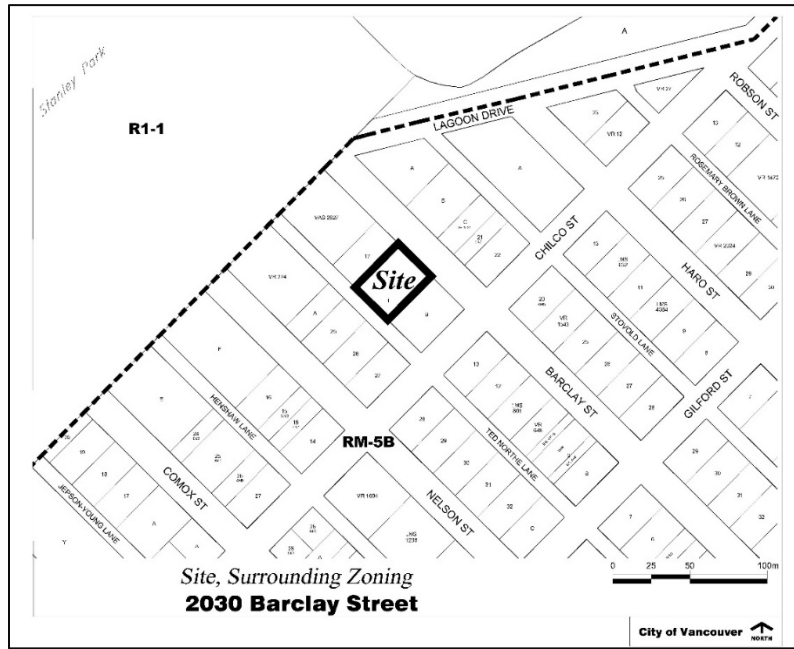
Context and Background

1. Site and Context

The subject site is comprised of one parcel, located mid-block on the south side of Barclay Street (see Figure 1). The surrounding neighbourhood is predominately residential and consists of a mix of purpose-built low-rise rental and strata buildings ranging from three to 26 storeys. The West of Denman character area is not undergoing significant change as there was little to no anticipated rezoning in the West End Community Plan (The “Plan”). Per the Plan the West of Denman Character Area is not anticipated to undergo significant change whereas the corridor areas along Burrard and West Georgia arterials are planned for greater densities achieved through tower forms.

The site is currently developed with a boutique four-storey hotel built in 1959 and renovated in 1988. The hotel has 27 suites with the building mirroring an adjacent four-storey apartment building at 2010 Barclay Street built in 1965. The two sites share a driveway for parkade access from the lane.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- West End Community Plan:** The Plan provides policy direction to guide change, development, and public benefits in the West End through 2043. This 30-year plan provides 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.

This site is located in Area A of the *West End Rezoning Policy* where rezoning applications will be considered for increases in density in cases where 100% of the residential is social housing. The land use, density, height, massing, tower floorplate, tower setbacks, tower separation, solar access, and podium expression proposed does not align with the Plan, more detail and explanation will be provided in the Form of Development section of this report.

- Hotel Development Policy:** The *Hotel Development Policy* reaffirms the importance of hotels and meeting facilities to the City's economy and encourages the consideration of opportunities for new hotel supply. The Policy guides the evaluation of rezoning and development permit applications for new hotels and the expansion of existing hotels city-wide, including the West End and the Central Business District (CBD).

Section 3.2.2.2 of the *Hotel Development Policy* contemplates the consideration of rezoning applications citywide on sites where there is an existing hotel. The Policy stipulates that form of development of expanded existing hotels should consider livability of adjacent residential buildings, public realm shadowing and other urban design considerations as per the applicable area plans and guidelines.

3. Proposal

The proposal is for a 25-storey mixed-use hotel building with 248 hotel units (Figure 2). Indoor/outdoor rooftop amenity space and ground floor restaurant and lounge are proposed. A building height of 83 m (272 ft.) and a floor space ratio (FSR) of 11.84 are proposed. Four levels of underground parking are to be accessed from the lane.

Figure 2: Proposed Building Looking South



4. Form of Development

The *Hotel Development Policy* contemplates the expansion of existing hotel uses, such as at this location, through site-specific rezoning. The proposal satisfies the intent of this Policy by increasing hotel room supply without reducing housing capacity. The Policy identifies that rezoning applications for hotel uses will be considered under the relevant plan or policy, which for this site is the West End Rezoning Policy and the West End Community Plan provided general compliance with urban development criteria in the West End Community Plan such as setbacks, solar access and building massing are met as well as compatibility with Vancouver's Public Views Guidelines. Table 1 provides a comparative analysis of key urban design policy objectives, in particular noting non-compliance with expectations for minimum lot frontage, solar access, and tower separation.

The subject site is smaller than a standard minimum tower site in the West End; 30 m (99 ft.) frontage provided versus 39.6m (130 ft.) as required by the Plan. This, along with larger floorplates than set out in the Plan, creates conditions which will limit future developability of neighbouring sites under base zoning of RM-5B. As such, for the two neighbouring sites at 2010 and 2040 Barclay Street, the maximum conditional heights and densities under existing zoning are not achievable.

Early in the planning and approvals process, staff recommended that the applicant explore consolidation with adjacent property(ies) to create a more efficient redevelopment site and to improve urban design performance. However, this proposal does not include consolidation.

Key form of development policies and guidelines, along with corresponding staff analysis and rationale, are summarized below:

Table 1: Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Height	18.3m (60 ft.) 58m (190 ft.) conditional	83 m (272 ft.)	Additional shadowing on Stanley Park and childcare outdoor space	Condition of Approval 1.1 seeks design of development to minimize shadow impacts.
Density	2.75 FSR	11.84 FSR	Larger tower floor plates, bulk and massing, and decreased setbacks and tower separations.	Condition of Approval 1.2 seeks exploration of a more comfortable interface with neighbouring parcels.
Lot frontage	39.6m (130 ft.) required for tower sites	30.1m (99 ft.)	Livability, developability of neighbouring sites, and parking, loading and passenger drop off.	Staff recommend support of reduced lot frontage. See Conditions 1.2 and 1.4 seeking to mitigate impacts.
Shadowing	To minimize adverse impacts on parks and other public open spaces.	The proposal increases shadowing of Stanley Park and the existing Daycare Facility	Decreased solar access negatively impact health, wellbeing, vegetative growth and childcare licensing compliance.	Refer to the Height section above and Parks Condition 1.8 to minimize shadow impacts.
Tower separation	Minimum 24.4m (80ft.) between towers. Minimum setback of 12.2m (40ft.) to shared property lines.	6.1m (20ft.) to side yard of subject site, resulting in 18.3m (60ft.) required setback on neighbouring sites. See Figure 3.	Future development viability, livability, and privacy and noise impacts	Condition 1.4 seeks to mitigate privacy and overlooking impacts however, increased tower separations would impact project viability and are not sought.
Land use	Restaurant use not allowable in the Plan.			proposed CD-1 includes restaurant use.

Issue	Policy	Proposal	Impacts	Outcomes
Protected Public Views	Public Views 10 – Granville Island and 20 – Granville Street overlay the site	Proposal fully is compliant with Vancouver's Council adopted Public Views Guidelines.	N/A	N/A

- **Natural Assets:** The Urban Forest Strategy and the Protection of Trees By-law were used to evaluate the proposal. Three on-site trees are proposed for removal, and three City-owned street trees are proposed for retention. One new on-site tree is proposed at grade, four on the podium and an additional six on the rooftop patio. The final numbers of trees are confirmed at the Development Permit application stage. See Appendix B for landscape and tree conditions.
- **Urban Design Panel (UDP):** At the time of Rezoning Application, the proposal was assessed by staff to have generally supportable bulk and massing and therefore review by the Urban Design Panel would not be scheduled. However, there has been notable notification and engagement responses to the application including, but not limited to, community concerns for neighbourhood character and livability. Staff reviewed potential steps forward including scheduling the project for UDP prior to Public Hearing. However, the applicant believes the concerns can be addressed through further design development at Development Permit stage. Therefore staff will recommend the project be brought to the UDP through the subsequent DP approvals process.

Summary: Staff have assessed the site-specific conditions and urban context and determined that, while the proposed form of development does not meet the baseline expectations of the RM-5B zoning nor the West End Community Plan, it does meet the intent of the Hotel Development Policy which contemplates consideration for certain form of development relaxations to enhance project viability. Staff recommended form of development Conditions of Approval are provided in Appendix B addressing the key aspects of compliance with applicable policies and guidelines.

Refer to the rezoning [application booklet](#) for drawings and the Council agenda for application renderings. Note that these drawings and statistics are posted as-submitted by the applicant to the City. Following staff review, the final approved zoning statistics are documented within this report and final drawings are prepared for the development permit application to follow.

5. Transportation and Parking

Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit per the *Parking By-law*. Parking reductions may be considered at the development permit stage. This application does not meet the required passenger and delivery vehicle loading for a hotel. Engineering Services does not support the proposed relaxation for passenger and delivery loading spaces.

6. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: www.shapeyourcity.ca/2030-2038-barclay-st

In total, approximately 1,570 submissions were received, along with a petition in opposition with about 5,700 signatures. Comments supported the increased hotel stock, the potential economic and community benefits. Concerns included impacts on neighbourhood character, traffic and parking, and concern that the project would cause the perceived displacement of residences (this site is currently a hotel and has no residents). Refer to Appendix D for a full summary of the public input collected and responses to public comments.

An in-person open house scheduled for October 8, 2025 was canceled at the request of the applicant team citing their concerns with regards to safety and crowd control. In lieu of an in-person open house, the applicant team has reached out to select community groups. Their reported consultation efforts are summarized in Appendix E.

7. Public Benefits

Refer to Appendix F for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of \$4,025,670 based on rates in effect as of December 10, 2025.
- **Community Amenity Contributions (CAC):** The site is subject to a Commercial Linkage Target applicable to 100% non-strata commercial rezonings the Downtown area. The applicant has offered a cash Commercial Linkage Target of \$2,031,554.
- **Public Art:** The public art contribution is estimated to be \$304,008 based on the current (2025) rate.

Financial Implications

This project is expected to provide DCLs, a Commercial Linkage Fee and a public art contribution. See Appendix F for additional details.

Conclusion

The *Hotel Development Policy* contemplates that the expansion of existing hotels will be considered on a case-by-case basis. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 by-law in Appendix A subject to conditions contained in Appendix B.

APPENDIX A
2028-2038 Barclay Street
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to 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 (___).

Uses

3. 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) Institutional Uses;
 - (c) Office Uses;
 - (d) Retail Uses;
 - (e) Service Uses; and
 - (f) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

4. 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 that 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

- 5.1 Computation of floor area must assume that the site area is 1,205.2 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 11.84.
- 5.3 A minimum floor area of 13,800 m² must be used for hotel use.
- 5.4 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.
- 5.5 Computation of floor 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;and
 - (d) all storage area below base surface.

- 5.6 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.

Building Height

- 6.1 Building height, including rooftop and enclosed amenity space, must not exceed 83 m.
- 6.2 Despite section 6.1 of this by-law and the 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, or mechanical appurtenances including elevator overrun and rooftop access structures, to exceed the maximum building height.

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APPENDIX B 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 Henriquez Partners Architects, received on July 31, 2024 and supplemented with revised plans received on May 15, 2025 .

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 minimise the shadowing on the Stanley Park and outdoor play area of Pooh Corner Day Care at the equinoxes.

Note to Applicant: Updated shadow studies should be provided at all stages of the approval process, demonstrating best efforts to improve shadowing conditions and to provide the best possible solar access to the childcare property.

- 1.2 Design development to explore opportunities for increasing side yard setbacks where possible, to enhance the comfortable interface and transition to neighbouring mid-rise residential buildings.

- 1.3 Design development to improve the architectural expression to better reflect the existing residential character of the neighbourhood and contributes a high-quality addition to the prominent urban fabric of the West End area through the following:

- (a) Strengthen the horizontal expression of the residential tower;

Note to Applicant: To better integrate the tower articulation into the existing urban context, provision of enhanced horizontal expression and further articulation of the tower facade should be explored. This may include reducing the visual prominence of vertical fins to enhance the horizontal expression.

- (b) Reduce the extent of blank walls particularly east and west facades at grade;

Note to Applicant This may be achieved by introducing finish or pattern variation in the cladding modules to break up unarticulated façades and additional resilient planting or architecturally integral greenery.

- (c) Provision of extensive landscape opportunities at grade to more closely align with the West End park in the tower typology: and

Note to Applicant: Consider greater placement of planting at grade and along street frontage to improve the quality and integration of the private and public realms.

- (d) Improve the massing of the rooftop architectural appurtenance and mechanical screening;

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. Strategies may include aligning the crown with the tower articulation, structure grid or the fenestration patterns.

- 1.4 Design development to mitigate privacy and noise impacts on the neighbouring properties through the following:

- (a) Provide noise and overlook mitigation measures for the rooftop restaurant and amenity areas, such as privacy and acoustic treatments, and strategic landscape enhancements.
- (b) Ensure that maintenance procedures for exterior cladding are designed and managed to minimize privacy impacts on adjacent neighbours.

- 1.5 Design development to enhance pedestrian-oriented activation in the rear lane-facing building elements;

Note to Applicant: Active laneways are an important component of the West End character. Suggested design strategies include:

- (a) Further explorations of interior layout and programming to provide more enhanced visual and physical permeability between the lane and the indoor spaces;
- (b) Designing back-of-house spaces in a manner that contributes positively to the pedestrian realm, while facilitating safe and efficient building operations;
- (c) Providing architectural and site lighting to improve visibility, comfort and nighttime activation;
- (d) Providing additional plantings or other landscape improvements to soften the lane interface and improve overall public realm quality; and
- (e) Considering safety by minimizing the conflicts between vehicular access and pedestrian movement.

- 1.6 Confirmation that all façades are to maintain a high degree of architectural and landscape details, variety, and quality, as proposed, through future stages of design development.

Note to Applicant: particular attention should be given to ensuring that building detailing and materiality present as highly resolved when viewed from streets and the lane, and wherever pedestrians are in close proximity to the building face. Intent is to maintain the proposed quality in all aspects, including but not limited to appearance, durability, and energy performance.

Parks

- 1.7 Design development to minimize shadowing on Stanley Park between the equinoxes from 10 a.m. to 4p.m.

Note to applicant: Ensure no shadowing of Stanley Park beyond that shown in 2030 Barclay - Rezoning Addendum - Rezoning Booklet, May 15, 2025

Landscape

- 1.8 Design development to increase the amount of tree planting at grade within planted areas.
- 1.9 Design development to improve the public realm interface along the Barclay Street frontage, including:

- (a) Expanded planting area at the lounge frontage to support tree planting;
- (b) Public seating along the lower planter wall, accessible from the sidewalk;

- 1.10 Design development to improve the connection between the lift and the stairs at the entrance so that they are not separated by a large wall, for a more comfortable and inclusive experience; and
- 1.11 Vertical planting at lane and/or side yard where parkade entry is.

Note to applicant: Signage wall may need to be relocated to improve the connection between the stairs and the lift. Consider provision of another entry from the sidewalk at the CRU.

- 1.12 Design development to improve the connection between the indoor and outdoor amenity space on Level 25.
- 1.13 Demonstrate that the mechanical on the podium level will not impact the usability of the Level 4 outdoor staff amenity space.
- 1.14 Verification that the proposed rooftop landscape elements at the rezoning stage will be provided at the development permit stage and the structure will be designed accordingly;
- 1.15 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.)

- 1.16 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.

- 1.17 Provision of a soil depth overlay sheet, included with the landscape plans;

- 1.18 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.

Sustainability

- 1.19 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (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 Rezoning – Process and Requirements

Engineering

- 1.20 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>

- 1.21 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 and 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>

- 1.22 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.
- 1.23 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.24 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

- 1.25 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

<https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf>

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

(a) Display of the following note(s):

- (i) "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."
- (ii) "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 6 cm 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.ca for 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."

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) Deletion of:

(i) Portions of the proposed siamese connection that is shown encroaching over City property (see sheet A1.05).

(ii) Proposed pavers and special surface treatments from the boulevard along Barclay St.

Note to Applicant: Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only.

(d) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the Development Permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

(e) Streetscape designed in compliance with All other City areas streetscape Design Guidelines.

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.

- 1.27 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Note to Applicant: Estimated Parking By-law deficiencies include Class B loading and Class C passenger loading.

- 1.28 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):

- (a) Two-way vehicle flow, which may include:
 - (i) Straightening the parking ramp;
 - (ii) Increased width through curved sections of the parking ramp; and
 - (iii) Convex mirrors or view portals on main ramp and throughout parkade.

- 1.29 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:

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

- 1.30 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:

- (a) An alcove for access to spaces located off the vehicle ramp and/or maneuvering aisle; and
- (b) Minimum 1.5 m (5 ft) wide access route(s) in front of oversized Class A spaces.

- 1.31 Provision of the following general revisions to architectural plans, including:

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

- 1.32 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.

- 1.33 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.

- 1.34 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>; and
- (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>

- 1.35 Show all City supplied building grades and entranceway design elevations 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>.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreement 356943M (encroachment) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.2 Entry into a two-way shared access agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to provide reciprocal access to parking between 2010 Barclay Street and 2030 Barclay Street;

Note to Applicant: The preparation of this legal agreement includes statutory rights-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the Development Permit.

- 2.3 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, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is 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 AME Group dated November 5, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on Barclay St. Should the development require water service connections larger than servicing main, 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.

As per the City of Vancouver Building By-law, the principal entrance must be within 90m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance with the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

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

Note to Applicant: Implementation of development(s) at 2030 Barclay Street does not require any sewer upgrades.

Development to be serviced to the existing 300 mm SAN and 375 mm STM sewers in the Ted Northe Lane.

The City of Vancouver Council has approved a Vancouver Building Bylaw change that went into effect on January 1st, 2026. The onsite rainwater release rate requirement has been 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 15 mm 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. More information is available at vancouver.ca/rainwater.

Note to Applicant: The site sewer service connections on public land are located near a City of Vancouver archaeological management zone. Any related proposed City of Vancouver ground disturbance activities at or for 2030 Barclay Street requires at least one crew/team member has had the Archaeological Chance Find Management training provided by either the City of Vancouver Engineering archaeologist and/or the Park Board archaeologists.

- (c) Provision of street improvements with appropriate transitions, along Barclay Street adjacent to the site, including:
 - (i) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk.

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

- (i) 50mm minimum mill and pave lane along the site's frontage.

Note to Applicant: Lane reconstruction to meet City "Higher-Zoned Lane" standards.

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

- (e) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.
- (f) Provision of Chilco Street and Barclay Street entire intersection street lighting upgrade to current City standards and IESNA recommendations.
- (g) Provision of 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.

- (h) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed.

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

- (i) 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 ft long and 18 in. 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.

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

Public Art

- 2.4 Execute an agreement satisfactory to the Director of Legal Services and the Managing Director of Cultural Services 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.

Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 60% cash in lieu of art.

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

Commercial Linkage Contribution

- 2.5 Pay to the City a contribution of \$2,031,554 to be allocated towards public benefits in and around the Downtown and Metro Core area, which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and in a form and on terms and conditions satisfactory to the Director of Legal Services.

Non-Stratification Covenant

- 2.6 Enter into a Covenant pursuant to Section 219 of the Land Title Act satisfactory to the Director of Legal Services prohibiting both the separate sale and the strata subdivision of the consolidated site.

Easement-Related Covenant

- 2.7 Make arrangements to the satisfaction of the Director of Legal Services, including entry into an agreement with a section 219 covenant, acknowledging the registration of Easement 239636M and the restrictions therein on use of the Lands, and indemnifying and releasing the City from and against any liability associated with the rezoning application and proposed development on the Lands.

Environmental Contamination

- 2.8 As applicable:
- (a) Submit a site disclosure statement to Environmental Services;
 - (b) 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
 - (c) 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 Parks, have been provided to the City.

Agreements

Note: 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 registerable charges pursuant to 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-law and 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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APPENDIX C
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

“2028-2038 Barclay St. [CD-1 #] [By-law #] C-2”

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

Amend Schedule B [Intermediate Zone] by adding the following:

“[CD-1#] [By-law #] 2028-2038 Barclay Street”

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APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Approximately 6,818 page views were recorded. A total of 882 comments were received with 130 comments in support for the increased hotel stock, the potential economic and community benefits, and its location, and 736 expressing concerns about impacts on neighbourhood character, traffic and parking, and concern that the project would cause the displacement of residences. A further 499 direct emails and letters were received by staff with approximately 480 in opposition to the application.

Event	Date(s)	Details
Webpage published	November 24, 2024	www.shapeyourcity.ca/2030-2038-barclay-st
Postcard mailed	September 2 2025	4,959 notices mailed (approximate)
Site sign installed	November 18, 2025	n/a
Online comment form	November 2024 to November 2025	882 submissions • 130 responses support • 736 responses opposed • 16 responses mixed
Question and Answer (Q&A) period (2 weeks)	September 3, 2025 to September 16, 2025	189 submissions (duplicate submissions removed from total count)
Other input (phone calls, direct emails, etc.)	November 2024 to November 2025	499 submissions
Petition	December 15, 2025	5,015 signatures
Total webpage views	November 2024 to November 2025	6,818 page views
Total Submissions (Comments submitted + questions asked + other input methods)		1,570 submissions

Map of Notification Area



A summary of public input is provided below, organized by topic.

Areas of support:

- **Need for Hotels:** The development addresses hotel shortages amid Airbnb restrictions.
- **Economic and Community Benefits:** Residents believe that the proposal will boost the local economy, and the job market.
- **Location:** The project is close to Stanley Park, English Bay, beaches, and downtown attractions and promotes active and public transportation.
- **Design:** Comments praise the design as it compliments the neighbourhood.
- **Height and Density:** The comments advocate for taller towers and increased density to maximize land use.
- **Use:** Strong approval for ground-floor commercial space (restaurants, cafés) and public-access amenities.
- **General Approval:** Supports densification and calls for a faster approval process.

Areas of concern:

- **Loss of Neighborhood Character:** The proposed building height is inappropriate for the area. Residents state that the area is more of a residential area and not for commercial space or hotels.

- **Traffic and Parking:** The project will cause safety concerns for pedestrians and cyclists due to the increased traffic congestion due to the hotel presence, commercial spaces. There is also insufficient parking.
- **Livability concerns:** The proposal impacts livability with noise pollution from hotel operations, loss of privacy and shadows. There is also a concern about increased crime and safety risks with transient hotel guests.
- **Housing and Displacement:** The proposal removes existing affordable rental housing (the current Rosellen Suites) and replaces it with a luxury hotel, exacerbating Vancouver's housing crisis.
- **Environmental:** Potential disturbance to wildlife habitats such as Blue Heron colony from construction noise, light pollution, and increased human activity.
- **Seismic and Safety risks:** The site is in a high seismic risk zone; deep excavation and the weight of a tall building pose risks to adjacent older buildings.
- **Hotel justification:** Many respondents question the justification for a large hotel in this residential area, noting existing hotels downtown and on commercial corridors and distanced from transit hubs, convention centres, or tourist attractions.
- **Rezoning process:** Some respondents express frustration with the planning process, feeling community input and the need for an in person consultation is ignored.

Response to Public Comments

- **Loss of Neighborhood Character:** Staff noted that the proposal responded successfully to the context at podium level by adding balcony expression, materiality and at grade activation. However, to better respect the residential character of the context, staff will provide urban design condition to improve the architectural expression.
- **Traffic and Parking:** Engineering staff noted that the applicant would be required to submit a traffic demand management plan at the time of development permit. Engineering staff noted they do not support the applicants proposal to provide less passenger loading than required. Further, as part of the rezoning process, Engineering staff reviewed the application with respect to transportation impacts. Conditions for off-site requirements are included.
- **Livability concerns:** The development planning staff have noted:

This food and beverage area is exclusively intended to serve the hotel guest at the outdoor amenity space Neighbour concerns regarding noise and privacy will be addressed through Rezoning conditions.

The project must comply with the tower separation standards. Privacy considerations for adjacent buildings will be addressed through Rezoning conditions.

There is no council approved policy in place to protect private views from existing buildings toward the proposed development. Staff will include Rezoning conditions to

help mitigate privacy impacts and minimize shadowing on adjacent outdoor amenity spaces where feasible.

- **Housing and Displacement:** Staff note there is no existing housing on site.
- **Environmental:** Parks staff confirmed the application does not contravene protections for the Blue Heron colony.
- **Seismic and Safety risks:** The engineering team note the applicant's consultant is to consider seismic parameters as a part of building design and is to follow the seismic requirements outlined in the Vancouver Building Bylaw <https://vancouver.ca/your-government/vancouver-building-bylaw.aspx>
- **Hotel justification:** Economic Development staff note that the redevelopment of a hotel at this site is contemplated in the Hotel Development Policy.
- **Rezoning process:** In response to public demand for a senior-friendly in-person open house, staff coordinated an in-person open house with the applicant team for October 8, 2025 however this open house was canceled by the applicant team due to safety concerns.

Urban Design Analysis

The West End Plan establishes a minimum site frontage of 130 ft. for tower development in order to sufficiently accommodate a minimum tower separation of 80 ft. The Plan and policy further limit the rezoning opportunities to delivering 100 percent social housing or expansion of an existing hotel in Area A of the Plan. (see Figure 3)

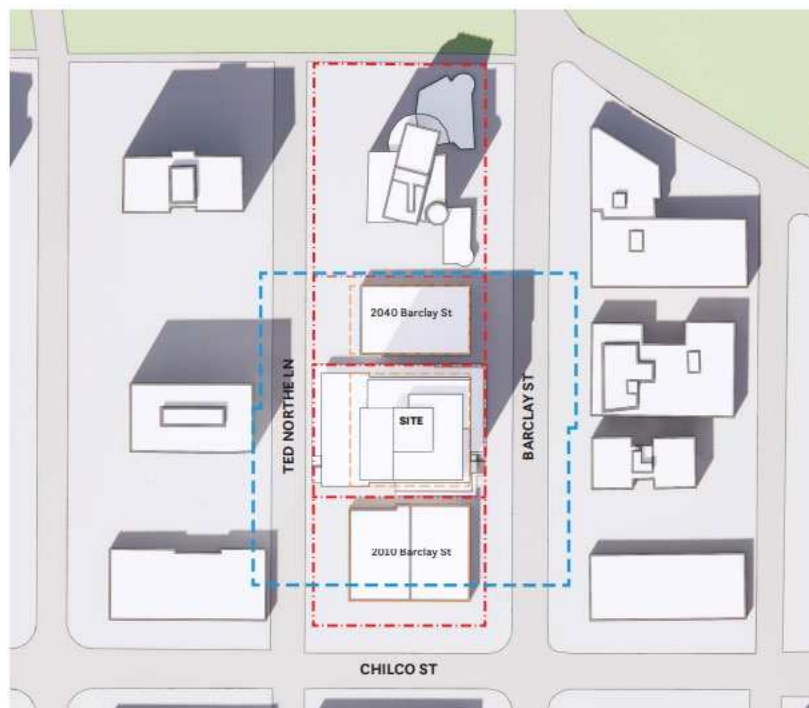


Figure 3: Tower Separation Study in the Block

The Hotel Development Policy allows rezoning applications to facilitate hotel replacement outside the Downtown area to be considered on a case-by-case basis. In addition, a 60-foot tower separation between hotel and residential towers is anticipated in other applicable policy frameworks, including the Downtown Rezoning Policies, the Granville Street Plan, and the Broadway Plan.

Giving this policy context, staff support a relaxation of the tower separation requirement, subject to the demonstrating high standard of livability, adequate protection of privacy for adjacent residential buildings, and consistency with other applicable urban design objectives. Staff further conclude that the proposed relaxation would prejudice or constrain the redevelopment potential of 2010 and 2040 Barclay Street under the existing zoning and in alignment with the West End Plan. Figure 3 illustrates the required building setback in blue which would extend over 60% of 2010 Barclay St. and 100% of 2040 Barclay street, precluding either from redeveloping to the potential allowable height under existing zoning.

* * * * *

APPENDIX E

Applicant Consultation Summary

Summary provided by applicant team on December 15, 2025

The applicant team provided the following summary of consultation that they completed in lieu of the canceled October 8th in-person open house.

Community Stakeholders: the applicant team reached out to a number of community stakeholders and received responses from the following. With the exception of the Stop Barclay 2030 group, the applicant claimed general support for the project including responses that West End lacks hotels, particularly in the newer hotel stock category, and that the area would benefit from a new hotel in proximity to Robson St, Denman St, Davie St and Stanley Park. The applicant noted there was support expressed for the inclusion of long-term stay as this is something that is needed to support the local economy, including the film & television industry.

Community Group	Meeting Date
West End Seniors Network	Meeting Canceled
Gordon Neighbourhood House	October 10, 2025
West End BIA	February 7, 2025 & July 9, 2025
Robson BIA	February 7, 2025
Cactus Club Café	July 25, 2025
Tourism Industry Association of BC	August 7, 2025
BC Hotel Association	August 14, 2025
Destination Vancouver	August 26, 2025
Destination BC	September 4, 2025
Downtown BIA	September 16, 2025
Hotel Association of Vancouver	August 8, 2025
VANA	September 21, 2025
Stop 2030 Barclay Group	November 6, 2025

Letter to neighbours: December 2024 – one response received

Letter to neighbours: December 3, 2025 – unspecified responses received.

Website: the applicant team created a project website, including the link in their December 3, 2025 letter to neighbours.

The applicant team noted they intend to reach out to additional community groups following the December 15th deadline for engagement materials.

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APPENDIX F PUBLIC BENEFITS

City-wide DCL ¹	\$3,065,441
Utilities DCL ¹	\$960,415
CAC: Cash	\$2,031,554
Public Art ²	\$304,008
TOTAL	\$6,361,417

¹ Based on rates in effect as of December 10, 2025 and the proposed 14,264.3 sq. m (153,539 sq. ft.) of commercial floor area.. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for more details.

² 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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APPENDIX G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
2028-2038 Barclay Street	031-225-098	Lot 1 District Lot 185 Group 1 Plan EPP102998

Applicant Team

Applicant	Marcon Barclay Properties Ltd
Developer	Marcon Barclay Properties Ltd
Architect	Henriquez Partners Architects
Property Owner	Marcon Barclay Properties Ltd

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RM-5B	CD-1
Site Area	1,205.2 sq. m (12,973 sq. ft.)	1,205.2 sq. m (12,973 sq. ft.)
Land Use	Residential	Commercial, Service
Maximum FSR	2.75	11.84
Maximum Height	58 m (190 ft.)	83 m (272 ft.)
Floor Area	3,314.3 sq. m (35,674 sq. ft.)	14,264.3 sq. m (153,539 sq. ft.)
Natural Assets	3 on-site trees 3 street trees	3 trees proposed for removal. 3 trees proposed for retention. Final numbers to be confirmed at development permit stage.

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