



# CD-1 (409): Text Amendment

1109-1139 West Pender Street and  
1122-1152 West Hastings Street  
(Formerly 1128 West Hastings Street)

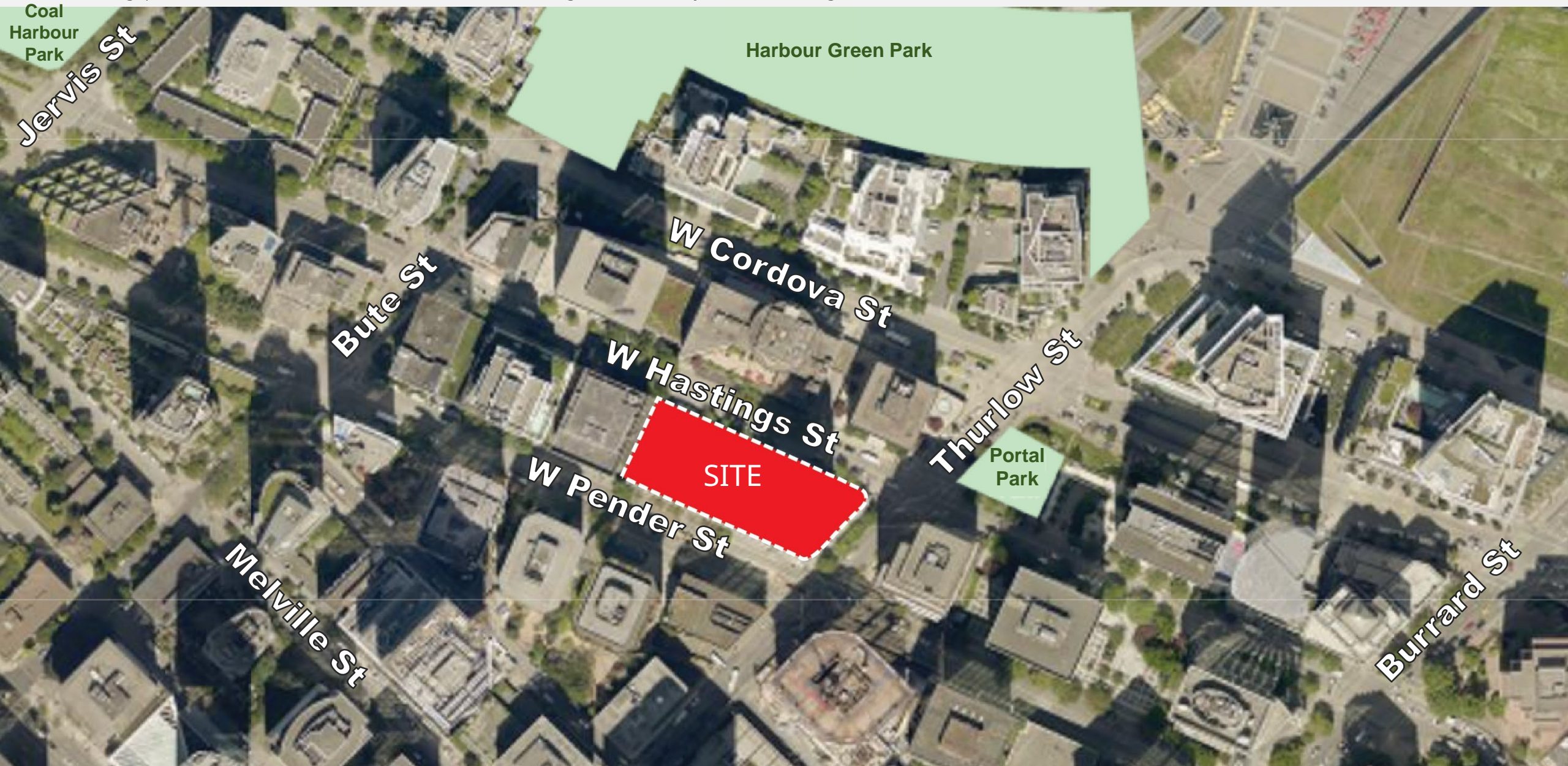
**PUBLIC HEARING** January 15, 2026

Recommend **Support**





Public Hearing | 1109-1139 West Pender Street and 1122-1152 West Hastings Street (Formerly 1128 West Hastings Street)

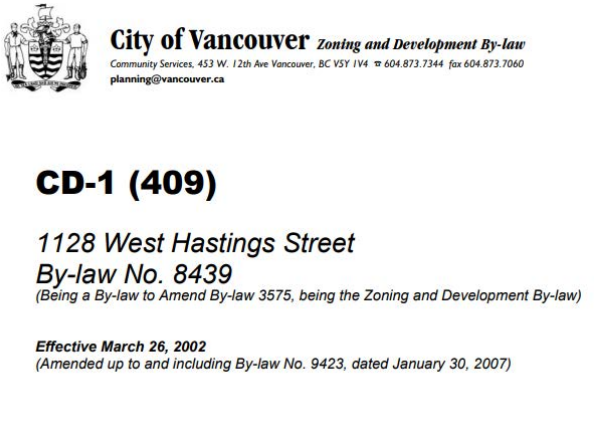






# By-law and Policy: CD-1 (409) and Hotel Development Policy

Public Hearing | 1109-1139 West Pender Street and 1122-1152 West Hastings Street (Formerly 1128 West Hastings Street)



- Existing 36-storey mixed-use hotel/residential building
- Built in 2000
- Rezoned to CD-1 in 2001 with further amendments in 2006
- Policy allows existing hotels the opportunity to renew and expand

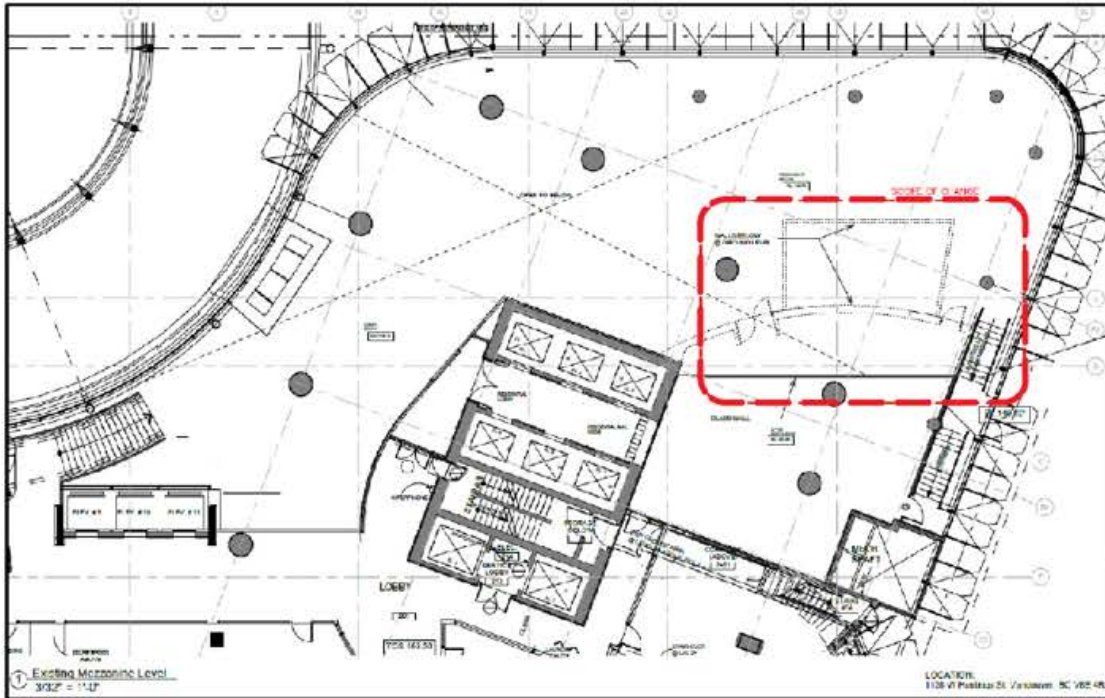
## Policy

Hotel Development Policy

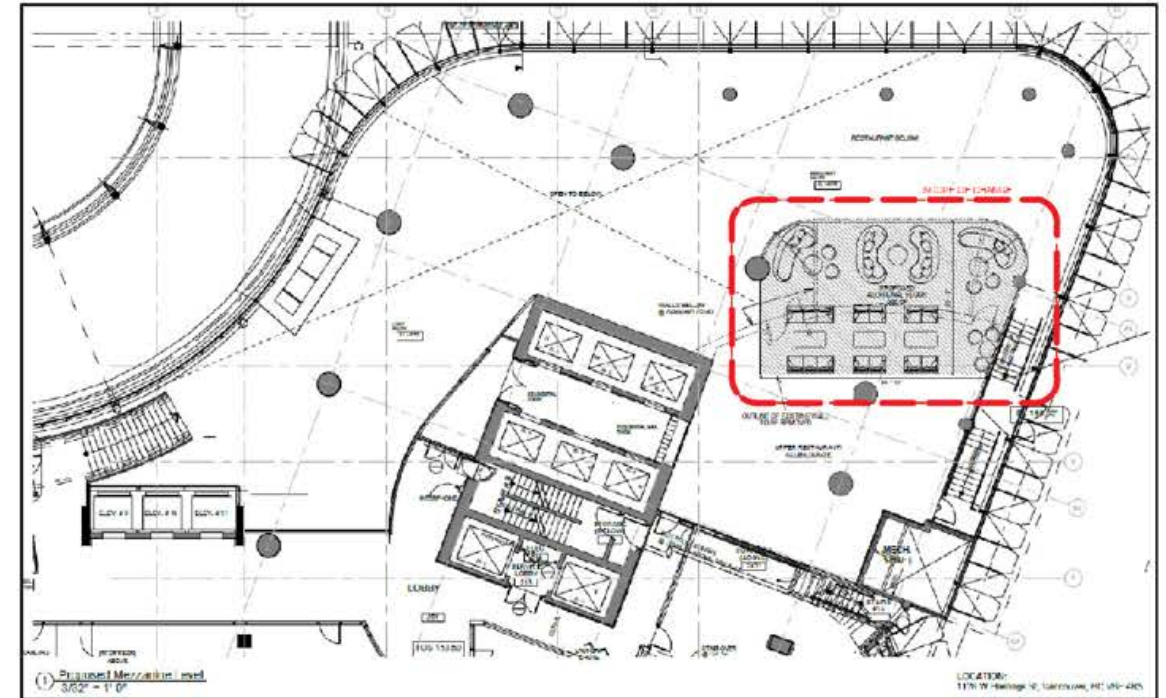
Approved by Council April 15, 2025  
Last amended July 8, 2025



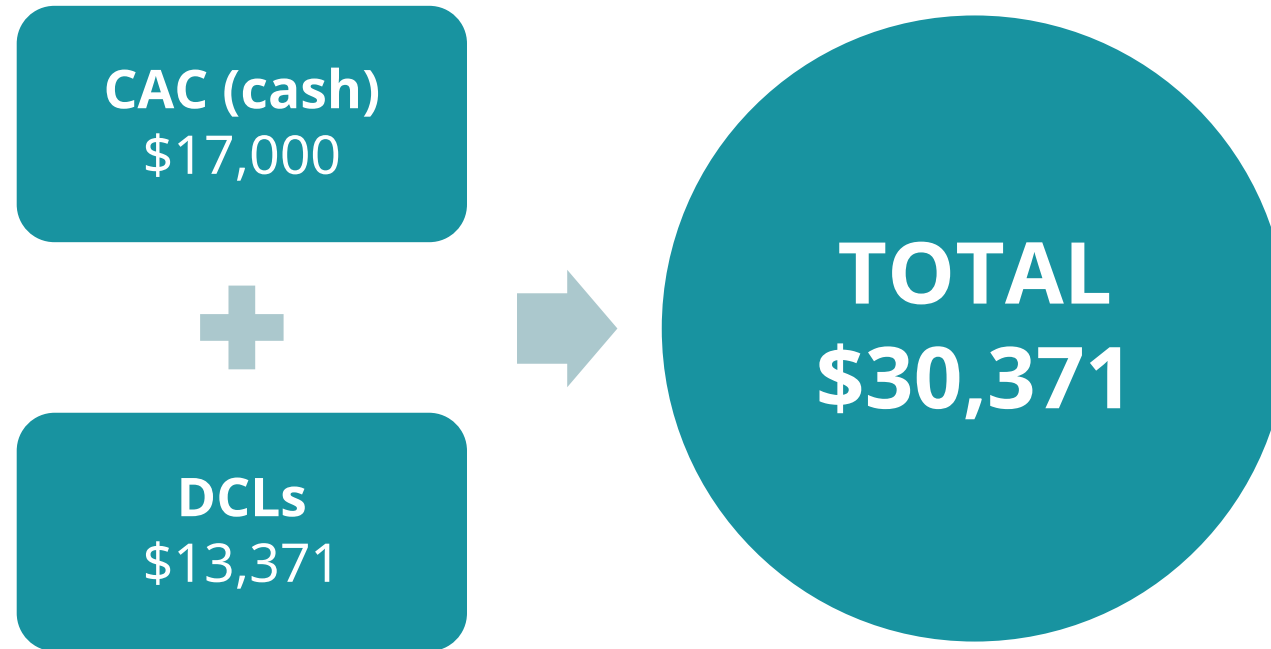
- Increase FSR from 7.92 to 7.93
- Addition to the existing restaurant



Existing Mezzanine Level



Proposed Mezzanine Level





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- Application meets policy
- Staff recommend support

**PUBLIC HEARING**

Recommend **Support**