

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-04	14:02	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	A large, busy hotel will change the nature of the neighborhood from relatively quite residential to around-the-clock commercial. If the city is indeed needing more hotel rooms, then build hotels in areas where there is other commercial activity, not in an old, established residential neighborhood. The Coast hotel on Denman recently switched from hotel to residential. Why didn't the city stop that if hotel rooms are so desperately needed in this area?	Tuija Seipell	West End	
2026-03-04	14:13	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This proposal should absolutely not be accepted for multiple reasons. This quiet residential neighbourhood close to idyllic Stanley Park would be irreperably damaged by the construction process and the operation of a 20+ storey hotel. This area of quiet residential streets - which are narrow and have a newly implemented limit of 30km/hr - simply cannot sustain the level of traffic and noise that would be generated by potentially 500 people a night.</p> <p>Has every single city counsellor voting on this project actually visited the site in person? If not, a vote to support this resolution cannot be given in good faith. It is clear to anyone who looks at the area and its environs that this proposal is simply not feasible, in the short- or long-term.</p>	Mark Ainley	West End	
2026-03-04	14:13	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I want to go on record with my strong objection to this re zoning. It is completely inappropriate to the neighborhood, to traffic circulation and to the well being and accessibility of Stanley Park</p> <p>I urge Council to reject this request for rezoning</p> <p>Your voting record will influence my actions at the next election.</p>	Stan Holman	West End	

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-04	14:45	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear City Council:</p> <p>I am vehemently opposed to the proposed high-rise hotel development at 2030-2038 Barclay St. because it contravenes the protections that have been put in place as part of the West End Community Plan, which were designed to preserve the livability and character of what is essentially a residential neighbourhood. These protections include limiting large-scale developments to designated areas (e.g. north of Robson) and imposing height limits, both of which are being dismissed by this proposed hotel.</p> <p>I fear that this rezoning would set a dangerous precedent that would erode the quality of life that West End residents enjoy. I moved to the West End 16 years ago and haven't looked back since, now owning a two-bedroom condo in which I plan to reside for years to come. I am active in my community as a volunteer and author, including cofounding an initiative called the Sidewalk Supper Project that served home-cooked meals to people living on the streets. Decisions about how this neighbourhood evolves must put residents first, not tourists or developers. We the residents are the ones who make this area special, vibrant, and neighbourly. We help clean the streets once the tourist and event crowds have left; we plant flowers along the sidewalks that these same crowds at times trample on. If there are exceptions made to the West End Community Plan, they should be made to address the housing and affordability crisis in Vancouver by providing more homes for long-term residents, not to benefit developers and visitors who have no interest in the livability of the area.</p> <p>I understand that the city needs more hotel capacity, but the solution is not to build high-rise hotels in residential neighbourhoods that are already contending with high volumes of vehicular traffic (including tour buses), as well as noise and littering caused by visiting crowds. Adding 270 hotel rooms with one ill-planned development would only exacerbate these challenges to insufferable levels. The West End is not part of the downtown core, and I see no reason why large-scale hotel developments can't be concentrated in and around the business and entertainment districts where they belong, especially considering the excess in vacant office and commercial space that exists.</p> <p>This development could also endanger the foundations of neighbouring residential buildings due to the scale of the required excavations, causing greater risk during seismic activity, as well as affect the heron colony that inhabits Lost Lagoon.</p> <p>Please oppose this development in favour of preserving the West End's quality of life and residential character. There are other sites in which a hotel of this size would be better suited. I will remember how you vote for this project when civic elections take place in October.</p> <p>Sincerely,</p> <p>Eddy Tan</p>	Eddy Tan	West End	
2026-03-04	14:53	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Hello,</p> <p>I am writing to oppose this commercial high rise in our residential area. There are enough hotels in Vancouvers downtown core. I have never had any issues at anytime of the year in booking hotel vacancies for my family from out of town to stay and visit me. I lived in the Westend for 6 years. Keep Hotels off the park and off little residential barclay st More affordable residential housing is what is needed to respect the park and demographics of the Westend community.</p>	Jessie Duka	West End	

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2026-03-04	14:59	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Mayor and Members of Council:</p> <p>I urge you to reject the rezoning application for 2030-2038 Barclay St at tomorrow’s meeting of Council (or at any related subsequent meeting).</p> <p>This proposal is seriously out of scale and directly undermines the established zoning and community planning for this location.</p> <p>The main routes in and out (Denman, Barclay and Lagoon Drive) would be unable to handle the significantly increased load of traffic, particularly in the summer months. Denman Street already has daily traffic jams with traffic reduced to a crawl. This in turn would impact community safety as the increased traffic would endanger pedestrians and would also hinder access for emergency vehicles.</p> <p>This application is not a minor variance. It is a wholesale conversion of a residential block into a large-scale commercial hub, and it would set a damaging precedent.</p> <p>I have no objection to there being new development at this address that is in keeping with the current zoning and the West End Community Plan.</p> <p>I respectfully urge Council to reject the rezoning for 2030–2038 Barclay Street.</p> <p>Yours sincerely, Christine Owen Long-time West End resident, property owner and ratepayer.</p>	Christine Owen	West End	
2026-03-04	15:16	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am writing to formally record my strong opposition to the proposed 25-storey rezoning at 2030 Barclay Street.</p> <p>While the application is cloaked in the language of "hotel revitalization," a forensic look at the floor plans and the operational logistics reveals this proposal to be a "Trojan Horse" development.</p> <p>This application appears designed to circumvent the West End Community Plan and rely on the Hotel Development Policy to pull off a "Bait-and-Switch" strategy.</p> <p>"Apartment in Disguise" (The Bait-and-Switch) Hotel or a shadow-apartment? By proposing 220 long-term units, the developer is clearly building housing but calling it a hotel to avoid the West End Plan’s residential requirements. Council should reject this attempt to circumvent the rules that every other residential builder must follow."</p> <p>The Loophole: By labeling these as "hotel units," the developer avoids the tenant protection, social housing contributions, and rental tenure requirements mandatory for residential towers in the West End.</p> <p>Parking: The proposal offers only 55 parking spaces for 248 units. While technically allowed under hotel zoning, it is a farce that essentially offloads the developer’s parking costs onto the neighbourhood’s already strained on-street permit system."</p> <p>The Exit Strategy: As seen with the Coast Plaza conversion, we anticipate this project will "fail" as a commercial hotel shortly after completion, only to return to Council for a conversion to market-rate rentals—having already bypassed the height, density, tower-separation and parking rules that apply to residential builds.</p> <p>Don’t be fooled - vote “no” or defer pending a revised application.</p>	Mark Jan Vrem	West End	

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2026-03-04	15:20	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>In opposition to the rezoning:</p> <p>*I was curious about the number of 'in support' voices and did a rough count: 80 plus folks and businesses live outside of Vancouver, or in outlying neighborhoods, or did not say where: ie 90% of 'supporters' will NOT be directly affected. In contrast over 300 west end community members and 6000 petition signers are opposed and WILL be directly affected.</p> <p>* The Supreme Court has ruled that a Stanley Park impact assessment be conducted. I am concerned that an "end run" around the Parks Board may result in costly litigation.</p> <p>* Thank you for your respect of a clear citizens voice and due process.</p>	Jane Templeman	West End	
2026-03-04	15:37	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am a resident of Barclay, one block away from the site being considered for re-zoning. I had written with my reasons for opposing this project previously but this time would like to comment on the potential for this 'hotel' building to be a smoke screen for residential units. We know the project is predominantly long term stay suites. There is a rumour circulating that the developer does not intend for this to be a successful hotel, but instead wishes to sell the suites as an end game.</p> <p>I'm not saying this is true but, not knowing if this would be legal or if the City has the means to prevent it, the rumour concerns me. If the hotel does fail, the 25 storey building is not going away and the neighbourhood will be changed forever.</p> <p>Robert Lange</p>	Robert Lange	West End	
2026-03-04	15:45	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am all for more housing, but I am against more rental and short term housing in a small artery area like the West End. Not to mention in an already difficult area to find reasonably priced living arrangements. I am primarily concerned about the increase in traffic and noise, but also not understanding what Vancouver needs right now versus a pure profit development.</p>	Brian Vidovic	West End	

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2026-03-04	16:06	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This rezoning application ignores the West End Community Plan and If Council approves this, the West End Community Plan – the 30-year plan resulting from community negotiation leading to the plan’s adoption in 2013 – is functionally dead. It could set a harmful precedent for future developments. It signals to every developer that they can ignore height limits and neighborhood character as long as they call their project a “hotel”.</p> <p>The project disregards the West End Community Plan’s objectives for neighborhood preservation. It violates multiple policies, including height restrictions, land use and community character guidelines. Once again, like the situation with 111 Broughton Street, the city is trying to ram a massive building onto a small site. The site is only 99 feet wide, failing the city’s own 130-foot requirement for a tower this size.</p> <p>The development breaches the West End Community Plan’s spatial framework, which directs high-density growth to corridors, locations near transit and convention centres, not residential enclaves.</p> <p>The infrastructure of Barclay Street was never designed for the commercial intensity of a 248-room hotel. The City’s own staff reports have acknowledged that this scale of commercial activity risks the “long-term erosion of neighbourhood livability.” It would introduce continuous turnover, commercial activity, ride-hail, and delivery traffic incompatible with the neighborhood. And it would increase congestion, create parking shortages and traffic gridlock on a street that already has significant traffic backups, especially on Denman Street, during peak hours.</p> <p>No comprehensive environmental impact assessment has been provided to address the ecological concerns. The environmental consequences, especially regarding Stanley Park and local wildlife, due to the proposed development could be catastrophic. A massive hotel on the site will potentially harm the Stanley Park’s ecology, home to protected species like the Herons as well as other wildlife in the park.</p> <p>Finally, it ignores the concerns of the citizens and taxpayers at the expense of placating the interests of the developers.</p>	Diane Cote	West End	
2026-03-04	16:12	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I urge Council to listen to the 6,000 residents who signed the petition rather than a handful of industry insiders. This project is the definition of a 'Square Peg in a Round Hole.' It breaks the rules on frontage, separation, and loading. Vote NO and protect the integrity of the West End."</p> <p>Written submissions from actual neighbours are currently running 3-to-1 against this project. Council's primary duty is to represent the West End residents who must live with the consequences of this commercial intrusion, not the lobbyists who stand to profit From it.</p>	Len Satov	West End	
2026-03-04	16:15	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The West End RM-5 Guidelines emphasize the preservation of 'tranquility' and 'sunlight access'. A 25-storey tower mid-block will cast massive shadows over established apartments and destroy the quiet character of our street. This is a commercial intrusion into a mature residential sanctuary."</p> <p>The applicant’s shadow studies indicate significant new impacts on Stanley Park and adjacent residential units. For seniors who rely on sunlight and quiet enjoyment of their neighbourhood, this 83-meter tower represents an unacceptable loss of livability.</p>	Len Satov	West End	

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2026-03-04	16:18	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Replacing the boutique 4-storey Rosellen Suites with a 25-storey tower isn't 'renewal' — it's the destruction of the West End's transition from downtown to park. This scale is entirely inappropriate for a quiet, tree-lined residential block and ignores the established character of Barclay Street. The existing building contributes to the residential fabric of the area, whereas a 25- storey commercial hotel introduces a level of turnover and scale that is structurally incompatible with this mid-block enclave. Council should preserve the "calm, residential setting" that defines this part of the West End.	Len Satov	West End	
2026-03-04	16:23	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Under Parking By-law Section 7, Class B passenger spaces are specifically for 'custom transit vehicles.' For a 248-unit hotel, providing zero Class B or C passenger spaces is a failure of accessibility for seniors and travellers with mobility challenges who rely on accessible vans and shuttles. Without off-street passenger bays, seniors and those with disabilities will be forced to board or disembark in the street amid traffic. This design directly ignores the needs of vulnerable populations in a neighbourhood with one of the highest senior populations in the city.	Len Satov	West End	
2026-03-04	16:26	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	While 6,000 residents signed a petition against this, the 'support' letters are largely from industry insiders and non-residents. Council must prioritize the lived experience of the West End community over a coordinated commercial lobby that doesn't live with the consequences. Industry lobbyists are pitching this 25-storey tower as a "social necessity," but neighbours know it is a commercial "square peg." Council should weight the opposition of thousands of West Enders more heavily than form-letter support from outsiders.	Len Satov	West End	
2026-03-04	16:29	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	The West End is a mature, tranquil community. Introducing a street-level restaurant and high-turnover commercial hotel rooms into a residential sanctuary like Barclay Street is a direct assault on the 'quiet enjoyment' and safety of local seniors who walk to the park daily. High-turnover ride-hail activity and late-night commercial servicing are structurally incompatible with a quiet residential street. Seniors deserve the "predictability and livability" promised in our Community Plan, not a 25-storey commercial invasion.	Len Satov	West End	
2026-03-04	16:51	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Last summer I recently moved to 2045 Barclay Street (across proposed hotel) and I strongly oppose this hotel. The reason I oppose is it is for the preservation of the community and for concerns with traffic and parking. I attended the last council meeting and the proponent believed 70 stalls is enough spaces for 100 rooms with 25 floors of hotel space. This also does not consider the people and noise with the proposed restaurant on ground floor. This is a safe, quiet residential space that is also important to the neighboring environment by Stanley and lost lagoon. Additionally, it is at the heart of one of the core tourist attractions for vancouver and what we love so much here. The end of the street is a dead and one of the few access points to the parking lot by Stanley. Also it should be mentioned there is already road blockage with ongoing traffic with the city and the water withdrawal revamp. I dont believe the proponent has actively followed through on commitments during proposal stage such as engaging and listening to the community. Due to this I am doubtful they will listen during the construction once granted approval. I love the community here and I think hotels are important and needing I can understand why this location would be considered initially but I dont this proponent or the timing is the right choice for this location.	Taleya Ouellet	West End	

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2026-03-04	17:16	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>You cannot shoe-horn in a giant tower, deep into seismically risky ground, with insufficient lot size, overriding the long-standing RM-5B residential zoning for the block and expect residents to be happy. You cannot override established plans in favour of a single private development rather than community – guided city planning. If you let this through, then what comes next?</p> <p>We support hotel growth – just not here – and here’s why: The BC Hotel Association recommends downtown and commercial corridors for commercial hotels and 6-8 story boutique hotels in our area. Not a tower. The Broadway corridor, and Downtown, near the Cruise ships, where transport is already established. These areas are already cleared for high density. These better choices would support long term hotel supply more effectively. There are too many problems and sensitivities in an area like Stanley Park, too many red lines being crossed. We don’t want our skyline “filled in”. Thanks. We’re already dealing with the huge water main project which negatively impacts us daily. We call for a moratorium on large west end development until the water main is completed in four years. We will not tolerate the exploitation or mismanagement of our quiet residential neighborhood. Anyone can see how inappropriate and damaging a large commercial hotel would be bringing significantly more traffic, taxis, tour buses, ride-hailing activity, especially in an area not designed or approved, for commercial hotel traffic. Why has there been no Open House, no proper public consultation and overall transparency? Why has there been no consultation with the Parks Board? We care about planning coherence. We expect you to uphold planning coherence. We are aware of what’s going on and what’s at stake and will express ourselves in the next election. How can you approve a project that isn’t good for the West End? Sure – let’s build more hotel rooms, let’s evolve and embrace prosperity and the future – but not at the expense of our regulations, ethics, or compromising our neighborhood’s character, the very thing that attracts people here in the first place. There is already a surplus of density approved in Vancouver that is not being built. Hotels that have failed. Some developers are forced to pull out because their projects are no longer viable.</p>	Holly Burke	West End	
2026-03-04	17:18	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Council,</p> <p>Rosellen Suites is a four story boutique hotel that was built over sixty years ago, changing it to a 25 story commercial hotel property, would be totally inconsistent with the zoning and nature of the neighbourhood. It would create noise and traffic issues that would have a negative impact on many other residences. Please do not allow this to happen.</p>	Edward Belvedere	West End	
2026-03-04	18:10	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I worry this will split the West End with a commercial corridor down Barclay. This fracture will be used to justify, and eventually demand, further non-residential development.</p> <p>Living nearby, I also share the concerns of others. There will be noise noise and traffic, including along Park and Lagoon Drives.</p> <p>Another concern is that Stanley Park is too close and will be degraded by after-hours misuse.</p>	Paul Wilford	West End	
2026-03-04	20:12	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I dont want the noise & the traffic, we dont have big streets for that, we need places to live no hotels, we already have around why more?</p>	Yesilia Vidovic	West End	

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2026-03-04	20:21	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Hello, I live just 2 blocks over from this proposed development site. My husband and I specifically chose this neighbourhood because of its proximity to the park and amenities, and its quiet established feel. We were assured by realtors at the time of purchase that city bylaws were in place to strictly limit the number of floors that any proposed new build west of Denman could be. We understand council's decision concerning the new hotel policy and are not opposed to a new hotel replacing the existing Rosellen Suites. However, any new hotel must respect the height limits/floor restrictions that are in place and be built in such a way that it fits in with the rest of the neighbourhood.	Rebecca Hansen	West End	
2026-03-04	20:29	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This proposed hotel does not fit with the West End Plan or neighbourhood. Replacing a quiet four storey 27 suite boutique hotel without amenities, with a 25 storey hotel with full amenities including outdoor bar and restaurant completely contravenes the West End Community Plan, which was developed as a democratic, iterative neighbourhood engagement plan. Stating that the Hotel Development Policy supersedes all other city plans and policies does not make it so. It is appalling that such language is even included in a hastily drafted, flimsy 7-page document for the city, as though it is some royal decree. Suddenly we are no longer in a democracy but under authoritarian rule by city planners. A city council who supports this hotel proposal are derelict in their duties and not listening to the residents and tax payers of our community.</p> <p>Why not just build a high rise hotel the middle of Point Grey??? It makes no sense. This location is west of Denman and NOT downtown. The current traffic congestion for commuters heading to the Lion's Gate bridge is already bad. Such a hotel will bring even more traffic to Denman and neighbouring streets, which are already congested. There will be numerous vehicles including tour buses, delivery trucks, taxis, ubers and rental cars. The high increase in transient visitors will increase noise, crime, rodents and litter. Nothing about this high rise hotel fits with the neighbourhood, West End Community Plan or even the city's own FSR policy. This hotel will be 4x the stated policy density. The City's own staff reports state that this scale of commercial activity risks the "long-term erosion of neighbourhood livability."</p> <p>Build hotels, but not in that location. How about all those empty kennel condos in the high rise density forced upon us by city planners? Lots of other more appropriate locations than a quiet residential low key street with a daycare and schools nearby.</p> <p>Increasing transient density helps nobody. Listen to the people who live here, pay taxes here, and vote here. We are the people who make Vancouver and this neighbourhood the city that was once known as the most liveable city. Not anymore. City planners are systematically destroying the beauty and liveability of Vancouver, trying to turn it into a congested wall of high rise blocks of expensive cramped units that not only are soulless, but increasingly block out the natural beauty around us that makes this city so unique. Stop 2030 Barclay!</p>	Yasmin Miller	West End	
2026-03-04	20:38	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Hi there, my name is Ali Kouki resident of the West End for the past 13 years. I cannot believe that an application permit for this enormous hotel on a very small lot close to Stanley Park, which is a Vancouver icon, is even being considered by the City Council! I see this as encouraging the rich to do what they want, breaking the rule of law (there are height and floor space ratios which are blatantly being ignored) and inviting others to do the same. I am not against building hotels but you need to ensure that you don't create undesirable precedents and an environmental disaster in the area. I therefore totally oppose this application. Thank you.	Ali Kouki	West End	

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2026-03-04	21:40	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>To Mayor and Council,</p> <p>I am writing to express my opposition to the proposed rezoning at 2030–2038 Barclay Street.</p> <p>One aspect of this proposal that deserves careful consideration is fairness within Vancouver’s planning framework. The property is currently zoned RM-5B, which establishes clear expectations for building height, density, and land use within the neighbourhood west of Denman Street.</p> <p>Approving a substantial tower through a site-specific CD-1 rezoning would grant this particular property development rights that are significantly different from those available to surrounding property owners under the same zoning.</p> <p>When one property is granted a large exception from established zoning rules, it inevitably raises questions of fairness and consistency. Other property owners in the area may reasonably ask why similar opportunities should not apply to their sites as well.</p> <p>Zoning bylaws are intended to provide a consistent framework that applies equally across a neighbourhood. Approving major exceptions for individual sites risks creating uncertainty about whether those rules are still being applied in a fair and predictable manner.</p> <p>For these reasons, I respectfully urge Council to carefully consider the broader implications of granting such a significant zoning exception for a single property.</p> <p>Sincerely, Paul Woodman West End Resident</p>	Paul Woodman	West End	
2026-03-04	21:48	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Hello!</p> <p>The West End west of Denman is currently moderate residential buildings. The Sylvia is the only hotel and is close to the beach. It is a moderate building.</p> <p>Putting a large hotel as is planned into the middle of the West End will completely change the area and set a precedent for others to follow.</p> <p>This must not be allowed to happen. You would not appreciate a hotel directly beside your house or apartment I'm sure. Keep hotels in an already established hotel district.</p> <p>Thanks. Maria</p>	Maria Morlin	West End	

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2026-03-04	21:55	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>To Mayor and Council,</p> <p>I am writing to express my opposition to the proposed rezoning at 2030–2038 Barclay Street.</p> <p>One concern that deserves careful consideration is the long-term effect this decision may have on the interpretation of Vancouver’s planning policies.</p> <p>The West End Community Plan established a clear framework for the neighbourhood, identifying areas west of Denman Street as primarily residential areas characterized by mid-rise development. This framework was developed through extensive consultation and was intended to guide development decisions over many years.</p> <p>Approving a high-rise tower through a site-specific exception risks gradually changing the meaning of that policy without formally updating the plan itself. Once such an exception is approved, future applicants will understandably point to it when seeking similar approvals.</p> <p>Over time, this can lead to a slow erosion of the planning framework that residents relied upon when participating in the community planning process.</p> <p>If the City believes that the appropriate scale of development west of Denman should change, that discussion should occur through a transparent update to the West End Community Plan, with full public engagement, rather than through a single project-specific rezoning.</p> <p>For these reasons, I respectfully urge Council to carefully consider the long-term implications of this decision for the integrity and clarity of Vancouver’s planning policies.</p> <p>Sincerely, Paul Woodman West End Resident</p>	Paul Woodman	West End	

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2026-03-04	21:59	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I understand that Vancouver needs more hotel rooms and that the Hotel Development Policy exists to encourage that supply. I understand that staff have recommended approval in principle, and that Council may reasonably be inclined to follow that recommendation. I am not opposed to development on this site. I would support a hotel here that respected the planning framework the City has put in place. What I cannot support is a proposal that the referral report's own Table 1 shows does not meet expectations on height, density, lot frontage, shadowing, tower separation, and land use -- and that would directly compromise the development potential of neighbouring properties.</p> <p>The site is not large enough for what is being proposed. The lot has only 30.1 metres of frontage -- well below the 39.6-metre minimum the West End Community Plan requires for tower development. Staff recommended early in the process that the applicant explore consolidation with adjacent properties. The applicant did not pursue consolidation. The result is a proposal that cannot meet basic urban design standards: tower separation falls to 6.1 metres against a 12.2-metre minimum, floorplates exceed what the Plan sets out, and setbacks are inadequate.</p> <p>The referral report acknowledges that these conditions will limit future developability of neighbouring sites -- extending required setback zones over 60% of 2010 Barclay and 100% of 2040 Barclay. Neither property could redevelop to the maximum conditional heights and densities their existing RM-5B zoning permits. How does a hotel development that cripples the development potential of its neighbours satisfy the Hotel Development Policy's own requirement to consider livability of adjacent residential buildings and other urban design considerations?</p> <p>It is worth remembering that a 10-storey residential building went through the Development Permit Board process for this site in 2018 (DP-2018-00694), with a staff recommendation for approval. The staff analysis for that application confirmed compliance with the 24.4-metre tower separation requirement from adjacent buildings. The site can accommodate a building that meets the City's own urban design standards. The current proposal cannot: the referral report acknowledges that increased tower separations "would impact project viability and are not sought." The demand for 25 storeys is a commercial preference, not a planning necessity. The referral report repeatedly invokes "project viability" to justify relaxations -- but project viability is defined by the applicant's chosen building form, not by the site's constraints. A different building on this site could meet the City's standards; this one cannot. Council should not relax the planning framework to make a specific business case work.</p> <p>The conditions of approval ask the applicant to explore mitigating some of these impacts at the development permit stage. But how can conditions imposed at a later stage fix the fundamental problem that the site is too small for a 25-storey tower? They cannot redesign the lot's geometry, create the tower separation the frontage does not allow, or undo the shadowing the height produces.</p> <p>The West End Community Plan was developed through extensive public consultation and deliberately designated the West of Denman area as not anticipated to undergo significant change. If Council approves this application, the message is that any community plan can be overridden whenever a sufficiently motivated applicant finds a policy exception to exploit -- and every neighbourhood that participated in good faith in a planning process will have reason to wonder what that process was worth.</p> <p>I respectfully ask Council to refuse this application.</p>	Gaurav Sukhija	West End	

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-04	23:27	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Please see attached PDF documents.	Jon Morley	West End	Attachment 1 Attachment 2
2026-03-05	00:31	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Mayor and Council:</p> <p>The City Planners may think it's a good idea to inject 248 rooms worth of guests with regular turn over here West of Denman.</p> <p>Luckily, they aren't the ones who were elected to work for our quality of life in Vancouver. That would be you!</p> <p>Did the Planners report to you on the stress this will cause our streets with supply, service and tour vehicles too? Or bars and restaurants plunked between our little old homes? Idling buses and cabs? Parking? How unnerving for the residents nearby as we know zoning changes like this can obliterate giant blocks of low rise buildings in the near future. Sounds heartless to me. Our City has voted repeatedly for affordable housing and an end to homelessness. It's not the right place for a giant hotel. I oppose the hotel tower at 2030 Barclay and with your electorate in mind, I hope you do too.</p> <p>Sincerely, C Korm</p> <p>Additional comments submitted on March 5, 2026:</p> <p>As residents West of Denman, we watched the meeting on February 19th with interest. Even more now, I don't believe this high-rise hotel is a good idea for 2030 Barclay St.</p> <p>One counsellor asked "Would new Canadians be able to stay there?" and "Will there be jobs?" Of course, the answer was yes but there are no promises that many will be able to afford to stay or work there. New style hotels like Sonder hire outside of unions meaning it's more like Air BnB type gig work, not necessarily good jobs. Guests will pay a fortune to stay there for the location but also since the nearby 42 storey Landmark on Robson St was demolished and the 32 storey Coast on Denman St was taken off the hotel market. By the way, high-rise hotels belong on main arteries with viable laneways and parking.</p> <p>One city planner said a rental building would indeed be allowed here but just not 25 storeys. If that's too tall for a rental building, why is it at all appropriate for a 25 storey, 248 room hotel with next to no street access? I don't believe wealthy tourists will be walking to the hotel.</p> <p>The fact that Marcon didn't even try to plan a driveway or pull-out on Barclay St should be the deal-breaker alone. Will they need to back trucks and buses down the narrow residential back alley that dead-ends at Stanley Park? As you know, nothing has been done with the closure of Beach Ave leading to little Barclay St being one of the only ways out of the park whether traffic is coming from the Georgia St, North Vancouver or English Bay entrances.</p> <p>I don't believe Marcon and friends should be rewarded on such a flimsy plan that breaks all of the established guidelines. Please vote against it.</p>	C Korm	West End	

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

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2026-03-05	07:28	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am opposed to granting any increase in height or density to this site for hotel use. The existing building was constructed initially for residential use. Somehow commercial hotel use gained a foothold on this site, even though the underlining zoning is expressly residential.</p> <p>The City's policy to allow rezoning for additional height and density for new hotel space is a good policy, but it should only apply to commercially zoned sites, such as those in the downtown where recent hotel rezonings have occurred or along commercial streets such as Broadway or Robson.</p> <p>While there are existing high-rise towers in the vicinity, they are spaced generously and have adequate setback from adjacent buildings. The proposed tower has minimal setback and would preclude adjacent sites from also having tower forms.</p> <p>The existing hotel, being small in scale, likely functions with not much impact on the surrounding residential area. However, the scale of the proposed hotel, with its number of rooms, would most certainly have tremendous impact on this block of Barclay Street. It should be located on a commercial street.</p> <p>Please do not allow this anomalous hotel use to grow completely out of proportion to its setting by granting it a CD-1 rezoning.</p>	Michael Naylor	West End	
2026-03-05	08:13	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>City Council must listen to the community (6,000+ signatures opposed) and oppose this application for a building which breaks several rules. The city requirement is for 130' wide for a tower this size but the site his only 99'. With a 248 hotel the access to Stanley Park will become traffic congested. Where do emergency vehicles go? The loading zone is not clear and it will impact neighbours and the area in a detrimental way. There are several other areas where this hotel should be built in more commercial areas like the Burrard corridor and downtown. The negative impact on the heron colony would be huge. The noise and traffic from so many vehicles serving a hotel this size is not feasible for a residential neighborhood. We need more rental housing in this area not a luxury hotel. Changing the rules solely to make a project profitable for a developer is unacceptable. The support for this project is only from people who do not live in Vancouver. Macron has made no effort to explain how to deal with the problems with this project to the community or council. I urge Council not to approve this project please.</p>	Susan Gerken	West End	
2026-03-05	08:17	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>please, please listen to the residents of the West End!!! This development is simply WRONG if we want to keep the city liveable and the park a place of refuge.</p> <p>I will definitely vote and work against those who approve this application in the next election.</p>	Santa Aloio	West End	
2026-03-05	09:33	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>There is no logic to build such a massive structure in the middle (literally) of a residential street that is lined with older building structures.</p> <p>I am hopeful that common sense will prevail and this project will NOT proceed.</p> <p>The mayor has made some very questionable choices lately, now is the time for a smart decision.</p>	Linda McGrath	Downtown	

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2026-03-05	09:50	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	I strongly appose this application. The proposed 29 storey tower for a 248 room hotel is completely unacceptable for this site. The city requirement rule of 130' wide frontage for a tower this size must be followed. The site is only 99'wide. In addition the access to Stanley Park will be negatively impacted with loading serving this hotel causing traffic congestion serving. It also impacts the neighbouring buildings and area. We need affordable housing here not a luxury tower. There has been no proper public assessment. There is massive support from Vancouver residents and tax payers to reject this proposal. Council must reject this proposal.	Garth Munro	West End	
2026-03-05	11:04	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	The West End neighborhood is about Nature, quality of life and peace. A hotel would disrupt the community, have impact on pedestrians (kids, elderly people, and pet owners), infrastructure (more cars, more tourist buses, not enough public transportation). Also, a high rise building would change the landscape and this could mean more hotels and multi-story buildings in the future, completely changing the neighborhood character.	Everton Vidal Vieira	West End	
2026-03-05	11:31	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	As a resident of Barclay St. Vancouver I'm opposed to the rezoning. You have all read the many reasons this should not be allowed. I will just say the developer has tried everything to get by the requirements needs as listed in the West End plan, ignoring the existing by laws such as 6059, by laws requiring class C passenger loading spaces. But the worst is how he and you people could ignore the lot size needed to build the tower, should you pass this rezoning application. 31 feet short of the REQUIRED 130 feet is huge, resulting in parking problems that can't be resolved. A total inconvenience for those living on Barclay St. And anyone using that street. Please vote no on the rezoning application. Remember the 6000 + people that took the time to sign the petition. We will remember what happens come November.	Joyce Cook	West End	
2026-03-05	13:14	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	As a resident of the West End, in a low-rise building on Gilford Street, I strongly oppose the rezoning application for 2030 Barclay Street. The proposed plan does not fit the site nor the neighborhood. This is a monumental commercial enterprise in the middle of a 100% residential neighborhood. I understand the need for more hotel rooms in the City of Vancouver but putting a commercial structure of this magnitude will have a devastatingly negative impact on the quality of life in the surrounding area: increased traffic, noise, shadowing of nearby structures, impinging on and restricting the future development of adjacent buildings are a few of the glaring problems with this proposal. Turning the existing four-storey boutique hotel with 27 suites into a 25-storey tower with 248 rooms, an outdoor restaurant and roof-top pool and lounge area is not what the Hotel Development Policy had in mind, I'm pretty sure. Upgrade or renovate the existing structure by all means but please pay attention to the existing neighborhood, its residents and the West End Community Plan.	Eleni Chrones	West End	