

CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-10-10	10:00	CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street	Support	I support the rezoning application at 516-534 W Pender St & 509 Richards St. This mixed-use project will bring much-needed hotel space, office, and commercial use to the downtown core, helping boost the local economy. The project will also bring new vibrancy to the area and is a much better use than the current run down parking structure. As a Gastown resident who lives in a heritage building, I also appreciate the effort to retain the heritage façades—it strikes a good balance between preservation and development. Overall, this is a well-considered proposal that will benefit the neighbourhood and city.	Peder Sande	Downtown	
2025-10-10	13:44	CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street	Support	For the love of god, please allow this. The area is full of drug addicts and on the cusp of becoming a permanent ghetto	Alan Hogarth	Downtown	
2025-10-15	13:54	CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street	Support	see attached letter	Constantine Pappas	Downtown	Appendix A
2025-10-16	10:30	CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street	Support	Please see the enclosed letter of support on behalf of the British Columbia Hotel Association.	Paul Hawes		Appendix B

November 14th, 2024

RE: Support for Marcon's Proposed Hotel Sites at 516-534 W Pender St & 509 Richards St

Dear Mayor Sim and Council,

My name is Constantine Pappas, and I am the owner of the Pappas Building on the corner of Pender and Hamilton Street, near Marcon's proposed development of two new hotels at Pender and Richards Street.

I am writing to express my support of Marcon's proposal to build close to 600 hotel rooms across two sites while preserving the heritage buildings, the Lumbermen's Building and the Captain Pybus Building. This plan includes a boutique hotel with 250 rooms in the restored Lumbermen's Building and a 32-storey, mixed-use hotel with over 300 rooms designed for both short- and long-term stays.

As a third-generation owner of the Pappas Building, I am deeply familiar with this neighbourhood. Over the past century, our business district has faced numerous challenges, from the pandemic's toll to long-standing business closures, high vacancy rates, and declining pedestrian activity, all of which have contributed to the gradual decline of our streets. While there is no single solution to these issues, I believe Marcon's project will support in revitalizing the area, drawing visitors to these hotels, increasing street-level activity, and enhancing public safety.

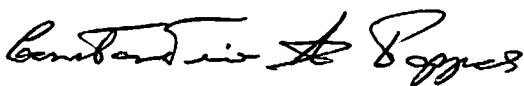
The project's combination of hotel, office, conference, and restaurant spaces will generate consistent foot traffic and position people to support local businesses, dining, and retail. This concentration of activity will create a more vibrant streetscape, and I am hopeful it will inspire further renewal and investment in the area.

As a heritage building owner, I appreciate the unique challenges and dedication required to preserve these structures. In my view, Marcon's proposal balances modern design with heritage preservation. Their approach to the Lumbermen's Building highlights its historic architecture while incorporating modest contemporary additions. This thoughtful design will allow the Lumbermen's Building to stand out as an integral part of the city's heritage while adding essential vibrancy and economic activity to the neighborhood.

Lastly, as a founding member of the Friends of Victory Square, I believe this project will positively impact Victory Square Park. We welcome and encourage Marcon to engage with us in stewarding this important neighbourhood and City-wide Park.

Thank you for considering my perspective as a local property owner in the neighbourhood.

Sincerely,
Constantine Pappas



The Pappas Building
303 West Pender Street V6B 1T3

October 14, 2025

Mayor Sim & Council
Vancouver City Hall
453 West 12th Avenue
Vancouver, BC V5Y 1V4

RE: Support for Proposed New Hotel Development at West Pender & Richards

Dear Mayor Sim, Councillors and City Planning Staff,

On behalf of the BC Hotel Association (BCHA), I am writing to express our strong support for Marcon's proposal to build a new hotel, with office and retail uses, at the corner of West Pender Street and Richards Street (516-534 W Pender St & 509 Richards St) in downtown Vancouver.

As the leading voice of British Columbia's hotel and lodging sector, the BCHA is dedicated to advancing our industry through strong advocacy, strategic collaboration, and a focus on long-term growth. In April 2025, we released the *Hotel Community Impact Assessment* in partnership with Destination Vancouver and a task force of community and industry experts — including representatives from the City of Vancouver. The report underscores a pressing need: over the next 25 years, Vancouver will require an estimated 10,000 additional hotel rooms — a 70% increase over current supply — to meet growing demand.

Addressing this gap would generate significant economic benefits for the city and province, including:

- **5,450** direct local jobs in hospitality and accommodations
- **5,000 to 8,000** indirect jobs in sectors such as retail, recreation, transportation, and services
- **\$124.9 million** in annual municipal tax revenue
- **\$77.9 million** in annual provincial tax revenue

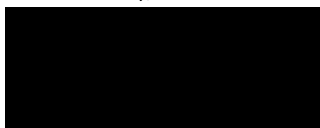
Marcon's proposal would make a meaningful contribution to meeting this need. Located between Vancouver's downtown core and the key tourism districts of Coal Harbour, Chinatown and Gastown, and steps from the Vancouver Convention Centre, the site is ideally positioned to serve both business and leisure travelers. With proximity to shops, restaurants, and public amenities, and excellent transit access — including multiple bus routes along West Pender and nearby Granville SkyTrain Station — this project embodies the principles of smart, transit-oriented development.

Currently occupied by a parking structure, this strategically located site presents a valuable opportunity for tourism investment and neighbourhood revitalization. The proposed redevelopment includes hotel and conference facilities, office space, retail uses, restaurants, and public art — transforming an underutilized lot into a vibrant, multi-use destination. Beyond the immediate construction jobs, this project will create sustained employment and economic activity for years to come.

Hotels are more than places to stay — they are vital economic engines and community anchors. They support tourism, local businesses, events, and cultural life, while enhancing the vibrancy of our neighbourhoods and public spaces. As such, they are an essential part of creating complete, inclusive, and resilient communities.

Delivering much-needed hotel capacity within a short timeframe will require collaboration across multiple sectors. We are confident that the City of Vancouver will be a key partner in this effort. We respectfully urge Council to approve this proposal and help ensure Vancouver remains a welcoming, competitive, and economically vibrant destination.

Sincerely,



Paul Hawes
President & CEO
BC Hotel Association