

## SUMMARY AND RECOMMENDATION

**5. CD-1 REZONING: 2028-2038 Barclay Street**

**Summary:** To rezone 2028-2038 Barclay Street from RM-5B (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 25-storey hotel building with restaurant use at grade. A floor space ratio (FSR) of 11.84 and a height of 83 m (272 ft.), are proposed.

**Applicant:** Marcon Barclay Properties Ltd.

**Referral:** This relates to the report entitled "CD-1 Rezoning: 2028-2038 Barclay Street", dated January 20, 2026 ("Report"), referred to Public Hearing at the Council Meeting of February 3, 2026.

**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 Marcon Barclay Properties Ltd., the registered owners of the lands located at 2028-2038 Barclay Street [*PID 031-225-098; Lot 1 District Lot 185 Group 1 New Westminster District Plan EPP102998*], to rezone the lands from RM-5B (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 2.75 to 11.84 and increase the maximum building height from 58 m (190 ft.) to 83 m (272 ft.) to permit the development of a 25-storey hotel building with restaurant use at grade, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A of the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Henriquez Partners Architects, received on July 31, 2024, and as amended by applicant in subsequent submissions to staff on May 15, 2025 and December 23, 2025;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Report.

- B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C of the Report, be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally as set out in Appendix C of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

D. THAT Recommendations A to C 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 Rezoning: 2028-2038 Barclay Street]**