

CD-1 Rezoning: 1150 Barclay Street - Oppose

| Date Received | Time Created | Subject                            | Position | Content   | Author Name    | Neighborhood | Attachment |
|---------------|--------------|------------------------------------|----------|---|----------------|--------------|------------|
| 2025-11-06    | 10:29        | CD-1 Rezoning: 1150 Barclay Street | Oppose   | To tall and too ugly. Blocks mountains and view cones. Makes Vancouver just another crappy concrete jungle. Does not fit in with aesthetic of existing, lower-rise, buildings. Should not be taller than 12 story's.<br>Also, where is the ACTUAL affordable housing?   | Fiona OConnell | Fairview     | APPENDIX A |
| 2025-11-22    | 11:51        | CD-1 Rezoning: 1150 Barclay Street | Oppose   | <p>PLEASE NOTE THAT THIS EMAIL IS TO BE COPIED TO MAYOR &amp; COUNCIL. PLEASE FORWARD TO THE DIRECTOR OF PLANNING.</p> <p>PURPOSE: To provide comment from a longstanding neighbour (35 years at 1127 Barclay Street) on the proposed Rezoning Application for 1150 Barclay Street, RZ-2024-00044.</p> <p>FINDINGS OF FACT: The City of Vancouver has received an application to rezone the subject site from RM-5B (Residential) to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of a 20-story residential rental building and includes:</p> <ul style="list-style-type: none"><li>- 152 units with 20% of the floor area for below-market rental units;</li><li>- Community space on the ground floor;</li><li>- A floor space ratio (FSR) of 9.15; and</li><li>- A building height of 58.9 m (193 ft.) with additional height for rooftop amenity space.</li></ul> <p>This application is being considered under the WECP, (West End Community Plan), RM-5B Zoning, RM Design Guidelines, and Higher Building Policy. This application is not consistent with Council-adopted rezoning policies.</p> <p>A previous Development Permit would have facilitated the construction of an 11-storey market condominium building in 2018. Instead, a secondary rezoning process has been undertaken to develop a secured rental building.</p> <p>The existing building is a 2.5 story, Mid-century Building of good, Post-40's Character, strongly representative of the significance and values of the secondary phase of development in the West End. Heritage assessment should be sought.</p> <p>BACKGROUND:</p> <p>Personal: I have been a resident owner at 1127 Barclay Street for approximately 35 years. During this time, I 'sat' on three (3) sides of the 'municipal table': as architectural applicant, as heritage/development planner, and as Commission/Committee Member (Vancouver Heritage Commission/Chinatown Historic Area Planning Committee).</p> <p>Please note the following comments by way of analysis.</p> <p>Council-adopted Policy Contraventions:</p> <ul style="list-style-type: none"><li>- Proposed excessive Height and Density violate the RM5-B Zoning Provisions to maintain the Character of the Nelson Plateau Sub-Area of the WECP (West End Community Plan), an excellent policy document achieved through extensive consultation to implement consensus-based analysis and bylaw;</li><li>- Proposed Public Benefits (paltry Affordable Housing, minimal Community Day-Care) mock hard-won policy if considered to be commensurate with the lift in density sought i.e., Proposal seeks to access policy-based rezoning benefits through affordable housing density under policy (20%) BUT abrogates every Council-adopted policy found in the WECP, RM-5B Zoning, RM Design Guidelines, and Higher Building Policy;</li><li>- Proposed Massing aborts every tenet of the WECP and RM Design Guidelines through</li></ul> | Terry Brunette | West End     |            |

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|------------|-------|------------------------------------|--------|---|-----------|----------|--|
|            |       |                                    |        | <p>perverse dismissal of impacts to livability, human scale, shadowing, views, privacy/overlook - and, COMMUNITY (n general);</p> <p>- Proposed Form &amp; Character compromises all 'consensus-based' principles of the WECP through MCM's suave corporate idiom in form and materials, setbacks, and total lack of any respect for the character of neighbouring buildings;</p> <p>- Proposed Consultation Process manipulates public process (specious at best) by 'papering' the application with worthy testimonials from many non-profits (engaged in providing affordable housing) BUT provides these 'worthy non-profits' with no comment from the neighbours who would be most severely impacted by this grotesque perversion of community consultation (and supposed public benefit).</p> <p>COMMENT: This rezoning application is nothing more than a 'cash grab' through lift in density, masquerading as a heart-felt response informed by hypocritical social-justice imperatives. The amount of affordable housing is laughable, particularly if considered in response to the magnitude of impacts to Planning, Design, and Rezoning Guidelines to be achieved through a specious process of public-consultation.</p> <p>KEY QUESTION: Will the Affordable Housing (20%) be secured under covenant 'in perpetuity', and NOT time-limited?</p> <p>RECOMMENDATION: Rezoning Application RZ-2024-00044 1150 Barclay Street should be refused.</p> <p>Terence C. Brunette</p> |           |          |  |
| 2025-11-24 | 19:44 | CD-1 Rezoning: 1150 Barclay Street | Oppose | <p>Dear Mayor and Council Members,</p> <p>Thank you for the opportunity to share my comments regarding the rezoning proposal for 1150 Barclay Street.</p> <p>I would like to respectfully express my opposition to this application. Downtown Vancouver consists of two distinct areas: one that is designed for high-rise commercial density, and another — like the West End — that is characterized by a calm residential atmosphere and unique architectural identity. This contrast is an important part of what makes the city livable.</p> <p>Naturally, renewing or replacing aging buildings is necessary over time. However, the construction of numerous tall towers with added commercial space in this location would not align with the character of the West End. It would exceed the capacity of the neighbourhood and negatively affect the architectural harmony and overall sense of tranquility that residents value.</p> <p>In addition,The surrounding streets and lanes are narrow and already experience considerable use. Introducing a high-density, high-traffic building would increase congestion, noise, and safety concerns for pedestrians, cyclists, and current residents.</p> <p>Thank you for considering my perspective.</p> <p>Sincerely,<br/>Sara</p>  | Sara Sara | Downtown |  |

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| 2025-11-25    | 11:17        | CD-1 Rezoning: 1150 Barclay Street | Oppose   | <p>I am writing to express my deep frustration and disappointment with the City of Vancouver and the Mayor’s ongoing disregard for the established zoning rules of the West End. Our neighbourhood has clear zoning expectations that were created to protect livability, preserve character, and ensure that development remains balanced and sustainable. Yet the City continues to approve projects that blatantly exceed these guidelines, eroding the very qualities that make the West End a vibrant and diverse community.</p> <p>By allowing developments that ignore existing height restrictions, density limits, and neighbourhood context, the City is showing a troubling lack of respect for residents who have consistently voiced their concerns. These decisions are not minor deviations—they fundamentally reshape the character of our streets, cast longer shadows over our parks, strain our infrastructure, and increase traffic and noise in a community that is already densely populated.</p> <p>What’s most infuriating is the sense that our neighbourhood’s needs and voices are being dismissed. Residents participate in consultations, attend meetings, and provide feedback, yet the final decisions repeatedly fail to reflect the community’s input. It feels as though development interests are being prioritized over the people who actually live here.</p> <p>If the City and the Mayor are unwilling to enforce their own zoning rules, then what is the point of having them? Zoning is supposed to provide clarity and predictability—not be treated as a flexible suggestion whenever a developer wants more. This behaviour undermines trust in our municipal government and raises serious concerns about transparency, accountability, and whose interests are truly being served.</p> <p>The West End deserves responsible, thoughtful development that respects its zoning, neighbourhood character, and long-term well-being. I urge the City and the Mayor to start listening to the residents they claim to represent and to honour the policies that are meant to guide growth—not bulldoze them.</p> | Roberta Bernstein | Downtown     |            |
| 2025-11-25    | 21:35        | CD-1 Rezoning: 1150 Barclay Street | Oppose   | <p>Not sure why this huge building is being considered for west of Thurlow...</p> <p>The artsy video gives no view to the jagged disconnect with anything in a 6 block radius. A big mistake if built as it will then put 20 stories+ in play all the way west to Stanley Park. Nay, nay thanks.</p>   | Jeff Gibson       | West End     |            |
| 2025-11-26    | 13:51        | CD-1 Rezoning: 1150 Barclay Street | Oppose   | <p>More rental units are great. But not at the expense of older ones that have cheaper rents and more space. The need for towers in the densest area of the province seems unnecessary when there are plenty of areas with single family homes that can be converted into rental apartments for many. The west end has a lot of seniors and lower income individuals and families. They should not be priced out of their neighbourhood. This rental tower has 65% 1 bedrooms/studio units. The studios aren't even 400 sq ft. Will the below market rentals be for families in the 3 bedroom units? Will the people losing their current homes be offered these new ones at equivalent sizes and rent? There doesn't seem to be any storage provided for the studios and most of the 1 bedrooms either. Who are these studios for with the tiny sizes and mostly market rental price? Who wants to sleep facing their oven?</p> <p>Vancouver should be keeping their existing rental apartments, as long as they are safe. We need more than single family homes and towers. My building has been set to be demolished. It's well-made, spacious and charming. Whatever replaces it will not be made with people in mind as money now trumps that. The West End should not be replacing good homes with small boxes.</p>  | Lauren Belanger   | West End     |            |

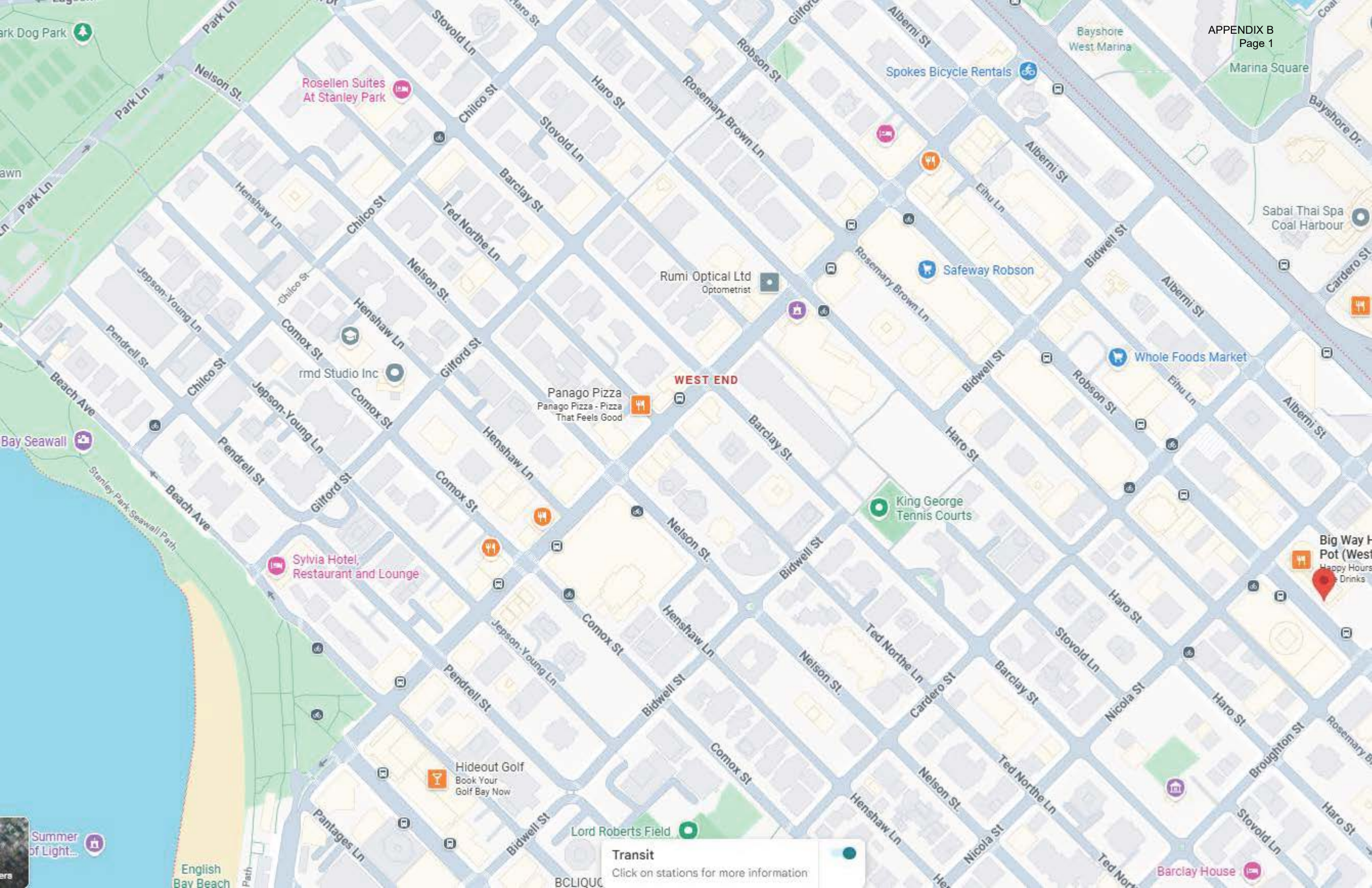
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| 2025-11-26    | 14:37        | CD-1 Rezoning: 1150 Barclay Street | Oppose   | The City Staff has recommend to OPPOSE this project, I imagine as a result of the disturbance, traffic, change of layout and lack of green spaces. If this project goes ahead it will be based on pure greed. This city has had enough of unplanned buildings with no soul like the horrendous "Butterfly" built by Westbank on Nelson that is 80% empty and killed all the skyline. This building will be a major disaster for our neighborhood and a disgrace to our city. What about more parks? no well those do not create money. The city is building parks in DT every 10 years or so...   | Andres Abogado  | Downtown     |            |
| 2025-11-26    | 16:29        | CD-1 Rezoning: 1150 Barclay Street | Oppose   | <p>We all understand the need for hotels in Vancouver due to the shortage of rooms but should there not be a plan in place where hotels are located near transit/train stations? Preferably along the Canada Line so that tourists can easily take the train directly to their hotels like in other cities. This would be a good step in our Net Zero/World's Greenest city initiative. The road infrastructure makes this development one of the worst to put a 20 story hotel in. Traffic can only go to Denman which becomes a nightmare. Barclay, Nelson and other streets already become clogged with Ubers, Cabs &amp; delivery vehicles. How bad will things be in 5 years? And then add tourists traveling with bags?</p> <p>I strongly urge the city to have a proper hotel plan that is centralized around train stations to address our need. Vehicles having to go to and from this hotel will be stuck in traffic nonstop creating chaos for the neighbourhood that already has issues.</p> <p>Thank you</p> | Chris Selezinka | West End     | APPENDIX B |
| 2025-11-30    | 12:28        | CD-1 Rezoning: 1150 Barclay Street | Oppose   | .   | Bryan Chow      | Downtown     |            |

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Also, where is the ACTUAL affordable housing?





WEST END

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