

MARCON

HENRIQUEZ PARTNERS ARCHITECTS

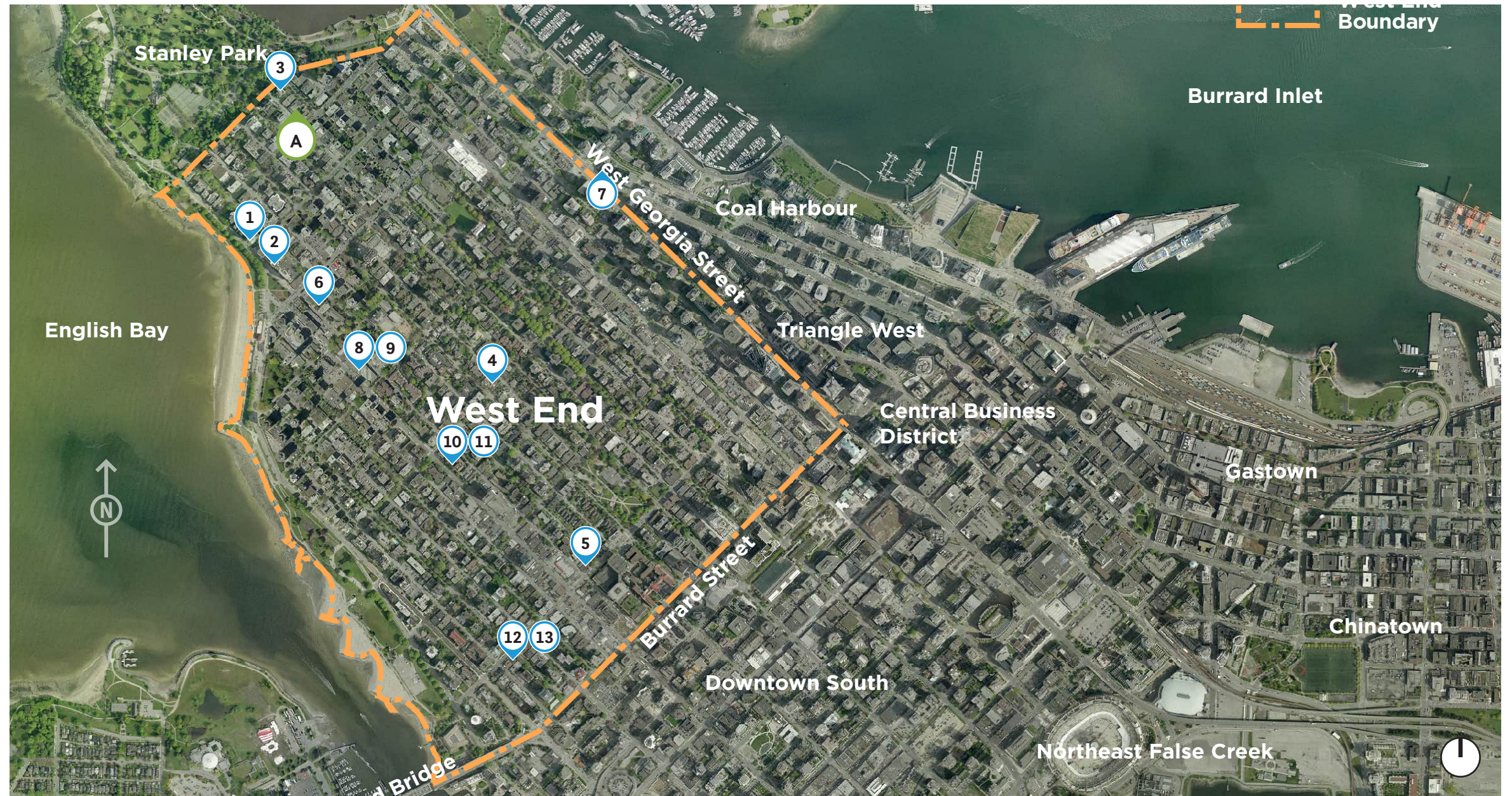
2030 BARCLAY ST

Mar 12, 2026

Henriquez Partners – 13 West End Towers

1985–Present

- A** **Proposed Tower**
2030 Barclay Street
(Hotel)
- 1** **Sylvia Tower**
1861 Beach Avenue
(Condominium)
- 2** **Eugenia Place Tower**
1919 Beach Avenue
(Condominium)
- 3** **Presidio**
2088 Barclay Street
(Condominium)
- 4** **The Lauren**
1051 Broughton Street
(Rental)
- 5** **Central Presbyterian Church**
(Rental, Seniors Housing,
Community Spaces & Commercial)
- 6** **Pendrell**
1770 Pendrell Street (Rental)
- 7** **Cardero**
(Condominium & Office)
- 8** **9** **Zephyr – Two Towers**
(Rental & Commercial)
- 10** **11** **Mirabel – Two Towers**
(Condominium & Social Housing)
- 12** **13** **Harwood – Two Towers**
(Rental)



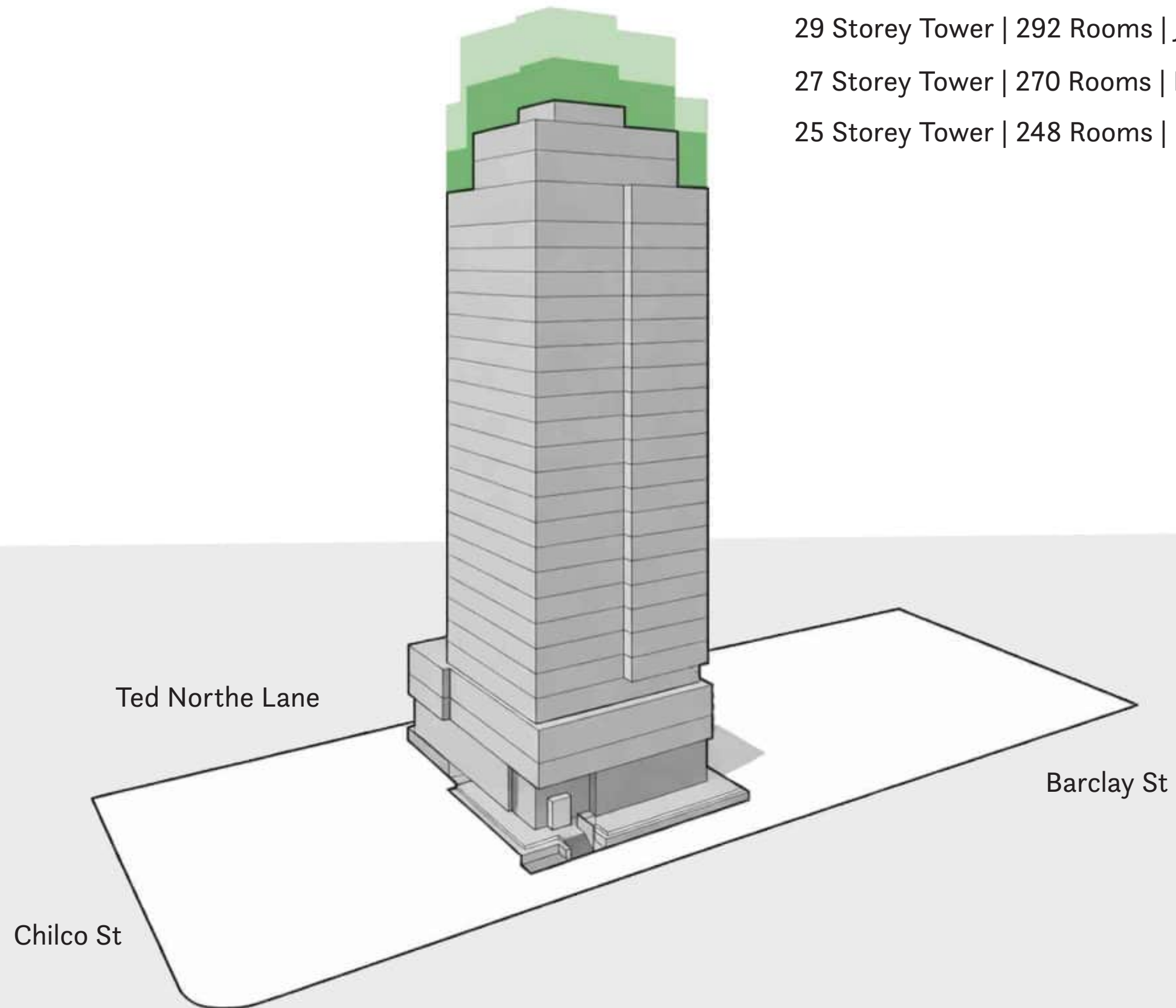
Rezoning Addendum Revision

25 Storeys

29 Storey Tower | 292 Rooms | July 31 2024

27 Storey Tower | 270 Rooms | May 15 2025

25 Storey Tower | 248 Rooms | Dec 23 2025



Tower Height Analysis

 Project Site



Tower Heights

- 1** Presidio
2088 Barclay Street
(Condominium)
 - 2** 2077 Nelson Street
(Condominium)
 - 3** Silhouette
Apartments
2050 Nelson Street
(Rental)
 - 4** Laguna Vista
Apartments
2020 Haro Street
(Rental)
 - 5** 2075 Comox Street
(Rental)
 - 6** Panorama Place
2055 Pendrell Street
(Condominium)
 - 7** Pacific Sands
1122 Gilford Street
(Rental)
 - 8** El Cid
1850 Comox Street
(Leasehold Apartment)
 - 9** Shoreline West End
Apartments
1763 Comox Street
(Rental)
 - 10** Harbourview
1920 Alberni Street
(Rental)
 - 11** Lord Stanley
1889 Alberni Street
(Condominium)
- #m** Tower Height
above 58 m
- Project Site**



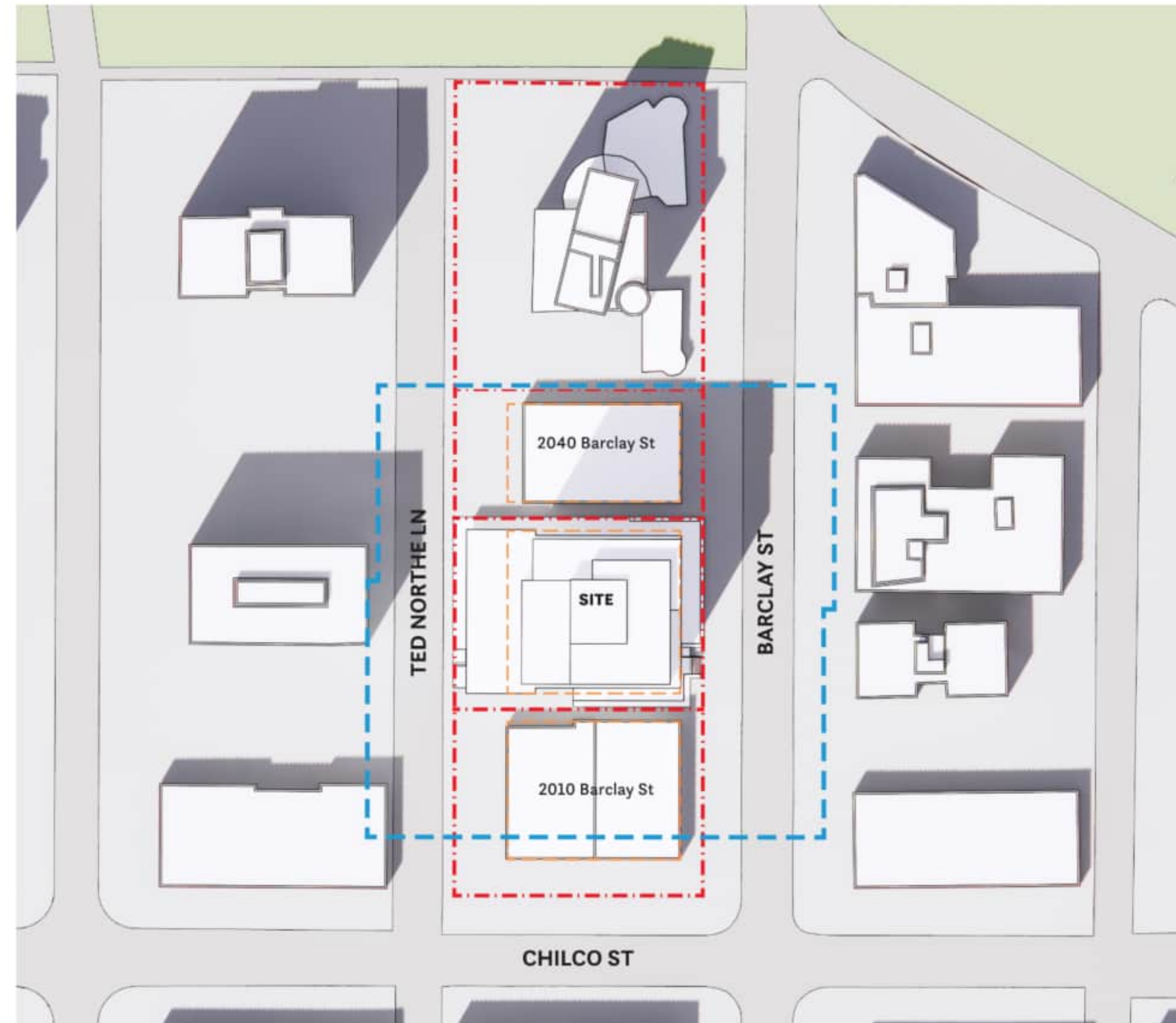
Tower Separation

Protection of Future Development Rights

The proposed tower complies with all required tower separation distances, ensuring that surrounding sites retain the same future development potential as established in the approved DP application.

Potential Future Development	2040 BARCLAY ST	2010 BARCLAY ST
FSR	1.5	2.75
Building Height	10.7 m	18.3 m
Front Yard Setback	3.7 m	3.7 m
Side Yard Setback	2.1 m	2.1 m / 6.0 m
Site Coverage	50%	50%
Site Frontage	20.12 m	30.18 m

-  Setback
-  80' Tower Separation
-  Property Lines



Block Plan – Rezoning Addendum

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