

CD-1 Rezoning: 2028-2038 Barclay Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-13	14:37	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Hello there, I live at ██████████ Street, directly across from the proposed 25-story hotel. I spend most of my time at home because I am Person with Disability, and I simply can't imagine living peacefully in my apartment amid the constant noise and dirt of the upcoming construction. I am categorically against the construction of a multi-story hotel in a quiet West End residential area because its weight and four levels of underground parking pose a serious threat to the structural integrity of older adjacent buildings, especially given the area's high seismic risk. I am very concerned about this fact because I do not feel safe. The hotel's unacceptable scale and density will cause severe privacy impacts, reduced sunlight, traffic congestion. I urge the City Council to reject this rezoning application.</p> <p>Regards, Yuliia</p>	Yuliia Rybina	West End	
2026-02-13	15:46	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>"Mayor and Council, I stand before you as a resident who believes Vancouver can grow without losing its soul. The industry's own vision, as outlined by Destination Vancouver and the BC Hotel Association in their April 2025 report, makes one thing clear: meeting our hotel needs is about delivering a diversity of options, not just increasing quantity. The industry specifically identifies the 'Urban Resort'—a unique, small-scale, high-service boutique experience—as a vital but rare 5% of our future hotel supply. This report urges developers to design hotels that 'seamlessly integrate with the unique offerings of the district in which they are situated'. A 25-storey commercial tower at the narrow residential gateway to Stanley Park is the opposite of integration; it is an intrusion that ignores the industry's own recommendation for contextual fit.</p> <p>The 'Urban Resort' model is the perfect fit for this site. It provides the high-value visitor experience the city needs without breaking the 30-year West End Community Plan or overwhelming the park entrance with commercial traffic. While the report notes that 90% of our hotel capacity is currently downtown, it warns that we must deliver hotels for a wide range of budgets across many neighbourhoods.</p> <p>Do not use the hotel shortage as an excuse for urban malpractice. By rejecting this 25-storey tower and insisting on a 10-storey boutique hotel, you fulfill the industry's call for diversity while honouring your commitment to the community. Choose a scale that fits. Protect the entrance to our crown jewel, Stanley Park. Reject this rezoning."</p>	MARK JAN VREM	West End	
2026-02-13	22:54	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	No to the development.	MICHAEL WILD	West End	
2026-02-14	09:21	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Mayor and Council,</p> <p>I am writing to formally OPPOSE the proposed rezoning to permit a 27 storey hotel at 2028-2038 Barclay Street in the West End.</p> <p>I support thoughtful economic development and recognize that Vancouver must balance tourism, housing, and neighbourhood liveability. While I recognize that the Hotel Development Policy enables new hotel construction in Vancouver, enabling conditions are not the same as automatic approvals irrespective of scale or community impact. Council retains discretion to assess whether this specific project aligns with broader planning objectives and neighbourhood context. In this case, the scale, location, and land use implications of this rezoning proposal warrant serious reconsideration.</p> <p>I respectfully ask Council to reject this rezoning application or require substantial reductions in height and scale to align with existing policy frameworks and neighbourhood context.</p> <p>As a voter, I take municipal land use decisions seriously. I will remember how each member</p>	Britt Penn	West End	

of Council votes on this rezoning when I head to the polls on October 17th.

My specific concerns are outlined below:

Scale and Context: This is not opposition to hotels in principle. It is in opposition to a staggering 27 storey commercial tower on a quiet, narrow, tree lined residential street. The proposed height is disproportionate to the majority of the surrounding built form and will have material impacts on light quality, views, privacy, noise, traffic, surrounding nature, and neighbourhood character.

Urban Design and Noise Impacts: the introduction of a 27 storey commercial property on a residential street will materially alter the sound environment. Hotel uses generate continuous activity cycles including early morning departures, late night arrivals, restaurant and patio operations, service and delivery traffic, and frequent curbside pick up/drop off activity. Unlike residential buildings, which typically produce predictable and lower intensity noise patterns, hotels create transient, 24 hour movement that changes the acoustic character of a neighbourhood. For surrounding residents, this noise will impact daily life. Additionally, given this site's proximity to Stanley Park including nearby sensitive ecological areas like the Heron's nesting ground, the cumulative increase in vehicle traffic, human activity, and noise warrants careful consideration. Urban design decisions at the edge of the beloved Stanley Park should account not only for resident livability, but also for the long term integrity of adjacent natural systems.

Parking and Traffic Impacts: West End residents pay the highest cost for residential street parking in the city at over \$400 annually, yet enforcement is inconsistent and parking spaces are extremely limited due to the new 'West of Denman' permit zone implemented in 2025. This rezoning proposal includes only approximately 70 parking spaces for 250+ hotel rooms. The overflow demand, whether from guests, staff, or service vehicles will inevitably spill into surrounding residential permit zones and coveted 2 hour parking for guests to the neighborhood. A hotel of this scale will generate high volumes of vehicle traffic activity, leading to double parking, curbside queuing, idling, and circulation traffic as vehicles search for space. In a dense residential grid with narrow streets, lanes and limited loading areas, this overflow demand will spill into the neighborhood and increase vehicle weaving, congestion, and safety conflicts for pedestrians and cyclists. These impacts should be formally evaluated in coordination with the city's Engineering Services department as well as the Park Board before any approval is considered.

Zoning and the West End Community Plan: Long range planning only works if adopted frameworks meaningfully guide decision making. The West End Community Plan directs growth to defined commercial corridors and village centres while maintaining a livable, context sensitive scale on residential streets west of Denman. It emphasizes incremental change, protection of sunlight and privacy, and built form that fits the established neighbourhood character. Developing a 27 storey commercial hotel including a street level restaurant patio on a narrow residential street is inconsistent with that intent and represents a significant escalation in scale. Approving this rezoning would undermine the integrity and predictability of the Community Plan as a guiding policy framework.

Precedent: Approving a commercial tower of this height in this location establishes a precedent across the City of Vancouver that weakens neighbourhood plan protections and signals that previously approved forms of development can be substantially altered without meaningful regard for community impact, or impact on the surrounding natural environment. Corridor based planning principles generally direct higher intensity commercial uses to major arterials, commercial villages, and areas well served by rapid transit infrastructure. Introducing a tower of this scale on a quiet residential street, instead of prioritizing its location along an established commercial corridor, reshapes expectations for future rezonings and signals a shift in how residential areas are treated within the broader

				<p>urban hierarchy in Vancouver.</p> <p>Integral Planning Decisions: In closing, large scale commercial developments of this magnitude are rarely proposed in Vancouver’s more affluent neighbourhoods due to the negative community impact. For example a hotel of this scale would not be approved in a neighbourhood like Shaughnessy. West End residents, the majority of whom rent their homes, should not be disproportionately asked to absorb the impact of a commercial project of this scale, simply because they do not have the privilege of home ownership.</p> <p>Thank you for your time and consideration.</p> <p>Sincerely,</p>			
2026-02-14	10:16	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This will start and encourage the dessication of what makes our neighborhood so special. Community, gentle walks, caring neighbours</p>	Moreen Fleming	West End	
2026-02-14	12:41	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Noise impact: 24 hour movement of a large scale hotel will change the acoustic nature of the neighborhood.</p> <p>Parking and traffic impacts: Parking is already limited in the West End. The allotted 70 parking spaces for the +250 rooms will produce added overflow parking in the neighborhood and make it impossible for guest parking for the residents.</p> <p>The precedent set weakens neighborhood Plan protection that disregards the impact of the neighborhood and the natural environment (ie.the annual nesting of the blue herons in Stanley park).</p>	Katie Penn	I do not live in Vancouver	
2026-02-14	14:50	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Mayor and Council,</p> <p>I am writing to strongly oppose the rezoning application for a 25-storey, 248-room hotel at 2030 Barclay Street. I live directly adjacent to the proposed site, in a unit that is half below street level and half at street level, right in front of the building. The construction alone will generate relentless noise in a very narrow street, and if the project proceeds, the constant traffic and activity will be overwhelming. This is not a hypothetical concern—this is my home, and the impact on my quality of life would be profound.</p> <p>This development is incompatible with the character and livability of the West End, and I urge Council to reject this rezoning to protect the residents who call this neighbourhood home.</p> <p>Thank you for considering my objection.</p> <p>Sincerely, Guillermo</p>	Guillermo Ortega	Downtown	

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2026-02-14	16:20	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Although the West End is next to downtown, it is not downtown. It is a residential neighbourhood. A hotel of this size does not belong in the middle of a residential neighbourhood.</p> <p>I've lived in the West End since 2008. I don't understand why high rises keep popping up in the middle of the West End. I thought that the West End Community Plan was supposed to limit high rises to major streets such as Robson, Davie and Burrard.</p> <p>If the hotel is approved, there will be a huge increase in traffic that will make the Chilco bike route less safe. The West End is already so busy in the summer it feels overwhelming. Large numbers of hotel guests coming and going from Barclay and Chilco will make the situation much worse. I ride along the Chilco bike route 3-4 times a week.</p> <p>The residents of the West End should not pay the price for poor planning. The Landmark hotel was knocked down and replaced with condos. The Coast hotel on Denman was converted to residential. Recent concerns by City Council about lack of hotel rooms may be valid, but there are more appropriate locations for a 27 storey building.</p> <p>I strongly oppose this proposal and will pay attention to how each councillor votes.</p>	Jennie Milligan	West End	
2026-02-15	11:29	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am writing to oppose the 2030 Barclay Rezoning.</p> <p>My wife and I reside in the West End, 2 blocks from the proposed site.</p> <p>We are appalled with the idea and actively protest against such a development.</p> <p>I offer several reasons</p> <ul style="list-style-type: none"> - The West End has a unique charm and character. Nowhere in other cities does such a special place exist. We moved to this community expressly for that reason. - This project violates the current West End Community Planning document which is in place until 2033 - The developer has no regard for what is special about our neighbourhood. There are ample sites east of Denman for consideration. - 270 hotel rooms, with an average of 3 days stay will create unprecedented car congestion (taxis, ubers) and traffic and noise - This monstrosity will be a precedent for other skyscrapers to enter into the West End. <p>Absolutely not.</p> <p>We demand that the city uphold the West End Community Plan, prioritize residents' well-being and reject this dangerous precedent.</p>	Daniel Skarllicki	West End	_____
2026-02-15	17:19	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The community that hugs Stanley Park west of Denman recognizes the need of Vancouver to enable hotels through the Hotel Development Policy. However, the hotel proposal should respect local needs, not ignore the West End Community Plan.</p> <p>A more than doubling the 10-story residential building to a 25-story commercial tower is wrong, both in scale and in the creation of a 248 room hotel next to Stanley Park with all the street congestion it implies.</p> <p>The Park Board and City Council must formally address these impacts first.</p>	David Malm	West End	

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2026-02-15	18:47	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	This is a residential neighbourhood. The proposed building size will have negative consequential effects on adjacent properties, and the neighbourhood. The increased traffic (eg. commercial, taxi, uber) will negatively impact the area. With the current traffic pattern change to accessing Stanley Park, the local streets (Nelson, Barclay, Robson) are already overwhelmed. This area is not suitable for a hotel. Two hotels on the main streets (Denman and Robson) went under for lack of business. If those hotels could not survive, placing a hotel of this size in a residential neighbourhood is an unsustainable business model.	Anne Seymour	West End	
2026-02-16	11:59	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I strongly oppose this rezoning application. Everyone who lives here knows that a 25 storey hotel will fundamentally change the character of the West End, particularly the concept of "west of Denman." You cannot address the issue of "loss of neighbourhood character" with prettier balconies.</p> <p>The report doesn't sufficiently address the resulting traffic, noise, and ecological impacts. This will be located less than a block from Lost Lagoon and Stanley Park. I don't see any meaningful feedback in the report from the Park Board, which is worrying.</p> <p>I love living in the West End; it's a special place. If this were an application for, say, affordable housing or an assisted living facility, I'd feel differently.</p> <p>A 25 storey hotel will add nothing to the ongoing affordability and housing crisis; in fact, it will only exacerbate it. The list of "community groups" on the report overflows with business associations. Indeed, I was frustrated (but not surprised) to see "Cactus Club Cafe" listed as a community group.</p> <p>Please say no to this application.</p>	Hazel Plante	West End	

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2026-02-16	12:00	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>February 16, 2026 Letter to city of Vancouver Council 2030-2038 Barclay Rezoning</p> <p>Dear Council Members,</p> <p>Council should vote against approving the proposed rezoning at 2030-2038 Barclay Street for the following reasons:</p> <p>It's recommended for approval because the planning department decided that getting hotel rooms trumps the permanent negative impact on the local community and the noncompliance with the West End Community Plan. "...while the proposed form of development does not meet the baseline expectations of the RM-5B zoning nor the West End Community Plan, it does meet the intent of the Hotel Development Policy..." Report by General Manager of Planning, Urban Design and Sustainability</p> <p>The proposed use, a 25 floor hotel with bars and restaurants, is incompatible with the West End Community Plan. The Plan has seven Principles. In particular, the proposed tower hotel negates Principle 1- Achieve a green, environmentally sustainable urban pattern. and Principle 7-Foster resilient, sustainable, safe and healthy communities. A huge hotel will bring transients, noise, and traffic congestion. The Report by the Manager of Planning does not address the impact on the character, safety, and traffic of Barclay Street.</p> <p>Council needs to note that the West End Community Plan recommends that new tall towers such as the proposed hotel are to be built along arteries such as West Georgia. Thus achieving the desired rooms without permanently altering the urban fabric and character of the West End.</p> <p>This creates a precedent: the Hotel Development Policy should not take automatic precedence over any Community Plan and the feedback of residents. The West End and other residential areas will be transformed into hotel/bar zones against the wishes of the residents.</p> <p>I recommend that Council not approve this rezoning at 2030-2038 Barclay. An appropriate project would be much needed housing. As per the Community Plan, hotel towers should be built along West Georgia Street etc.</p> <p>Sincerely, Neil Bryan</p>	Neil Bryan	West End	

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2026-02-16	12:24	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>1. USE - Building a new hotel tower in this distinctive residential area does help to alleviate affordable housing or general housing in Vancouver. In fact it exacerbates the problem by removing the opportunity for more residential use which is needed.</p> <p>2. SCALE - The proposed 29 storey tower is 10 stories higher than the highest building in the area. The height is not compatible with the existing high buildings in the area.</p> <p>3. TRAFFIC - a 292 room hotel could generate upwards of 600 visitors per day moving back and forth from this site, creating visitor and support service traffic which will totally overwhelm this already dense but very functional neighbourhood.</p> <p>4. PUBLIC TRANSIT - A 292 room / 600 guest hotel requires easy access to well developed public transit opportunities which are close by and can handle the potential of 500 people leaving and 500 people arriving on a single day. The existing bus line on Robson Steet is three blocks away and does not have near the capacity to handle the potential increased volumes.</p> <p>5. SERVICE VEHICLES - Barclay Street is a narrow residential street going west into Stanley Park. The number of service vehicles (trucks) will create congestion, noise, exhaust and more importantly will create safety hazards on Barclay street, the rear lane and Stanley Park.</p> <p>Ted Feenstra <small>2014 Freedom of Information</small> Street</p>	Ted Feenstra	West End	
2026-02-16	12:53	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>1. USE - Approving a new hotel tower in this distinctive residential area does 'NOT' help to alleviate affordable or general housing in Vancouver. In fact, it exacerbates the problem by removing the opportunity for more residential use which is needed.</p> <p>2. SCALE - The proposed 29 storey 'hotel' tower is 10 stories higher than the highest 'residential' building in the area. The height is not compatible with the existing neighbouring 'residential' buildings.</p> <p>3. TRAFFIC - a 292 room hotel could generate upwards of 600 visitors per day moving back and forth from this site, creating visitor and support service traffic which will totally overwhelm this already dense but very functional neighbourhood.</p> <p>4. PUBLIC TRANSIT - a 292 room / 600 guest hotel requires easy access to well developed public transit opportunities which are close by and can accommodate the potential of 500 visitors 'checking-in' and 500 visitors 'checking-out' on a single day. The existing bus service on Denman Street is three blocks away and does not have near the capacity to handle the potential increased volumes.</p> <p>5. SERVICE VEHICLES - Barclay Street is a narrow residential street which becomes a one way street going west into Stanley Park. The number of service vehicles (trucks) will create congestion, noise, exhaust and more importantly will create safety hazards on Barclay Street, the rear lane and Stanley Park.</p> <p>Ted Feenstra <small>2014 Freedom of Information</small> Street</p>	Ted Feenstra	West End	

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2026-02-16	13:35	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	I oppose this rezoning application (CD-1 Rezoning: 2028-2038 Barclay Street) for many of the same reasons listed by the GM in the referral report itself, in addition to the overwhelming opposition by residents as received by the city thus far. I don't think I need to list them all here, as they are pointed out very well in the report, but include the land use, density, height, massing, tower floorplate, tower setbacks, tower separation, solar access, and podium expression proposed not aligning with the Plan, as well as not meeting the baseline expectations of the RM-5B zoning, nor the West End Community Plan.	Kyle Sutherland	West End	
2026-02-16	13:53	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	I Oppose the Barclay Hotel development because there is not the infrastructure to support a hotel of this magnitude in the middle of this residential neighborhood. The service laneway behind the proposed structure is a narrow closed laneway that leads to a Stanley Park pedestrian walkway. The hotel proposed is much too large for this area and would lead to serious traffic congestion on the streets and laneways west of Denman Street. The hotel as proposed is better suited close to a transit station or corridor.	Patrick Murphy	West End	
2026-02-16	15:49	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	I absolutely oppose approving amendments to the Zoning and Development By-law that would change City zoning to allow a 25-storey hotel building at 2028-2038 Barclay Street. 1) The conditional approval of Council planning staff of this project is misguided. It overturns the compact made between City government and residents to allow development in thoughtful, community supported ways that balance quality of life and safety with ongoing needs. It shamefully slaps down the WECDP. 2) This hotel building would be a monstrous mismatch in scale to the rest of a charming, livable neighbourhood. It sets precedence for other monstrous buildings to be approved in previously protected zones. 3) This 25-storey hotel building would bring excessive noise and increased traffic congestion. It could have serious seismic outcomes for nearby buildings. The safety and privacy of residents could be harmed. The proposed hotel falls within the buffer zone established by the Province of BC's Development Guidelines for Urban Land Development and therefore threatens the nearby Great Blue Heron colony in Stanley Park. 4) A Councillor's vote in favor of amendments to the zoning by-law that results in approval for the 25-storey hotel at 2028-2038 Barclay would mean that Councillor has made a very bad policy decision and does not care about what their constituents/voters want and need.	Laura Richmond	West End	
2026-02-16	15:50	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	We are deeply concerned about more traffic, less parking, and the alcohol establishment and restaurant in a residential area. We have plenty of restaurants of all diversities on Denman. The Coast Hotel at Denman Place mall could not make it as a hotel so they turned the suites into monthly rentals. The Pooh daycare is also vulnerable to added traffic. We see many parents going by with children on the back of their bikes heading to the daycare. We are voting residents and concerned about our neighbourhood. Please do the right thing as there is an upcoming election.	Joyce Cook	Downtown	
2026-02-16	16:33	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Council seems content to destroy neighborhoods in the name of density, without regard to character of the area. The proposal adds far too much, too many people and too much vehicle traffic for a relatively limited area, as there is no transit solution in/out of the area... So it will bring cars/Uber traffic. It also draws people who have no vetted interest (pride) in the neighborhood. This will ruin the neighborhood. There are much better areas to locate this sort of project than a solidly residential neighborhood. Having said that, I already know how you're going to vote... But at least I had my say??	Stephen Wi	West End	

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2026-02-16	17:01	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Very simply, NO!!</p> <p>Mayor and city council have pimped out too many of Vancouver's classic homes, buildings and erasing much of our history</p> <p>Stay away and let this neighbourhood retain its natural charm and beauty!</p> <p>Just once, listen to the local populace instead of kowtowing to yet another developer.</p>	Ron McBride		
2026-02-16	17:17	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Oppose Comments:</p> <p>The west end is very congested and Stanley Park is precious to the city of Vancouver. The park and area close to the park is important for the residents and the tourists alike. The last thing we need right now is a 27 story hotel right on the perimeter of Stanley Park. The present zoning makes sense to help control the skyscrapers and the over population of the area close to the park especially. You have two skyscrapers going up on Thurlow between Davie and Beach with more planned for that area. You have another huge skyscraper planned for Burrard and Davie. We don't need another skyscraper next to the perimeter of Stanley Park. The emergency vehicles can hardly get through to the west end residents now, with Beach ave. only one lane in each direction and Davie and Robson with only one lane in each direction due to parking lanes. There isn't enough parking for the residents either yet you continue to build these skyscrapers. The westend is already losing its charm. Also there is not enough parking for the residents of the west end and it will only get worse after all the approved construction projects are completed. Build your hotels on commercial property (parking lots etc) not residential.</p>	Elaine baker	West End	
2026-02-16	18:33	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This proposed commercial development is inappropriate for this section of the Westend. This is a very quiet block with minimal traffic, an important bike lane runs north/south on Chilco, most of the housing in the area is older 4 - 5 storey with some apartment buildings. This will significantly change the block and surrounding neighborhood. The existing hotel at that location is very low profile and has little impact on residents. The appropriate areas for large new hotel developments with services/restaurants and traffic is the Robson Street corridor east of Denman and Davie east of Denman. There is significant redevelopment happening on Robson all the way to downtown - let's consider more hotels there - busier areas with better transit and car access, where visitors can easily access services/shops/attractions.</p>	Scott Black	West End	

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2026-02-16	18:38	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Mayor and Council,</p> <p>I am writing to formally oppose the proposed CD-1 rezoning for 2028–2038 Barclay Street.</p> <p>This proposal to permit a 25-storey commercial hotel tower on a quiet, narrow, tree-lined residential street is fundamentally incompatible with the character and livability of our neighbourhood.</p> <p>Let me be clear: I am not opposed to hotels. I understand they play an important role in our city’s economy. However, this specific proposal is inappropriate in scale, location, and impact.</p> <p>First, the height and massing are excessive. This site was previously approved for a 10-storey residential building. Doubling the height to 25 storeys ignores the intent and spirit of the West End Community Plan. The Hotel Development Policy establishes enabling conditions - it does not obligate Council to approve every hotel proposal regardless of context or community impact. Policy must be applied with judgment, not as an automatic override of local planning principles.</p> <p>Second, Barclay Street is a narrow residential street, not a commercial corridor. Introducing a 248-room hotel at this scale will permanently alter the character of the area and set a troubling precedent for further spot rezonings that undermine long-standing neighbourhood planning.</p> <p>Third, this location sits at one of only four vehicle entrances to Stanley Park. Increased traffic, tour buses, ride-shares, deliveries, and service vehicles will inevitably create congestion and safety concerns at the gateway to one of our city’s most treasured public spaces. These impacts deserve serious, coordinated review between Council and the Park Board before any approval is considered.</p> <p>This decision will define how Council balances citywide policy goals with established neighbourhood plans and community input. Thousands of residents are paying close attention. I will remember how each member of Council votes on this rezoning when I head to the polls on October 17th.</p> <p>I respectfully urge you to reject this rezoning application and protect the integrity, safety, and livability of our neighbourhood.</p> <p>Thank you for your consideration.</p>	Sarah Antonich	West End	
2026-02-16	18:41	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Absolutely not.</p> <p>This is not a commercial area, it is a neighborhood.</p> <p>You allowed multiple hotels in the West send to be demolished, and they were in commercial zones.</p> <p>Opening the door to commercial high rises this close to the park is a disaster, for the residents and for our park, neighborhood and community.</p>	sharron bates	West End	

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2026-02-16	18:46	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	I am a lawyer, long-time resident of the West End, and lover of the City of Vancouver. I am not opposed to development per se. However, I am strongly opposed to this project. This project is ill-conceived and it should be stopped. The location is not right for a hotel of this size. The roads in the west end are at capacity as it is.	Ryan Prokopishin	West End	
2026-02-16	18:47	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Mayor Sim and ABC Councillors,</p> <p>In 2022 you campaigned on promises to work with transparency, enhance community wellness and increase market and social housing, with an intelligent commitment to design, planning and sustainability: https://vancouver.citynews.ca/2022/10/17/vancouver-mayor-elect-ken-sim-promises/</p> <p>Instead you are working assiduously to enable the building of a hotel at 2030 Barclay Street, and ignoring the West End Community Plan. These are my objections:</p> <ul style="list-style-type: none"> - the massive overreach of zoning rules for height (27 stories) on a tiny plot of land - significant increase in density, traffic and noise in one of the most populated postal districts in Vancouver - non-existence of an independent third-party seismic risk assessment - endangering Stanley Park wildlife and potential negative impact on Stanley Park, without consultation with the Park Board - setting a dangerous precedent for further encroachment and development - the negative impact on the short-term wellbeing (we already live in an active construction zone), and long-term wellbeing of West End residents and this gem of a community. <p>Marcon Construction and hoteliers do not need further enrichment and wellbeing. The people of your constituency do, together with more rental housing. This site is already approved for a 10-storey residential building in the West End Community Plan.</p> <p>Keep your word and integrity. Do not approve this zoning application.</p> <p>I will remember how each member of Council votes on this rezoning on October 17th.</p> <p>Sophie Bartek</p>	Sophie Bartek	West End	

CD-1 Rezoning: 2028-2038 Barclay Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-16	19:09	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>As a resident of the West End for over 4 years now, and who cherishes this neighbourhood, I'm opposing the application for the rezoning at 2030 Barclay. I feel this way because a hotel on a residential street in our quiet neighbourhood is going to bring unnecessary noise. And I don't mean just sound levels, I mean foot traffic and car traffic. The traffic in the West End is already becoming absurd, and unsafe, we do not need more of that.</p> <p>We have people who can't afford rent, so how about affordable housing / not evicting people for hotels, instead.</p> <p>There are plenty of hotels in the area already. Ones that are pretty run down too, so why not focus on a plan to spruce those up and fill them up first? No need to build new ones.</p> <p>People who live on that street chose to live in a residential area, knowing that the city borders it, but the residential area shouldn't be shrinking when there's already empty hotel zoned buildings just sitting there. Let us keep the residential space we have left.</p> <p>Seniors that have lived here for large chunks of their lives are being forced out. And people who are trying to start lives here are being forced out. Care about your own residents before having an extra hotel for tourists when there's plenty! I work in production and have to book hotels for people, and there's no problem getting rooms.</p> <p>I ask you to please listen to the residents of this historical Vancouver neighbourhood. We want to be able to continue to love this city, but it's slipping, you're failing your residents, so how can you make it right?</p>	Mallory Penner	West End	
2026-02-16	19:23	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I would not be opposing a rental or condo tower at this location, although either would significantly impact the street and area. A hotel of the proposed size will have a huge, negative impact. Despite the very high density, this is very much a residential community. A hotel of the proposed size will fundamentally change that. We live with a delicate balance between density and sense of community. And I believe we've done very well with that. We even do well absorbing the impact of tourist season, which is a significant challenge. Without doubt, a hotel of this size will erode that balance. It's not appropriate.</p>	David Nash	West End	
2026-02-16	19:28	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>While the application is for a hotel which I understand over rides the local plan it should only do so if it will add liveability to the area. The area west of Denman solely residential this far into the area. Hotels outside of the core of downtown have all collapsed economically le the Coast and the Landmark. we who live here don't need this cycle again. Live up to the spirit of the plan and locate the Hotel to a main street (Robson or Davie or even Denman.) what about the corner of Robson and Cardario).</p> <p>Hotels need drop of and pick up areas and this place has none. Look at the traffic problem create in the lane way of the Paradox . There is no close transit save Denman so people with take taxis there and that traffic will add to the mess created by the re-routing of the traffic in Stanley park so exist if through this area.</p> <p>Once approved they will want access to open the lane into the park. If that happens wash out Squamish has a Cowchain type case against the city.</p> <p>Zone it for a smaller hotel of four or five stories so it could be a unique hotel and not a monster.</p>	David Seymour	West End	

CD-1 Rezoning: 2028-2038 Barclay Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-16	20:00	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	I am adamantly against the rezoning of 2028-2038 Barclay Street and the proposal for a 25-storey hotel and restaurant. It is completely out of line and contradicts both the West End Community Plan and current zoning allowances. An increase in density including traffic and commercial activity in this residential setting will be seriously detriment to the livability and safety of residents, to the environmental sustainability of the area, and to the experience of visitors to Stanley Park. A building of this size and purpose is appropriate for Robson Village, Davie Village, or Denman Village, not 2030 Barclay. The use of discretionary rezoning powers in this case is undemocratic and nothing short of trickery.	Anne Perdue	West End	
2026-02-16	20:07	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Rezoning Application of 2030 Barclay Street, Vancouver Vancouver City Councillors should make their collective choice and decision by considering all aspects of this project. Economic viability is important but projects of this magnitude comprise multiple other components; does it fit within the established rules of rezoning applications, has it consulted and secured support from the Park Board and its community neighbours, has the impact on traffic flow and vehicular parking been adequately addressed, will the increased traffic inhibit flow and cause further gridlock on Robson and Denman Streets, will emergency vehicle access be impeded? I am reminded of the Grenfell Tower catastrophe in London, England some years ago when emergency vehicles could not secure access to the inferno as the streets were clogged by traffic and parked cars thus directly increasing the number of corpses that resulted. On the above concerns the applicant will have their perspective on the economic viability but cannot address those of the residents and community on Barclay Street and the residents of the West End. This Council vote is important to the West End. As the electorate we respect and use our vote. We will remember how you vote this time. We will vote again in October. I urge Council to vote NO on this rezoning.	Geoffrey Houlton	West End	
2026-02-16	20:08	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Councilors and Mayor, Please consider the multipule layers of negative impact this rezoning application will have the Westend residential neighborhood. My elderly father lives across the street of this property. The confusing excessive noise pollution with the construction and then the endless noise of human traffic coming and going in their Ubers etc. is to much and to dangerous for all the independent elderly residents that walk the sidewalks each day The elderly and young families with their little children on the sidewalks that all live here, to be away from the chaos of Coal Harbor and Yaletown need to be considered and protected from this kind of commercial development. The little wildlife that our Stanley Park has that people come from around the world to see, we need to protect by keeping that kind of hotel density off our Parks perimeter. Our high schoolers walk Barclay st every day to our park and back, in their developing stages to King George Secondary School, do not mix hotel tourism business and density with these vulnerable years. I have lived in the West End for 9 years I am proud to be part of this family neighborhood, this is my home. I love, live and watch the rhythms of this neighborhood. Respectfully, please, please protect Barclay st and our Park perimeters from Hotel traffic and it's transient density.	Darlene Jewra	West End	
2026-02-16	20:39	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	The area is not high traffic, and has both lagoon and Heron nesting site not far away... To add 30 stories cutting out sunshine, and excess commercialization to this area is to promote damage to the neighbourhood, to the environment and to the creatures.	Pamela Swanson	West End	

CD-1 Rezoning: 2028-2038 Barclay Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-16	21:03	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>We moved to [REDACTED] Street in May 2024 from Saskatchewan. We carefully reviewed the strata documents and the zoning provisions before we made our offer to purchase. It was clear that the area west of Denman close to Stanley Park was protected from the height of the proposed development. We live a half block from the proposed hotel.</p> <p>We were surprised to learn after we moved in that City Council had changed the plan to include the redevelopment of exiting hotels. This changed the developers original plan of a housing development to a 25 storey hotel. That is a huge change and one we do not support.</p> <p>This change was obviously made with the developer and their change from a housing development to a hotel.</p> <p>We would ask City Council to disallow this application for a hotel.</p> <p>Patricia Atkinson</p>	Patricia Atkinson	West End	

CD-1 Rezoning: 2028-2038 Barclay Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-16	21:13	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Hello all, I oppose this application for rezoning at 2028-2038 Barclay Street. For the reasons outlined below:</p> <p>(1) - Safety of Local Children - There is a daycare, Pooh Corner Day Care Society (a registered charity), located on Lagoon Drive just around the corner from the proposed development site. There are approximately 40 children that attend this daycare. The daycare has been at that location since 1972. Having many transient hotel guests nearby could jeopardize the safety and privacy of these children. The 3-way junction beside the daycare is already a complete traffic mess and safety hazard without adding construction traffic, taxis, hotel guests traffic etc. to the mix.</p> <p>(2) - We have lived in the West End for 13 years and have 2 very young children. We live at 2045 Nelson Street (known as Emerald Terrace), which is directly across the laneway from the proposed development site. The residents of the West of Denman neighbourhood are very much against this development. As are we. This hotel is the opposite of what is needed in this area. There is no infrastructure to support it and the area is not suitable for a large scale hotel. This is a very family friendly neighbourhood with very little to no commercial space except the brewery and the restaurant on Haro Street. This area needs more family friendly housing. Why build a new hotel when a hotel like The Coast on Denman Street was redeveloped into a residential block, and hotels along the commercial zone of Robson Street like The Landmark and The Listel were demolished? Why should this peaceful and popular family West End neighbourhood be the place the City decides to build a super hotel tower. This seems to suggest a complete lack of planning and foresight.</p> <p>(3) - Stanley Park - This park is a total gem. I am Irish but now a very proud Canadian citizen. I have travelled extensively throughout the world and Stanley Park is by far the most beautiful and amazing park I have visited. Adding a large hotel nearby will add to traffic congestion and block an access point to the park for emergency vehicles.</p> <p>(4) - The footprint of this site is not large enough for this project. I understand that the Engineering Services Department does not support the developers plans for parking and loading.</p> <p>(5) - Traffic Chaos - Denman Street and West Georgia Street leading to and from downtown and the Lions Gate Bridge are already at max capacity. The hotel will lead to traffic standstills.</p> <p>(6) - Many times the City of Vancouver states that things around this area are not within its remit and concerns should be directed to the Park Board. Well in this instance, has the Park Board being consulted fully? I understand there has not been a formal review or impact study completed by the Park Board.</p> <p>I will remember your vote when I go to the polls on October 17th 2026.</p> <p>I urge Council to vote NO on this rezoning.</p> <p>Kind regards, Jennifer Noone</p>	Jennifer Noone	West End	

CD-1 Rezoning: 2028-2038 Barclay Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-16	21:17	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This project flies in the face of the nature and quality of this beautiful West End neighbourhood. The space is too small for the tower,, and this is unfair to neighbours.</p> <p>I also ask you not to bypass the Park Board. Let them review this proposal.</p> <p>Council has a Choice: The City's Hotel Development Policy is a guide, not a mandate that forces Council to approve the rezoning to "enhance protect viability" (the developer's profit margin). You have the power to hit pause today. Please defer this decision and tell the developer to come back with a plan that actually enhances the community.</p>	Jill Schroder	West End	
2026-02-16	21:31	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I was born and raised in Vancouver, living in the West End (west of Denman) for over 40 years. Our neighbourhood is the gateway to Stanley Park and anyone visiting our area instantly falls in love with the untouched beauty of heritage homes, gorgeous gardens/lush tree-lined streets and the numerous older low-rise apartment buildings and remaining houses. This area of the West End is the last area untouched by developer madness. What are we becoming? Monster towers are slowly gobbling up Vancouver's beautiful mountain views and creating traffic chaos.</p> <p>If this plan to build a 25 storey hotel is approved it will be the beginning of the destruction of our rich West End history. The amount of traffic created by hotel guests will be off the charts. The noise from people coming and going plus non-resident noise will be constant (they won't care, they don't live here, right?). It makes absolutely zero sense to put a large hotel (including street level retail and a rooftop bar/restaurant) next to the Heron nests at the tennis courts, as well as increased traffic making it dangerous for animals and birds living at Lost Lagoon. The increased amount of traffic along Lagoon Drive will make the drop off and pick up of children at the Pooh Daycare a nightmare.</p> <p>This insane plan is for a hotel, not housing (or more importantly affordable housing), completely against the zoning for this area of the West End.</p> <p>The Rose Ellen located at 2030-2038 Barclay Street is a historic 4 story short stay boutique hotel (where Katherine Hepburn stayed when she would come to Vancouver). Replacing The Rose Ellen with a 25 floor hotel that includes a bar on the rooftop and a restaurant, retail on the bottom makes zero sense. It's an absurd location for something of this magnitude. The disruption to this neighbourhood would be off the charts (ecologically, seismically, safety, delivery trucks, noise, crime etc). The developers (Marcon) re-zoning application does not follow the by-law guidelines set out for this area of the West End.</p> <p>So where are our city councillors? They should be fighting for us and the by-laws set out in the West End Plan instead of sticking their heads in the sand. What are you thinking?</p> <p>This plan should be immediately rejected.</p>	Maureen Wilson	West End	

CD-1 Rezoning: 2028-2038 Barclay Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-16	21:44	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>There are many reasons why I oppose this rezoning and construction of a massive hotel right beside Stanley Park.</p> <ol style="list-style-type: none"> - if this goes through, then it will open the floodgates to developers to destroy the areas surrounding the park and potentially in the park. It is just too close. Will the next thing be a huge casino in the park? The area (Barclay and Lagoon) does not have the multiple services infrastructure in place, and never will be able too. The streets are two small, one entry back lane, service vehicles will over load the area. A business of this nature does not work in this area. Retail stores, bar restaurants, and the people involved (patrons and staff) will add major stress to the area and cause many problems. What is needed first is low cost housing so employees can live closer to where they work. This is needed before a hotel that will have staffing problems is built. 	Richard (Gary) Durban	West End	
2026-02-16	22:17	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I oppose this project.</p> <p>This site is too small for a tower. It has 99 feet of frontage instead of the required 130 feet. Even the City of Vancouver's own Engineering department claims the site and surrounding streets cannot accommodate the congestion it will create. Why is City Council ignoring its own Engineering department? And, where are the objective impact reports from independent contractors? We request a hold be put on the project until such reports can be made, and publicly aired.</p>	Anita Boomer	West End	
2026-02-16	22:50	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Please choose the West End community over a massive hi-rise hotel. Please consider a low 6-8 story hotel that can be integrated into the surrounding neighbourhood. Thank you.</p>	Erin Cathro	West End	
2026-02-16	23:45	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>A 26-storey hotel has no business doing business in a quiet residential zone. People who live in or move into the West End, particularly around 2028-2038 Barclay Street, do so with the expectation of a calm residential environment, not a busy, commercial neighbourhood. Already there is the busy and noisy part of the Westend around Denman Street, so we needn't further deteriorate the residential nature of the West End with a 26-storey hotel and its accompanying traffic from motor vehicles, people, garbage collection, delivery trucks, etc, etc and the noise from all that. Please help us keep the West End a calm, residential haven.</p>	Richard Sim	West End	
2026-02-17	01:44	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>As a West End resident for more than 20 years, I believe the proposed development is out of scale and out of character with the neighbourhood. It will increase traffic congestion on side streets and will negatively impact the peaceful enjoyment of Stanley Park for residents and visitors alike.</p>	Lucas Aykroyd	West End	

CD-1 Rezoning: 2028-2038 Barclay Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-17	01:48	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I oppose this 27 storey hotel Tower in this residential area, as most of the City's "density plans", are "out of place" or "too dense", or "removing well functioning residential neighborhoods", like this proposal.</p> <p>Case in point, the Broadway Plan, will remove too many "old stock buildings" in Mount Pleasant, so not "good density": further, the Broadway Plan will bring too much density around "sky train stations", flooding the transit system so it will be "unusable", so not "good density". The Missing Middle Plan, all over the city, will remove "good residential density" of beautiful Single Family Homes of Point Grey, Dunbar, some of Kits, etc,so not "good density". The Jericho Lands will bring too much density to the area, including "flooding" the beach with 5000- 9000 bicycles and pet dogs.</p> <p>With this 2028 Barclay Street Tower, as a hotel in a residential area, this is also "questionable density" in that it will bring tourists with a very different "lifestyle" and "interests", than residents, in the area, which are not necessarily connected, whereby most tourist, with taxis /uber and shopping / night life / late night travel, interests etc, will probably bring a "social dissonance", for the residents and community, or just a different type of "approach" to living. Residents who live in a community, often have a "community pride", or a stake in that community, whereas, most tourist, do not, by definition, which is not a criticism of "tourists", its just...they "tour", and not live, in a community.</p> <p>We need hotels and we need density, but is the current proposed density in these Plans and this proposal, being built in the best places, with the best design, with the best heights? Why not build this hotel on Robson Street, between Thurlow and Denman?</p> <p>The Condo Tower and mid rise and low rise density, and Missing Middle multiplexes, is only "good density" in the best spaces. If built anywhere and all over the city....the density is not an "urban building plan"....it is simply building and simply density. Or "density for density sake".</p> <p>The City does not even need a "Urban Planning Department" or staff or Mayor or Council for this type of density. Maybe just program an A.I. Computer with "auto cad" to build similar really tall Condo Towers, 60 to 100 storey, everywhere, on every lot, and make all of Vancouver, into Downtown?</p> <p>Livable communities, great architecture, nuanced streets, diverse small businesses, evolve over time, by people living there, by small business growing with the community, by urban nature growing over time....and with community input.</p> <p>This 27 storey hotel tower, could not only be shorter, - ie 12 stories, but also made of "recycle wood", or all stone exterior, but far more better "designed" - ie, by the following architects - ie Renzo Piano OMRI, KGA Studio Architects, Nikken Sekkei- Firm, Rangr Studio- Firm, Tomecek Studio Architecture- Firm, HMM Architecture + Interiors- Firm, Desai Chia Architecture- Firm , Ehrlich Yanai Rhee Chaney Architects- Firm, Sanjay Puri Architects- Firm,or Art Deco.</p> <p>In fact, most the Towers in the Broadway Plan, Renfrew Plan, Cambie Plan, etc, are "unaesthetic"- ie look "mass produced", "cliche", "sterile", "clinical", "Ikea-esque Medical Buildings".</p> <p>Ironically, building Condo Towers like in all current the "plans", including the ODP, or like this 27 storey hotel, with very little "architectural design integrity", or "not in the best places" or "too dense", especially all over the city, is not an architecture that will make the city a "tourist attraction" moving forwards.</p>	K van Drager	Fairview	

CD-1 Rezoning: 2028-2038 Barclay Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-17	03:36	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Here are a number of issues that will occur if this rezoning gets approved.</p> <ol style="list-style-type: none"> 1. A number of residents will be displaced from their affordable homes. 2. Vehicle traffic will increase substantially and affect the designated Chilco bike lane, the many pedestrians, as well as the health and mental well being of the residents. 3. Noise pollution will also increase once again affecting people's lives. 4. The infrastructure does not support this type of building in this area. 5. Precedent will be set and the community of the West End will be destroyed as more hotels are built. <p>There has to be another way to increase the number of hotel rooms without approving this rezoning application.</p>	Deborah Ebenal	West End	
2026-02-17	07:39	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This is so wrong...there should be no hotels in the residential portion of downtown/west end...hotels should be in the downtown core that is a commercially zoned and is NOT a residential neighbourhood!</p> <p>We will remember the choices that are made now in October.</p>	Karin Demidoff	Downtown	
2026-02-17	07:41	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This is completely unsuitable for a residential neighborhood. It will increase traffic and parking, which is already limited in the area, will become impossible. While we understand that hotel space is needed in the city, surely better areas can be found for this type of building. Please vote against 2028/2038 Barclay</p> <p>Regards Ken Phelan</p>	Kenneth Phelan	West End	
2026-02-17	07:47	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I totally oppose this application for rezoning on Barclay Street. I live on Barclay Street and Guilford, and I chose to live here 14 years ago because it felt like a quiet neighborhood and so close to the noise of Denman Street. This development will bring all the noise and traffic from Denman Street, ruining the calm environment where people and families come to walk and enjoy the park. Where people who have lived for decades, seniors who consider this space a blessing in their lives. This is no place for a commercial enterprise. Please rethink this application.</p>	LEO GOSSELIN	West End	Attachment 1
2026-02-17	08:09	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The Chilco corridor is already very impacted by the Water Tunnel project. Adding a major construction project to Chilco and Barclay will significantly increase that disruption. I also think major hotels should be in corridors with other such amenities, not in the middle of a residential (mostly low-rise) neighbourhood. I live one block away so I will be personally affected.</p>	Lindsay Hill	West End	
2026-02-17	08:37	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The type of building the rezoning will allow does not fit with the current demographic of the neighborhood.</p> <p>I used to live close by and still have family who lives in the area. I am intimately aware of this part of the city and feel council needs to hear the concerns of not just residents but those of us who value what this particular part of the city offers.</p>	Donna McMillan	I do not live in Vancouver	
2026-02-17	08:57	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This re zoning is totally inappropriate to my West of Denman neighborhood which is strictly residential and already very high density! I will remember how you voted on this matter next October when local Council elections will be help!</p>	Martha Wintemute		

CD-1 Rezoning: 2028-2038 Barclay Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-17	09:18	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am very opposed to the rezoning of 2030 Barclay:</p> <ul style="list-style-type: none"> *The west end community plan does not contemplate a building of this size and height. *The 2000 block Barclay is low rise residential with the exception of the tower that borders Stanley park: that residential building is on a large corner lot and thru traffic corridor. *A 25+ story hotel, restaurant and lounge will overwhelm this block and surrounding area with intensity, shade, noise, traffic and parking. *Hotels of this size rightly belong on commercial corridors, not mid-block on a residential "character" street. *The land base footprint of the proposal is absurdly small for its size. It is not in compliance with building standards. *It will inhibit any future redevelopment of existing and conforming residential buildings that are sorely in need of renovation. <p>I am extremely disappointed that staff have recommended approval: Having worked in urban planning, it is quite without merit in my experience.</p> <p>Thank you for your consideration and I urge you to vote NO</p> <p>I will follow the vote in the lead up to the Civic election and you can guess where my vote will fall.</p> <p>Thank you Jane Templeman</p>	Jane Templeman	West End	

CD-1 Rezoning: 2028-2038 Barclay Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-17	09:31	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I very much oppose the rezoning of 2028-2030 Barclay Street. A large commercial hotel is incompatible with the character of the quiet residential neighbourhood and its proximity to Vancouver’s jewel, the world-class Stanley Park. While there are many issues to complain about this proposal, I will concentrate on just one - traffic. The City has worked over the years to keep traffic in the neighbourhood manageable and conducive to pedestrian and cycling movement. This will have to change dramatically to allow for the increased population of up to 500 people at any given time to move in, out and around the hotel. Marcon would have you believe that most hotel guests would be taking public transit or using bike share (there is currently a 15-bike Rogers bike share stand at the corner of Chico and Barclay). I would argue that guests will NOT be taking transit to and from the airport (58 minutes by two modes of public transit and a 3 block walk vs 32 minutes by taxi or ride share) and will not be taking public transit or cycling to business meetings in the downtown core, the Convention Centre, Cruise Ship terminal or for general sightseeing in the Greater Vancouver area. They will in most cases be taking taxis/ride sharing or using rental cars. The Marcon design has no drive-through for taxis and guest vehicles while they are registering/chequing in. They will clog Barclay Street and, if they use the rear entrance at Ted Northe Lane (a dead end) , will have to do a three-point turn to return back down the lane to Chilco, as This neighborhood cannot support the greatly increased traffic and parking requirements, which are already at their limit for residents of Barclay Street residences. Furthermore, the developers plan for delivery (food and laundry for 500 guests daily) and removal (garbage and recycling generated by 500 guests) is totally inadequate and is not supported by Engineering Services. Ted Northe Lane at the rear of the hotel where Marcon plans these to happen, is a dead end, bordering on Stanley Park. These large vehicles, many on a daily basis due to the 500 guests, will have to back up Ted Northe Lane to Chilco after their deliveries/pickups. This is potentially dangerous to the many pedestrians and vehicles that use this lane, and will cause considerable noise with their warning beeping as they reverse. The only alternative would be for the City to open up Ted Northe Lane through Stanley Park to join up with Lagoon Drive, which would need the full study and approval of the Park Board. Council members, please REJECT this grossly inappropriate proposal that is just too far outside the carefully designed West End Plan. West Enders and indeed people around the city will be watching how each one of you votes and remembering when they cast their ballots in the City Election in the fall.</p>	Ethel Mallett		

CD-1 Rezoning: 2028-2038 Barclay Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-17	10:40	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am writing as a very concerned neighbor (REDACTED Barclay St) who will be directly and permanently affected by this proposal.</p> <p>I want to be clear: I am not opposed to hotel development in general. However, this 25-storey commercial tower is completely out of scale for our narrow, tree-lined residential street. The Hotel Development Policy enables hotels—it does not guarantee approval regardless of size, fit, or community impact. Council still has a responsibility to weigh neighbourhood plans and real-world consequences.</p> <p>This lot is simply too small for a tower. It has only 99 feet of frontage, well below the required 130 feet. Forcing a high-rise onto an undersized site is not thoughtful planning—it is overdevelopment.</p> <p>Traffic and safety are also major concerns. Engineering Services does not support the proposed loading and parking plan. There is not enough space for guest vehicles, tour buses, taxis, rideshares, and deliveries. Barclay Street risks becoming a constant loading zone. This is especially alarming because Barclay is one of only four vehicle entrances into Stanley Park. Placing a 248-room hotel at this gateway will create congestion, compromise pedestrian safety, and negatively affect access to our city’s most treasured public space. These impacts must be thoroughly addressed before anything moves forward.</p> <p>This site was already approved for a 10-storey residential building under the West End Community Plan. Doubling the height ignores that plan and the expectations residents relied on.</p> <p>Finally, City staff asked the developer to assemble neighbouring lots to create a more appropriate project. The developer refused. By squeezing a tower onto a small parcel, they are prioritizing profit over good neighbourly planning and permanently limiting the future development potential of surrounding properties.</p> <p>As someone who lives here and experiences this street every day, I urge Council to reject this proposal in its current form.</p>	Jessica Baillie	West End	
2026-02-17	11:09	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>As a 20-something born and raised in Vancouver, I find this proposal truly disappointing. Allowing for this development, particularly in an area with such rich character, sends a message to my generation that the city continues to prioritize developer-driven projects and tourists over creating any liveable residential units for our community. In fact, this project diminishes that number while setting a concerning precedent for future development. A hotel in particular is not suited to this neighbourhood, as the deep sense of community is based on tenants and not tourists.</p> <p>Having voted for Ken Sim in the most recent election, I would be deeply saddened by this rezoning being approved, as Sim repeatedly promised to address housing scarcity and affordability in our city. This feels like the opposite. My peers and I are trying not to lose faith in growing a career, a future and families in this city.</p> <p>Thanks for your time.</p>	Olivia GjervanGjervan	West End	
2026-02-17	11:39	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The West End, West of Denman has high density apartments with very limited vehicle street access and very limited parking. A tall hotel in this location would cause massive traffic jams, disruptions and conflict in the area.</p>	Marsha Ablowitz	West End	

CD-1 Rezoning: 2028-2038 Barclay Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-17	11:48	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>As a resident of Barclay Street and of the West End, I oppose this rezoning application because of the drastic effects it will have on the community and on our natural spaces, as well as the precedent it sets in allowing developers to bulldoze the priorities of a community and the expert opinions of city employees. Barclay is a quiet street that provides access to Stanley Park; this rezoning would inject high volumes of noise pollution and traffic into a space that is not designed to accommodate this. Traffic on Denman Street would become exponentially worse with the addition of 248 hotel rooms, not to mention the staff required to run such as establishment. I ask you to remember who you represent here, because I will certainly remember on October 17th.</p>	Brianna Henshaw	West End	
2026-02-17	11:54	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This development breaks the rules. The site is too small for a tower. It has 99 feet of frontage instead of the required 130 feet.</p> <p>It is unfair to neighbours. By forcing a tower onto a small lot, this project permanently undermines the ability of neighbouring sites to develop their land properly. Staff asked the developer to merge with adjacent lots to create a better project. The developer refused, prioritizing profit over being a good neighbour.</p> <p>Engineering Services does not support the developer's loading and parking plan. There is not enough space for hotel guests and deliveries, which would turn Barclay Street into a permanent loading zone and cause a permanent gridlock.</p> <p>Keep Stanley Park Accessible! Adding a 248-room hotel at a gateway to Stanley Park will increase traffic congestion and **obstruct emergency vehicle access.**</p> <p>Approving a major development at the edge of Stanley Park without a formal impact study is irresponsible. We are calling for a pause so the Park Board can complete a full review. A project of this scale requires a serious plan to protect the park and ensure the public can continue to enjoy the city's "crown jewel" without commercial interference.</p> <p>The City's Hotel Development Policy is a guide, not a mandate that forces Council to approve a rezoning to "enhance protect viability" (the developer's profit margin). You have the authority to pause this decision today. Please defer and require the developer to return with a plan that genuinely enhances the community.</p>	Brianna Thomas	West End	