

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-05	13:17	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Members of Vancouver City Council,</p> <p>I am writing as a West End resident deeply concerned about the proposed rezoning for a 25-storey, 248-room hotel at 2030 Barclay Street. This project is a stark example of the City’s reckless push for overdevelopment at a moment when Vancouver’s housing and rental markets are in clear decline, with falling prices, plummeting rents, and thousands of empty condos sitting unsold. Approving yet another massive hotel tower will waste taxpayer dollars, destroy the residential character of our neighbourhood, and make this city even more unlivable and unaffordable for those who actually call it home.</p> <p>Vancouver’s real estate market is softening dramatically. Benchmark home prices have dropped 5.7% year-over-year, with condo values sliding back to levels not seen since 2018 in many segments. Asking rents have fallen sharply—down 9.2% in the past year alone to around \$2,630 for apartments, and by as much as 16.5% over the last three years in key categories. Greater Vancouver’s purpose-built rental vacancy rate now stands at 3.7%, the highest in decades, driven by a flood of new supply. Meanwhile, an estimated 2,500 to over 5,000 newly completed condos remain unsold and empty across Metro Vancouver—roughly double the number from a year ago—contributing to price reductions of up to 20% from recent peaks in some areas. These vacant units could readily be adapted or rented out to meet any genuine short-term accommodation needs, especially during high-demand periods like the 2026 FIFA World Cup. Instead of building new hotels on residential land, the City could simply regulate short-term rentals more effectively to unlock existing inventory without permanent, high-impact construction.</p> <p>Yet Council continues to approve projects like 2030 Barclay, squandering public resources on infrastructure that will strain our already overburdened streets and services. This site—only 99 feet wide—falls well short of the City’s own 130-foot minimum frontage requirement for towers of this scale, as outlined in the West End Tower Form, Siting, and Setbacks Bulletin. The proposed 289-foot height exceeds the 190-foot zoning limit by nearly 50%, delivering 450% more floor space than permitted under RM-5B zoning and the West End Community Development Plan. Approving such a clear violation sets a dangerous precedent and erodes the protections that preserve our low- and mid-rise residential character.</p> <p>The environmental and safety impacts are equally alarming. The site lies within the 260-metre development buffer and 1,000-metre excessive noise zone for the Stanley Park heron colony—one of North America’s largest urban heron nesting sites.</p> <p>Construction and the towering structure risk disrupting nesting and causing colony abandonment. Traffic from tour buses, taxis, ride-shares, deliveries, and waste trucks will gridlock narrow streets like Robson and Denman, endangering pedestrians (including schoolchildren) and potentially blocking emergency access to Stanley Park. In Vancouver’s highest seismic risk area west of Denman, the tower’s weight and four levels of underground parking could compromise adjacent older buildings—a critical risk the application fails to adequately address.</p> <p>This pattern of gradual erosion is what I call the “boiling frog syndrome.” The City has been removing parking spaces one at a time—through parklets, patios, bike stations, curved intersections, and zone fragmentation—making the loss seem barely noticeable until residents are circling blocks for 10+ minutes just to park near home. Permit costs have climbed to nearly \$500 annually, legacy rates are being phased out, and license plate recognition enforcement squeezes more revenue while isolating seniors, disabled residents, and families who depend on accessible parking. Adding a 248-room hotel will push this crisis</p>	Shirley Alwis	West End	

to the breaking point, transforming our quiet residential lanes into noisy commercial thoroughfares under the pretext of economic growth.

We have compiled substantial evidence showing the City has repeatedly approved developments that contravene its own zoning rules, frontage requirements, separation distances, and loading standards—often on undersized sites—while claiming discretion under broader policies. Such inconsistencies provide strong grounds for judicial review, as demonstrated by successful challenges in cases like the Kitsilano Coalition’s win in the BC Court of Appeal (2024) against unconstitutional rezoning overrides, and other precedents where courts have overturned decisions for procedural unfairness, ultra vires actions, or unreasonable disregard for established guidelines. We are prepared to pursue legal action to hold the City accountable for misusing taxpayer funds and violating its own planning framework.

I implore Council to reject the rezoning for 2030 Barclay Street immediately. Stop prioritizing developer profits and tourism over residents’ quality of life. Enforce zoning rules consistently, redirect focus to utilizing existing empty condos and regulating short-term rentals responsibly, and preserve what remains of the West End’s livable, human-scaled character before it is lost forever.

Thank you for your serious consideration of these concerns. Vancouver’s future depends on decisions that put residents first.

Sincerely,

Shirley Alwis
[Redacted]
Vancouver BC [Redacted]

Bibliography:
<https://stop2030barclay.ca/about/> <https://dailyhive.com/vancouver/vancouver-new-hotel-development-policy-approved> <https://guidelines.vancouver.ca/policy-hotel-development.pdf> <https://vancouver.ca/news-calendar/updated-policy-for-new-hotel-developments-april-2025.aspx> <https://www.ctvnews.ca/vancouver/article/west-end-residents-rally-against-proposed-27-storey-hotel-near-stanley-park/> <https://www.biv.com/news/real-estate/calls-grow-to-ease-vancouver-short-term-rental-rules-ahead-of-fifa-world-cup-11169173> <https://clearairbc.ca/Documents/visibilty-tourism-mcneill.pdf> https://assets.simpleviewinc.com/simpleview/image/upload/v1/clients/vancouverbc/Destination_Vancouver_Residents_Perceptions_of_Vancouver_s_Tourism_Industry_Infographic_Dec_2023_Updated_1_5e6655d6-2258-48c4-b8c3-0a840a5d9e6e.pdf <https://www.biv.com/news/real-estate/rents-falling-in-bc-as-demographic-changes-curb-rental-demand-says-report-11937629> <https://vancouver.citynews.ca/2026/02/18/rental-prices-in-metro-vancouver-continue-sliding-report> <https://dailyhive.com/vancouver/rent-vancouver-lowest-rate-rentals-jan-2026> <https://rentals.ca/national-rent-report> <https://news.gov.bc.ca/releases/2026HMA0001-000024> <https://www.cbc.ca/news/canada/british-columbia/unsold-condos-metro-vancouver-bc-2025-1.7647776> <https://vancouver.sun.com/business/real-estate/metro-vancouver-empty-condos-why-unsold> <https://ca.finance.yahoo.com/news/experts-alarmed-over-2-500-191400962.html> <https://dailyhive.com/vancouver/metro-vancouver-fraser-valley-homes-sale-statistics-january-2026> <https://wowa.ca/vancouver-housing-market> <https://www.biv.com/news/commentary/bryan-yu-bc-housing-market-is-weaker-than-the-numbers-suggest-11791229> <https://www.canadianmortgagetrends.com/2026/02/vancouver-home-sales-continue-sluggish-pace-to-kick-off-2026-real-estate-board> [2/12](https://www.mpomag.com/ca/mortgage-industry/industry-trends/whats-in-store-</p></div>
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2026-03-05	14:42	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Mayor and Councils,</p> <p>I am writing as a resident of the West End to express my strong opposition to the proposed rezoning and development at 2030 Barclay Street to allow a 25-storey commercial hotel tower.</p> <p>1. Mismatch with Residential Character Barclay Street is a quiet, residential block surrounded by low- and mid-rise apartment buildings. The introduction of a 25-storey hotel — far taller and denser than the surrounding fabric — would drastically alter the character of the neighbourhood and diminish the peaceful environment residents value. Existing zoning limits are intended to preserve this residential scale. This proposal exceeds those limits in a fundamental way.</p> <p>2. Out of Step with Area Planning This rezoning seeks to overturn the long-standing RM-5B residential zoning and established community planning policies. Such a significant commercial intrusion should not proceed through a recently introduced hotel policy when a 10-storey residential condominium project was previously approved and aligned with the area plan. Approving this application would undermine public trust in planning integrity and set a concerning precedent for future spot rezonings.</p> <p>3. Traffic, Noise, and Safety Concerns A hotel of this scale — with hundreds of rooms, restaurants, rooftop amenities, and associated service traffic — will introduce congestion, noise, and logistical strain incompatible with a residential street. Local roads and infrastructure were not designed for this intensity of commercial activity. Increased vehicle movement will directly affect pedestrians, cyclists, seniors, and children in the neighbourhood.</p> <p>4. Impact on Neighbourhood Livability The height and massing of the proposed tower will block sunlight, reduce privacy, and create wind impacts that diminish daily livability for surrounding residents. Introducing high-intensity commercial use steps from Stanley Park — a treasured public asset — without proportional infrastructure planning or neighbourhood consensus further erodes confidence in the process.</p> <p>5. Clear Public Opposition There is significant community opposition to this project. Residents have submitted petitions, letters, and public comments expressing consistent concern. When large developments are proposed outside established planning frameworks, sustained civic engagement matters. In the recent Kitsilano rezoning debate over a 13-storey proposal, hundreds registered to speak and thousands submitted feedback over time — ultimately influencing the outcome. Community voices are not symbolic; they are integral to responsible governance.</p> <p>Beyond policy and precedent, this issue is deeply personal.</p> <p>Imagine your parents — retired after a lifetime of work — choosing to settle in a quiet West End neighbourhood near Stanley Park because it is residential, walkable, and stable. They</p>	Masa Ishida	West End	

				<p>trusted the zoning. They trusted the planning framework.</p> <p>Now imagine a 25-storey commercial hotel tower approved directly beside their home.</p> <p>Not modest infill. Not contextual growth. A tower-scale commercial development on a residential street.</p> <p>Would you tell them their sunlight, privacy, and daily peace are negotiable?</p> <p>Would you tell them long-standing zoning protections can be rewritten overnight?</p> <p>We are not abstract policy statistics. We are long-term residents. We are seniors planning to retire here. We are families who built our lives under the existing rules.</p> <p>The existing Rosellen Suites at Stanley Park has coexisted for decades as a modest four-storey building. No one is challenging its historic presence. But replacing it with a 25-storey commercial tower is not continuity — it is a dramatic escalation in scale and impact far beyond what this block was ever intended to absorb.</p> <p>Across from 2030 Barclay Street, residents created a small community plaza and courtyard during the pandemic — a space where neighbours, seniors, Indigenous families, single parents, young children, and even four-legged family members gather and support one another. A real community has formed here. That social fabric deserves protection.</p> <p>This is not anti-development. This is pro-livability. This is pro-planning integrity. This is about honoring the social contract between City Hall and the residents who relied on established zoning when choosing to live here.</p> <p>If this precedent is set here, what prevents similar exceptions throughout the West End?</p> <p>For these reasons, I respectfully urge Council to vote NO on this rezoning application and request that the developer return with a proposal that genuinely fits the residential character and long-standing planning framework of this neighbourhood.</p> <p>Sincerely, Masa Ishida <small>City Councillor of Richmond and Park</small></p>			
2026-03-05	15:01	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>100% opposed to this project, it will completely ruin what makes the West End the little haven in the city that it is.</p>	Gurpal Parmar	Downtown	
2026-03-05	15:01	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I do not support this development application. The West End is a vibrant residential neighbourhood. A hotel of this scale on the edge of Stanley Park and Lost Lagoon will have detrimental affects on the Community and the Park. Traffic will be a big issue and the pollution that will be a result of that. Residents will experience negative affects of congestion in an area meant to be a haven of natural beauty and quietness. This is a very bad idea! Hotels do not belong here! My daughter lives next to the Park on Comox and I know she feels the same way.</p>	Anne Duke	Fairview	
2026-03-05	15:21	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Subject: Opposition to 2030 Barclay Street Rezoning – Protect the West of Denman Community</p> <p>Dear Mayor and Council,</p>	Masa Ishida	West End	

Residents in this neighbourhood cannot accept a high-rise commercial development of this scale.

The west of Denman area is a unique residential community that has long been valued for its livability, safety, and human-scale character.

Recently, the City introduced new traffic calming measures and reduced speed limits to 30km/hr in the west of Denman area. These changes were implemented to protect residents because traffic volumes have already increased significantly. Since the pandemic, unplanned traffic patterns along Beach Avenue have shifted large volumes of vehicles through Barclay Street and Nelson Street, often at high speeds and even late into the night.

These streets were never designed to handle heavy commercial traffic. Introducing a large hotel development will only intensify this problem. A hotel with hundreds of guests, service vehicles, deliveries, taxis, and rideshare traffic will place further strain on local streets and infrastructure that are meant to serve a quiet residential community.

There is also an elementary and secondary school just two blocks away. Students regularly use the west of Denman neighbourhood during physical education classes for running and outdoor activities because it is known as a safe, calm area. Increasing commercial traffic in this neighbourhood puts those students at risk and undermines the very reasons families and educators value this area.

Not to mention, traffic accidents occur at the intersection of Barclay St. and Chilco St. on a regular basis. To help protect residents and children living in the surrounding area, I have personally requested that the City review safety measures at this location.

Specifically, I have asked that the stop line be clearly painted in white and that the stop sign be made more visible, either by replacing it with a larger sign or cleaning it, as it was covered with green moss. The request was turned down.

I do not understand what the city is trying to do for our safety either. I one day brought a ladder, towel and cleaning supply to clean the stop sign for the safety of the community, not for the city although the sign indicates it belongs to the city of Vancouver. It is far more important for me to take actions to create safety and protect people who are living in the area and people visiting our beautiful west of Denman and be the community ambassador of health and safety. All volunteer work, and I don't mind doing this because I truly believe in the power of well balanced community could do for our mental health and physical health. I do not ask you for anything, but one thing to seek your voting to say "NO" to this.

Council must consider an important question: are we protecting future generations, or are we compromising their safety and quality of life by allowing incompatible development in residential neighbourhoods?

This is not about opposing development. It is about ensuring that development respects the character, safety, and long-standing planning framework of the community.

Developers and Applicant mentioned they care for the community and neighbourhood on 19Feb2026's public hearing, but I do not see them at all. How could I believe that they care about the community's wellness without any actions of being involved with people living in the area?

A 25-storey commercial hotel tower does not belong on this residential block. It is simply not appropriate for the west of Denman community.

				<p>For these reasons, I respectfully urge Council to reject the proposed rezoning at 2030 Barclay Street and protect the livability and safety of the West End neighbourhood.</p> <p>Sincerely, Masa Ishida</p>			
2026-03-05	15:29	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Mayor and Council,</p> <p>I am writing as a resident of the West End, specifically from the west of Denman area, to express my strong opposition to the proposed rezoning and development of a 25-storey hotel tower at 2030 Barclay Street.</p> <ul style="list-style-type: none"> • Community commitment: More than 60 residents came to City Hall and stayed until 10 p.m. on February 19 to oppose this project. That shows how deeply our community cares. • Livability & precedent: If a 25-storey commercial tower can be approved on this residential block, then residential zoning in the West End can no longer be trusted. • Future generations: Our neighbourhood is where children run during school PE classes and seniors walk safely. Please don't replace that with hotel traffic. <p>I respectfully ask Council to reject this rezoning. Please vote no.</p> <p>You are standing at a crossroads of leaving your name in the history. And I truly hope that you leave your name with grace, so that your future leaders, family and friends remember you all that you protected this beautiful city of Vancouver.</p> <p>Sincerely, Masa Ishida</p>	Masa Ishida	West End	
2026-03-05	15:31	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The proposed hotel will not be a positive addition to the west end and especially at the proposed site. I will affect the people that live in the area.</p>	Lawrence Lowe	Fairview	
2026-03-05	15:46	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I oppose this application</p>	Olivia Lowe	West End	
2026-03-05	18:41	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I have signed the petition. I have submitted reasons for my opposition. I have attended every meeting and listened to every speaker during the first two public hearings. I will be attending the March 12 public hearing and will be listening to every single speaker once again. The mayor and several councillors were not in attendance during the 1st &/or 2nd meetings. Do THEY listen to each speaker &/or read each submission regardless of the reason for their absence? Do they understand what is at stake on Barclay St. and with the so-called 'Barclay Plan?' They at least need to understand that voters care passionately about their city....and will vote for those who listen to voters concerns carefully and act in the city's best interests.</p>	Deborah Phelan	West End	
2026-03-05	20:55	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Please see attached letter with comments. Thank you</p>	Ronald Clarkson	West End	Appendix A
2026-03-05	21:13	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The proposed large-scale hotel redevelopment of 2030 Barclay is completely inappropriate for this quiet residential neighbourhood, as well as looking very much like a bait-and-switch proposal to build a residential high-rise. This will do irreparable harm to the neighbourhood west of Denman.</p>	Ann McDonell	West End	

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-09	09:20	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	After watching the presentations and public comments, it is obvious this project is wrong for the West End. Speaker after speaker has demonstrated how it will impact liveability, traffic, neighbourhood character and Stanley Park. Mayor and Council members that vote to approve will not get my vote and I am sure many others will do the same. Vote NO, please.	Gray Ramsay	West End	
2026-03-09	10:29	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	I live on the corner of Chilco and Nelson streets approximately [REDACTED] away from the proposed new hotel. The traffic is constant now but it would lead to unmanageable congestion if this hotel were built. Please vote against building this hotel. Judith Coffin	Judith Coffin	West End	
2026-03-09	11:06	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am a West End resident and a board member of Pooh Corner Daycare, located steps from the proposed 25-storey hotel at 2030 Barclay Street. I urge Mayor and Council to reject this rezoning.</p> <p>This proposal fails on policy, scale, zoning integrity, and child safety. The site was previously approved for a 10-storey residential building that fit within the West End Community Plan and RM-5B zoning. Tripling the height to 25 storeys for hotel use prioritizes developer economics over established community planning and removes potential housing during a housing crisis.</p> <p>Most concerning is the direct impact on the 36 young children at Pooh Corner Daycare. Lagoon Drive is a designated Neighborhood Slow Zone, yet hotel traffic-taxis, shuttles, delivery trucks, and service vehicles-would overlap with daycare drop-off and pick-up times, creating significant safety risks. The project would also cast additional shadow on our outdoor play space, and years of construction could jeopardize our childcare licensing due to noise, dust, and safety concerns.</p> <p>The majority of the West End community, including the Park Board, West End Seniors' Network, and thousands of residents, oppose this project. This is the wrong development in the wrong location.</p> <p>I respectfully ask Council to protect housing, childcare, neighborhood livability, and the character of the Stanley Park gateway by rejecting this rezoning application.</p>	Fabian Froehlich	West End	

2026-03-09	11:10	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am a West End resident living near the proposed 25-storey hotel at 2030 Barclay Street, and I am writing to oppose this rezoning application.</p> <p>This proposal would significantly intensify a site that was previously envisioned for a mid-rise residential building consistent with existing zoning and the West End Community Plan. Moving from that scale to a 25-storey hotel is not a minor adjustment - it is a fundamental shift in use, height, and neighborhood impact. Approving such a change would set a troubling precedent for spot rezoning in an area long understood to prioritize residential livability.</p> <p>Our neighborhood, particularly around Lagoon Drive and the Stanley Park gateway, is characterized by families, seniors, and long-term residents. It has recently been recognized as a traffic-calmed area, reflecting its local, community-oriented nature. Introducing a large hotel would inevitably increase vehicle circulation, curbside pressure, servicing activity, and visitor traffic in ways that are incompatible with that context.</p> <p>Beyond traffic, a tower of this scale will bring shadowing, overlook, and years of construction disruption to an already dense and fully built-out area. These impacts will be borne by those who live here every day, not by short-term visitors.</p> <p>At a time when housing remains a pressing priority, converting a residentially zoned site into hotel use raises broader questions about alignment with citywide needs. Growth must be thoughtful and consistent with adopted plans, not driven by one-off exceptions.</p> <p>For these reasons, I urge Council to reject this application and uphold the existing zoning framework and community vision for the West End.</p>	Filiz Froehlich	West End	
2026-03-09	11:10	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Marcon did not explore consolation with neighbouring properties. So, the proposal cannot meet basic urban design standards.</p> <p>To separations fall to 6.1m against a 12.2m minimum.</p>	Jane Gismondi	West End	
2026-03-09	11:15	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The site is not large enough for the project that is proposed. The light has only 30.1 m of frontage as opposed to the 39.6 m required.</p>	Jane Gismondi	West End	
2026-03-09	11:21	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The West End plan was developed with extensive consultation and determined that the area west of Denman would not undergo significant change.</p> <p>If approved, it means that any community plan can be overridden.</p> <p>That's a dangerous precedent to set.</p>	Jane Gismondi	West End	
2026-03-09	11:27	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Entered by Councillor's Assistant.</p> <p>_____</p> <p>Thank you Derek. Acknowledging receipt of your email and concerns.</p> <p>Please note that Council are precluded from commenting outside of the Public Hearing process which is currently underway, given it's quasi-judicial nature.</p> <p>I will ensure that your comments are officially logged on the public record as part of the correspondence received (thank you Jhoanna).</p> <p>Sincerely,</p> <p>Sarah Kirby-Yung, MBA she/her Deputy Mayor – City of Vancouver</p>	Derek Noort	West End	

453 W. 12th Avenue, Vancouver, BC V5Y 1V4

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I am humbly thankful that I live and work on the territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səliilwətaʔt / selíiwitulh (Tsleil-Waututh) Nations.

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Subject: Urgent Concern Regarding 2030 Barclay Street Rezoning Application

Dear Sirs and Madams,

I am writing as a concerned resident of Vancouver’s West End regarding the rezoning application for 2030 Barclay Street, which proposes to replace the existing low-rise Rosellen Suites with a 25–27-storey hotel tower in a primarily residential neighbourhood.

While I understand the City’s interest in expanding hotel capacity, I respectfully believe this proposal is inappropriate in this context and contrary to responsible city-building principles. The project, as currently envisioned, would:

- Fundamentally alter the character of the West End by introducing a high-intensity commercial use into a quiet, low and mid-rise residential area, immediately adjacent to Stanley Park.
- Exceed existing zoning and planning intentions, breaking from the West End Community Plan and long-standing bylaws designed to protect neighbourhood scale and livability.
- Increase traffic, congestion, noise, and pedestrian safety risks, placing significant strain on streets and alleys not designed for heavy vehicle and service traffic associated with a large hotel.
- Set a dangerous precedent that could weaken the role of community plans across Vancouver, eroding public trust in planning processes when private interests override established policies.
- Compromise the character and livability that attracts residents and visitors alike to this part of the city, particularly given the proximity to Stanley Park and local schools and childcare.

I encourage Council to uphold the integrity of our community plans and zoning protections and to reject or substantially revise this rezoning application. Respectful, thoughtful development that aligns with community expectations and planning principles is essential for sustaining the West End’s livability and safety for all residents.

Thank you for your time and consideration. I would be grateful if you could share how you plan to represent these neighbourhood concerns going forward in subsequent discussions.

Sincerely,

Derek Noort

[Redacted]

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2026-03-09	11:46	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Good morning,</p> <p>I am opposed to the application to rezone the lot on Barclay to a 28 storey hotel. We are a densely populated area west of Denman. We already have a traffic problem down Nelson with the activity in Stanley Park. This huge hotel with limited parking spots and many hotel rooms will put unbearable pressure on our neighbourhood. Please vote no</p>	Patricia Atkinson	West End	
2026-03-09	11:51	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>We are opposed to this application. This application does not meet the zoning bylaws for the area west of Denman. The lot is too small and the height that is proposed is more than 2 times the height in the present zoning requirements. Council is dealing with the hotel policy which clashes with the present zoning for this area.</p> <p>WEST OF Denman houses over 5,500 citizens in a small area. This hotel conflicts with zoning and the needs of residents.</p>	Alfons Shoshi	West End	
2026-03-09	11:55	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>It is clear Marcon failed to do adequate community engagement. Pooh Daycare, Parks Board, West End Seniors Network, all of these important West End organizations were NOT properly engaged by Marcon. The community, not just west of Denman but all West End residents should have had a proper open house.</p>	Maureen Wilson	West End	
2026-03-09	11:55	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I live west of Denman and am opposed to the hotel. The height of the hotel clashes with the present development plan for our neighbourhood.</p>	Patricia Atkinson	West End	
2026-03-09	12:07	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This rezoning proposal is beyond belief. A loophole that will set a precedent that opens the door to what happened in Coal Harbour. Highrises sitting empty and a hotel that serves only the very wealthy. Zero neighbourhood. Take a look at off season hotel prices, this luxury hotel will NOT be affordable. Luxury is expensive. Guess I better just go out and get a higher paying job, no problem.</p>	Maureen Wilson	West End	
2026-03-09	15:41	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am opposed to the proposed Rezoning:</p> <ol style="list-style-type: none"> 1. Scale. The proposed hotel is too large for the site, the block and the neighbourhood. 2. Character. The proposed hotel negatively impacts the neighbourhood character. The existing quiet residential character is explicitly recognized in the West End Community Plan. 3. Traffic. The proposed hotel will add traffic congestion, danger and noise to a quiet walking and cycling focussed area. 4. Completely disregards the West End Plan. The West End Plan was developed over years with extensive consultation and discussion between planners and West End residents. Shoehorning the proposed hotel project into this site shows blatant disregard for that work and is essentially spot rezoning. Spot rezoning was to be ended by the West End Plan. The Hotel Development Policy notwithstanding, the West End Plan still stands. The Como Hotel on Comox, just west of Denman, has quietly opened with no fuss and no rezoning because it stayed within its existing footprint and height. It fits in the neighbourhood. <p>Please do not approve this rezoning proposal.</p>	Anne Mauch	West End	
2026-03-09	18:40	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am clarifying information presented in person (Harold Clark #11) at the March 5th public hearing event. This clarification is attached as a PDF file upload as a Clarification, WHY 2030 BARCLAY RE-ZONING FOR A PROJECTED HOTEL IS A BIG PROBLEM: (3 Pages). Please open the PDF for graphics and text.</p>	Harold Clark	West End	Appendix B

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-10	09:19	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The 'Below Grade Pick-Up & Drop-Off' mentioned in the application is a fantasy if the street-level loading is already undersized. With only one Class B spot for 248 units, the lane and the street will be constantly blocked by service vehicles that cannot fit or wait for the single available bay."</p> <p>"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 travelers with mobility challenges who rely on accessible vans and shuttles."</p> <p>"The lack of sufficient off-street loading (only 1 Class B space instead of 2) will force large delivery trucks to idle in the street. This isn't just a nuisance; it's a hazard that will block emergency vehicle access to our residential block and the gateway to Stanley Park."</p>	Mark Jan Vrem	West End	
2026-03-10	09:26	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am writing to challenge the "Outreach Summary" provided by the applicant, Marcon, regarding the proposed development at 2030 Barclay Street. While the applicant touts "40+ touch points" as evidence of a robust community dialogue, a closer examination of the timeline reveals a strategy rooted in passive notification rather than meaningful engagement.</p> <p>Perhaps the most egregious omission in the applicant's outreach is the total lack of engagement with the Pooh Corner Daycare Center, located on Lagoon Lane just steps from the proposed site.</p> <p>The Safety Conflict: The daycare's peak drop-off and pick-up times coincide directly with the hotel's standard check-in and check-out windows. This creates a dangerous "perfect storm" of peak traffic where commercial hotel shuttles and guests will be competing for road space with parents and small children.</p> <p>Zero Outreach: Despite the daycare's proximity and the obvious safety implications of increased traffic on a narrow lane, the applicant made no attempt to contact the centre or the parents.</p> <p>The Result: By failing to engage this specific stakeholder, the applicant has ignored a critical public safety assessment. A developer cannot claim "robust outreach" while simultaneously overlooking the safety of children on their immediate doorstep.</p> <p>A developer can send 1,000 letters, but if those letters do not result in a two-way dialogue that shapes the project's massing, safety protocols, or shadow profile, the "outreach" is merely marketing.</p> <p>I urge Council to vote NO.</p> <p>Thank you,</p>	Mark Jan Vrem	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-03-10	10:09	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Protect the West of Denman Ecosystem – Reject the Hotel Proposal</p> <p>This project is a textbook example of poor urban planning that ignores both residents and the environment.</p> <p>Why this proposal fails:</p> <ol style="list-style-type: none"> 1. Destroys the "Park Interface": Our neighborhood is a quiet extension of Stanley Park. The darkness and silence at night allow wildlife and residents to coexist—a balance that a high-traffic hotel will permanently destroy. 2. Ignores Neighborhood Character: With the exception of the historic Sylvia Hotel, this is a residential sanctuary. A high-rise tower here is a massive overreach in height and density. 3. Pollution & Traffic: The resulting light, noise, and vehicle congestion will degrade the quality of life for long-time residents and the health of the local ecosystem. <p>Building a tourist hub in the heart of a delicate residential-natural interface is an act of ecological and civic negligence. I ask the city to scrap this plan immediately.</p>	Hannah Galloway	West End	
2026-03-10	11:45	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This is a completely inappropriate development for an area so close to Stanley Park. Great Blue Herons are a protected species and they have an important rookery nearby. This development could cause them to abandon it. This is not only a horrible thing to do to them, but the City of Vancouver could face legal ramifications under the federal government's Species At Risk Act. Boreal songbirds and migratory ducks need peace and quiet. They need dark areas at night. They need strong patch corridor systems so they can rest and eat. Vancouver is on the Pacific Flyway and we have a responsibility to these creatures. They are more important than a hotel. There are far more appropriate places to build a large hotel like in the Granville entertainment district, near VGH, along the Skytrain, etc. West of Denman near Stanley Park is not appropriate. Also, we residents need access to quiet green space. Having a "hard line" of density abutting Stanley Park is not a good idea. A gradual transition is better from an ecological and urban design standpoint. Ask any urban forestry professional, urban ecologist or reputable landscape architect. Hard line edges like what Central Park in New York has kills biodiversity and makes prey species extremely vulnerable. This hotel has no place here. Us West Enders see it as a sentinel tower to break the area and lead the way for breaking the West End Development Plan and most of us do not want it.</p>	Patricia Gooch	West End	

Ronald Clarkson

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March 5, 2026

Your Worship Mayor Ken Sim
and Members of Council
City of Vancouver

Dear Mayor and Councillors,

Unfortunately due to the number of speakers in line on March 5, 2026, there was not time to present in person my opposition to the Hotel planned on Barclay Street. I am therefore sending my comments to you.

I relocated three years ago from Edmonton to Vancouver, to the area west of Denman on Barclay Street, I invested one quarter of a million dollars in renovating my condo within the city building codes, and moved to the area, because I knew there were safeguards in place to protect the area from commercial development.

If I knew applications like this could be approved, I would not have moved to West of Denman. I like 6000 of my neighbours who signed the petition oppose this application by Marcon Development.

I support economic vitality through thoughtful growth. But this proposal is not about whether Vancouver needs hotels. It's about whether Council will uphold its own planning framework in this residential neighbourhood of the West End of Vancouver.

There are key dates regarding maintaining planning integrity. The application for the hotel was submitted on July 2024. The Hotel Policy to justify this application was adopted on April, 2025. The new citywide hotel policy was adopted after this proposal was already in play. The West End Community Plan is a neighbourhood plan that exist to give residents certainty, limiting scale in this area. The Hotel Policy is now being used to override existing neighbourhood intent.

Therefore I ask, if policies can be changed mid-stream to accommodate this application proposal, what is the value of neighbourhood planning that was years in the making.

Either the applicant hijacked the Hotel Policy to impose their needs to overbuild on too small a lot, or City Hall is ignoring the West End Plan, to rezone and enact a variance.

Council cannot think project-by-project, when they need to think long-term. To make my point: This is not just about this application for 2030 Barclay, The application creates a precedent that residential areas near the park can be up-zoned for 25 storey commercial

hotel towers. Future applicants will cite this approval, and it will become a precedent for building towers throughout the City of Vancouver.

Approving this sends a signal that height and use limits in established residential areas are flexible when a different land use category is applied.

I would like remind the Mayor and Council that location matters, this location is different from the downtown hotel needs; this is west of Denman, immediately adjacent to Stanley Park edge, on narrow, residential streets with limited access routes and daycare.

A traffic study was performed, however, it is deficient in recognizing the volume of traffic that would be generated by a hotel of this size. A speaker by the name Allan Ferris at the March 5th discussions, who works at a downtown hotel mentioned the number of vehicles for the hotel would increase tenfold for a 200 plus unit hotel. The infrastructure west of Denman is mismatched to incorporating a commercial hotel.

The site in the 2000 block is not a downtown transit node. It is a residential park-edge neighbourhood with constrained circulation.

There are reasonable alternatives for City Council to recommend to the applicant;

- They could scale the hotel structure to one that is in compliance with existing property zone and scale limits. The applicant did this for their earlier approved submission of a ten storey 19 unit condominium structure, so why not for a smaller hotel.
- The applicant should be encouraged to develop a hotel in areas already identified for height, such as on Nelson Street in the 1000 block, near the Butterfly Building, a mere 15 minute walk to Stanley Park.
- Another alternative is to request deferral pending full West End Plan review alignment.

Council has every right to update policy. But changes of this magnitude should occur through transparent neighbourhood planning processes — not through exceptions and variances that override them. The applicant, Macron has not conducted due diligence in consulting community members and has been very narrow in their community survey.

My last comment is regarding the recommendation by the City Planning Department. Though The City Planning Department reluctantly “*feels comfortable*” with their recommendation of the Application. The problem is the planning department are not the ones living in the area that would be impacted from this application.

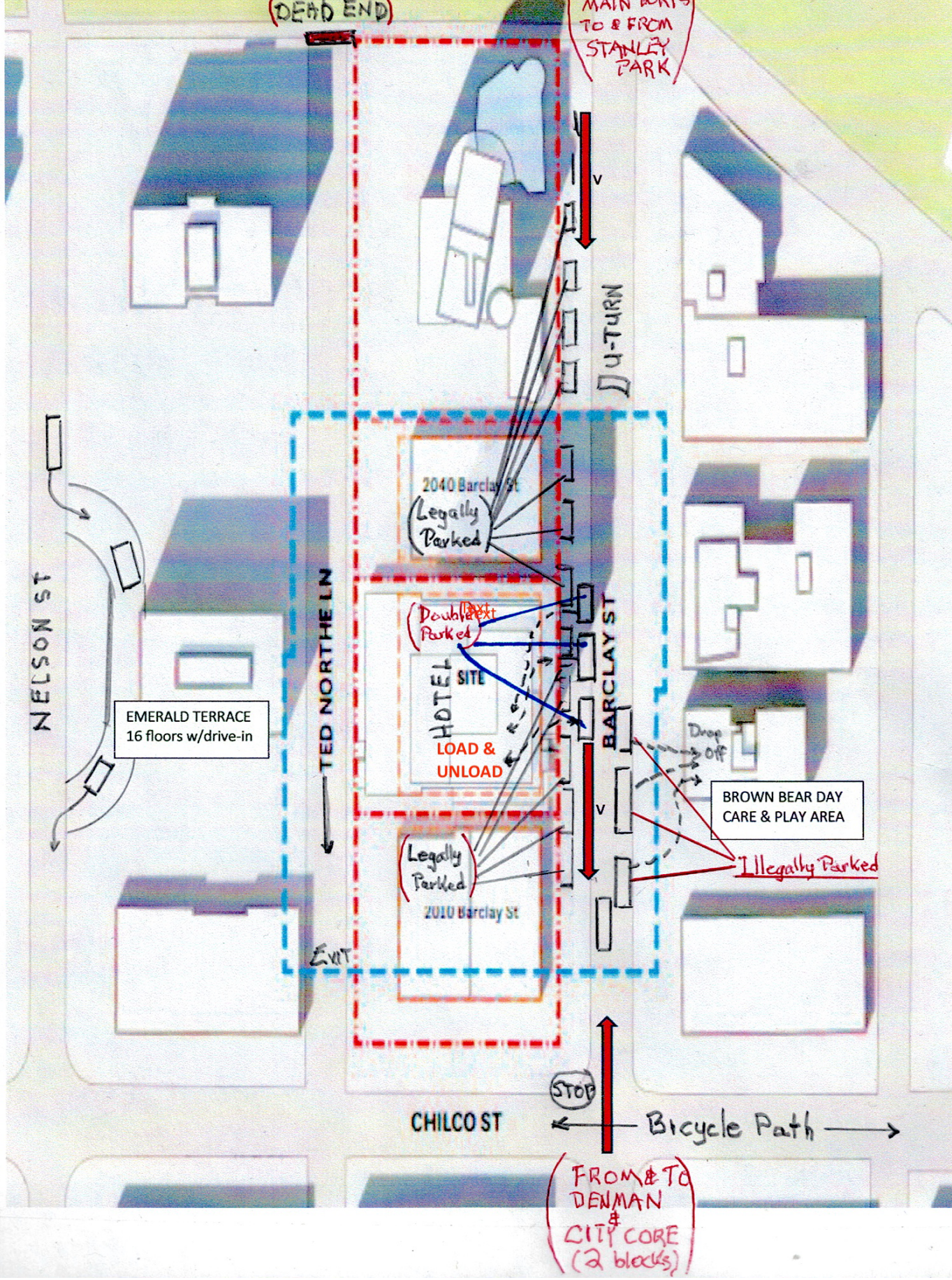
Sincerely,

Ron Clarkson

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A CLARIFICATION: WHY 2030 BARCLAY RE-ZONING FOR A PROJECTED HOTEL IS A BIG PROBLEM: (3 Pages)



CLARIFICATION: WHY 2030 BARCLAY RE-ZONING FOR PROJECTED HOTEL IS A BIG PROBLEM

Big Problem 1: Getting to the 2030 Barclay property:

Travelers (*private car, taxi or van*) are now directed to take Barclay straight from the downtown core (via Thurlow) to the Stanley Park entrance transecting Lagoon Drive.

However, any vehicles traveling west on Barclay are unaware of the 2030 Barclay (*existing Rosellen*) accommodations is located on its south-side, meaning that hotel-directed vehicles are constantly making middle-of-street **U-turns** to unload or re-load guests and luggage, **at the curb**, in and out of the Rosellen.

The proposed 2030 hotel has no curved driveway pass-through on its property for front loading to the hotel, '*as is a standard feature of urban large hotels*', such as the previous Coast Plaza on Comox St.

(This 2030 proposal breaks the standard setback depth of 130 ft. to just 99 ft.)

Example: Just behind the 2030 Barclay location, across the Ted North laneway, there is a 16-floor Emerald Terrace residence at 2045 Nelson St., where it was **scaled to a circular drive-in entrance off of Nelson** Emerald is 9 stories shorter and less occupied than what is now being proposed at 2030 Barclay.

It, *as is Barclay St.*, one of the 4 main exits out of Stanley Park.

Exiting from narrow Barclay Street towards Denman is in itself a big problem, (Denman is now regarded as one of the slowest and most congested street arteries in Vancouver), is a challenge since Barclay is one of 4 major Stanley Park exits, often with heavy traffic flows.

Because 2030 can only rely on front curb loading and unloading, either at the curb or double-parked outside of curb-parked vehicles, there's always congestion and/or dangers.

I recall a 2030 Barclay/Rosellen traffic nightmare during the **Vancouver 2010 Olympics**, when Rosellen guests attended downtown city core sports events, with a myriad of their transit limitation complaints. **27 suites of guests, leaving the 2030 curb by taxis, car pick-ups, even tour buses, at nearly the same times.** It was a ferocious challenge then, and I've observed many similar incidents at 2030 since.

Now, imagine the scale of a proposed total of 248 suites of travelers, or 65 short-term (*instead of Rosellen's only 27 suites*) at 2030 Barclay's new 25 story hotel curbside trying to get (quickly) to important destinations!

This has got to be unsustainable and diminishes the livability of the West End!

Not to mention unhappy visitor/customers leaving Vancouver with a sour taste!

Big Problem 2: Getting children to Brown Bear Day Care @ 2035 Barclay safely:

Barclay Street Leads to 2 registered Day Care Centres:

'Infants & youngest children', often *walking & crossing streets* to one of our community's two day-care centres: **Brown Bear Family Day Care**", in Barclay Towers at 2035 Barclay (*directly across from a shadow imposed from a 2030 Barclay proposed build site*), and:

“Pooh Corner Day Care” at the corner of Barclay and at 975 Lagoon Drive (*also in the shadow of the 2030 Barclay proposed build site.*)

At 2035 Barclay Street, direction across from 2030 Barclay;

day-care parents dropping off their children at **Brown Bear** 2035 Barclay Towers, **(illegally) park** on the north side of Barclay to attempt to ‘safely’ take their kids directly into that building!

This action becomes increasingly dangerous for both pedestrians and vehicles on our narrow Barclay street whenever traffic is dense in both directions, and at a standstill when this congestion occurs.

Some **Brown Bear** daycare parents, who are able to park on a vacant Rosellen south side curb of Barclay, would then have to walk across the street (*often doing it in mid-street, not at street corners with stop signs*), which is even more dangerous.

Further back-ups on busy days, like holidays, find a total and dangerous breakdown of congested and irritated drivers, multiple vehicle-waiting guests at Rosellen and impatient drivers who break rules of speed, turning off and force-passing people and cars to get to Denman.

Our existing ‘NON-COMMERCIAL’ residential BARCLAY STREET into Stanely Park CANNOT ACCEPT SUCH IMPACTS OF THE SCALE AS PRESENTED IN THE RE-ZONING AND HOTEL PROPOSAL OF 2030 BARCLAY IN THE WEST END.

Unlike the “hegemony” emerging from the marriage of commercial developers with public city planning, we (the West End, and the “West of Denman Plan”, [now at a 10-story limit!]), must separate and maintain the values which the people of this region provided for its future.

I challenge the notion that our Vancouver City Council (*whom we the people elect to work for us*) use the premise of radically removing the mandates set up in the **West End Plan** will enable our best interests, security, safety and growth, to mirror the significant community values on which a deep heritage of vitality and fairness has been built. I want you to understand the consequences of this and ASK: what are you going to do about it?

A 25-storey commercial tower on a narrow, tree-lined residential street is completely out of proportion to physical reality.

Thank you for your attention:

Sincerely Clarified,
Harold Clark

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