

## MOTION

**5. Approval of Form of Development: 1060 Barclay Street (Formerly 1040-1080 Barclay Street)**

THAT the form of development for this portion of the site known as 1060 Barclay Street (formerly 1040-1080 Barclay Street) be approved generally as illustrated in the Development Application Number DP-2023-00651, prepared by Perkins&Will, and submitted electronically on October 6, 2023, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

\* \* \* \* \*

**Additional Background Information:**

<https://www.shapeyourcity.ca/1040-1080-barclay-st>

**ADDRESS**  
1040-1080 Barclay Street

**LEGAL DESCRIPTION**  
1080 Barclay St. LOT 9 BLOCK 7 PLAN VAP92 DISTRICT LOT 185 NEW WESTMINSTER  
1070 Barclay St. LOT 8 BLOCK 7 PLAN VAP92 DISTRICT LOT 185 NWD  
1080 Barclay St. LOT 9 BLOCK 7 PLAN VAP92 DISTRICT LOT 185 NEW WESTMINSTER  
1060 Barclay St. LOT 1 PLAN EPP103612 DISTRICT LOT 185 NWD GROUP 1

**SITE AREA**  
EAST TOWER 21,213.84 sqft (1,970.83 sqm)

**LEGEND**

- PROPERTY LINE
- - - PODIUM SETBACK LINE
- - - TOWER SETBACK LINE
- FUTURE LOT SUBDIVISION LINE

- ▲ VEHICULAR ACCESS
- ▲ BUILDING ACCESS
- △ BUILDING EXIT
- EXISTING UTILITY POLE
- UTILITY POLE TO BE REMOVED
- ⊗ EXISTING TRAFFIC SIGNAL
- ⊗ EXISTING STREET LIGHT
- ⊗ EXISTING FIRE HYDRANT
- ⊗ NEW FIRE HYDRANT
- ⊗ FIRE DEPARTMENT CONNECTION
- EXISTING TREES TO REMAIN
- PROPOSED TREES
- HB HOSE BIBB
- EO ELECTRIC OUTLET

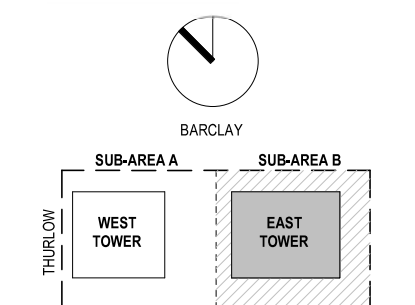
**NOTES:**

REFER TO ARBORIST REPORT FOR TREE PROTECTION ZONE.  
REFER TO LANDSCAPE DRAWING FOR OUTDOOR GROUND LEVEL:  
- LAYOUT AND MATERIALS  
- GRADING PLAN (LEVELS AND SLOPES)  
PROPOSED NEW FIRE HYDRANT IS NOT PART OF THIS DP APPLICATION REVIEW.

**ISSUED**  
ISSUED FOR DEVELOPMENT PERMIT 2023/08/18  
ISSUED FOR PRIOR-TO RESPONSE 2 2024/09/04



**KEYPLAN**



**PROJECT**

**1060 BARCLAY STREET STREET WEST**

**PROJECT NUMBER**

412115

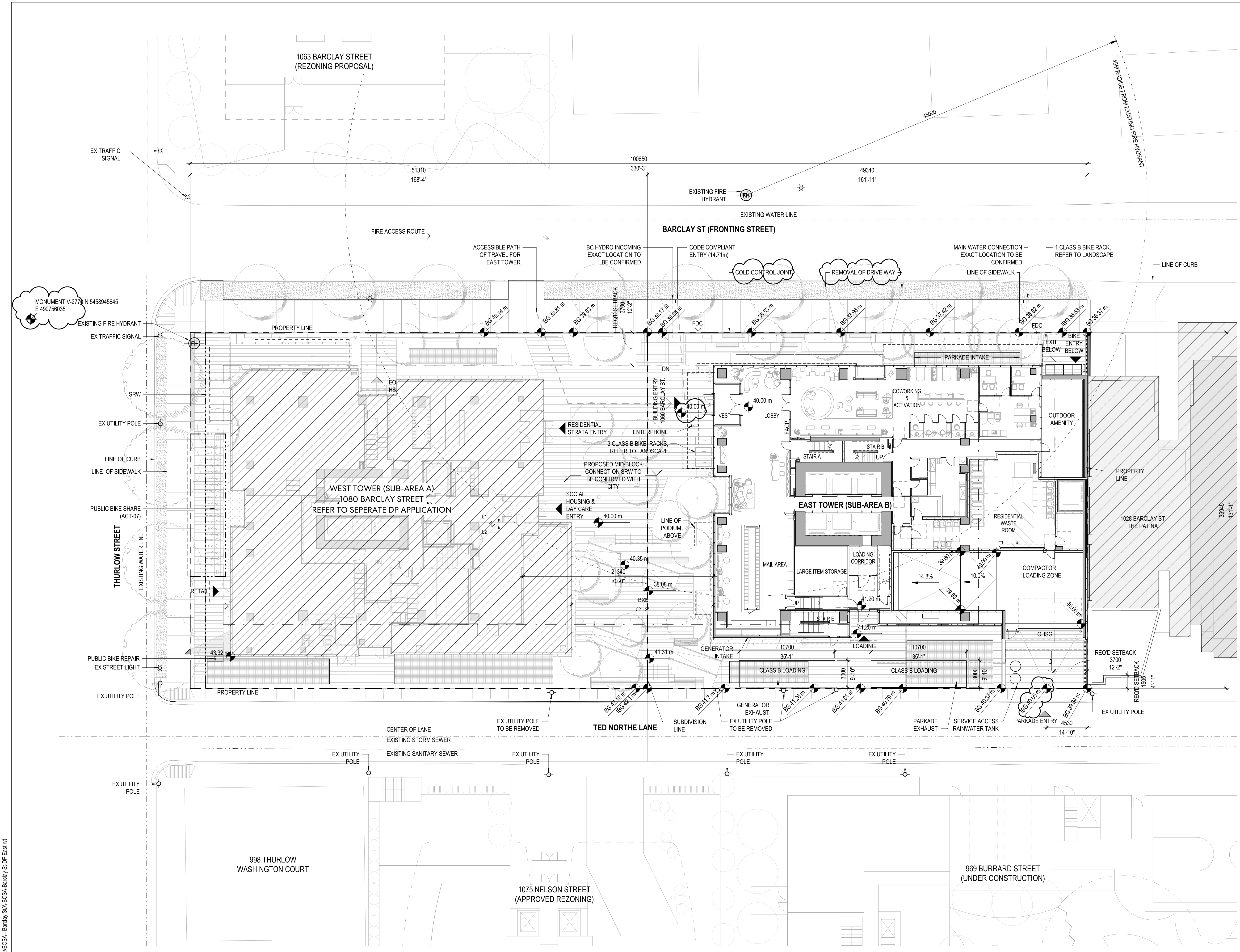
**REVISIONS**

**TITLE**

SITE PLAN - GRADE

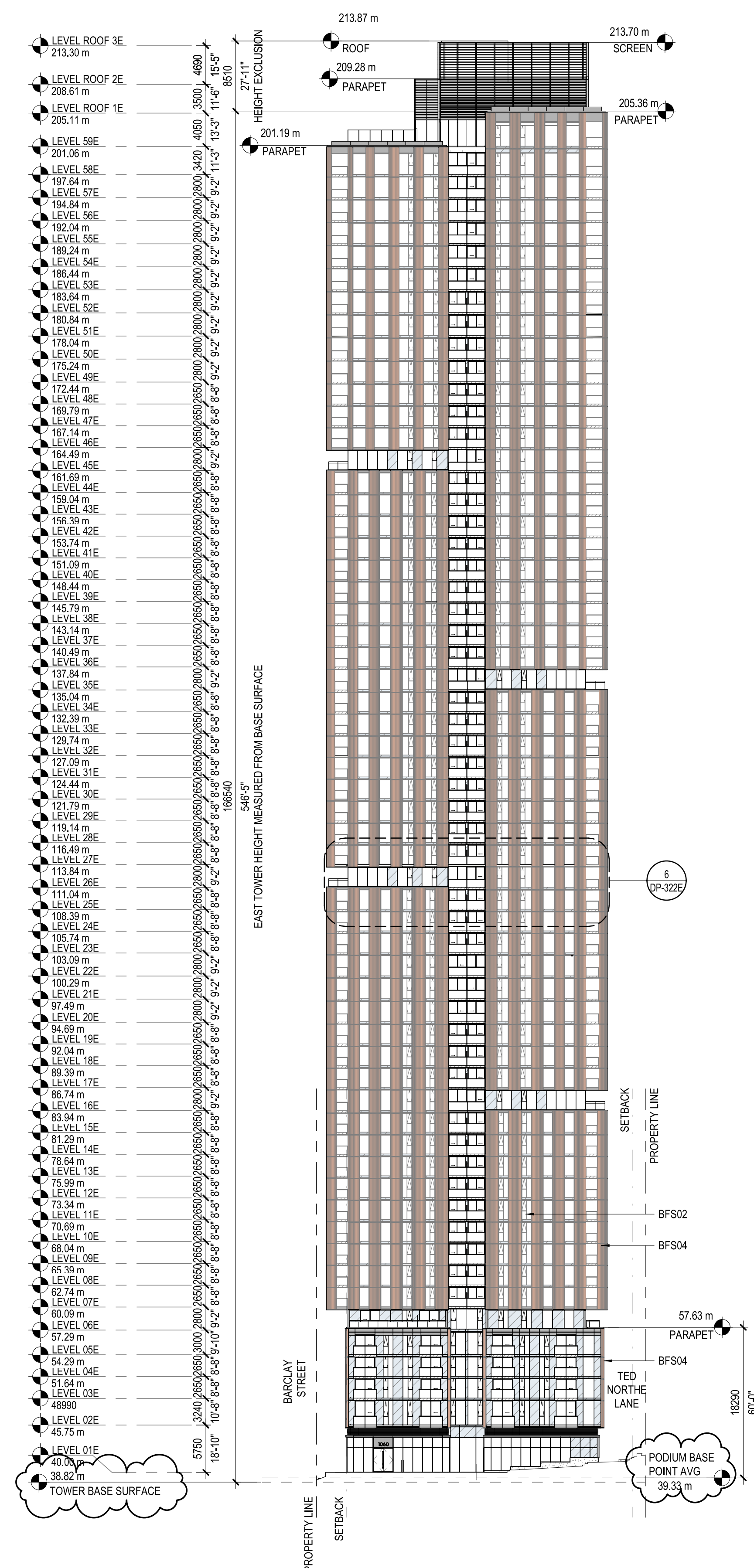
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DP-050E

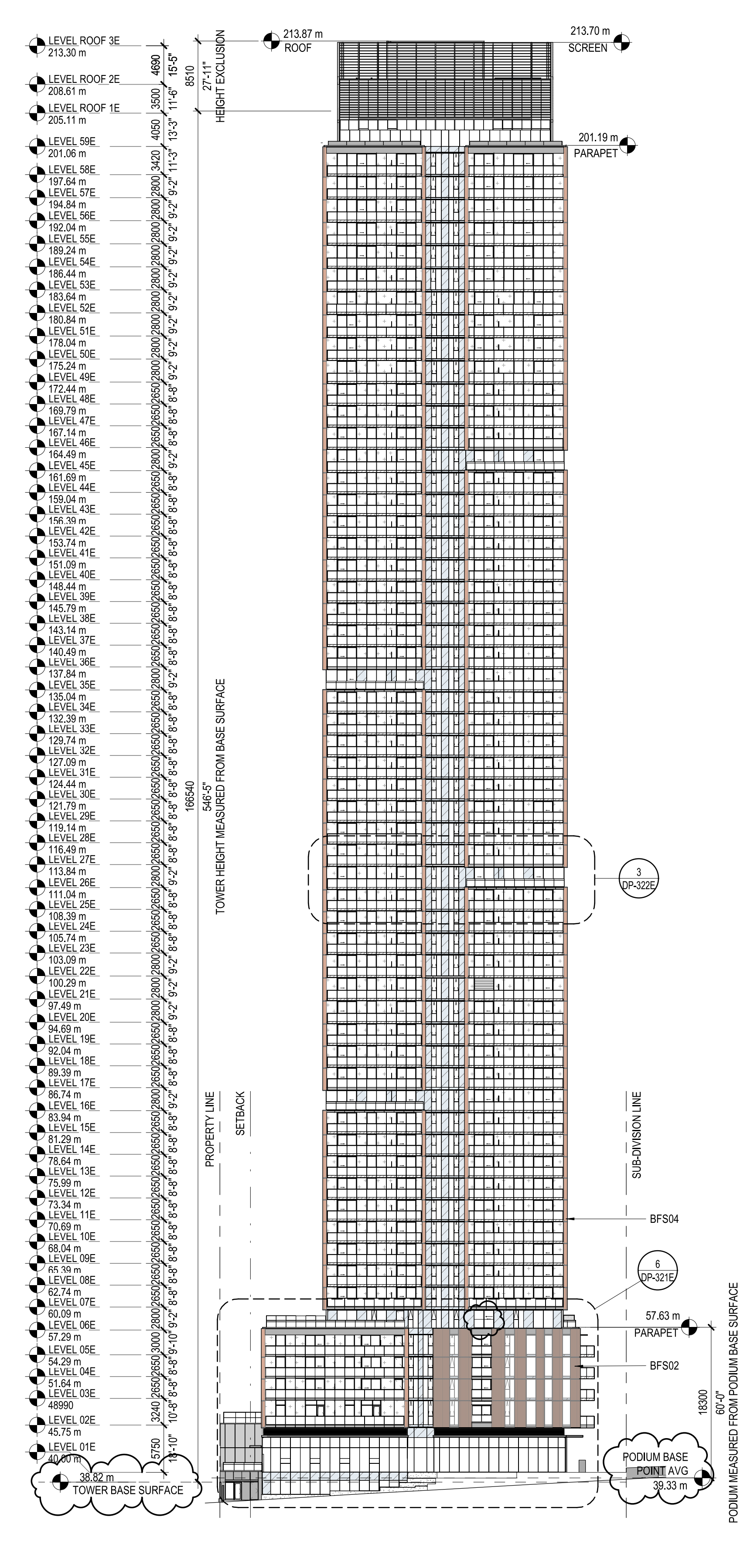


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1 SITE PLAN  
1:200



2 EAST TOWER - WEST ELEVATION  
1 : 400



1 EAST TOWER - NORTH ELEVATION  
1 : 400

LEGEND

- PROPERTY LINE
- - - PODIUM SETBACK LINE
- - - TOWER SETBACK LINE
- FUTURE LOT SUBDIVISION LINE

BUILDING MATERIAL LEGEND

- 01 METAL - "RED CEDAR"
- 02 METAL - CHARCOAL
- 03 METAL - BRONZE
- 04 GLAZING - TRANSPARENT
- 05 GLAZING - SHADOWBOX
- 06 GLAZING - GLASS BACKPAINTED
- 07 GLAZING - GUARDRAIL
- 08 GLAZING - GUARDRAIL FRIT
- 09 ARCHITECTURAL CONCRETE
- 10 PRIVACY SCREEN
- 11 HORIZONTAL LOUVER - BRONZE

REFER TO ACOUSTIC REPORT FOR REQUIREMENTS. NO EXTERIOR ACOUSTIC UPGRADES RECOMMENDED.

BIRD FRIENDLY STRATEGIES

- BFS01 USE OF BLINDS TO INCREASE THE OPACITY OF CLEAR GLASS
- BFS02 INTERRUPT REFLECTIVE GLASS BY INCREASING DENSITY OF EXTERNAL VISUAL MARKERS INCLUDING SPANDREL PANELS AND MULLIONS
- BFS03 USE OF BALCONIES AND CANOPIES TO COVER WINDOWS AT GROUND LEVEL
- BFS04 SOLID WINDOW CORNERS TO REDUCE APPEARANCE OF CLEAR PASSAGE TO SKY AND VEGETATION

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING BIRD FRIENDLY STRATEGIES

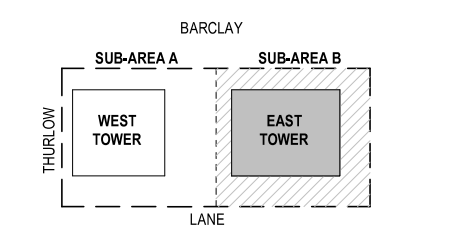
ISSUED FOR PRIOR-TO RESPONSE 2  
September 04 2024

ISSUED

ISSUED FOR DEVELOPMENT PERMIT	2023/08/18
ISSUED FOR PRIOR TO RESPONSE 1	2024/05/23
ISSUED FOR PRIOR TO RESPONSE 2	2024/09/04



KEYPLAN



PROJECT

1060 BARCLAY STREET STREET EAST

PROJECT NUMBER  
412115

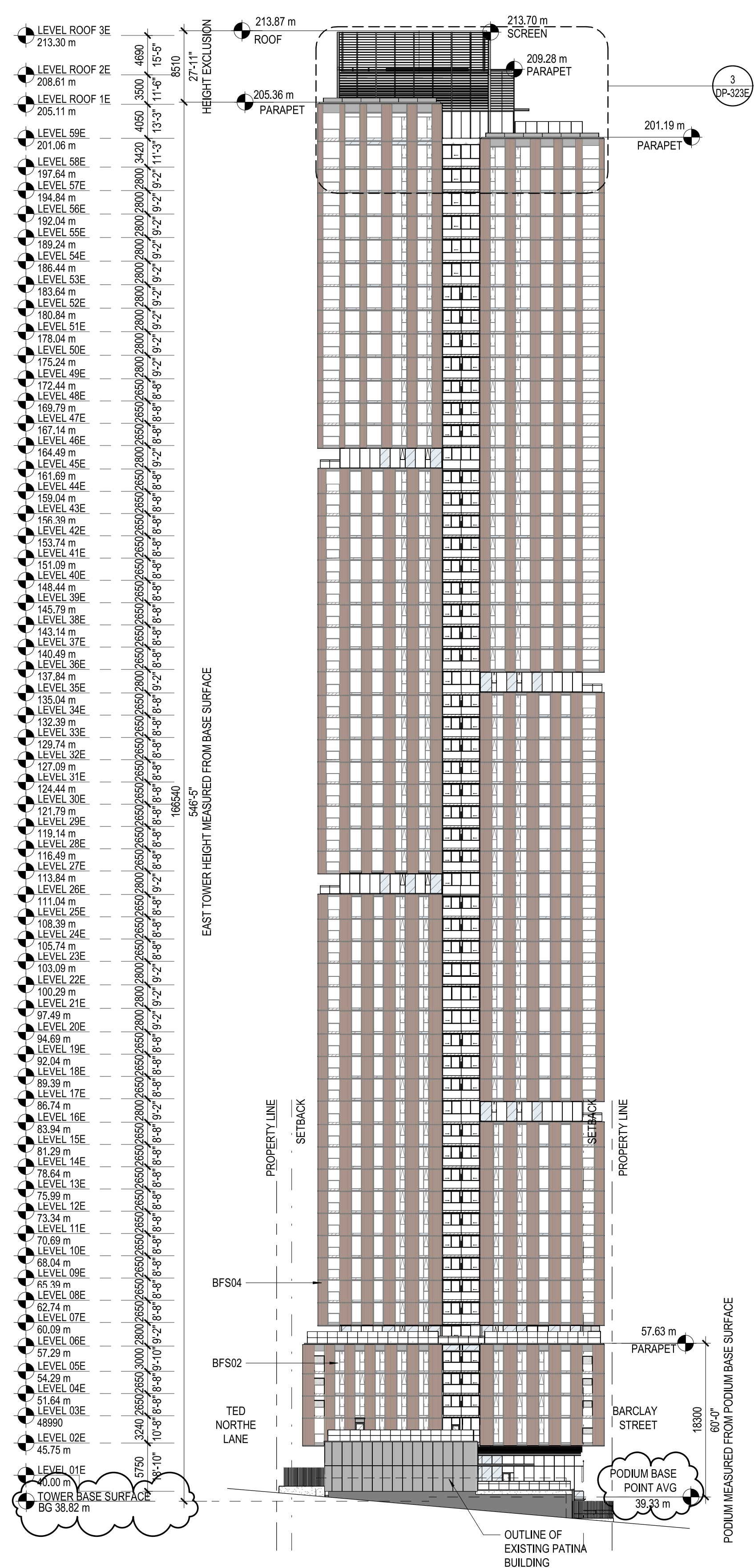
REVISIONS

TITLE

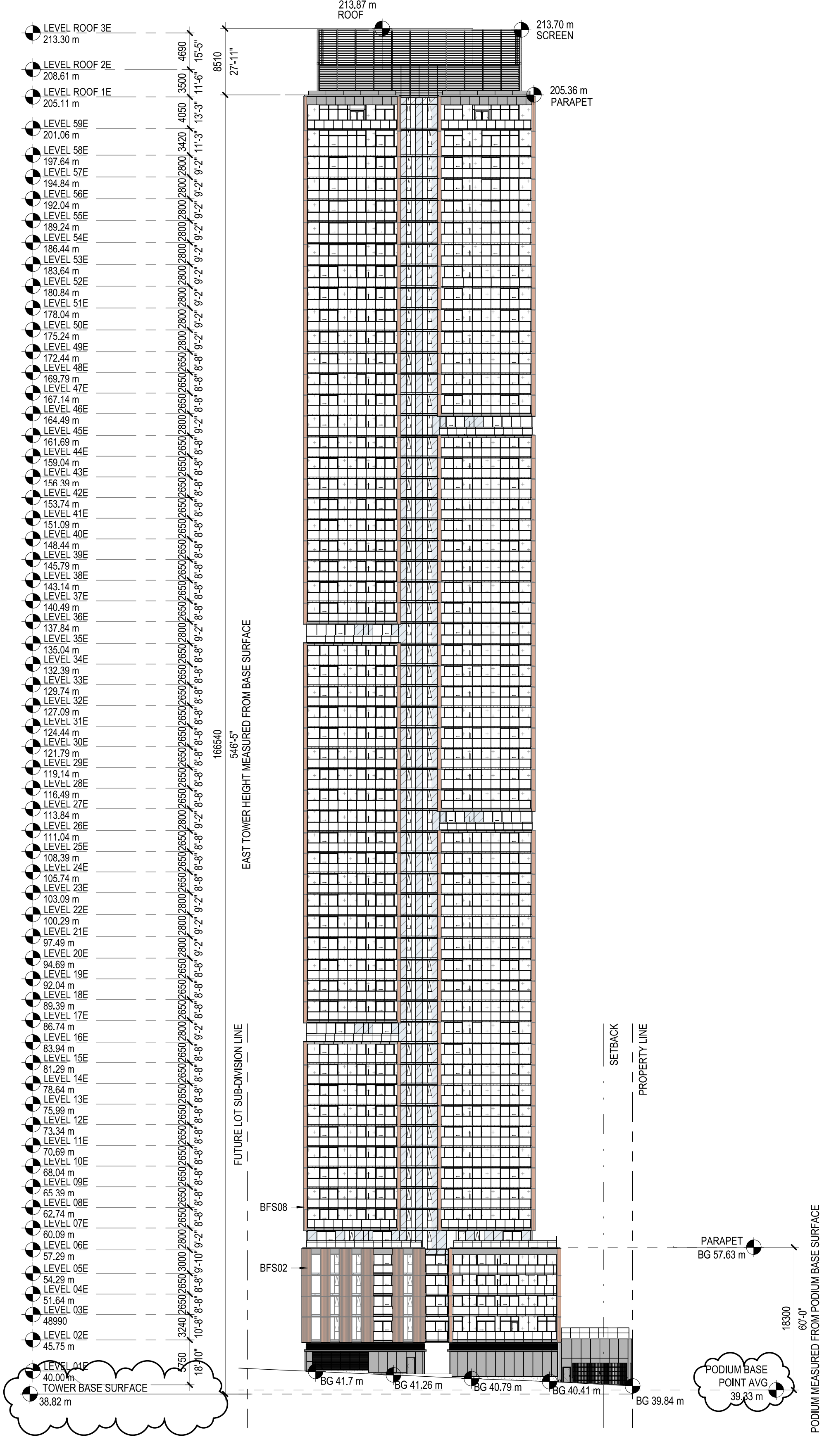
OVERALL BUILDING ELEVATION - NORTH AND WEST

SHEET NUMBER

DP-201E



2 EAST TOWER - EAST ELEVATION  
1:400



1 EAST TOWER - SOUTH ELEVATION  
1:400

**LEGEND**

- PROPERTY LINE
- - - - - PODIUM SETBACK LINE
- . - . - TOWER SETBACK LINE
- FUTURE LOT SUBDIVISION LINE

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**BIRD FRIENDLY STRATEGIES**

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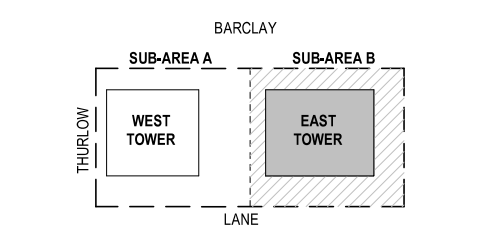
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**KEYPLAN**



**PROJECT**

1060 BARCLAY STREET STREET EAST

**PROJECT NUMBER**  
412115

**REVISIONS**

**TITLE**

OVERALL BUILDING ELEVATION - SOUTH AND EAST

**SHEET NUMBER**

**DP-202E**