

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
2025-10-22	14:56	CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street	Support	On behalf of Destination British Columbia, I am writing to express our strong support for the proposed Marcon mixed-use development at West Pender and Richards. This project will deliver 586 much-needed hotel rooms and approximately 17,000 square feet of conference and event space to Vancouver’s downtown core—at a pivotal time for the city’s visitor economy and global competitiveness. Tourism is one of British Columbia’s most important economic drivers, contributing an estimated \$9.7 billion to provincial GDP in 2023 and generating more than \$22 billion in annual revenue. The industry supports over 125,000 jobs across the province, sustains thousands of small businesses, and enriches the quality of life for residents through its support for culture, recreation, and transportation infrastructure. In Vancouver, tourism demand continues to grow, yet hotel supply has not kept pace. With approximately 13,000 hotel rooms city-wide, the city is projected to require an additional 10,000 rooms by 2050 to meet future demand. Without this new capacity, Vancouver risks losing major events, conferences, and visitor spending to competing destinations, resulting in lost revenue, jobs, and investment opportunities. The Marcon proposal represents a significant and timely response to this challenge. Its central location will serve both business and leisure travellers, expand downtown capacity for meetings and conventions, and create new year-round employment opportunities. The inclusion of retail and restaurant space will further animate the streetscape and contribute to a vibrant, welcoming visitor experience. We respectfully urge Council to recognize the critical economic and community benefits this project will deliver and to support its approval. Dayna Miller General Manager, Vancouver, Coast & Mountains Tourism Region Destination BC	Dayna Miller	Fairview	
2025-10-22	17:21	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 Gastown Business Improvement Society.	Elise Yurkowski		Appendix A
2025-10-22	18:19	CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street	Support	Please see the enclosed letter of support on behalf of Capilano Suspension Bridge Park.	Doug McCandless		Appendix B
2025-10-23	09:40	CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street	Support	please see attached letter of support	Doug McCandless		Appendix C
2025-10-23	10:42	CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street	Support	I'm excited to see more hotel supply coming to Vancouver. It's very encouraging as I read in the news that we have a deep need for more rooms. Tourism is a very important industry in Vancouver - let's embrace it! It's also a great looking building, love it.	EB Evans		
2025-10-23	11:11	CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street	Support	As a neighbour, I welcome the new lobby lounge and retail amenities this development proposes to deliver. This development proposal is a much better use of what exists today – an aging above grade parking structure. There will be no tenant displacement, and our city will benefit from the creation of 586 new hotel rooms and significant employment opportunities.	Dustin LaPrairie		

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-10-23	11:18	CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street	Support	I'm in favour of a new hotel replacing an old parkade. There's a pressing need for more hotel rooms and event space, and this will liven up a neglected downtown corner. Please approve this!	Cynthia Connell	Kitsilano	
2025-10-23	11:28	CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street	Support	I fully support this project! So good to see more hotels being proposed in the City - we desperately need more places for not only international tourists but also out of town family members to stay. I think this is a great location & I also love the fact that it preserves existing heritage components of the existing building.	Katie Hunter	West Point Grey	
2025-10-23	11:46	CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street	Support	It's exciting to see a project that not only adds much-needed hotel rooms but also invests in creating public spaces people can actually enjoy. The restaurant and retail components will bring new energy to the neighbourhood and more options for locals.	Pia Montes		
2025-10-23	11:47	CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street	Support	As a nearby resident, I'm looking forward to seeing this part of downtown revitalized. Right now, some blocks can feel quiet or underused, and this development could really help bring back a sense of buzz and urban activity in our downtown core.	Gillian Russell		
2025-10-23	11:48	CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street	Support	I think this project would be a great addition to the area... we really need more hotel space, especially with FIFA just around the corner! I work downtown and I think this project will bring new life and jobs to downtown while keeping some of the heritage charm which I think is a key factor. I hope it gets approved at the decision meeting.	Adrian Garvey	Downtown	
2025-10-23	11:49	CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street	Support	I love the idea of having a new hotel with restaurants and retail in the area. It's great to see development that invites both visitors and locals to spend time downtown, not just pass through. Thoughtful public realm improvements make a major difference...	Eric Freiboth		
2025-10-23	11:52	CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street	Support	This looks like the kind of balanced project Vancouver needs: it supports tourism, adds jobs, and also makes downtown more enjoyable for Vancouverites who live here year-round. I'm especially glad to hear about the potential restaurants, retail, a nice lobby and generally livelier streetscape.	Andraya A		
2025-10-23	12:36	CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street	Support	I think this is a great addition to downtown. The new hotel will bring more people to the area, which means more support for nearby cafés and shops. I'm especially happy to see the focus on activating the street level with retail and a revitalized public realm to improve our downtown streets. Better to have hotels available for visitors than take up our crucial housing units with AirBnB.	Jon Kelly		
2025-10-23	14:41	CD-1 Rezoning: 516-536 West Pender Street and 501-515 Richards Street	Support	Destination Vancouver supports the rezoning application for 516 West Pender Street. Our letter of Support has been uploaded.	Suzanne Walters	Downtown	Appendix D

GASTOWN

October 22, 2025

City of Vancouver Mayor, Council and Planning Department
453 West 12th Avenue
Vancouver, BC V5Y 1V4

RE: Support for Proposed New Hotel Rooms at 516-534 West Pender Street & 509 Richards Street

Dear Mayor Sim, Council and City of Vancouver Rezoning Staff,

On behalf of the Gastown Business Improvement Society (GBIS), I am writing to you with respect to Marcon's rezoning application for 516-534 West Pender Street & 509 Richards Street, which seeks approval for the construction of close to 600 new hotel rooms.

As the GBIS, we represent over 650 businesses and property owners in our 12-block radius. Our mandate is to promote and enhance Gastown's unique assets, while improving the conditions for businesses operating in the area, and the overall quality of the experience for those who work and visit. This includes public safety, events, placemaking, and so much more. We are a catalyst for positive change, helping to address broader planning, economic and social initiatives.

Vancouver's tourism economy is a key source of revenue for many of our members, and the GBIS would be pleased to see Marcon's proposed hotel development proceed, which given its close proximity to our district, will drive more tourism revenue to Gastown, and will encourage more tourists to experience the rich history and charm that Gastown has to offer.

This proposal, subject to Council approval, will contribute to the documented need for 10,000+ new additional hotel rooms within the City of Vancouver by 2050, and will also help to drive down the average daily rates in Vancouver, which can serve as a detractor for tourists, causing us to lose tourism dollars to other cities in the Pacific Northwest.

On behalf of the GBIS, we support this proposal which will fulfill growing demand for new hotel keys, generate significant economic benefits, and contribute positively to the public realm. Furthermore, these two new hotels will create new jobs during and after construction, which will help support a localized workforce, and contribute to the placement of people near jobs, shops, services and amenities, who in turn will support the economic vitality of the surrounding business community.

Sincerely,

Elise Yurkowski
Executive Director
Gastown Business Improvement Society

Gastown Business Improvement Society
210-318 Homer Street
Vancouver, BC V6B 2V2

October 7, 2025

Vancouver City Hall
453 West 12th Ave
Vancouver, BC
V5Y 1V4

Attention: Mayor and Council:

RE: Support for increased hotel capacity to support Metro Vancouver's Tourism Economy

Dear Mayor Sim and Council,

On behalf of Capilano Suspension Bridge Park, I am writing to extend our support to Marcon's proposal to build two new hotels, which will deliver close to 600 rooms at 516-534 West Pender Street & 509 Richards Street in downtown Vancouver. We are wholeheartedly vested in tourism and support continued growth of the region's tourism infrastructure.

Year round, we welcome visitors and recognize the importance of increasing hotel rooms, which are currently in short supply, to support Vancouver's growing tourism economy, which represented over \$8.4B in annual revenue in 2023 and over 66,000+ jobs in BC (Source: Destination Vancouver).

These two planned new hotels are welcome news to support Vancouver's visitor economy. The tourism industry needs more hotel rooms to help sustain and grow tourism and continue the positive economic spinoffs to other sectors like retail, food and beverage, entertainment and small businesses. The unfortunate reality is that we are losing tourism dollars to other competitive cities because we lack adequate tourism infrastructure to keep pace with visitor demand. A recent study conducted by MNP Canada, documented the demand for over 10,000 new hotel rooms in the City of Vancouver by 2050 to meet forecasted demand.

Once again, on behalf of the Capilano Suspension Bridge Park, we support this application, which sees the addition of approximately 600 new hotel rooms and hospitality industry jobs, which will have a positive impact on our city's overall economy.

Sincerely,

A handwritten signature in black ink, appearing to read "DMcCandless", written in a cursive style.

Doug McCandless
Director of Sales
Capilano Suspension Bridge Park

November 14, 2024

Vancouver City Hall
453 West 12th Ave
Vancouver, BC
V5Y 1V4

Attention: Mayor and Council:

RE: Support for increased hotel capacity to support Metro Vancouver's Tourism Economy

Dear Mayor Sim and Council,

On behalf of Capilano Suspension Bridge Park, I am writing to extend our support to Marcon's proposal to build two new hotels, which will deliver close to 600 rooms at 516-534 West Pender Street & 509 Richards Street in downtown Vancouver. We are wholeheartedly vested in tourism and support continued growth of the region's tourism infrastructure.

Year round, we welcome visitors and recognize the importance of increasing hotel rooms, which are currently in short supply, to support Vancouver's growing tourism economy, which represents over \$18.5B in annual revenue and close to 155,000 jobs in BC (source: Destination Vancouver).

These two planned new hotels are welcome news to support Vancouver's visitor economy. The tourism industry needs more hotel rooms to help sustain and grow tourism and continue the positive economic spinoffs to other sectors like retail, food and beverage, entertainment and small businesses. The unfortunate reality is that we are losing tourism dollars to other competitive cities because we lack adequate tourism infrastructure to keep pace with visitor demand. A recent study conducted by MNP Canada, documented the demand for over 10,000 new hotel rooms in the City of Vancouver by 2050 to meet forecasted demand.

Once again, on behalf of the Capilano Suspension Bridge Park, we support this application, which sees the addition of approximately 600 new hotel rooms and hospitality industry jobs, which will have a positive impact on our city's overall economy.

Sincerely,

A handwritten signature in black ink, appearing to read "DMcCandless", written in a cursive style.

Doug McCandless
Director of Sales
Capilano Suspension Bridge Park



23 October 2025

City of Vancouver
Development Services

Re: CD-1 Rezoning: 516 West Pender Street

Dear Development Services Team,

I am writing to share Destination Vancouver's support for the rezoning application for 516 West Pender, submitted by Marcon, to create a stacked two-hotel development project that will deliver a boutique hotel brand and an upper range, lifestyle hotel brand.

New hotel supply is needed to meet expected future demand as well as getting us close to addressing the ongoing decline of available hotel supply in the downtown core. The proposal includes 586 much-needed hotel rooms. This rezoning would be a step towards the long-term goal of addressing Vancouver's lack of new hotel inventory.

Ideally situated in an area where hotel development is encouraged, the development is within a short walk to both the Vancouver Convention Centre and BC Place Stadium and is adjacent to the heritage and tourist destinations of Victory Square and Gastown.

Additionally, we understand the development will include conference and event space (something else which is in short supply downtown): the proposal includes approximately 17,000 sq. ft. of meeting space designed to accommodate corporate functions, business meetings and events.

This project is a major investment in the future of Vancouver's downtown and will bring significant employment benefits to the local economy, both during construction and once in operation. It is estimated that the development will generate more than 375 new employment opportunities.

In consideration of the need to increase Vancouver's hotel capacity, Destination Vancouver requests that Council approve this rezoning and its proposed 586 new hotel rooms.

Sincerely,

A handwritten signature in blue ink, appearing to read "Royce Chwin".

Royce Chwin
President & CEO
Destination Vancouver