



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**



Site and Context

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)



City of Vancouver *Zoning and Development By-law*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ▶ 604.873.7344 fax 604.873.7060
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CD-1 (409)

1128 West Hastings Street

By-law No. 8439

(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective March 26, 2002

(Amended up to and including By-law No. 9423, dated January 30, 2007)

Policy

Hotel Development Policy

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



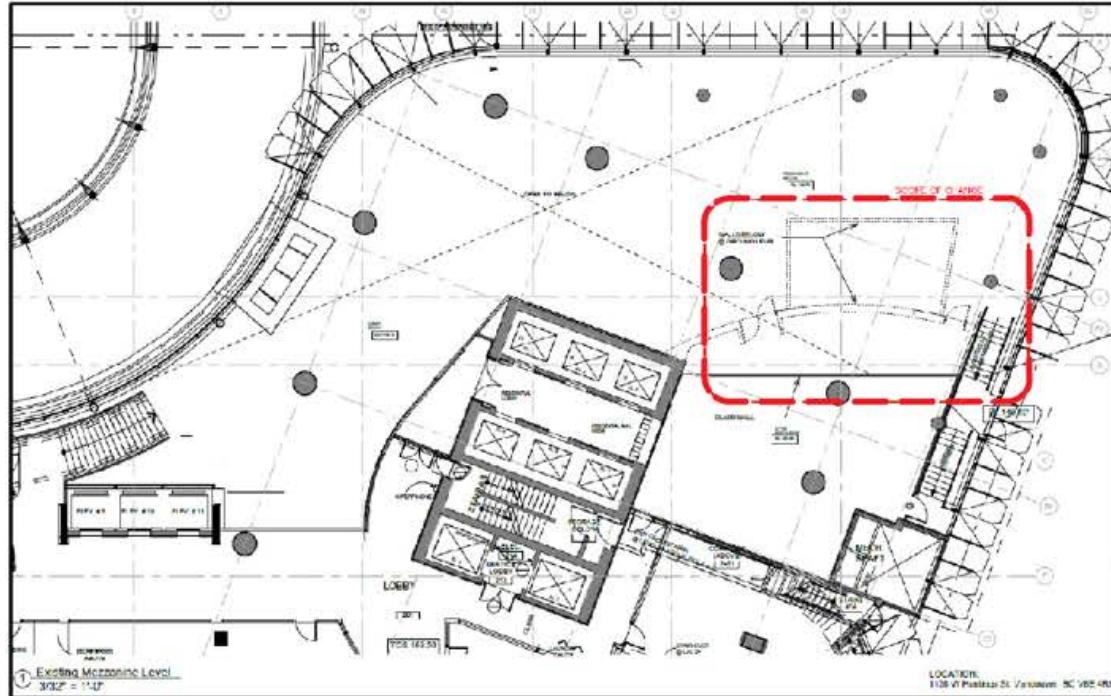
- Existing 36-storey mixed-use hotel/residential building
- Built in 2000
- Rezoned to CD-1 in 2001 with further amendments in 2006
- Policy allows existing hotels the opportunity to renew and expand



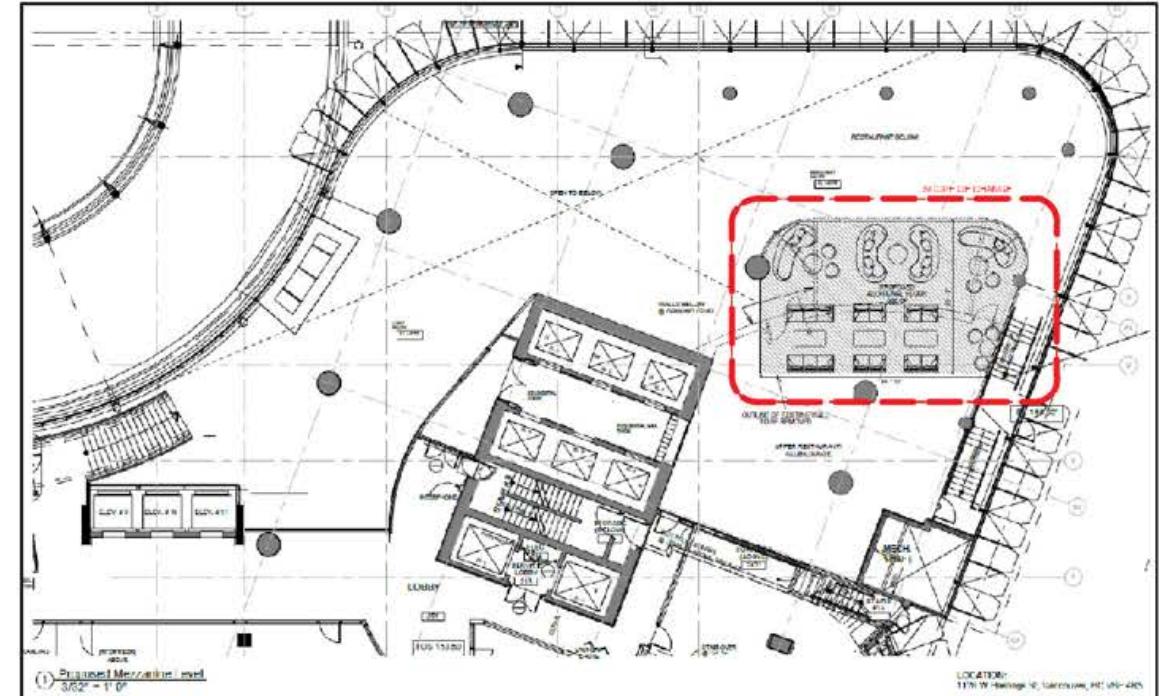
Proposal

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



Existing Mezzanine Level



Proposed Mezzanine Level



Public Benefits

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- Application meets policy
- Staff recommend support

PUBLIC HEARING

Recommend **Support**