

**2. CD-1 (409) TEXT AMENDMENT: 1109-1139 West Pender Street and 1122-1152 West Hastings Street (Formerly 1128 West Hastings Street)**

**Summary:** To amend CD-1 (409) By-law for the Marriot Pinnacle Hotel site located at 1109-1139 West Pender Street and 1122-1152 West Hastings Street (Formerly 1128 West Hastings Street). An increase to the total maximum floor area from 7.92 FSR to 7.93 FSR to allow for an addition to the existing restaurant is proposed.

**Applicant:** Jim Ralph of Pinnacle International

**Referral:** This relates to the report entitled “CD-1 (409) Text Amendment: 1109-1139 West Pender Street and 1122-1152 West Hastings Street (Formerly 1128 West Hastings Street)”, dated November 25, 2025 (“Report”), referred to Public Hearing at the Council Meeting of December 9, 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:

- A. THAT the application by Jim Ralph of Pinnacle International (Hastings 2022) Plaza Inc. on behalf of:
- i. The Strata Corporation of Strata Plan LMS4107 and the registered owners of the strata lots in Strata Plan LMS4107 as set out in Appendix D of the Report with corresponding civic addresses, PIDs and legal descriptions; and
  - ii. The Strata Corporation of Strata Plan LMS4114 and the registered owners of the strata lots in Strata Plan LMS4114, as set out in Appendix D of the Report with corresponding civic addresses, PIDs and legal descriptions,

to amend the text of CD-1 (Comprehensive Development) District (409) By-law No. 8439 for 1109-1139 West Pender Street and 1122-1152 West Hastings Street (Formerly 1128 West Hastings Street) to increase the total maximum permitted floor space ratio (FSR) from 7.92 to 7.93 to allow for an addition to extend the mezzanine of the existing restaurant, generally as presented in the Report to be approved in principle;

FURTHER THAT the draft by-law to amend the text of CD-1 (409) By-law No. 8439, prepared for the Public Hearing in accordance with Appendix A of the Report, be approved in principle;

AND FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Pinnacle International (Hastings 2022) Plaza Inc. received January 13, 2025 and supplemental plans received on April 29, 2025.

- B. THAT Recommendation A 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.

**[CD-1 (409) Text Amendment: 1109-1139 West Pender Street and 1122-1152 West Hastings Street (Formerly 1128 West Hastings Street)]**