

CD-1 Rezoning

2028-2038 Barclay Street

PUBLIC HEARING February 19, 2026

Recommend **Support**





Policy

Hotel Development Policy

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

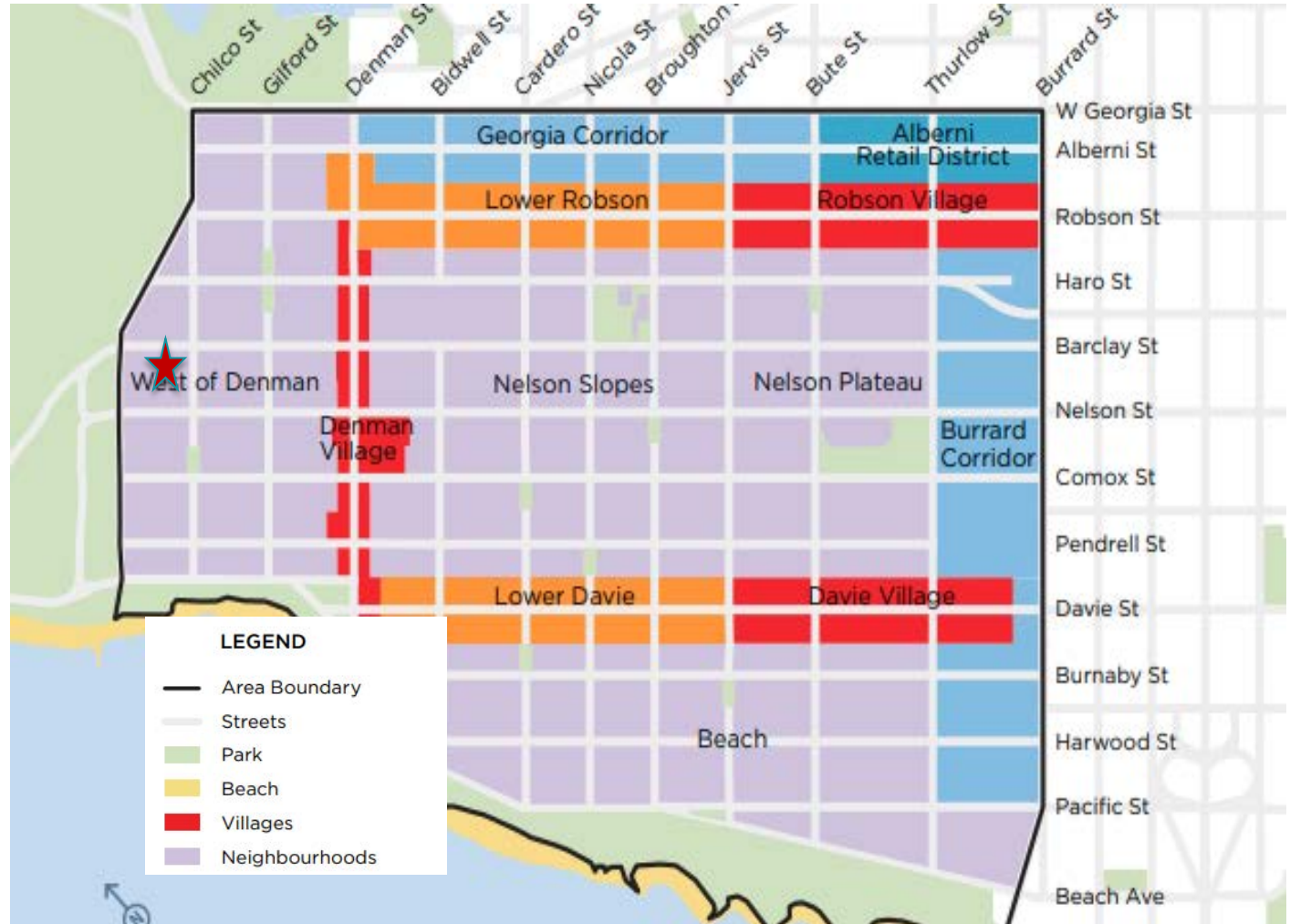


- The ***Hotel Development Policy*** considers the expansion of existing hotels
- This proposal **increases hotel room supply without reducing housing supply**
- Rezoning applications for hotel uses will be considered under the relevant plan or policy, which for this site are:
 - ***West End Rezoning Policy***
 - ***West End Community Plan***



Policy: West End Community Plan

Public Hearing | 2028-2038 Barclay Street



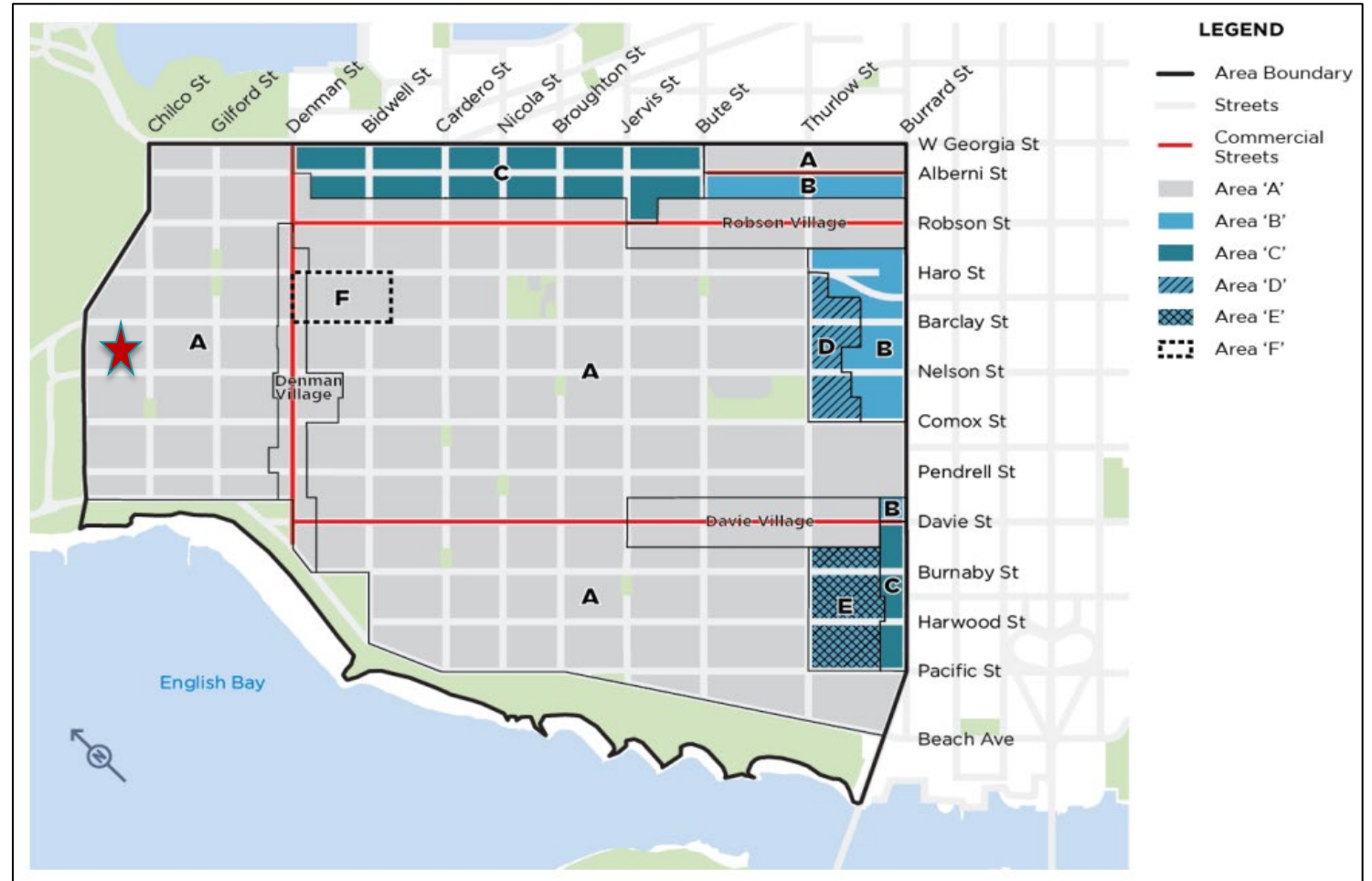


Policy

West End Rezoning Policy

Approved by Council November 20, 2013
Last amended June 30, 2024

Note: Applications received between November 24, 2020 and December 31, 2022 will continue to be processed under the time-limited version of this policy.





Summary

Height	25-storey or 83 m (272 ft.)
Density	11.84 FSR
Land use(s)	Hotel, Restaurant
Details	Hotel (248 units) with restaurant at grade, and rooftop bar service





	Policy	Proposal	Impact
Height	60 ft.	272 ft.	Shadowing of Stanley Park, Childcare
Density	2.75 FSR	11.84 FSR	Larger floorplates reduces setbacks, impacts neighbouring sites
Lot Frontage	130 ft.	99ft.	Livability and developability of neighbouring sites.
Tower Separation	80ft. (40 on either side of property line)	20-foot setback results in 60-foot setback for neighbouring site.	Developability of neighbouring sites.
Land use	No restaurant use	Restaurant use at grade and rooftop	Noise impact, traffic.

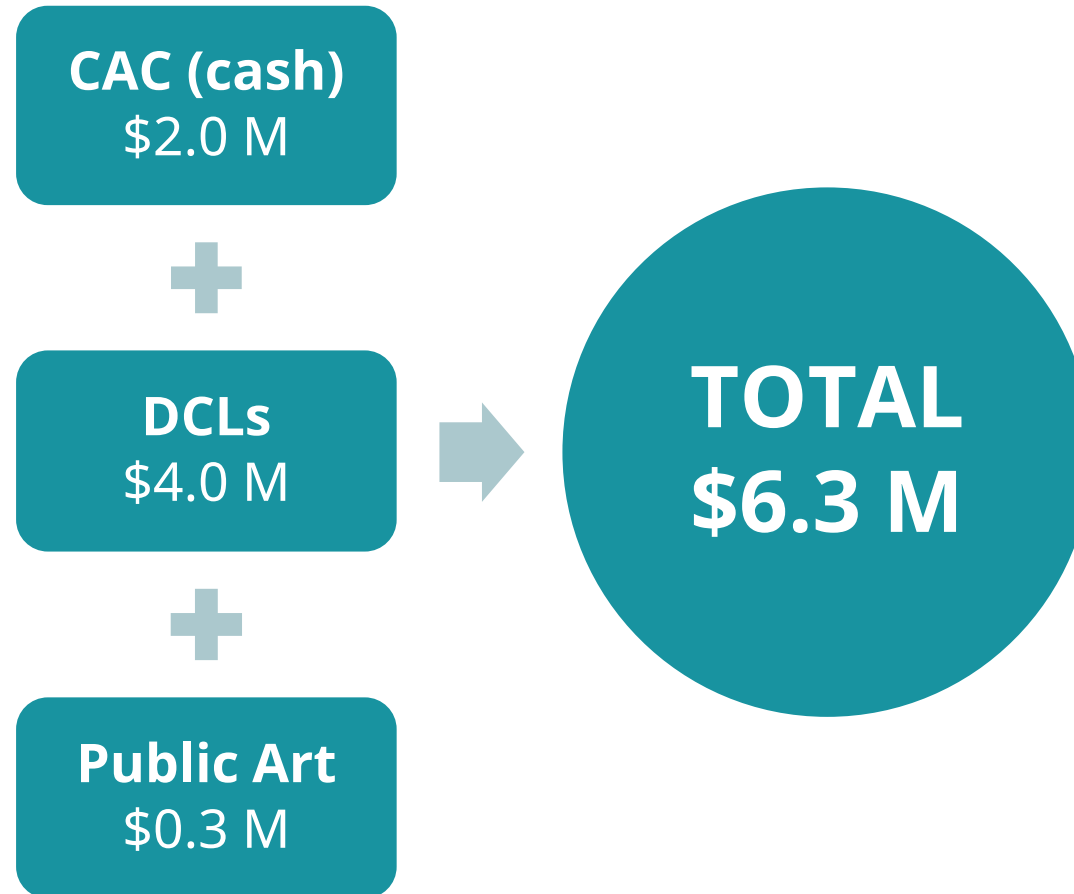


Support:

- **Increased hotel supply**
- **Economic benefit of hotel**
- **Location for hotel use**

Concerns and Responses:

- **Neighbourhood fit**
- **Traffic and parking**
- **Shared vehicular access to 2010 Barclay**
- **Livability, restaurant noise**
- **Impact to developability of neighbouring sites**





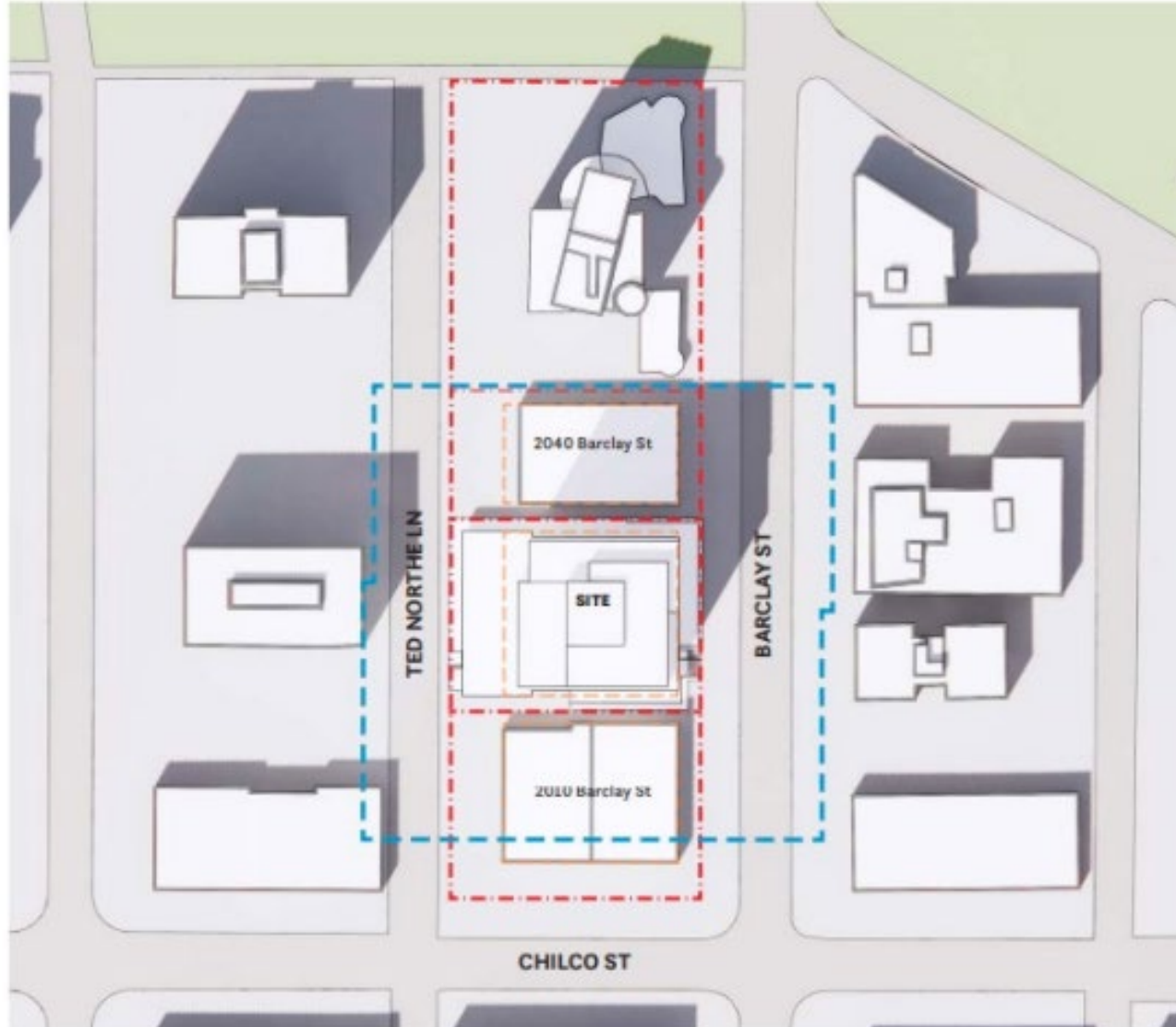
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- Staff support, subject to Appendix B

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Recommend **Support**





March 21



10:00 am



12:00 pm



September 22



10:00 am



12:00 pm