

CD-1 Rezoning: 1150 Barclay Street

Public Hearing

December 4, 2025



Recommendation Overview

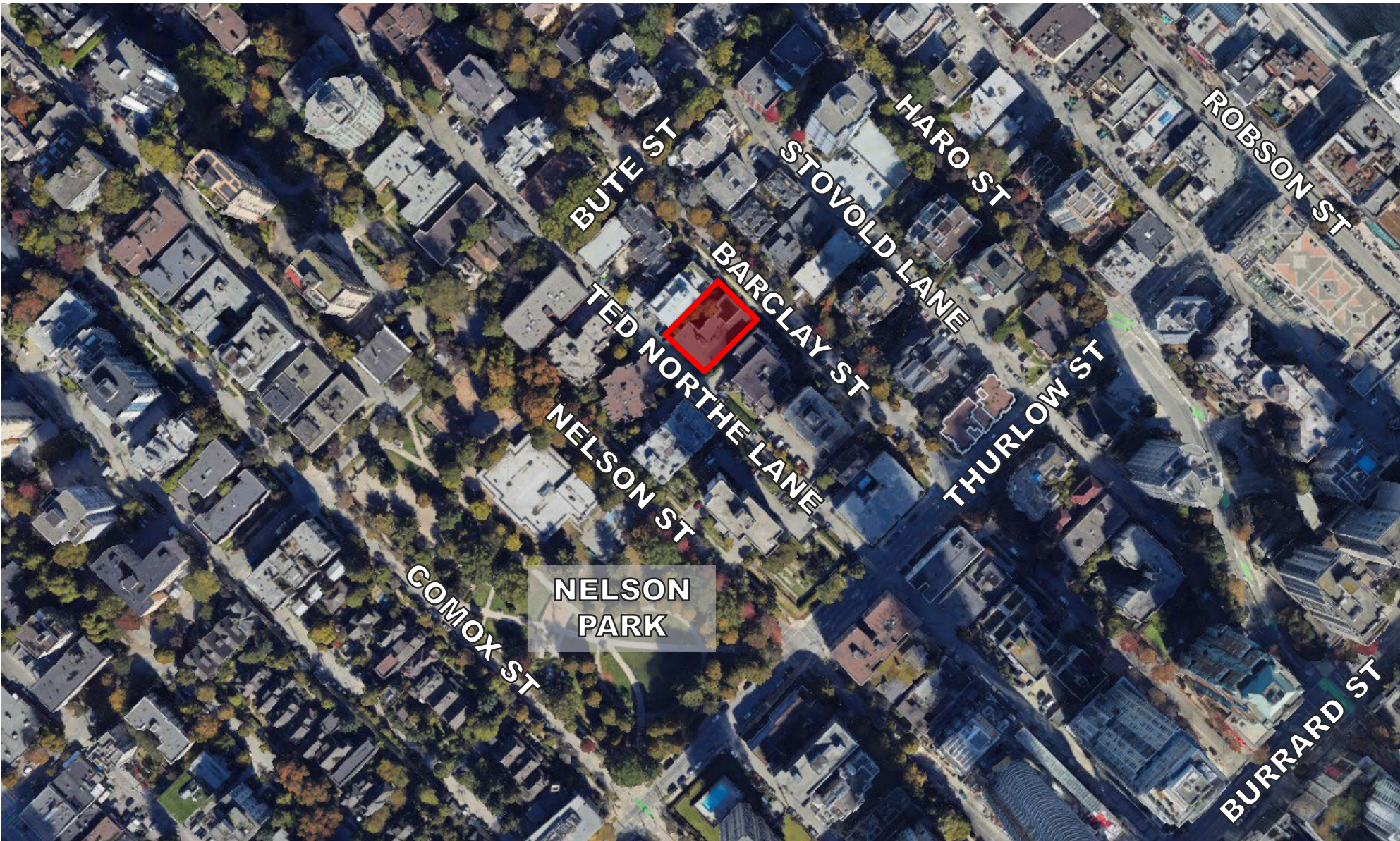
Proposal

- 20-storey mixed-use building in the West End Community Plan that does not support rezoning applications for market and below market rental

Key rationale for refusal recommendation

- Sets expectations, loss of affordable rental, tenant displacement, and market speculation
- Significant form of development and livability concerns
- West End Plan is performing well
- Future planning work needed

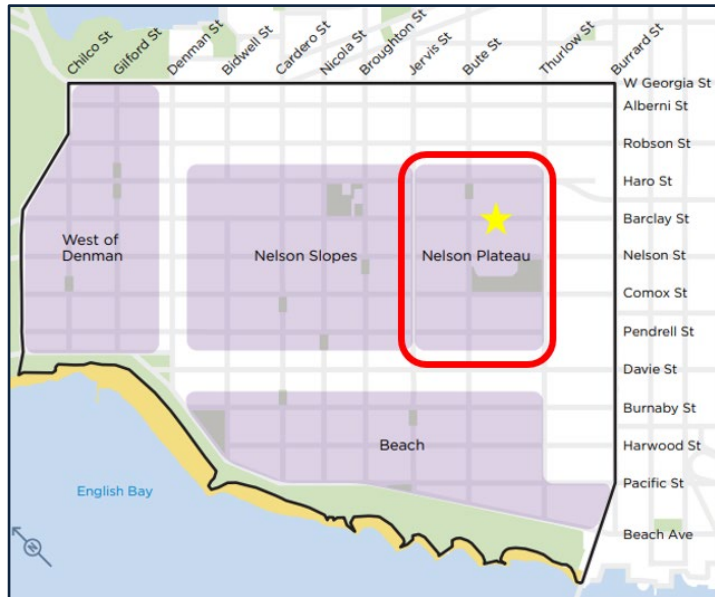
Site Context



Neighbourhood Context

West End Neighbourhoods and Nelson Plateau

- Nelson Plateau – Tree-lined streets and a variety of building forms and heights



West End Neighbourhoods



Tree-lined street – Bute and Nelson St Intersection



Existing building – 1150 Barclay St

West End Rental Context

West End is an area of the City that is home to a large renter population

- 80% of households rent their home
- Nearly a third of the purpose-built rental housing stock is within the West End
- Older housing stock acts as an important source of affordable housing

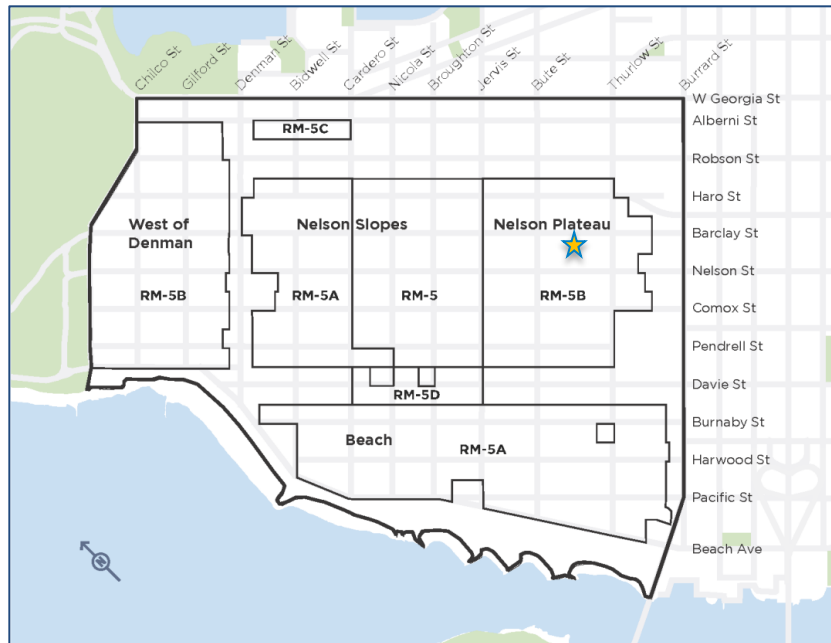


Common example of a West End rental building

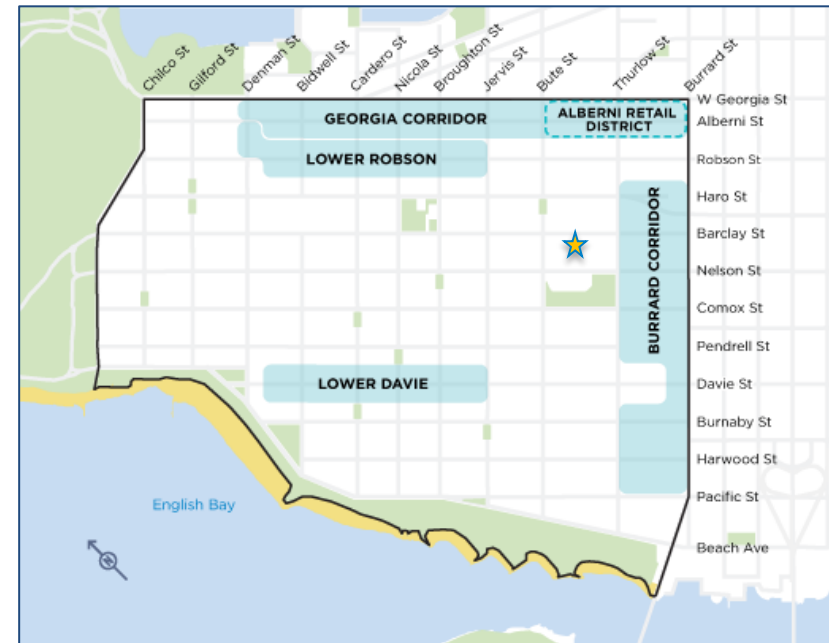
Policy Framework

West End Community Plan

- 30-year plan
- 20-month planning process that engaged a wide range of stakeholders
- Incremental renewal of housing stock with RM zones
- Strategic growth – High density residential supported along West Georgia and Burrard Corridors



West End RM-Zones



West End Corridors

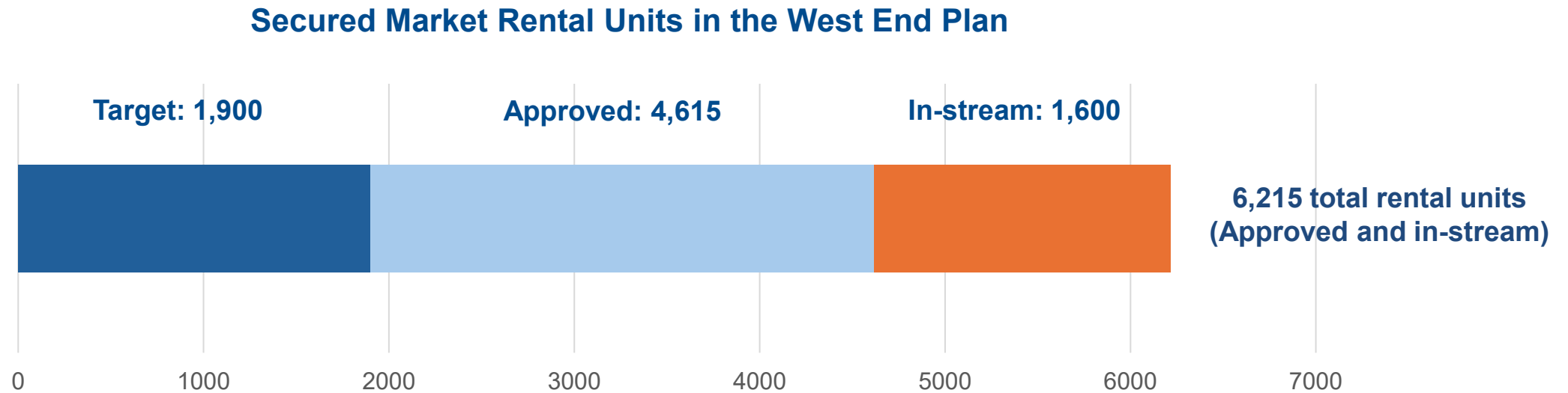
West End Rezoning Policy

- Rezoning enabling policy to reinforce the Plan
- High density redevelopment along corridors
- Area A – 100% social housing
- Incremental renewal through the RM zones
- Form of Development guidelines



Plan Performance and Development Metrics

- Plan targets 1,900 additional secured-market rental units and 1,600 social housing units by 2043
- 12 years into 30-year plan, approved projects have surpassed the rental target by 2,715 units
- Delivering over 4,500 approved units in total
- 1,600 more residential units are in rezoning review process



Proposal

- 20-storey mixed-use building
- 152 rental units, 20% at below-market rents* (~28 units)
- Height: 202 ft.
- FSR: 9.15
- Parking and loading from the lane
- Privately owned and operated community space (907 sq. ft.)

*West End Rezoning Policy BMR requirements apply



BMR Requirements

West End Rezoning Policy BMR Requirements

- 100% social housing only; rezoning for new market and BMR housing not envisioned
- Policy in Corridors is 20% secured as BMR units with:
 - 30% of BMR units at 50% discount
 - 70% of BMR units at 20% discount
- Proposal's BMR offer aligns with the Policy's housing requirements for the corridors
- No CAC required beyond the proposed BMR approach

Tenant Relocation and Protection Policy

Existing Tenants and TRPP

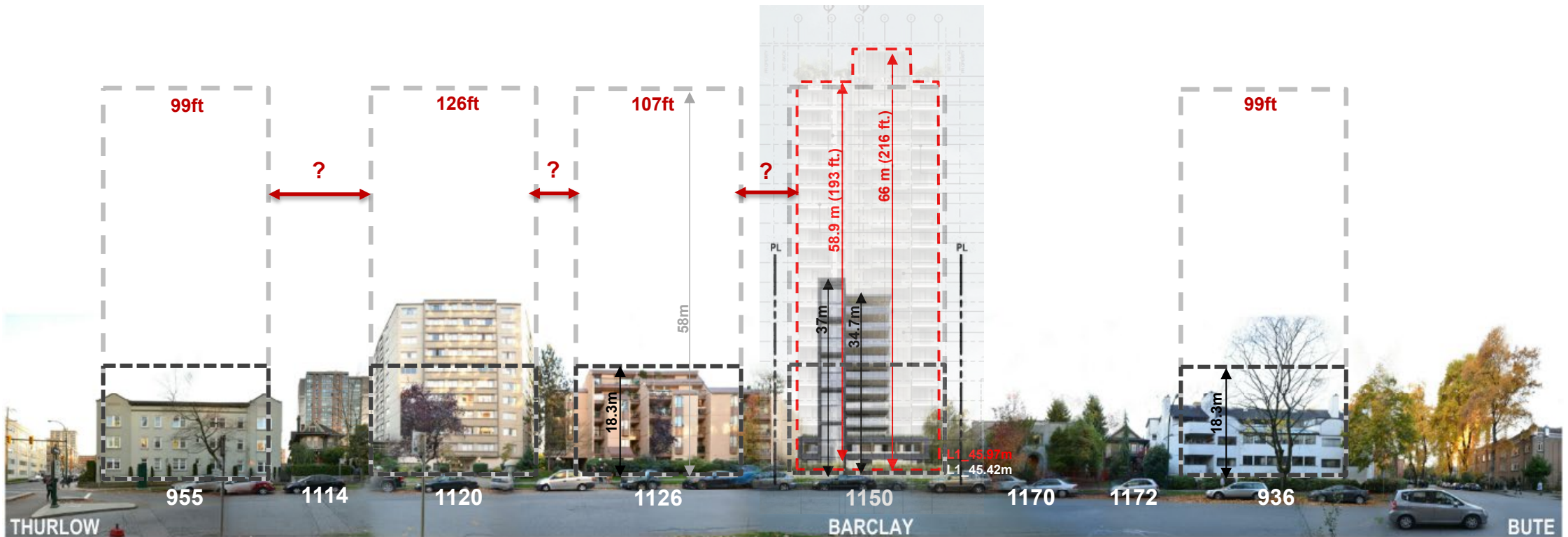
- 17 of the 18 residential tenancies are eligible
- Tenant Relocation Plan with enhanced tenant relocation and protection requirement
- 161 city blocks are located within the neighbourhoods (Area A)
- **Concern:** Ability to effectively support tenant displacement across the West End through the TRPP has not been tested or developed



West End Neighbourhoods (Area A) - 161 city blocks

Urban Design Analysis – Tower Separation and Livability

- Insufficient 80 ft. tower separation (Mid-block – narrow site)
- Incompatibility with existing and future development pattern in RM-5B zone



Frontage Limitations and Impacts

- Incompatibility with existing and future development pattern in RM-5B zone
- Higher density and height should be accommodated on larger sites that can achieve urban design performance

- 1150 Barclay St.
- Similar site frontage
- Existing larger site



Few Policy Compliant Sites – <100 ft. Frontage

Approved tower sites in Area A since 2010: Site frontage up to 100 ft.

Address	1150 Barclay St.	1111 Broughton St.	1188 Bidwell St. (Davie St.)	825 Nicola St. (Robson St.)
Status	RZ	RZ	DP	DP
Zoning	RM-5B to CD-1	RM-5 to CD-1	C-5A	C-5A
Frontage	91 ft.	66 ft.	99 ft.	99 ft.
FSR	9.15	18.9	7.4	7.7
Height	202 ft.	266 ft.	216 ft.	210 ft.
Tenure	Rental +20% BMR	100% Social Housing	Secured Rental	Secured Rental



Around 60 lots in Area A are similar size (90 ft. – 100 ft.)

Urban Design Analysis Overview

Issue	Policy (RM-5B)	Proposal	Urban Design Impacts	
Height	60 ft. outright 190 ft. conditional	202 ft. <u>Exceeds by 142 ft.</u> <u>Or approx. 14-storeys</u>	Shadowing Bulk Contextual fit	Several issues that may impact: Existing residents Redevelopment opportunities Liveability Quality of public realm Neighbourhood fit
Density	2.75 FSR	9.15 FSR <u>Exceed by FSR 6.4</u>	Shadowing Bulk Pedestrian realm	
Site Frontage	130 ft.	91 ft.	Livability Bulk Pedestrian realm	
Setbacks and/or Tower Separation	40 ft. to shared property lines 80 ft. between the residential towers	10 ft. Required additional 30 ft.	Livability Redevelopment potential of neighbouring properties	

Public Consultation

Postcards Mailed
February 3, 2025

City-hosted
Q&A Period
February 5 to February 18, 2025

Comments of support

- Housing
- Location
- Positive Impact

Postcards distributed	9,247
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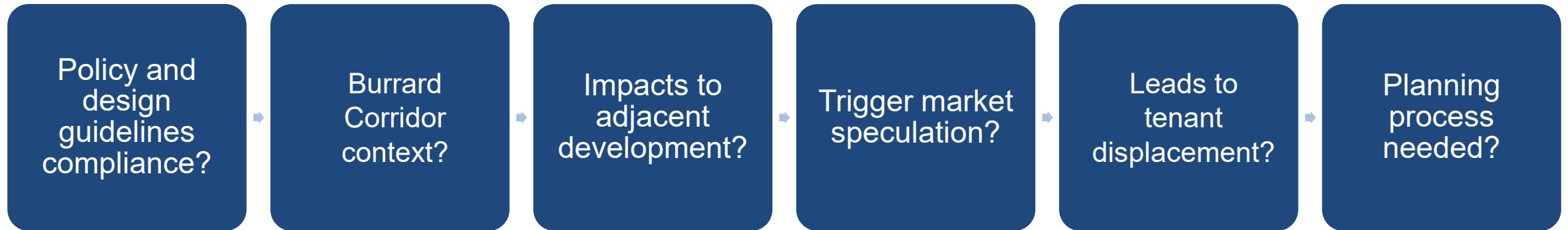
Questions	10
Comment forms	112
Other input	6
Total	128



Comments of concern

- Height
- Policy inconsistency
- Neighbourhood character

Guiding Questions for Review



Risks and Implications

1. Sets expectations for the development community
2. Loss of affordable rental and tenant displacement within the neighbourhoods
3. Market speculation risk
4. Significant form of development and livability concerns (tower separation, frontage)
5. The Plan is performing well – deviations from its intent could compromise the commitments made to the community
6. Future planning work and community engagement is needed

Conclusion and Recommendation

- Rezoning application is non-compliant with West End Community Plan
- Staff recommend this application be refused

