

4. CD-1 REZONING: 1150 Barclay Street

Summary: To rezone 1150 Barclay Street from RM-5B (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 20-storey mixed-use building containing 152 rental units, with 20% of the residential floor area for below-market rental units, and commercial space on the ground floor. A floor space ratio (FSR) of 9.15 and a height of 61.55 m (202 ft.), are proposed.

Applicant: PC Urban Barclay Holdings Ltd.

Referral: This relates to the report entitled "CD-1 Rezoning: 1150 Barclay Street", dated October 21, 2025 ("Report"), referred to Public Hearing at the Council Meeting of November 4, 2025.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

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.

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