

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-05	03:49	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	The City of Vancouver's Urban Design Analysis summarised in the referral report dated January 20, 2026 acknowledges that the proposed form of development does not meet the baseline expectations of either the RM-5B zoning nor the West End Community Plan and the rezoning application should therefore be rejected on this basis. Simply, it contravenes policy. And while it states that the "intent" of the the Hotel Development Policy is met, it is in fact in contravention of this policy in respect of 1. Lot frontage, 2. Tower Separation and 3. Land use. Materially, therefore, the application is in contravention of all 3 applicable policies and there is no basis upon which to grant approval.	Adrian French	West End	
2026-02-05	18:04	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Please ,“preserve what’s affordable” in housing — and not “displace it.”	John Hugh	West End	
2026-02-06	02:48	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Access routes for the vehicles needed to maintain an hotel of that size are inadequate. The consequence would be the constant idling of trucks, delivery vehicles, and taxis in the area. The noise, pollution and light footprint of this, all year, and all the time, would fall far outside the perimeter of the hotel, and be highly destructive for the local community and the natural environment around it.	Gregory Francis	West End	
2026-02-06	12:41	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Highly detrimental to the quality of life for the long term tenants and property owners. Scale of building in a historically low density neighbourhood. Massive increase in traffic. Intrusive to community with no up side I’m fearful that the greed of city hall and and exploitive developers will push this project forward.	Steve Thomas	West End	
2026-02-06	14:38	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	As a 16+ year resident of the 2000 block of ██████████ Street I oppose the proposed application to build a 27 story hotel at 2028-2038 location of Barclay Street.  Traffic is already increasing, parking spots for residents only have been increasingly limited over the past number of years with the addition on mobile bikes and bike lanes and on special event days like the Celebration of Light and tennis tournaments - it is nearly impossible to leave your house as a resident West of Denman.  I am all for the renovation of the current hotel that's there and even an increase to 6 stories if needed but 27 stories is not acceptable.  Find somewhere else to build this hotel in a neighbourhood that supports this kind of growth. This will pave the way for more building in an already overpopulated and too dense part of Vancouver.	Megan Souta	West End	
2026-02-07	09:03	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	NO PARKING/MORE TRAFFIC/KEEP IT RESIDENTIAL ..	PHILIP GOHIER	West End	

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

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2026-02-07	09:40	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This site sure is not easy to navigate and a search through all possibilities, the rezoning application I am addressing is no where to be found. Extremely frustrating. Nonetheless.</p> <p>I completely oppose the idea of building two massive buildings (1402-1462 Burrard ST) in less than one square block. I'm not sure council has fully grasped that adding over 1100 suites and probably 2000 people or more in such a small area would create catastrophic infrastructure gaps, as well as insurmountable traffic, which is already at a breaking point. I strongly urge consult to deny the application as it stands presently. It's simply too many people, too much traffic, and inappropriate planning for roads, sewer, water, and so on. Don't forget there are two tall buildings built very close to these proposed ones on Hornby that are currently being built on Thurlow and Burnaby and Harwood streets with another one to come.</p> <p>Please take him into consideration the citizens who already live in this area and consider the impact of thousands of new people added to a tiny area.</p> <p>Laurent Perras</p>	Laurent Perras	West End	
2026-02-07	10:49	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear City Council,</p> <p>Please, please, please, don't vote for the rezoning. I'm a resident of this beautiful well and proportionally balanced neighbourhood. The infrastructure is not designed to handle the load of traffic coming to the quiet but efficiently designed streets.</p> <p>As a resident, I love how vibrant diversified and high quality this part of the Westend is.</p> <p>As an architect (registered in the Czech Republic), I understand the need of densifying cities, I agree, we could use a little development and a little increase of the density here and there. But changing the neighbourhood to the Comperhensive development will not serve the City well. As I said, the road infrastructure is not ready, not enough parking spots. The streets won't be able to handle more traffic. Why do we keep destroying the last oasis of peace on this part of the City. Power should not dictate how we build our cities and shape our neighbourhoods. Thank you so much for considering our arguments.</p> <p>Best regards, Andrea Kopecka</p>	Andrea Kopecka	West End	

2026-02-07	12:52	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>There are several concerns/considerations I would like to bring forward for council.</p> <ul style="list-style-type: none"> <li>- I am not sure why an application that does not meet the current height restrictions is being considered.</li> <li>- This application does not meet the outlined objectives of the West End Plan.</li> <li>- There are several concerns raised in the recent seismic report including the threat the excavation required for a building this size to the foundation of surrounding buildings.</li> <li>- A building this size would increase the traffic considerably bringing customers, cars, taxis, deliveries etc. As you know the streets and lanes in this block are narrow. You also are aware of the traffic congestion that is already present in this area. For example on any given day traffic can be backed up on Denman street starting at Davie all the way to West Georgia Street.</li> <li>- This application does not assist with two of the main concerns of the city as a whole which are: affordability and housing. The area of this application is in a densely populated residential area.</li> <li>- And lastly please consider the impact a project of this size would have on our established residential community...where old trees mixed buildings and homes provide a unique and special feeling to the city. Once that is gone it can never be again.</li> </ul> <p>I would have spoken in person however I am not in town on this date. Thank you for considering my concerns.</p>	Cynthia Abbott	West End	
2026-02-07	14:58	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>If this is approved it will bring an increase in traffic due to delivery vehicles, ubers, taxis etc to a neighborhood with narrow residential streets not designed for for this use. I don;t know what rooftop amenity space is but rooftop gatherings with people and maybe music will be disruptive and interrupt what little peace and quiet there is in the area for residents.</p>	Leonard Cody	West End	
2026-02-08	00:14	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>There's no way a hotel with all its traffic at all hours should be in a residential neighborhood like this</p>	Kristine De Marchi	Renfrew-Collingwood	
2026-02-08	03:03	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am not against a new building that offers affordable housing for residents that live in the city. I am strictly against a hotel in the neighbourhood that brings more traffic to an area that is already heavily congested with gridlock backing up all of Denman Street in both directions during rush hour.</p> <p>Major hotel occupancy on the 2000 block of Barclay will only bring more heavy traffic featuring mostly ride hailing cars on a street only designed for light, residential traffic creating a nightmare of congestion in the west end. The simple truth is that residents will opt for transit while tourists will call an Uber. With no mass transit lines or plans for them in this part of town the presence of a large hotel will only bring headaches and vehicular danger for residents that live in the neighbourhood and major traffic stalls for everyone trying to navigate Denman street to get towards the Lions Gate Bridge or downtown.</p> <p>I am not against the construction of a tower that features residents. I am against one that is built for tourists without regard for how they will get there and how the extra traffic is both dangerous and paralyzing.</p>	D Rodriguez	West End	
2026-02-08	04:44	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The neighborhood does not need more of this type of housing.</p>	James Chan	West End	
2026-02-08	12:44	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Oppose this re'zoning</p>	David Foster	West End	
2026-02-08	13:27	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Hello,</p> <p>I am a long time resident of the West End and directly in the path of this proposed development and I am so disappointed with the approval of this project as indicated in the Referral Report and angered at the contempt shown to the neighbourhood and to the policies that had been passed to protect this city and its residents. This development does not belong in the heart of this residential area of the West End, an area that is supposed to be protected from this kind of encroachment by the West End Community Plan.</p>	Rene Poirier	West End	

All of this Referral Report spells out how this development goes against policy after policy and still recommends its approval. Residents were not adequately consulted or heard. An Open House (Oct 8/2025) was even cancelled so dissent could be disregarded. A quick glance at the groups that WERE consulted shows that they are all local business groups. Why does the Cactus Club Cafe, or the Tourism Industry Association or Destination Vancouver have more of a voice than the more than 5000+ residents that signed a petition in opposition to this development? Public consultation was overwhelmingly negative as stated in this very report. In the online comment form 736 negative responses over 130 supporting.

This report is filled with statements that this project does NOT comply with current planning. Why is this then being approved?

Page 2 - "The West of Denman Character Area is not anticipated to undergo significant change" - Replacing a 4 storey boutique hotel with a 25 storey hotel building with an intrusive ground floor restaurant and roof top patio, street furniture and maybe even a farmer's market between 2 four storey apartment buildings in an otherwise 100% residential area for blocks around is the very definition of significant change....in traffic, congestion, noise, parking, site access, hotel supply and on and on.

Page 3 - As per the section on the West End Community Plan, this report states " The land use, density, height, massing, tower floorplate, tower setbacks, tower separation, solar access, and podium expression proposed does not align with the Plan" Why then has this project been approved??

Page 5 - Table 1 is a list of Policy conditions that preclude a development of this type and then states how these conditions will be disregarded. This is not for the benefit of the neighbourhood.

Page 6 - In dismissing a review by the Urban Design Panel it is stated that "there has been notable notification and engagement responses to the application including, but not limited to, community concerns for neighbourhood character and livability." These concerns have been ignored in favour of pursuing development under The Hotel Development Policy. Nevermind the residents or the neighbourhood. Again, page 6 "while the proposed form of development does not meet the baseline expectations of the RM-5B zoning nor the West End Community Plan, it does meet the intent of the Hotel Development Policy which contemplates consideration for certain form of development relaxations to enhance project viability."

Page 7 - Again the neighbourhood is not considered. "concern that the project would cause the perceived displacement of residences (this site is currently a hotel and has no residents)" The neighbouring buildings DO have residents that best case this development inconveniences and worst case displaces as further development is allowed in the face of neighbourhood objections.

Page 11 - The problems created by the approval of this development cannot be solved by "Design development to improve the architectural expression to better reflect the existing residential character of the neighbourhood" The residential character of the neighbourhood is destroyed by the imposition of a 25 storey commercial hotel and restaurant, etc. No tweaking of the facade will change that.

Page 27 - Regarding the response to concerns, no amount of prettying up the building will ease the intrusion that it will have on this neighbourhood. The hotel will not be responsible for the infrastructure that will be negatively impacted by increased traffic that will ripple outward far beyond their address. Transient guests that will occupy 248 units in a hotel are going to swamp this neighbourhood. The existing 4 storey structure already poses these challenges.

				<p>There is no justification for a project of this nature in this area and this is recognized throughout this Referral Report. So again, why is this being approved?</p> <p>Rene Poirier  <small>Section 14 Freedom of Information and Protection of                  Privacy Act</small>                  Vancouver, BC</p>			
2026-02-08	17:35	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>As a Park Board Commissioner, I am concerned the referral report for the 2028–2038 Barclay Street rezoning contains very limited analysis of impacts on Stanley Park, despite the site’s immediate adjacency to the park boundary.</p> <p>The report does not meaningfully assess potential effects on park access, traffic circulation on Lagoon and North Lagoon Drive, emergency access and egress, ecological impact on Lost Lagoon, or heritage trees along the park edge. Nor does it include any documented Park Board review or a park-specific public engagement summary, despite the Park Board’s statutory responsibility for stewardship and operations of Stanley Park.</p> <p>A motion has been brought forward to the Vancouver Park Board (for consideration on February 23) requesting a formal public briefing on this rezoning and safeguards when major commercial operation developments occur immediately adjacent to park lands.</p> <p>Ted Northe Lane is tight on space to be used as a service entry by large trucks. This would create a potential risk that the City would need to cut into Stanley Park to allow service vehicles to enter or leave the hotel by road.</p> <p>Council’s consideration of this rezoning in advance of that Park Board discussion highlights a governance and process gap. I respectfully submit that Council would benefit from delaying the decision until the Park Board’s findings on park impacts prior to advancing this application further. Thank you, Brennan Bastyovanszky - Park Board Commissioner</p>	Brennan Bastyovanszky	West End	
2026-02-08	19:47	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I oppose this hotel development in this area.</p> <p>I am a long time resident of the West End and have witnessed the increase in traffic in this area due to the added bike lanes and road closures in Stanley Park. The traffic leaving Stanley Park is funneled down Nelson Street and frequently there are vehicles backed up all the way to Denman Street. Denman Street itself is often congested due to traffic from the North Shore. I believe the addition of this proposed hotel would overwhelm the traffic situation west of Denman, and it would damage the uniqueness of this area. There is a community here. This is not a transitory neighborhood. To add a business would destroy the community. Put a new hotel in a more accessible area. Not right beside apartment buildings in a cramped but beautiful area of the west end. There is much history here, it should be preserved and treasured. We don't need the added noise or congestion. We have the Sylvia Hotel and it is beautiful. I am not sure what the planning department was thinking when this proposal got put forward.</p> <p>This is a terrible idea and should not be allowed.</p>	Louanne Rhine	West End	
2026-02-09	11:13	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This is a residential neighborhood and to put a 25-storey hotel building right in the MIDDLE of that would be so sad. It will bring so many more people, cars, delivering trucks etc etc in this neighborhood. Denman street is already a disaster traffic wise. Chilco Street is a bicycle street and lots of people walk there as well on their way to the park and seawall. It is already hard crossing the streets now, then it would be even harder. Noise from restaurants and people checking into the hotel. Please let's keep some of Vancouver the way it is. Money is not everything. And when you allow one Hotel many more will come so so sad to do this to such a special neighborhood. Lots of kids live here and are still able to play outside. We also have lots of dogs and cats. With even more traffic coming in the neighborhood this will not be possible anymore. Please vote no!</p>	sjaan lugtenburg	West End	

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2026-02-09	11:35	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Thank you for this opportunity to submit comments. I am not in favour of the rezoning application for the Barclay Street hotel.</p> <p>The area West of Denman Street is a small residential oasis, approximately 2 or 3 blocks wide and 6 blocks long, providing a respite from the commercial activity of the West End. This tiny area is a buffer against commercial noise and air pollution for the people of the neighbourhood and the "at risk" flora and fauna of Stanley Park, e.g. the Great Blue Heron colony adjacent to Chilco Street. A large hotel with all the attendant noise and air pollution that naturally flows from that commercial activity would be a significant disruption to this quiet neighbourhood.</p> <p>The following are my concerns:</p> <ul style="list-style-type: none"> <li>• Significant increase in vehicle traffic causing air and noise pollution including:               <ul style="list-style-type: none"> <li>o Staff parking of up to 50 staff members per shift and four shifts per day operating 24/7.</li> <li>o Deliveries of food and linens to the hotel and restaurant</li> <li>o Increased Garbage and recycling pick-up</li> <li>o Services for hotel / restaurant guests including tour buses, ride share and car rental services</li> <li>o Hotel and restaurant guest parking</li> </ul> </li> <li>• Building pollution - HVAC pollution and noise generated by a 25-story commercial building. Many of the current buildings in this area, built in the 50s and 60s, do not have air conditioning and do not produce HVAC noise and pollution at the level of a commercial building.</li> <li>• Safety - Safety issues related to the increase in pedestrian traffic in a small residential neighbourhood. Despite the high density of the neighbourhood we generally know and recognize our neighbours, and even know many of them, or at least their dogs, by name.</li> <li>• Labour Disputes - Potential disruption due to labour disputes similar to the 2019 incidents where picketers used megaphones, sirens and other noisemakers to disrupt business at three hotels. It took weeks for the hotels to get individual injunctions to stop the noise despite the fact that City bylaws were being violated and public traffic was being disrupted. Police generally do not become involved in labour disputes.</li> </ul> <p>These are my personal concerns. AI was not used to write or edit this document. Thank you again for this opportunity.</p> <p>Deborah Hall</p>	Deborah Hall	West End	

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2026-02-09	12:18	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	I strongly oppose this proposal for the following reasons: environmental impact, increased traffic, and disruption of the community. This location is situated too close to Stanley Park, a wildlife and nature sanctuary, we must protect the ecology of the area. The increased traffic will greatly disrupt Barclay St, which is a dead end street and will cause back up of traffic, noise and air pollution. Denman St already gets very backed up. West of Denman is a tight knit community where residents know and support each other. It is quiet and safe which is why we choose to live here. This is not a place for tourists, especially being steps away from a daycare. Restaurant and bar patrons could pose risks to the community. I ask that this proposal not be approved. Choose a location with more access to main roads and transit, such as Robson and Cardero or Coal Harbour. Please keep our neighborhood quiet and safe.	Amy Warhaft	West End	
2026-02-09	13:46	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	The Barclay Hotel project is completely wrong for the neighbourhood: Wrong location for a building that size, wrong purpose (hotel), wrong scale (much too large). Urge you to vote against this rezoning.	Mark Winston	West End	
2026-02-09	13:53	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	I personally agree with the need to expand our hotel inventory consistent with the West End Strategic Plan and the all-ready-approved 10 story design for that specific footprint.  The version under debate is grotesquely out of character with both the letter and spirit of the community plan and would cause irreputable damage to neighbouring residents of which I'm one. I ask and urge most respectfully to revert to the already approved design. A win/win scenario is still possible here. I urge you to take it	Jeffrey (Jeff) Christopher	West End	
2026-02-09	13:56	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	I strongly oppose the rezoning of 2028-2038 Barclay. This proposal threatens the character of the West End and the integrity of our quiet residential neighborhood. Preserving the community's scale and livability must remain a priority over densification or redevelopment that disregards local residents	Leah Varga	West End	

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2026-02-09	14:02	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Vancouver City Council and Planning Staff,</p> <p>I am writing to formally oppose the rezoning application for 2030-2038 Barclay Street from RM-5B (low-density residential) to CD-1 to permit a 27-storey, 140-room hotel development. This proposal fundamentally conflicts with the established character of Vancouver’s West End.</p> <p><b>Zoning Inconsistency</b>                      The site is currently zoned RM-5B for low-density multiple dwelling residential use, explicitly intended to preserve family-oriented neighbourhood character. The proposed CD-1 rezoning for commercial hotel use violates the West End Community Plan’s objectives for Barclay Street between Denman and Cardero, which prioritizes residential development over commercial intrusion. This represents spot rezoning that undermines established planning policy.</p> <p><b>Neighbourhood Character Destruction</b>                      Barclay Street between 2000-2100 blocks is a quiet, tree-lined residential street characterized by heritage homes, low-rise apartments, and family residences. A 27-storey hotel would introduce commercial traffic and delivery operations 24/7, guest vehicle turnover from 140+ rooms, service elevators and rooftop mechanical noise, and commercial lighting disrupting residential tranquility. This commercial incursion would irreversibly damage the residential streetscape residents have maintained for decades.</p> <p><b>Environmental Concerns</b>                      The site sits adjacent to Stanley Park with direct views and proximity to the federally protected Great Blue Heron colony. The development’s height and commercial activity threaten heron foraging habitat along the seawall, park views and light pollution into sensitive natural areas, and tree canopy loss on a critical green corridor. No environmental impact assessment addresses these protected species concerns.</p> <p><b>Inadequate Public Benefit</b>                      Unlike residential developments that contribute to housing supply, this hotel provides zero affordable housing, family units, or community amenity contributions proportionate to its scale. The project serves transient tourism interests while permanently removing scarce low-density residential land from Vancouver’s housing inventory during a crisis.</p> <p><b>Procedural Irregularities</b>                      The application timing raises serious questions about policy manipulation. The City’s Hotel Development Policy was reportedly amended post-submission to potentially accommodate this project, suggesting retroactive policy adjustment rather than adherence to existing rules. Council must clarify this sequence and ensure consistent application of policy across all developments.</p> <p><b>Recommended Action</b>                      I urge City Council to:</p> <ol style="list-style-type: none"> <li>1. Reject the 2030-2038 Barclay Street rezoning application</li> <li>2. Uphold existing RM-5B residential zoning</li> <li>3. Require comprehensive environmental assessment for heron colony impacts</li> <li>4. Prioritize family housing over commercial hotels on residential streets</li> </ol> <p>This development represents exactly the type of out-of-scale, out-of-context commercial development that erodes Vancouver’s livability. The West End community respectfully requests preservation of our residential neighbourhood.</p> <p>Sincerely, Fabian Froehlich</p>	Fabian Froehlich	West End	
2026-02-09	14:10	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The scale of this hotel would double the height of the permitted zoning, thus ignoring the West End Community Plan and allowing a commercial tower on a tree-lined residential street. A 248-room hotel at is not what we need at the entrance to Stanley Park.</p>	Christina Laffin	West End	

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2026-02-09	14:15	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Rezoning for higher heights. Noise, and signage. I oppose the rezoning as it would allow the height to change from 6 floors to at least triple 6 floors which would further density an already very dense residential area. The Hotel is not all residential and would have people coming and going at all hours pulling luggage bags up and down a quiet residential neighbourhood.</p> <p>Having a restaurant and/or bar on the top floor and restaurant/cafes on the main floor change the residential area into a commercial area.</p> <p>I live not far from this development and I strongly believe a high rise Hotel should not be built in the middle of our highly densified residential neighbourhood.</p> <p>This is a business that is not interested in working with the over 2000 residents that live right around its location. We are not being included in the decision making. This is an act of pressuring all of residents to accept the new Hotel and set precedent on what will be built in the future in this neighbourhood. This will not be the exception but the rule. No I completely oppose this development.</p>	Mya Alissandra	West End	
2026-02-09	14:15	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear City Council.</p> <p>I am writing in to express my heartbreak, and quite frankly, disgust in the City Planning Department's recommendation of approval for the rezoning application of Macron's 2030 Barclay project.</p> <p>I have been a proud resident of the West End since 2014, with my entire tenure being on the west side of Denman. It is utterly disappointing to see the Council's time and effort going towards destroying the peace and beauty of this neighbourhood instead of towards beatification, support and honour of the residents and local infrastructure (such as low rise residential development, increase/maintenance of parks or intersection plazas, increase in bike lanes, sidewalk repair, car free streets, etc.).</p> <p>It is clear to me the Council prioritizes profit over people, and it makes me embarrassed to have you as my representatives. I will remember how you voted when I go into vote on Oct. 17, 2026.</p> <p>You still have the ability to make a considered effort toward positive and supportive change for the West End by denying the Macron 2030 Barclay Hotel project from going any further. We deserve better.</p> <p>Thank you for your time.</p>	Anna Thorsen	West End	
2026-02-09	14:16	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The scale is too big to fit in the existing neighbourhood. I understand that the city needs more hotel rooms, but this tower is too big and not appropriate.</p>	John Cannon	West End	

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2026-02-09	14:18	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>There appears to be a serious lack of understanding, almost amounting to disrespect, about the nature of the community in the Denman area. It is a residential neighbourhood, not a high-commercial zone.</p> <p>This proposed project is entirely unsuited to the area, which is a quiet, pleasant, high foot traffic environment.</p> <ul style="list-style-type: none"> <li>– First, the lengthy construction period will create ongoing noise and obstruction.</li> <li>– Once open, there will be ongoing traffic (vehicle) issues on a once-quiet street and increased noise from transitory customers and visitors.</li> <li>– Parking will undoubtedly be badly impacted and is already pressured for residents.</li> <li>– The height and size is a concern – we don't need MORE giant buildings in this area. This isn't Brentwood or Metrotown.</li> </ul> <p>Planners for the West End need to be focused on providing long term affordable residential housing.</p> <p>I cannot see that this project will benefit the community as a whole.</p> <p>I also have serious concerns about the motivations of some for pushing through this undesirable rezoning and proposal.</p>	Mayne Ellis	West End	
2026-02-09	14:19	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>A multi-storey hotel in this location is harmful to the West End, an area with high density - seniors and young families. The construction process would be very disruptive and noisy. The traffic increase in the area would be very disruptive and noisy. Granting this permit will open the floodgates on demolishing the small three- and four-floor walk ups that house thousands of people to create more high-rises, which in turn will price the current residents out of the market. It's a slippery slope only benefitting the developers and the wealthy.</p> <p>I VOTE NO!!!</p> <p>Yours truly,</p> <p>Patty Docal  <small>Under Freedom of Information and</small>  <span style="background-color: black; color: black;">[REDACTED]</span></p> <p>I have resided in this 3 - floor walk up for 30 years!!</p>	Patty Docal	West End	
2026-02-09	14:28	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I do not support a hotel at this location as it is a residential area and on the edge of Stanley Park. I do not believe the bylaws in place should be changed in order for this project to go forward. I would prefer the city to have designated hotel locations that already have the amenities to support such a project.</p>	Rand Vance	West End	
2026-02-09	14:29	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Please stop this re-zoning. This is a residential area and already there are too many cars and not enough parking spaces. The streets are not safe to cross and with more cars from visitors in the hotel will make it very unsafe. Residential areas must remain so. Cease any re-zoning applications immediately</p>	Fi Dastoor	West End	

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-09	14:30	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>2030 Barclay Street</p> <ul style="list-style-type: none"> <li>• The Policy vs. The Reality: The Hotel Development Policy establishes enabling conditions, not automatic approvals. The policy enables hotels but does not require Council to approve every hotel regardless of size and community impact. This policy is meant to weigh citywide priorities alongside local plans—not ignore them.</li> <li>• The Scale is Wrong: We aren't against hotels; we are against a 25-storey commercial tower on a narrow, tree-lined residential street.</li> <li>• Zoning Matters: This site was already approved for a 10-storey residential building. Doubling the height ignores the West End Community Plan.</li> <li>• Protect Stanley Park: Barclay Street is one of only four motor vehicle entrances into Stanley Park. A 248-room hotel at the entrance to Stanley Park will create significant traffic issues for our city's crown jewel. These impacts must be formally addressed between the Park Board and City Council before this proceeds.</li> </ul>	Fiona OConnell	Fairview	<a href="#">Attachment 1</a>
2026-02-09	14:50	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	This is far too big for the neighbourhood, especially in handling traffic.	Ellie O'Day	West End	
2026-02-09	14:54	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>To the addressed and other relevant parties,</p> <p>I understand the desire to increase beds and show "growth" for the city and continue to rise to the challenge of balancing multiple values for multiple constituents. However, this hotel in this neighbourhood is not the answer.</p> <p>As a devoted west end resident and voter, I find it alarming that a proposal such as this has made it to this stage. It is clear that those involved do not appreciate the unique character, value, and charm of this gem of a neighbourhood. If they did, they would not seek to push through a development that is so ham-fisted and at odds with the flavour of the area.</p> <p>Growth and development are important. Access and mobility are important. Preserving heritage and culture are important. In this ever-pressured society, we cannot be making decisions that value and champion one at the expense of another. There is a place for MARCON's development - it is just not at 2030 Barclay.</p> <p>We have many high streets and partially completed developments and more worthy buildings that can be pulled down or refurbished to suit. I implore you to let good sense prevail and not approve this proposal.</p>	Loni Pierce	West End	
2026-02-09	14:57	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Hotel is too large on a narrow tree lined street. This is a quiet residential area and the impact of a noisy large scale construction is not acceptable.</p> <p>The site was approved for a 10 storey residential building - not a 25 storey hotel tower. People who live and work here do not want the noise of vehicles arriving day and night disturbing our peace.</p> <p>I will remember how each member of council votes on this rezoning when I head to the polls to vote on October 17th.</p> <p>Think about how you would feel if a large hotel would be construction right next to where you live and oppose this application. Thank you.</p>	Dallas Taylor	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-09	14:58	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Mayor and city council members,</p> <p>I'm respectfully and completely reject this project in my neighbourhood. I have lived here for 10 years and this is the only neighbourhood I would live in Vancouver because of the quiet residential nature of this area along with its easy to businesses and services that make it very livable. It's unique and many of my neighbours share the same appreciation and would all oppose the negative impact of this proposal.</p> <p>Kind regards, Adam</p>	Adam Khalfalla		
2026-02-09	14:58	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The Hotel Development Policy establishes enabling conditions, not automatic approvals. The policy enables hotels but does not require Council to approve every hotel regardless of size and community impact. This policy is meant to weigh citywide priorities alongside local plans—not ignore them.</p> <p>We aren't against hotels; we are against a 25-storey commercial tower on a narrow, tree-lined residential street.</p> <p>This site was already approved for a 10-storey residential building. Doubling the height ignores the West End Community Plan.</p> <p>Barclay Street is one of only four motor vehicle entrances into Stanley Park. A 248-room hotel at the entrance to Stanley Park will create significant traffic issues for our city's crown jewel. These impacts must be formally addressed between the Park Board and City Council before this proceeds.</p>	Aaron Aguirre	West End	
2026-02-09	15:03	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear City Council,</p> <p>As a direct neighbour of 2030 Barclay and a committed advocate for Vancouver's history and the sacred character of our neighbourhoods, I am deeply dismayed by the City Planning Department's recommendation to approve MARCON's revised rezoning application for a 25-storey, 248-room hotel at 2030 Barclay.</p> <p>This project is a blatant disregard for the West End community and demonstrates no respect for the people who live here. It is a disruptive and threatening development that has caused profound distress among longtime residents. For those of us who have built our lives and our community here, this feels like a message that we simply do not matter.</p> <p>Vancouver cannot continue down a path where development overshadows the human heart of the city. Downtown, and in particular the residential neighbourhood of the West End, must remain a place that values its residents, its history, and the livability that makes this city unique. Approving this hotel makes no sense. It erodes community, disregards local voices, and undermines the character of our neighbourhood.</p> <p>I urge the council to reconsider and to place the wellbeing of Vancouver residents above the ambitions of developers. Our city deserves better.</p> <p>Sincerely,</p> <p>Katarina Thorsen</p>	Katarina Thorsen	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-09	15:12	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Please note the width, length, and depth of the opposition to this project. The reasons for this are very well known: preserving the character of one of the worlds prime residential areas is upper most in the minds of your neighbors. The anger &amp; fury of the West End population is unlike anything I have seen in over 20 years living here, or for that matter about a building project in my over 60 adult years. To proceed with this project is to invite disaster.</p> <p>The opposition will not go away, the project will be cancelled by the next mayor &amp; council, and the city will have to pay penalties. Do not imagine for a second that the construction site would not be the target of continuing demonstrations by citizens angered by a council that ignored their very well founded objections to introducing a commercial tour into a residential zone on the off chance that someone ( a friend perhaps) can turn a profit by preying on their neighbors. The traffic on Denman St is bumper to bumper morning &amp; evening, introducing expanded taxi traffic to the area can only lead to more congestion for commuters &amp; danger for pedestrians used to quiet streets.</p> <p>Anybody who votes for this project is not going to be want to be around to hear what the opposition has to say about them. On the other hand those who decide to vote with their fellow citizens will be recognized for the rest of their public lives as stalwart figures. For you to choose, support the public sentiment or oppose it. Be vilified or be heralded for your good judgement.</p>	Duncan Cameron		
2026-02-09	15:19	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The City of Vancouver needs more hotel rooms - with the loss of the Landmark and Coast Plaza, which were turned onto condos, and the Four Seasons, we lost hotel rooms in the last decade. These new rooms do not, and should not, be located in family-based neighbourhoods. Having a tower at 2028 Barclay would be like having one at Laburnam and Creelman in Kits Point, 2nd and Bayswater, or anywhere along Point Grey Road. The West End, and especially West of Denman, is a neighbourhood. It has families, seniors, students, all of whom would be losing sleep over a noisy hotel. There would be no way to regulate the noise, enforce quiet time, or stop the shouting and hollering from up and down Barclay.</p> <p>The West End is unique; it is on the edge of the most beautiful park in North America, beside the ocean, and surrounded by the seawall. It already has hotels, including the Sandman, the Westin, Sylvia, Best Western Sands, Divya Sutra Suites, English Bay Hotel, Barclay Hotel, Blue Horizon, Rosellen, Century Plaza, Wedgewood, and Sutton Place. It does not need another high rise hotel, especially in this family neighbourhood. Barclay is a road a number of children use to access Stanley Park, go to Second Beach, and travel on to school.</p> <p>I implore you to vote no on this hotel, which does not take the West End Community Plan into consideration. Your actions will be remembered on October 17 when we go to the polls.</p>	Marnie King	West End	
2026-02-09	15:37	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The West End is a community that deserves preservation. Not only does Stanley Park and its animals deserve a quiet and thoughtful well taken care of environment, but so does the West End's residents.</p> <p>I urge you to reconsider what you are trying to accomplish with rezoning 2030 Barclay and why it was zoned this way in the first place.</p> <p>I urge you to remember what makes the West End so beautiful and how this city has changed, not for the better, with the rezone and decisions being made.</p>	Amy Tang	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-09	15:43	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>there is little point in making any remarks as you folks over there at city hall function only to serve the interests of the developers who line your pockets, and will undoubtedly approve this after listening to your constituents, or as your boss ken calls it engaging in a "massive waste of time". but here goes: this is a ludicrous application which would kill views for hundreds of residents, create massive shadows over others and make traffic unbearable in already congested area. how about a hotel in shaughnessy? oh, i forgot you have outlawed any development in that neighbourhood. i wonder why. this city is dying. it is becoming a soulless, unliveable berg filled with empty shopfronts and corporate glass towers and little else. you all know this. but you just dont give a damn. i would ask you how you all sleep at night but im sure you do fine. people with little conscience and even fewer brains rarely have trouble getting their hours. shame on all of you for your inevitable approval of this anti neighbourhood, anti human, shortsighted, ridiculous project. if you had any shame, you would surely be feeling it. but alas...you have none.</p>	torquil campbell	West End	
2026-02-09	15:49	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am both angry and confused by the City Planning Department's recommendation to approve Marcon's 25 story luxury hotel at 2030 Barclay. The report acknowledges that the development expressly violates the West End Community Plan and appears to ignore the strong public opposition to its development.</p> <p>The report appears to equally weigh areas of support and concern when 83% of the online comment forms were opposed to the development. Furthermore the 130 online comments is statistically insignificant to the 5,015 individuals that have signed the petition which surpasses the approximately 4,959 notices that were mailed to residents.</p> <p>The report states "With the exception of the Stop Barclay 2030 group, the applicant claimed general support for the project" while ignoring the fact that the majority of that feedback comes from tourist and business associations cherry picked by Marcon who don't necessarily reside in the West End but may experience a slight bump to their bottom line without needing to live in the shadow of this monstrosity.</p> <p>One of the very few opportunities for residents to provide their feedback at " An in-person open house scheduled for October 8, 2025 was canceled at the request of the applicant team citing their concerns with regards to safety and crowd control", a very wise decision on the applicants part considering the strong and vocal opposition that this project has in the community.</p> <p>The report leans quite heavily on the Hotel Development Policy which states "that the expansion of existing hotels will be considered on a case-by-case basis". Since 2030 Barclay is currently a small boutique hotel, with long term residents, once a favourite of Katherine Hepburn, it creates a loophole for the developer to exploit and opens the door to actions that would permanently risk the health and safety of West End residents.</p> <p>I feel strongly that there is little need for another luxury hotel in Vancouver, and especially not in the West End.</p> <p>If the lack of hotel vacancies are really such a concern then I would recommend that the council pursue lifting Airbnb restrictions instead of adding more competition into the market by converting residential neighbourhoods into commercial areas. Although I am not a fan of Airbnb it does allow Vancouver residents to benefit and provide tourists with a more budget friendly option during the current cost of living crisis.</p> <p>Stop playing into the Mayor's goal of making Vancouver a playground for Millionaires while defying the needs of your constituents.</p>	Barend Bredenkamp	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-09	15:59	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 Boudel Tan  <small>1614 Freedom of Information and Protection of Privacy</small></p>	Eddy Tan	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-09	16:01	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This area is already congested. There is already high vehicle traffic and foot traffic, and this has been increasing in recent years. This would alter the neighbourhood further. This is a residential area. Please don't destroy it.</p>	margot mcdonald	West End	
2026-02-09	16:05	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I OPPOSE this rezoning.</p> <p>The Policy vs. The Reality:</p> <p>-----</p> <p>The Hotel Development Policy establishes enabling conditions, not automatic approvals. The policy enables hotels but does not require Council to approve every hotel regardless of size and community impact. This policy is meant to weigh citywide priorities alongside local plans—not ignore them.</p> <p>The Scale is Wrong:</p> <p>-----</p> <p>We aren't against hotels; we are against a 25-storey commercial tower on a narrow, tree-lined residential street.</p> <p>Zoning Matters:</p> <p>-----</p> <p>This site was already approved for a 10-storey residential building. Doubling the height ignores the West End Community Plan.</p> <p>Protect Stanley Park:</p> <p>-----</p> <p>Barclay Street is one of only four motor vehicle entrances into Stanley Park. A 248-room hotel at the entrance to Stanley Park will create significant traffic issues for our city's crown jewel. These impacts must be formally addressed between the Park Board and City Council before this proceeds.</p> <p>Sincerely, Luc Latulippe</p> <p><small>© 14 Freedom of Information and Protection of Privacy</small></p>	Luc Latulippe	West End	
2026-02-09	16:05	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This quiet oasis is being threatened. We cannot let this happen. West of Denman is one of the most pleasant areas in Vancouver. To fill it with traffic is not even conceivable to people in the West End. Please show some respect for our charming neighborhood. P.s. let the applicants have tge empty building on Thurliw and Nelson; it's almost good to go.</p>	JOCELAN Tracey	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-09	16:27	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The west end is very congested and Stanley Park is precious to the city of Vancouver. The park and area close to the park is important for the residents and the tourists alike. The last thing we need right now is a 27 story hotel right on the perimeter of Stanley Park. The present zoning makes sense to help control the skyscrapers and the over population of the area close to the park especially. You have two skyscrapers going up on Thurlow between Davie and Beach with more planned for that area. You have another huge skyscraper planned for Burrard and Davie. We don't need another skyscraper next to the perimeter of Stanley Park. The emergency vehicles can hardly get through to the west end residents now, with Beach ave. only one lane in each direction and Davie and Robson with only one lane in each direction due to parking lanes. There isn't enough parking for the residents either yet you continue to build these skyscrapers. The westend is already losing its charm. Also there is not enough parking for the residents of the west end and it will only get worse after all the approved construction projects are completed. Build your hotels on commercial property (parking lots etc) not residential.</p>	Julian Baker	West End	
2026-02-09	16:30	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The Scale is Wrong: We aren't against hotels; we are against a 25-storey commercial tower on a narrow, tree-lined residential street.</p> <p>Zoning Matters: This site was already approved for a 10-storey residential building. Doubling the height ignores the West End Community Plan.</p> <p>Protect Stanley Park: Barclay Street is one of only four motor vehicle entrances into Stanley Park. A 248-room hotel at the entrance to Stanley Park will create significant traffic issues for our city's crown jewel.</p>	Grace Otto	West End	
2026-02-09	16:43	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am writing to express my opposition to the City Planning Department's recommendation to approve MARCON's revised rezoning application for a 25-storey, 248-room hotel at 2030 Barclay.</p> <p>As someone who lives in and experiences the West End daily, I am deeply concerned about the long-term impact this project will have on our neighborhood.</p> <p>This proposal is significantly out of scale with the surrounding community and poses a serious risk to residents' quality of life through increased traffic, noise, shadowing, and strain on already dense infrastructure. These impacts threaten the livability and character that make the West End a successful, vibrant place to live.</p> <p>Many residents have raised thoughtful and well-founded concerns, and it is troubling to see a recommendation move forward that appears to give insufficient weight to those impacts. Growth must be carefully planned and aligned with the needs of existing communities.</p> <p>Approving this project sends a clear message that financial greed and developer interests are being prioritized over the people who live here. The West End should not be sacrificed to maximize private profit at the expense of community well-being and public trust.</p> <p>I urge Council to vote against this rezoning application.</p> <p>Voters will remember this decision when election day arrives on October 17th.</p>	Shira Malamud	West End	

2026-02-09	16:57	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The Scale is Wrong: We aren't against hotels; we are against a 25-storey commercial tower on a narrow, tree-lined residential street.</p> <p>Zoning Matters: This site was already approved for a 10-storey residential building. Doubling the height ignores the West End Community Plan.</p> <p>Protect Stanley Park: Barclay Street is one of only four motor vehicle entrances into Stanley Park. A 248-room hotel at the entrance to Stanley Park will create significant traffic issues for our city's crown jewel. These impacts must be formally addressed between the Park Board and City Council before this proceeds</p>	Jennifer Lau	West End	
2026-02-09	17:06	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am emailing to put forward my objection to the Hotel development being considered for 2030 Barclay Street in the West End.</p> <p>This design is inappropriate for the neighbourhood from a standpoint of,</p> <p>Scale; the anticipated building completely dwarfs anything in the neighbourhood, and the fact that the lot is further east than 'mid-block' renders the argument that, the development continues the large development perimeter along the edge of the park, absurd.</p> <p>Use; from an existing small scale boutique hotel to a large hotel, restaurant, and lounge. This will severely disrupt the quiet atmosphere of the area.</p> <p>Traffic; this development would negatively affect the pedestrian and bicycle oriented traffic in the area and potentially add significantly to an already challenging parking situation.</p> <p>Character; I am appalled that the City would disregard the historic / residential nature of the West End. When a large scale hotel was recently demolished on Robson Street (a commercial area, and closer to the City centre) a market housing project built in that location. Why not a hotel? If the City is concerned about the lack of hotel space in the City, you should prioritize commercial areas, not quiet residential neighbourhoods.</p> <p>I ask that you please reconsider this development, the damage it will do to the neighbourhood, and the precedent it will set for further development in the West End.</p> <p>On that note, I will be paying attention to your vote on this application in consideration of the next election in October.</p> <p>Regards, Robert Lange  <small>2025 Freedom of Information and Protection of Privacy Act</small></p>	Robert Lange	West End	
2026-02-09	17:13	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Mayor and Councillors,</p> <p>I am writing to submit comments regarding the rezoning application for 2028–2038 Barclay Street, scheduled for Public Hearing on Thursday, February 19, 2026.</p> <p>My concerns relate specifically to the neighbourhood west of Denman Street and the compatibility of the proposed development within this established residential area.</p> <p>Neighbourhood context (west of Denman):</p> <p>One of the most intact, fine-grained residential areas in the West End</p> <p>Predominantly low- to mid-rise residential buildings</p>	David Altman	West End	

Narrow streets and lanes with limited capacity

Minimal commercial intrusion and a distinctly residential character

Functionally different from areas east of Denman or along major corridors

Key concerns with the proposed rezoning:

Scale and character

A 27-storey hotel/long-term stay tower is fundamentally out of scale with the prevailing built form west of Denman

This is a mid-block residential street, not a transitional edge or arterial location

Approval risks setting a precedent for further spot rezonings that erode planning stability and neighbourhood character

Neighbourhood function and livability

West of Denman functions as a quiet residential enclave, not a destination area

A large hotel introduces continuous turnover, commercial servicing, ride-hail activity, deliveries, and late-night noise

These impacts are structurally incompatible with the existing residential use of the street and lanes

Traffic, loading, and lane impacts

Local streets and lanes are narrow and constrained

Increased congestion and conflicts between service vehicles, pedestrians, and cyclists are a significant concern

Spillover impacts from hotel loading, taxis, and deliveries would be felt most acutely in residential lanes never designed for this intensity

Privacy, overlook, and shadowing

The height and massing of the proposal raise unavoidable privacy and overlook concerns for neighbouring homes

Additional shadowing impacts affect daily livability, particularly given building spacing and proximity to Stanley Park

Loss of residential continuity

While the existing building is technically a hotel, it has long functioned as extended-stay accommodation

It contributes to the residential fabric of the area

Replacing it with a much larger, more intensive commercial operation represents a qualitative shift residents experience as a loss

				<p>Conclusion</p> <p>This is not opposition to change in principle, but concern about change that disregards context. The proposed rezoning introduces a level of height, density, and commercial intensity that is not compatible with the established residential character west of Denman Street and risks long-term erosion of neighbourhood livability and planning coherence.</p> <p>I urge Council to consider whether this proposal truly respects the unique role and scale of this part of the West End, and whether a more modest, context-sensitive approach would better align with the City's stated goals of livability, predictability, and neighbourhood fit.</p> <p>Thank you for your consideration.</p> <p>Sincerely, David Altman <small>2014 Professional Information and Photo</small></p> <p>Vancouver, BC <small>2014 Professional</small></p>			
2026-02-09	17:55	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This is a quiet residential area with no large hotel. We aren't against hotels; we are against a 25-storey commercial tower on a narrow, tree-lined residential street. I live right across the street from it and I am opposed to the amount of traffic and people that will be coming in and out of such a large scale hotel.</p> <p>This site was already approved for a 10-storey residential building. Doubling the height ignores the West End Community Plan.</p> <p>We need to protect our beloved Stanley Park. Barclay Street is one of only four motor vehicle entrances into Stanley Park. A 248-room hotel at the entrance to Stanley Park will create significant traffic issues for our city's crown jewel. These impacts must be formally addressed between the Park Board and City Council before this proceeds.</p> <p>if this plan is approved I will likely have to move somewhere else and as a senior this will create a major challenge for me. There are tall apartments in the area however they are condos and apartments. A hotel will invite much more vehicle traffic and encourage large groups of visitors on my street who will not have much less respect for the sanctity of our neighborhood and peaceful natural ambience of the park. It will be tragic if such a large hotel is put in this residential neighborhood.</p>	Bonnie Bhatti	West End	

2026-02-09	17:57	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Hello,</p> <p>I strongly oppose rezoning this area for a large hotel.</p> <p>The area is in the middle of a quiet, family neighborhood that is not appropriate for a large hotel. It will reduce the safety of the area by increasing traffic (making the roads more dangerous) and by bringing in a huge number of vacationing tourists not invested in the wellbeing of the West End.</p> <p>Furthermore, this area of the West End is not setup to support tourists. The infrastructure is lacking.</p> <p>The roads nearby are small and have limited parking. Bus 5/6 travels closest to the hotel, but it is prone to get stuck in traffic. It is also slow due to it's frequent stops. Residents will need to compete with tourists to get on an already cramped bus.</p> <p>Most tourists will likely choose to use a taxi or drive in since the hotel is not remotely close to the train lines. Once again, this will put pressure on the small roads and disturb the neighborhood.</p> <p>Why would you place massive hotel so far from proper our best public transport? The roads in the area are designed for residential traffic. A hotel like this should be located in an area tourists can easily reach.</p> <p>It's also insulting that the city would consider allowing a giant hotel to be built in a prime area for residential housing. We still need more places for people to live in this city. The area was designed for residential housing, and it shouldn't be used for something it was not meant to support.</p> <p>Perhaps a hotel like this could be built after the city either extends the expo line to the West End or a dedicated bus lane is created.</p> <p>I am not against building projects, but I want them to be built in areas that have the infrastructure for them.</p> <p>Thank you for your time.</p>	Shamira Warhaft	West End	
2026-02-09	18:10	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Mayor Sim and Members of City Council,</p> <p>I am writing to express my strong opposition to the proposed rezoning of 2030-2038 Barclay Street for a 27-storey, 270-room hotel tower. This project fundamentally contradicts Vancouver's urgent housing priorities and threatens the established residential character of the West End. Instead of approving commercial developments that serve tourists, the City must prioritize affordable housing solutions to address our severe housing crisis.</p> <p>Vancouver is experiencing an unprecedented housing crisis. Current data shows the city is falling drastically short of its housing goals, expecting only 700 new housing units in 2025 versus the target of 2,000 annually. Thousands of residents cannot afford to form independent households due to soaring rents. The West End's social housing requirement was recently reduced from 25% to 20%, demonstrating the area's affordability challenges.</p> <p>A 270-room hotel adds zero residential units during a housing emergency. This prime location should contribute to solving Vancouver's housing shortage, not exacerbate it by prioritizing tourism infrastructure over resident needs. While residents struggle with unaffordable housing, we cannot justify using prime residential land for luxury tourist amenities.</p> <p>The proposed 27-storey tower is completely out of character for this residential area. A 270-</p>	Maurine Charpentier	West End	

room hotel with restaurant and rooftop facilities will generate significant traffic, overwhelming local infrastructure designed for residential use. Street-level outdoor dining and rooftop "party pool" with liquor service will destroy the quiet residential character residents rely on. The tower's scale will create severe privacy impacts, reduced sunlight, and wind tunnel effects for existing residents.

Approving this out-of-zone development will undermine existing zoning protections that preserve neighbourhood character, signal to other developers that residential areas are open to commercial exploitation, and threaten the West End's established community fabric and resident quality of life. This proposal contradicts the City's own stated priorities. Vancouver's Housing Strategy emphasizes significantly increasing the supply of social and supportive housing. The Vancouver Plan prioritizes residential development over commercial in high-density areas. The project requires site-specific rezoning precisely because it doesn't align with community planning objectives.

Instead of a hotel, this site should accommodate affordable rental housing with mixed-income residential development including significant below-market units. The development should include family-friendly design with units suitable for families, addressing Vancouver's shortage of family-appropriate housing. Ground-floor community services rather than commercial restaurant and bar facilities would better serve residents. The development should be at an appropriate scale that respects neighbourhood context while maximizing residential units.

Supporting this opposition are troubling facts about Vancouver's housing situation. Vancouver faces a construction slowdown in homeownership housing, posing risks to future housing supply, workforce retention, and affordability. Metro Vancouver has over 2,000 empty condos while residents struggle to find housing. The housing crisis prevents young adults from forming independent households, forcing them to live with family or multiple roommates.

The 2030 Barclay Street rezoning represents everything wrong with Vancouver's development priorities. I urge City Council to reject this rezoning application, encourage residential development that addresses our housing crisis, protect established zoning that maintains neighbourhood character, and prioritize residents over tourists in development decisions.

Vancouver's housing crisis demands we use every available residential site for housing, not hotels. The West End community deserves better than having their neighbourhood transformed into a commercial zone to maximize developer profits. This proposal should be firmly rejected in favor of housing solutions that serve Vancouver residents.

I urge you to prioritize the needs of your constituents over developer profits and tourist amenities. The West End community is counting on your leadership to make the right decision for our city's future.

Thank you for your consideration of these critical concerns.

Sincerely,

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-09	18:28	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Mayor and Council,</p> <p>I am writing to formally oppose the rezoning application for 2028-2038 Barclay Street. This application must be refused not because of the specific statistics of the tower, but because it fundamentally violates the City's own planning hierarchy and policy requirements.</p> <p>1. Violation of the West End Community Plan (WECP) Spatial Framework:                      The application violates the core spatial framework of the WECP, which explicitly directs high-density growth to the Georgia and Burrard 'Corridors' to ensure the stability of the 'Neighbourhood' zones. By introducing Corridor-scale intensity into a protected low-rise residential enclave (RM-5B), this proposal breaks the 'Grand Bargain' that protects the character of the West of Denman neighbourhood. The approval of this rezoning would signal that the WECP's boundary between protected neighbourhood and high-density corridor is no longer enforced, inviting speculation that undermines the plan's integrity.</p> <p>2. Non-Compliance with Hotel Policy Location Criteria:                      The proposal fails the Hotel Development Policy's primary location criteria regarding proximity to convention facilities and rapid transit. The site is sited outside the functional walking catchment of the Convention Centre and outside the City's designated Transit-Oriented Areas. Approving a high-density commercial hotel in this location contradicts the policy's intent to place such facilities near major transportation nodes, thereby forcing guests to rely on vehicle travel through residential streets—a direct conflict with the City's transportation and sustainability goals.</p> <p>3. Direct Harm to Community Infrastructure:                      The proposal's non-compliance with height limits results in direct, unmitigable harm that the zoning was designed to prevent. The shadowing impacts on Stanley Park and, most critically, the loss of solar access threatening the licensing compliance of an adjacent childcare facility, demonstrate why this scale of development is prohibited in this location. The 'expansion' of a hotel use should not come at the cost of the viability of existing community assets.</p> <p>I urge Council to reject this application and uphold the planning principles that protect the West End's livability and the fundamental concessions and agreements contained in the WECP.</p>	Wendy Podgursky	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-09	18:28	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Hotel expansion needs to be based on the need to manage tourist demand and the latent effects of over-tourism. With this fundamental need in mind, we need to examine Destination Vancouver’s projections and assumptions in a fashion that is rigorous and takes trends in international tourism into account. No one wants to see Vancouver go the way of Barcelona, Venice, Tokyo, Amsterdam, etc., etc.</p> <p>That this issue, the imposition of a huge hotel in a quiet residential neighbourhood, is even contemplated and has reached this stage, is an indication of just how over-reaching and self-seeking the development industry has become. Please stand up to the real estate and development industry.</p> <p>The city approves the demolition of downtown hotels – e.g., The Four Seasons, Sheraton Landmark, Listel – and then wants to reconstruct them in quiet residential neighbourhoods. This makes no sense to me, and certainly sends the wrong message to the development lobby</p> <p>Marcon’s executive vice-president, Nic Paoella, dismisses the West End Community Plan as “already out of date”, <a href="https://storeys.com/marcon-nic-paoella-interview/">https://storeys.com/marcon-nic-paoella-interview/</a>, as if his wish justifies ignoring the spirit and purpose of the plan, and proceeding with Marcon’s alternative. I would suggest that, on the contrary, if council can even consider this application, then perhaps it is the city’s Hotel Development Policy that is “already out of date”.</p> <p>I DO NOT support an amendment to the Zoning and Development By-law that would designate the West End a “Comprehensive Development District”.</p>	Donald Meakins	West End	
2026-02-09	18:35	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>As a resident of the West End, I find this proposal poorly considered and destructive to the neighbourhood and Stanley Park entrance. The dead end of a narrow residential street cannot absorb the additional traffic of the construction and transportation to and from a large hotel. There is poor transit for tourists to reach this location from the airport. Traffic in the West End has become very congested, particularly with the extended bicycle lane on Beach Avenue. Adding so much additional traffic will further congest the neighbourhood. A large construction project so close to Stanley Park will be disruptive to the wildlife in the park including the nesting herons nearby. I do not believe the city has adequately addressed any of these concerns raised by the tax paying, voting citizens of the West End. Previous generations have prioritized the future livability and beauty of the city over quick financial gains. I encourage this city council to think about the future generations in this city.</p>	Laura Jamieson	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-09	18:36	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Hotel expansion needs to be based on the need to manage tourist demand and the latent effects of over-tourism. With this fundamental need in mind, we need to examine Destination Vancouver’s projections and assumptions in a fashion that is rigorous and takes trends in international tourism into account. No one wants to see Vancouver go the way of Barcelona, Venice, Tokyo, Amsterdam, etc., etc.</p> <p>That this issue, the imposition of a huge hotel in a quiet residential neighbourhood, is even contemplated and has reached this stage, is an indication of just how over-reaching and self-seeking the development industry has become. Please stand up to the real estate and development industry.</p> <p>The city approves the demolition of downtown hotels – e.g., The Four Seasons, Sheraton Landmark, Listel – and then wants to reconstruct them in quiet residential neighbourhoods. This makes no sense to me, and certainly sends the wrong message to the development lobby</p> <p>Marcon’s executive vice-president, Nic Paoella, dismisses the West End Community Plan as “already out of date”, <a href="https://storeys.com/marcon-nic-paoella-interview/">https://storeys.com/marcon-nic-paoella-interview/</a>, as if his wish justifies ignoring the spirit and purpose of the plan, and proceeding with Marcon’s alternative. I would suggest that, on the contrary, if council can even consider this application, then perhaps it is the city’s Hotel Development Policy that is “already out of date”.</p> <p>I DO NOT support an amendment to the Zoning and Development By-law that would designate the West End a “Comprehensive Development District”.</p>	Donald Meakins	West End	
2026-02-09	18:46	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I live on Haro Street, West of Denman. I’ve carefully reviewed the application for 2030 Barclay and feel compelled to voice my shock and dismay that this proposal is even being considered. The building is completely out of scale with the West of Denman neighbourhood. It would destroy the character of the Barclay Street block and create a kind of hotel and street-front that does not respect the enclave’s rare character. It raises huge concerns regarding questions of parking, traffic, noise and infrastructure. It would, in short, do irreparable harm to a beloved and precious area that cannot absorb the level of density being proposed.</p>	Michael MacLennan	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-09	19:07	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The West End has been under siege for years and is now bearing the brunt of a development wave that is drastically affecting our daily lives. The West End is populated mostly by renters, and we all know that the COV cares little about renters; we're easy to pick on and our voices carry little weight. The West End is already the densest part of the COV and the largest area of purpose built rentals. Leave it alone. I have no opposition to density, but the West End is the last place in Vancouver that needs more of it. Develop elsewhere for a change. I live directly beside the Landmark development on Robson and Nicola and it has massively impacted our street. There is increased noise pollution which affects my ability to work from home, increased light pollution with affects my ability to sleep, and less privacy due to surrounding overhead windows. There has been a massive increase in traffic, with speeding and ignoring of traffic signs which threatens resident's safety (we hear near- accidents at the corner almost every other day). In some ways, hotels are even worse. Tourists are there to have a good time, they party, make a lot of noise and do not care who hears them. (I speak from experience as the Empire Landmark was a hotel before it was two condo towers). There will also be a drastic increase in traffic and people coming and going at all hours. So, yes, Vancouver needs more hotel space, but again, there are other places you can build it. Barclay is a quiet residential street and should be kept that way. Rezoning this property is just pandering to developers and saying yet again that renters do not deserve a nice neighborhood to live in. And granting this rezoning just opens the door to more and more development that is not needed or wanted in the West End. It will just make the lives of those who already live here worse, for the benefit of temporary tourists and the developers pocket. As most of Council are homeowners, this kind of attitude is hardly surprising, but I would suggest you go move right beside a massive construction site or a large hotel for a year or two or five before you belittle our comments on this matter.</p>	Melissa Zack	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-09	19:10	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>MARCON'S rezoning application for 2030 Barclay Street.</p> <p><b>OBJECTION:</b> I live at 2040 Barclay Street, a few meters from the proposed development at 2030 Barclay street. I strongly object to this application for development.</p> <p><b>ASBESTOS HAZARD:</b> Apart from the irreparable damage to the quality of life in the West End, my main concern and objection is the risk of damage to 2040 Barclay Street, a building with high asbestos content. According to my information, the owners of 2040 Barclay Street were offered money by the proposed developers of 2030 Barclay, to buy insurance against possible damage to their property (2040) during construction. In other words, there exists a risk of asbestos contamination from 2040 Barclay, as well as 2030 Barclay, with potential lethal consequences. Where are the reports and contingency plans for 2040 Barclay Street? <b>STRUCTURAL IMPACT OF PROJECT</b> Where are the reports of the project's geological structural impact on the surrounding buildings? The foundation of the building at 2040 Barclay, for example, built in the 1950's, was not designed to cope with a multi-level underground parking garage only a few feet away. What happens to this building, and other surrounding buildings, in case of seismic activity, which we are experiencing more often lately ? Have these issues been brought to the attention of all who are voting on this proposal, or otherwise making decisions in this regard? If not, I propose that voting on this application be postponed until all required and necessary studies have been done and councillors have had time to acquaint themselves properly on the subject.</p>	Susan Bredenkamp	West End	
2026-02-09	20:17	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The scale of this hotel is completely wrong for the location. It's a quiet residential street - not the appropriate spot for a huge tower. It's too close to Stanley Park which is enjoyed and used by all residents of the city. It will harm the peaceful nature of the park. Even though I don't live in the West End, I go there all the time and value the green space which we don't have as much of in East Vancouver.</p>	Jane Williams	Grandview-Woodland	
2026-02-09	20:32	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The Scale is Wrong: We aren't against hotels; we are against a 25-storey commercial tower on a narrow, tree-lined residential street.</p> <p>Zoning Matters: This site was already approved for a 10-storey residential building. Doubling the height ignores the West End Community Plan.</p> <p>Protect Stanley Park: Barclay Street is one of only four motor vehicle entrances into Stanley Park. A 248-room hotel at the entrance to Stanley Park will create significant traffic issues for our city's crown jewel. These impacts must be formally addressed between the Park Board and City Council before this proceeds.</p>	Sarah Burgess	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-09	20:39	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	too big, too obnoxious and entirely unnecessary. we need affordable housing for locals not fancy hotel development for the rich. this will also increase congestion in an already densely populated region.	Warren Hoole	West End	
2026-02-09	21:03	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Please, please reconsider. We love our community and a big hotel will infringe upon this. Some key points:</p> <p>Policy vs reality: The Hotel Development Policy establishes enabling conditions, not automatic approvals. The policy enables hotels but does not require Council to approve every hotel regardless of size and community impact. This policy is meant to weigh citywide priorities alongside local plans—not ignore them.</p> <p>The scale is wrong for the location: We aren't against hotels; we are against a 25-storey commercial tower on a narrow, tree-lined residential street.</p> <p>Zoning: This site was already approved for a 10-storey residential building. Doubling the height ignores the West End Community Plan.</p> <p>Protect Stanley Park: Barclay Street is one of only four motor vehicle entrances into Stanley Park. A 248-room hotel at the entrance to Stanley Park will create significant traffic issues for our city's crown jewel. These impacts must be formally addressed between the Park Board and City Council before this proceeds.</p> <p>Please do right by the people of the West End. We are a loving community who take pride in our streets and people!</p>	Ilana Levine	West End	
2026-02-09	21:13	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The small streets in the West End does not have the capacity to deal with the additional traffic from service vehicles for the proposed hotel. It should not be permitted to proceed.</p> <p>I am completely against this idea.</p>	Leslie southern	West End	
2026-02-09	21:37	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	The existing character of Barclay Street is defined by its quiet, residential scale. The proposed rezoning presents a significant spatial mismatch for this location. By introducing density and activity levels that exceed the neighborhood's current absorptive capacity, the project risks degrading the tranquility of the area and its immediate proximity to sensitive green spaces.	Luke Kamikawaji	Downtown	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-09	21:58	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Hi, I was lucky enough to be accepted last year as a permanent resident of Canada, and currently live in West End very close to the rezoning area.</p> <p>Based on my time here, any new hotel tower would be one of the worst things for West End and the last thing that people want, as you may have noticed.</p> <p>I don't understand why this is even being considered - unless there are some cash flows involved we are not aware of.</p> <p>West End needs renovation projects for many buildings that are deteriorating, and new apartments for Canadians to BUY as primary residences. Not only rent.</p> <p>If something needs to be built here, it should be a well-insulated, pet-friendly, nicely designed but affordable low/middle rise apartment building with underground parking - with maybe a couple funky trees.</p> <p>And new projects should be approved only if they intend to sell many (if not most) of the units to Canadian first-home buyers.</p> <p>Hard to argue how anything would make more sense in the current context, but you are welcome to try.</p> <p>If you want more tips to develop West End further:</p> <ol style="list-style-type: none"> <li>1. make Stanley park car free.</li> <li>Prospect Point Lookout can be accessed by the bridge road.</li> <li>The Aquarium parking lots and the naval base can be accessed by Pipeline road and a minimal section of Stanley Park drive.</li> <li>Third beach parking should be closed and moved to second beach, but could stay and be accessed by a minimal section of Stanley Park drive that way.</li> <li>It is a small park. The rest should always have remained trails, but it can still be fixed. Having roads attract lazy cars, adding to the traffic, all the while there isn't much to see and a 10-15 min walk never hurt anyone.</li> <li>Believe it or not, more and happier people would show up because of less cars.</li> <li>2. Invest in making West End and Vancouver safer for bikes, with permanent public well-secured monitored bicycle storage lots spread around the area and a zero tolerance policy for bike thefts. That alone would reduce traffic.</li> <li>3. Focus on residents, not tourists. With cheap and more accessible (thus more reliable volume) attractions in the park.</li> </ol> <p>Have a great day!</p>	Paul LEGOUX	West End	
2026-02-10	04:55	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The recent demolition of the Landmark Hotel on Robson Street — an area traditionally suited to hotel uses — to make way for a residential condominium project raises an important question about planning consistency. If a hotel in a commercial corridor can be replaced by residential use, it is difficult to understand the rationale for removing existing residential buildings in the West End, which is primarily a residential neighbourhood, to construct a new hotel tower.</p> <p>This apparent reversal of land-use priorities feels inconsistent and creates concern about the broader planning direction for the city. A clearer, more coherent strategy around where hotels and residential developments belong would help maintain community stability and public confidence in planning decisions.</p>	Kemila Zsange	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-10	06:06	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	People who live in the in West End are not opposed to Hotels . This proposition is far too large for our fragile neighborhood , it is already over populated and congested. We are Stewarts of Stanley Park as well and need to protect the magnificent nature which inhabits the West End . We need peace , not commerce. We are why "tourist" come and visit . Over populate and destroy our environment will create only havoc and no commerce. Thank You	sheila sculley	West End	
2026-02-10	07:58	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	This rezoning will significantly damage the neighbourhood of West End and lives of its residents that specifically moved here to enjoy greenery and quiet life. It will bring only more chaos, crime, noise pollution, will drive the prices up and infrastructure that is already suffering will collapse. I don't know who in their right mind thinks this is a good idea	Nikola Binderova	West End	
2026-02-10	08:10	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Our neighbourhood is already suffering from intense, congestion, and adding a property of this size with all the extra Uber drivers and delivery, vans and regular vehicles attached to it will turn our once peaceful neighbourhood into a total traffic nightmare. I would say it's fair to say that over 90% of the residents of the west of Denman area of the West End of Vancouver moved here for reasons of tranquility. The lack of through traffic is what makes this part of the West End so special. I know when I was searching for the home in which I have lived for the last 17 years, I confined my search exclusively to the area West of Denman because I was looking for that kind of tranquility. Uber drivers and delivery, vans parking and no parking areas stopping in the middle of the road and obstructing traffic and in general not following the laws of the road already caused traffic mayhem in our neighbourhood on a daily basis. The property like the one proposed here will increase the volume of these drivers multiple times.  The other issue that has to be mentioned relates to the affordability crisis here in Vancouver. I understand creating giant towers in order to increase density when the goal is to lower rent for struggling renters across the city. Taking valuable real estate and turning it over to a hotel business does absolutely nothing to alleviate this problem, and in fact, it exacerbates it. There should be a moratorium on conversion of rental stock into for-profit businesses that don't help to alleviate the affordability crisis for Vancouver renters.	Sierra Laflamme	West End	
2026-02-10	08:40	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Our streets are already congested during peak hours, and parking is limited. Adding hundreds of new residents (likely with cars) will worsen traffic congestion, make it harder to find parking, and put additional pressure on aging water, sewer, and road infrastructure that isn't designed for this level of density."	Kevin Carpenter	Downtown	
2026-02-10	08:44	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Please re-consider approving this application. It is not a good fit for the West End and does not improve the neighbourhood or the wider City goals of housing development. A smaller footprint and height is appropriate for this site. If you approve this, a precedent is set for mega towers again in the West End. Thank you.	Graham Ramsay	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-10	08:54	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Neighbours and Community Members,</p> <p>We are writing to bring to your immediate attention the rezoning application for 2030 Barclay Street, which proposes the development of a 25-storey, 248-room hotel.</p> <p>This project represents a significant increase in height and density for the area and raises serious concerns regarding neighbourhood character, traffic congestion, infrastructure capacity, noise, shadowing, and overall livability. Once approved, the impacts of a development of this scale will be permanent.</p> <p>We strongly urge you to immediately submit your objections, questions, and concerns directly to City Councillors and the Mayor. Public feedback plays a critical role in the City’s decision-making process, and timely input is essential before the application progresses further.</p> <p>We’ll remember how you voted when we vote on October 17th</p> <p>Thank you for your time and engagement.</p> <p>Sincerely, Adrian Martinez</p>	Adrian Martinez Salas	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-10	09:18	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>am writing regarding the rezoning application for 2030 Barclay Street, which proposes replacing the four-storey Rosellen Suites with a 25-storey, 248-room hotel. Given the scale of this departure from existing zoning and planning policies, I believe several important questions must be answered before this application proceeds any further.</p> <p>Policy and Fit</p> <p>Which City policies specifically support the construction of a 25-storey hotel in this RM-5B residential zone?</p> <p>How does a density of 12.75 FSR and a height of 83 metres align with the zoning framework, which was designed for mid-rise housing?</p> <p>The Hotel Development Policy directs new hotels to downtown and commercial corridors. How does this proposal satisfy those requirements in a quiet residential area?</p> <p>Neighbourhood Impacts</p> <p>What steps will be taken to prevent noise from outdoor restaurants, rooftop amenities, and late-night gatherings from disturbing nearby residents?</p> <p>How will the City address the privacy and shadowing impacts on neighbouring homes, given the tower's scale and proximity?</p> <p>A hotel of this size will generate constant taxis, ride-hailing, deliveries, and tour buses. How will traffic and safety be managed on Barclay Street, which was never designed for heavy commercial use?</p> <p>Infrastructure and Services</p> <p>What upgrades to water, sewer, power, and waste collection will be required to service a 248-room hotel, and who will pay for them?</p> <p>What plans are in place to manage construction impacts such as lane closures, access restrictions, and noise?</p> <p>Conclusion</p> <p>The proposal represents not just a taller building, but a fundamental shift from a modest, neighbourhood-compatible hotel to a major commercial operation in a residential block. Before Council is asked to consider this rezoning, the public deserves clear answers to these questions to ensure transparency and accountability.</p> <p>As a long time resident of the West End, I want the planning department and the council to hold public meetings open to all West End residents to explain the West End plan. Our understanding is that large development was going to be restricted to the streets running perpendicular to Burrard, from Thurlow to the east everything west of Thurlow to the park and south of Robson to the beach - was supposed to be kept as is and free of development. What the heck is going on now????? We need an opportunity to have our voices heard NOW</p> <p>Deb and Lionel Durocher</p>	Deb Durocher	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-10	09:24	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I acknowledge that Vancouver needs more hotels and I'm not opposed to them, but this is the wrong size and the wrong spot. A 25-storey commercial tower doesn't belong on this narrow, tree-lined residential street that my kids walk along when leaving daycare. This site was already approved for a 10-story residential building and doubling the height ignored the local community plan. Barclay Street is one of only four motor vehicle entrances to Stanley Park and the increased traffic into this city's crown jewel from 248 hotel rooms would have terrible and significant impacts. The Hotel Development Policy establishes enabling conditions, not automatic approvals, and citywide priorities should be weighed alongside local plans- local plans are not meant to be ignored.</p> <p>I will remember how each member of Council voted when I head to the polls this October.</p>	Stephanie Ryan	West End	
2026-02-10	09:46	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p><b>Subject: Concerns Regarding Proposed 23-Storey Development West of Denman</b></p> <p>I am writing to express concerns regarding the proposed rezoning and approval of a 23-storey high-rise development with a hotel component in the West of Denman neighbourhood.</p> <p>I have lived in this area for over 25 years and have seen thoughtful, incremental change occur while the neighbourhood has retained its character and livability for more than 50 years. This area is predominantly made up of smaller-scale residential buildings that reflect a long-established, human-scale community. The proposed development represents a significant departure from that established pattern.</p> <p>While I fully acknowledge that development and increased density are necessary in Vancouver, the scale and intensity of this proposal are not appropriate for this location. A project of this size would require rezoning that appears tailored to a single developer rather than aligned with the existing neighbourhood plan. Introducing a 23-storey building and hotel would substantially increase traffic, parking demand, noise, and pedestrian congestion in an area that is already dense and constrained, with limited road capacity and infrastructure.</p> <p>Beyond traffic and infrastructure impacts, the proposed height and massing would alter the character of the neighbourhood, creating shadowing, privacy concerns, and a precedent for further out-of-scale development. Once approved, such a change cannot be undone.</p> <p>I respectfully ask Council to consider alternatives that allow for development on a smaller, more context-sensitive scale—one that fits within the established neighbourhood fabric while still contributing to housing and economic needs. Mid-rise or stepped developments would better respect the character, livability, and long-term sustainability of this community.</p> <p>Thank you for considering the perspective of residents who have invested decades in this neighbourhood and wish to see it evolve thoughtfully rather than be fundamentally altered.</p> <p>Brad Allen  <small>© 2014 Freedom of Information and Protection</small></p>	bradley allen	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-10	10:00	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am a resident in the West End and I am strongly opposed to the rezoning of this property. While I am in favour generally of creating additional hotel spaces within the City, this proposed rezoning goes well beyond what is reasonable for the property and the surrounding area.</p> <p>The site is already approved for a 10-storey residential building, the development of which would help alleviate Vancouver's housing crisis. The existing zoning and development approval are in line with the West End Community Plan, and would better serve the City and the local community. The referral report notes that if approved, adjacent properties would no longer be capable of redeveloping to the maximum allowable heights and densities under their existing zoning. This means that this proposal actively obstructs the potential to increase residential supply and density in the West End going forward.</p> <p>As it currently stands, Barclay St is a narrow 2-lane road primarily serving local residents and providing one of only four vehicle entrances to Stanley park. Already, traffic on this road is frequently disrupted by delivery vehicles and taxi and ride-share drop offs, which cause vehicles to enter opposing lanes and create a hazard for pedestrians. Adding a 25 storey tower with 248 hotel units and a ground floor restaurant will significantly increase traffic to the surrounding streets, as there are no nearby transit options available for visitors and guests. This will add potentially hundreds of additional vehicles to roads, concentrated at specific periods of the day, on small neighbourhood streets within 80 meters of a daycare facility. I would be surprised if this did not result in an increase in traffic accidents or even fatalities during the lifetime of the hotel.</p> <p>As I said earlier: I'm in favour of more hotel spaces, and would even support a continued hotel use of this site within the already approved 10-storey building. This proposed development though is well beyond what's reasonable and safe for the neighbourhood, and reduces the ability to address Vancouver's housing crisis in the long term. That the proposal complies with the hotel development policy does not mean that it should automatically be approved, especially when to do so would mean trampling the West End Community plan.</p> <p>I will be paying close attention to the Council vote on this issue, and will remember how each Councilor voted on this rezoning when I cast my vote for Mayor and Council in October.</p>	Hans Seidemann	West End	
2026-02-10	10:24	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Allowing a hotel at the end of Barclay west of Denman will negatively impact the community by increasing traffic (which is already severely restricted during rush hours and especially during tourist season) and increasing the transient nature of the population in the area. The west end is park of the park in that it is a quiet neighbourhood with a tight nit community that will be devastated by the development of this hotel in the area.</p>	Adam Koreen	West End	
2026-02-10	10:41	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>walking in my neighbourhood i see the the 1818 alberni st 21-storey building rapidly rising and blocking the view of the mountains. why should wealthy people get the best views and best air and block that from people who've been living in this area for years. we have a wide range of neighbours in a real neighbourhood which we don't want turned into a tourist destination. of course visitors are welcome to come down to the park and the beaches but to put a high rise with a hotel on barclay st in a calm residential area with a restaurant that'll increase the flow of traffic...greed &amp; not the wellbeing of us the city's citizens is the motivation...please rethink this and save our neighbourhood</p>	Ingrid Rose	West End	

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-10	10:42	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	This potential change to the zoning in our neighbourhood is unconscionable! My family began renting in this neighbourhood because of the quiet, predictable nature of the area. If a hotel is added, the noise will increase considerably, as will traffic on surrounding roads, and sidewalks. We came here under these conditions, it is not right for the City to change these conditions. I absolutely do not support this rezoning for any reason.	Colin Trotter	West End	
2026-02-10	10:42	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	While I understand that the city needs more hotel space, I think the proposed location is inappropriate for such a large hotel. - It will increase the level of noise in the neighbourhood during and after construction - It is impractical from the standpoint of busses and taxis having access, as well the extra traffic would make the neighbourhood more car centric and less walkable. I would prefer that the area be left as mostly residential with the development focus being on more boutique hotels, restaurants and coffee shops.	Adrian Ruigrok	West End	
2026-02-10	10:46	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	I wonder if the City of Vancouver has been following the news that so many attractive tourist destinations are being overrun by tourists? More and more destinations are turning against tourists. I believe we are close to a breaking point NOW! There is so much traffic during tourist season, on the roads and on the Seawall! Let's not do what humans typically do, by not looking to control growth before it is too late.	Colin Trotter	West End	
2026-02-10	10:53	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	The Rosellen Suites never was permitted as a hotel! By allowing another hotel to be built here is to confirm that City Permitting is irrelevant! How is it that this has never been addressed? Surely if I do not get proper permits for any building that I might consider, I would be faced with problems. Are there "special" people in Vancouver, who do not need to follow the rules?  The Tourist bureau tells you that Vancouver will need more hotels...but we are also desperate for more rental housing! The existing building at 2030 Barclay is already a rental apartment that has been illegally operating as a hotel. Change it back to apartments!	Colin Trotter	West End	

<p>2026-02-10</p>	<p>11:01</p>	<p>CD-1 Rezoning: 2028-2038 Barclay Street</p>	<p>Oppose</p>	<p>The current Hotel Development Policy has effectively created a free for all on existing hotel sites, disregarding the years of work and consultation undertaken by City Planners and local residents in developing the West End Community Plan.</p> <p>For 2030 Barclay Street, this means transforming a 4 storey, 27 room mid block hotel on a quiet residential street into a 29 storey, 292 room tower that would be 100m tall.</p> <p>The rules are being rewritten as the process unfolds. The hotel policy was amended to apply to smaller sites specifically so this proposal could qualify. Noise thresholds are also being raised to accommodate this more intensive use on a residential block.</p> <p>The proposed hotel development contradicts the intent of the West End Community Plan, which prioritizes locating higher densities along major commercial streets—not mid block in quiet residential areas.</p> <p>The proposed building would be significantly taller than anything surrounding it at 29 storeys. A small dead end laneway is expected to serve as the access point for all garbage, laundry, food delivery, and guest parking for 292 hotel rooms. The project provides no suitable drop off area despite the anticipated volume of guests.</p> <p>City policy states that the “form of development should consider the livability of adjacent residential buildings, public realm shadowing, protected public views, privacy and overlook, site setbacks, and other urban design considerations.”</p> <p>This proposal falls short of those expectations. Livability of neighbouring residential buildings would be compromised by direct overlook from approximately 100 hotel rooms. The proposed restaurant and bar would face directly across Barclay Street into homes, reducing privacy and introducing mid block noise. The building does not respect required setbacks, casts significant shadow, and is expected to create a wind tunnel between adjacent structures. For such a prominent addition to the skyline, the tower’s architectural expression is also notably generic.</p> <p>Current zoning allows a maximum floor space ratio of 3.50 FSR (or 3.70 FSR on corner sites) and a maximum height of 22 metres / 6 storeys—far below what is proposed. The proposed development has an FSR of 14.7 and height of 329-feet (100m) / 29 storeys.</p> <p>The West End Community Plan identifies West of Denman as a unique, calm residential area—already one of the densest parts of Vancouver. Introducing 292 suites of short term, highly transient occupancy would significantly alter the character the Plan was designed to protect. The Plan was created over years of work by city planners and residents to balance growth with neighbourhood livability, focusing major development on commercial corridors.</p> <p>The Rosellen was originally designed and used as residential rental housing before it became a hotel. Recently, several hotels in the area have been converted back to residential uses, including the large hotel at Denman Mall and the Bushan Hotel, which is now non market housing.</p> <p>This is not a case of resisting density. The area already contains a mix of higher density buildings and an appropriately scaled hotel without restaurant/bar use. Rather, the concern is the wholesale disregard of established planning principles and community objectives, and un-checked redevelopment.</p> <p>This proposal disrupts the carefully maintained balance in West of Denman, where years of thoughtful development have enabled higher density residential buildings to coexist with a quiet, livable neighbourhood character.</p>	<p>J B</p>	<p>West End</p>	
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**CD-1 Rezoning: 2028-2038 Barclay Street - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-10	11:12	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This is totally the wrong place for a huge hotel tower. I don't have any problem with density but this building is completely the wrong scale for this neighborhood. It's close to one of four Road entrances to Stanley Park and it will create a tremendous amount of congestion. I am completely opposed to this development application going through. I don't live in the West End, but I go there frequently by bicycle and I think that this will impact not only people who live nearby but everybody who enjoys the park on a regular basis. Hotels should be on accessible main streets with good traffic flow and not in residential neighbourhoods. Especially bordering on our park. I live in East Van where there are almost no parks, and so I go to Stanley Park. Please protect the surrounding neighbourhood from additional traffic.</p>	Lorraine Chisholm	Grandview-Woodland	
2026-02-10	12:50	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Hotels are being demolished on Robson St and replaced with residential properties. Please do not demolish residential properties in the West End in order to construct hotels. Our west-of-Denman neighbourhood has a strong community feel and a true identity. This should be cherished and retained. Housing supply consistently falls short, leading to high rentals, and making home ownership an impossible dream. Please do not erode housing stock.</p>	Sharon Cohen	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-10	13:32	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>OBJECTIONS TO PROPOSAL TO AMEND ZONING BY-LAWS REGARDING THE DEVELOPMENT OF 2028-2023 BARCLAY STREET</p> <p>The reasons for rejecting the proposals in 2018 and 2024 remain, namely the effect on surroundings and concerns regarding distancing and safety.</p> <p>Distancing Distancing concerns are twofold.</p> <p>First, the narrow lane in the back of the proposed hotel will have an entrance to its garage, delivery ramp and garbage collection 6 metres from the rear of 2045 Nelson which has two garage entrances in the laneway. The buildings at 2010, 2040 and 2088 Barclay also have their garage entrances in the same lane. At present, garbage collection for the seven buildings on Nelson and Barclay is also collected via the lane. This is a narrow and dead-end lane which requires garbage and other large delivery trucks to manoeuvre backwards out of the lane and onto Chilco which only supports single lane traffic thereby creating congestion and pollution.</p> <p>Second, the height of the proposed hotel will have significant impacts on the privacy and security of residents living in apartments in 2045 Nelson which would be only six meters distant from hotel rooms facing the lane. The existing towers in the 2000 block on Barclay and Nelson have large green areas surroundings. The proposed hotel leaves no space with a resultant impact on quality of life.</p> <p>Geophysical Impacts The area is geologically considered a high-risk seismic zone. In the last 15 years there have been at least 4 noticeable P waves. Drilling a 4 level underground garage for the proposed hotel would put the surrounding buildings, which are significantly older constructions that do not have seismic upgrades, at enhanced risk of undermining their structural integrity.</p> <p>Conclusion Before any decisions regarding the proposed changes to by-laws be considered, the following should be undertaken:</p> <ul style="list-style-type: none"> <li>• seismologists and structural engineers to evaluate the inherent risk of depth drilling to surrounding buildings, particularly 2045 Nelson which is over 60 years old</li> <li>• environmental engineers to assess pollution effects and airflow</li> <li>• traffic management and roadway infrastructure.</li> </ul> <p>Lastly, any decisions regarding the proposed changes to by-laws cannot be considered in isolation under the Hotel Development Policy but must be weighed in regard to the West End Policy and residents' concerns.</p>	Grazia Merler	West End	
2026-02-10	15:01	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>How is it possible that this council can ignore the clear disapproval from the majority of residents that repeatedly expressed disapproval for this hotel project. If approved, it will disturb the tranquility and quality of the life of the residents. This hotel has no place in a quiet residential neighbourhood, in particular, in this part of the west end. For the third time writing to oppose this rezoning application!</p>	Liliana Salazar	West End	


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2026-02-10	16:05	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>My wife and I are owners of a suite at [REDACTED] Although we do not live there any longer we are concerned for when we might return and also for the interests of our tenants and neighbours. The proposal to redevelop the property with a 25-storey hotel is a massive change in this neighbourhood. Although there are some tall buildings in the neighbourhood most buildings are low-rise condominiums or rental apartment buildings. The change of use from the current small suite hotel in the existing building to a large hotel will bring significant traffic into this residential neighbourhood which does not have a road system to support the volume that would likely occur. There is already a shortage of parking in the area West of Denman Street and adding a large hotel will only add to this shortage. The shadow and impact of a 25-storey building in this area will also make a major change for neighbouring residents. There is really no benefit to the neighbourhood from a large hotel development. The only benefits will be for the developer, the hotel owner and the city will gain some tax revenue. I would submit that there are not sufficient benefits to conclude that this development should be approved.</p>	James Deitch	West End	
2026-02-10	17:15	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>*I strongly oppose this rezoning and development at 2028-2038 Barclay St in Vancouver!                  *Despite this lot being zoned for a hotel, the proposed 25 storey (248 room) commercial hotel tower does not meet the criteria of the West End Community Plan.                  *The scale of this proposed development doesn't align with the existing buildings on this narrow and quiet tree lined residential street, it is completely unsuitable for this residential area.                  *I am incredibly concerned about the noise and traffic issues that this proposed development will create in an area so close to Stanley Park.                  *The increased 24/7 noise from vehicles and guests of this proposed 248 room hotel will completely decimate the quiet nature of this neighbourhood.                  *As well, the constant dropping off and picking up of hotel guests will create a bottle neck of commercial vehicle traffic (taxis/ride share) in front of said development on Barclay Street. This will make traffic flow into Stanley Park from Barclay Street incredibly difficult and unsafe.                  *These congestion and noise issue concerns are only exacerbated in the back lane, at the back of this proposed hotel. *Currently, the back lane is very narrow and is even more restrictive because of the permit parking that is allowed.                  *Further, it is one way only lane and can barely handle the movement of cars and commercial vehicles (garbage/recycling) currently! As a vehicle owner, I use this back lane to gain access to the parkade for my building (2045 Nelson) and there are often times, now, when the entrance to my driveway for my parkade is blocked with other vehicles.                  *The entrance to the parkade for this 248 room hotel development will be off this back lane. Adding vehicles from a 248 room hotel to this back lane will be an unsafe nightmare!                  *Further, vehicles have to exit this back lane onto Chilco Street and the visibility of pedestrians, bikes and cars from this back lane onto Chilco Street is already challenging, especially in the summers.                  It is for these reasons that I do not support the application for this proposed 248 room, 25 storey hotel at this location!</p>	Daryl Croxall	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-10	17:19	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Councillors,</p> <p>I'm writing to urge you to please deny permission for the proposed Tourist Mega-Hotel at 2030 Barclay in the West End. This site should be used for rental housing, not commercial interests.</p> <p>As a local renter and resident, I believe this proposed commercial development is a very bad idea. I assure this is not coming from a "NIMBY" perspective, quite the opposite -- this is a residential area, and land like this should be used for a mix of affordable and market-rate rental housing, not a commercial development.</p> <p>I'd have no objection to a development on a similar scale that was a mix of affordable and market-rate rental housing, or which included a supportive housing component, all of which are much-needed here.</p> <p>Bottom line: we need more affordable rental housing here in the West End, if we are to remain the wonderful diverse (in terms of both income and background) community we are today.</p> <p>Many thanks for your consideration. Your decision here will be a major factor when I determine how to vote in October.</p> <p>Regards,</p> <p>David Christopher, <small>§ 14 Freedom of Information and Access to Information Act</small> resident and renter</p>	David Christopher	West End	
2026-02-10	18:07	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This application does not align with the West End Community Plan and the scale is wrong. I am not opposed to commercial interests, such as hotels and businesses; I am opposed to a 25-storey commercial tower on a narrow, tree-lined residential street. The zoning for a 10-storey residential building was already approved, this application should not go above this height.</p>	Dennis Wasylenko	West End	
2026-02-10	19:30	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I have been a resident of the West End for over a decade. I share these concerns alongside thousands of other west end residents:</p> <p>The Policy vs. The Reality: The Hotel Development Policy establishes enabling conditions, not automatic approvals. The policy enables hotels but does not require Council to approve every hotel regardless of size and community impact. This policy is meant to weigh citywide priorities alongside local plans—not ignore them.</p> <p>The Scale is Wrong: We aren't against hotels; we are against a 25-storey commercial tower on a narrow, tree-lined residential street.</p> <p>Zoning Matters: This site was already approved for a 10-storey residential building. Doubling the height ignores the West End Community Plan.</p> <p>Protect Stanley Park: Barclay Street is one of only four motor vehicle entrances into Stanley Park. A 248-room hotel at the entrance to Stanley Park will create significant traffic issues for our city's crown jewel. These impacts must be formally addressed between the Park Board and City Council before this proceeds.</p>	Calvin Carbonell	West End	

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-10	20:22	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am writing to formally express my opposition to the proposed zoning change at 2030 Barclay Street. While I understand the need for urban growth, permitting a 25-story hotel in this location would be a significant detriment to the West End.</p> <p>The West End is a historic residential enclave defined by its livability. Introducing a 248-room hotel into the heart of this community will inevitably increase traffic congestion and noise pollution, ultimately eroding the quality of life for long-term residents.</p> <p>I believe the fundamental role of a municipal government is to enhance the lives of its citizens. While I recognize that urban planning requires compromise, this specific proposal fails to meet that standard. I would be open to a 25-story residential development that contributes to the local housing stock; however, a commercial hotel is incompatible with the safety and quietude of this neighborhood.</p> <p>I request that you vote against this zoning change.</p>	Terry Knee	West End	
2026-02-10	20:49	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am writing to formally express my opposition to the proposed zoning change at 2030 Barclay Street. While I understand the need for urban growth, permitting a 25-story hotel in this location would be a significant detriment to the West End.</p> <p>The West End is a historic residential enclave defined by its livability. Introducing a 248-room hotel into the heart of this community will inevitably increase traffic congestion and noise pollution, ultimately eroding the quality of life for long-term residents.</p> <p>I believe the fundamental role of a municipal government is to enhance the lives of its citizens. While I recognize that urban planning requires compromise, this specific proposal fails to meet that standard. I would be open to a 25-story residential development that contributes to the local housing stock; however, a commercial hotel is incompatible with the safety and quietude of this neighborhood.</p> <p>I request that you vote against this zoning change.</p> <p>David Critchley  <small>FOIA Freedom of Information and Protection</small>  </p>	David Critchley	West End	
2026-02-10	20:52	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I strongly oppose the rezoning as a resident of the area. It does not support our community plan and will be highly disruptive while removing crucial housing stock from our neighbourhood.</p>	Drew Harris	West End	
2026-02-10	21:14	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Any hotel or commercial/office high rise in west of Denman Street specifically in last block of Barclay Street will be a disaster for local residents and local traffic and future potential problems that can be even predicted and foreseen!!!</p>	John Cheng	West End	

2026-02-10	21:28	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	We should not have a large hotel so close to Stanley Park. It will make the area too crowded and might scare away the Great Blue Herons, who are protected. The area will become too congested. The area West of Denman is one of the last quiet areas of downtown where people can go to see nature, see the night sky, and have peace and quiet. We need it for our health. Many of us West Enders will not live anywhere else in the city because we value it so much. Hotels create air pollution in the form of nonstop laundry and scented ducts. As a disabled person with autoimmune and respiratory issues, the area West of Denman is one of the few places I can go for fresh air and relaxation. I know many elderly and disabled people who need the slower pace of life there. There are PLENTY of other places more appropriate for a hotel. Please keep large hotels in the entertainment areas like Granville, Stadium, Coal Harbour and Yaletown. The West End is our neighbourhood. Do not hand it over to the tourists. The urban wildlife also need it. Bats and migratory birds, and birds of prey are in decline all over the planet. They need these dark, quiet places at night. They are more important than this hotel. Please do not approve it. Keep the tourists in tourists areas mentioned above.	Patricia Gooch	West End	
2026-02-10	23:33	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	The proposed development is far too large for the site, surrounding streets and local infrastructure. I can think of no other large hotel being constructed in any quiet residential backstreet in Vancouver. Large hotels are needed, but will create problems here. Not the least of which will be problems related to a hostile atmosphere between residents and the hotel. Not a nice experience for guests, to be resented and yelled at by exasperated neighbours when noise, traffic, and infrastructure issues arise. Do we really want to foster a reputation as an unfriendly, unwelcoming city?	Anita Boomer	West End	
2026-02-11	07:33	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Goes against the West End Community Plan without any offsetting changes in the Plan to allow the overall density in the residential area west of Denman Street to reflect what the community trusted its representatives to uphold over time.	Marie-liesse Marc	West End	
2026-02-11	07:52	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	The Policy vs. The Reality: The Hotel Development Policy establishes enabling conditions, not automatic approvals. The policy enables hotels but does not require Council to approve every hotel regardless of size and community impact. This policy is meant to weigh citywide priorities alongside local plans—not ignore them.  The Scale is Wrong: We aren't against hotels; we are against a 25-storey commercial tower on a narrow, tree-lined residential street.  Zoning Matters: This site was already approved for a 10-storey residential building. Doubling the height ignores the West End Community Plan.  Protect Stanley Park: Barclay Street is one of only four motor vehicle entrances into Stanley Park. A 248-room hotel at the entrance to Stanley Park will create significant traffic issues for our city's crown jewel.	Amandine Schoffen	Downtown	
2026-02-11	08:09	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	The west of Denman is a quiet residential neighborhood that attracts locals and foreigners to visit because of its low rise heritage buildings, quiet streets, and beautiful trees, and because of its location next to Stanley Park. Building a high density high rise hotel will destroy the entire vibe of the residential neighborhood and create unnecessary pressure on already limited resources namely, parking, tennis courts, playgrounds, public pool.	Alice Ang	West End	
2026-02-11	08:43	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Dear Mayor Sim and Councillors,  I am writing to urge you to reject the rezoning application at 2028–2038 Barclay Street.  I understand Vancouver needs hotels. But this is the wrong project in the wrong place, and the City's own staff report makes that clear to anyone willing to read it honestly.  This proposal ignores the plan residents were promised.	Andrea Jacques	West End	

The West End Community Plan explicitly states that the West of Denman area "is not anticipated to undergo significant change." Yet this application asks Council to approve a 330% increase in density (from 2.75 to 11.84 FSR), a 43% increase in height, tower separations half of what policy requires, and a land use—restaurant—that isn't even permitted under the Plan.

Staff acknowledge the proposal "does not meet the baseline expectations of the RM-5B zoning nor the West End Community Plan." If Council approves this anyway, what message does that send to every other neighbourhood with an adopted plan?

The community spoke. The applicant didn't listen.

Over 5,700 people signed a petition opposing this project. Public comments ran nearly six-to-one against (736 opposed, 130 in support). When residents requested an in-person open house, the applicant scheduled one—then canceled it for farcical reasons (effectively dodging direct community accountability). The Urban Design Panel hasn't reviewed this project. The applicant's idea of "community engagement" was meetings with tourism industry groups and business associations, not the neighbours who will live with the consequences.

Children and families will pay the price.

The staff report confirms this tower will cast new shadows on Stanley Park and on the outdoor play area at Pooh Corner Day Care. It notes that reduced solar access "negatively impacts health, wellbeing, vegetative growth and childcare licensing compliance." We are talking about toddlers losing sunlight so a developer can build a larger hotel. That is not a reasonable trade-off.

Engineering says the building doesn't work.

The report states clearly that "Engineering Services does not support the proposed relaxation for passenger and delivery loading spaces." A 248-room hotel that cannot meet basic operational requirements will create chronic congestion, safety hazards, and quality-of-life problems on a quiet residential street. These aren't problems that get fixed at the development permit stage—they're baked into a site that is simply too small for what's being proposed.

Neighbours will be permanently harmed.

Staff recommended early on that the applicant consolidate with adjacent properties to create a viable site. The applicant refused. Now, because of inadequate setbacks and tower separations, the redevelopment potential of 2010 and 2040 Barclay Street will be constrained indefinitely. The staff report's own Figure 3 shows the required setback zone would cover 60% of one neighbouring lot and 100% of the other. Why should families in those buildings lose their future options because Marcon chose not to assemble a proper site?

There is no housing benefit.

This proposal delivers zero rental units. Zero social housing. Zero affordability. The West End Rezoning Policy allows density increases in Area A for 100% social housing—not for luxury hotels. Approving this sets a precedent that any commercial use can override the Plan if the applicant simply asks loudly enough.

I am not opposed to development, and I am not opposed to hotels built in areas that can support them properly. I am opposed to approving a project that violates adopted policy,

				<p>harms a daycare, blatantly ignores community input, and saddles neighbours with permanent planning consequences—all while delivering nothing for housing.</p> <p>Please vote no. If that is not possible, defer this application and require a redesigned proposal that actually fits the site, meets the Plan, and respects the community.</p>			
2026-02-11	12:45	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I vehemently oppose this rezoning and hotel application as it will completely destroy the residential integrity of the neighbourhood where I reside and own property.</p> <p>I call on mayor and council to stand by the avowed protection of the residential integrity of this neighbourhood and reject this application as a cynical violation of that integrity.</p>	Richard Byrne	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-11	14:33	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Rezoning Department -</p> <p>I am writing regarding the rezoning application for 2030 Barclay Street, which proposes replacing the four-storey Rosellen Suites with a 25-storey, 248-room hotel. Given the scale of this departure from existing zoning and planning policies, I believe several important questions must be answered before this application proceeds any further.</p> <p>Policy and Fit</p> <ul style="list-style-type: none"> <li>• Which City policies specifically support the construction of a 25-storey hotel in this RM-5B residential zone?</li> <li>• How does a density of 12.75 FSR and a height of 83 metres align with the zoning framework, which was designed for mid-rise housing?</li> <li>• The Hotel Development Policy directs new hotels to downtown and commercial corridors. How does this proposal satisfy those requirements in a quiet residential area?</li> </ul> <p>Neighbourhood Impacts</p> <ul style="list-style-type: none"> <li>• What steps will be taken to prevent noise from outdoor restaurants, rooftop amenities, and late-night gatherings from disturbing nearby residents?</li> <li>• How will the City address the privacy and shadowing impacts on neighbouring homes, given the tower's scale and proximity?</li> <li>• A hotel of this size will generate constant taxis, ride-hailing, deliveries, and tour buses. How will traffic and safety be managed on Barclay Street, which was never designed for heavy commercial use?</li> <li>• In an area with already severely restricted and insufficient public parking, where will vehicles go? How will displaced resident vehicles be accommodated?</li> </ul> <p>Infrastructure and Services</p> <ul style="list-style-type: none"> <li>• What upgrades to water, sewer, power, and waste collection will be required to service a 248-room hotel, and who will pay for them?</li> <li>• What plans are in place to manage construction impacts such as lane closures, access restrictions, and noise?</li> </ul> <p>Conclusion</p> <ul style="list-style-type: none"> <li>• The proposal represents not just a taller building, but a fundamental shift from a modest, neighbourhood-compatible hotel to a major commercial operation in a residential block. Before Council is asked to consider this rezoning, the public deserves clear answers to these questions to ensure transparency and accountability.</li> <li>• As a long time resident of the West End, I want the planning department and the council to hold public meetings open to all West End residents to explain the West End plan. Our understanding is that large development was going to be restricted to the streets running perpendicular to Burrard, from Thurlow to the east; and that everything west of Thurlow to the park and south of Robson to the beach (with the exception of Davie Street – as a major thoroughfare) - was supposed to be kept as is and free of development.</li> <li>• This location is several blocks from any transit hubs.</li> <li>• The addition of a large hotel into this already very densely populated area is unsuitable for the neighbourhood.</li> <li>• If more hotel space is required, it is more suited to locations on bus and train routes, and closer to public draw spaces: theatres, stadiums, restaurants, convention spaces (the only tourist draw nearby is Stanley Park).</li> </ul>	Penny No Name	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-11	15:28	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The Scale is Wrong: We aren't against hotels; we are against a 25-storey commercial tower on a narrow, tree-lined residential street.</p> <p>Zoning Matters: This site was already approved for a 10-storey residential building. Doubling the height ignores the West End Community Plan.</p> <p>Protect Stanley Park: Barclay Street is one of only four motor vehicle entrances into Stanley Park. A 248-room hotel at the entrance to Stanley Park will create significant traffic issues for our city's crown jewel. These impacts must be formally addressed between the Park Board and City Council before this proceeds.</p> <p>Further, I would ask that council look carefully if there are any shadow studies and if they have been misrepresented/misinterpreted by city planners to show less of an impact. This has happened in the past.</p>	Laurie MacKenzie	Downtown	
2026-02-11	16:01	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>As a West End resident I strongly oppose the rezoning of 2028-2038 Barclay Street.</p> <p>This is a residential neighbourhood and not suitable for a 25 story hotel. This site was already approved for a 10-storey residential building. Doubling the height ignores the West End Community Plan.</p> <p>Already Denman is congested as well as side streets such as Nelson and this would only be made worse by increased traffic due to the constant comings and goings of a 248 room hotel.</p> <p>Livable neighbourhoods are disappearing in the pursuit of development. Saying NO to this project is a way to maintain this long-standing vibrant community that is thriving West of Denman.</p> <p>Respectfully submitted, Valerie McNicol <small>974 Freedom of Information Act</small></p>	Valerie McNicol	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-11	16:05	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I adamantly oppose the application to change a bylaw to accommodate a developer to build the first hotel west of Denman. If passed it will begin the destruction of the West End. We should be moving forward in a completely different direction for us West Enders. The West End should be given some form of heritage protection with height and purpose restrictions. Denman Street and Davie Street should be considered for all new hotels. It's ludicrous to even consider this for a neighborhood having more families with children and not develop nearby busy main streets.</p> <p>If there is a bylaw change to Comprehensive Development there will be no turning back, as has happened throughout Vancouver, more towers will replace everyone's view lanes, block the sun, increase noise and traffic pollution to an already grid locked Denman, who knows who will be at the hotel, the list of negatives is endless. Owners in the West End paid for this peaceful social environment, the many amenities and views. We need just look to Coal Harbour. We've lost another view lane of the ocean from the Alberni tower that will block us enjoying sculling rowers going out from the yacht club.</p> <p>Another big no to a hotel in a family neighborhood is safety. There are many more families, lots of baby filled prams, since I moved in. Children playing beside a hotel? Also the destruction of privacy. Verbatim from those in Yale Town: a tower looking in as someone goes to the bathroom, has a shower! The buildings are so close you can read your neighbor's magazine, wave and smile as they take a sh... What a crap deal this proposal is. Live like Yale Towners? No thanks to blinds closed living like a cave dweller.</p> <p>To all council members who contemplate this template of destruction, who may want to support a hotel tower in the West End, consider the impact of one being built 2 meters beside your home. Surround your home with hotels, live in the shade and then let us discuss how to improve the West End. I choose to vote for a safe, walkable West End with ocean and mountain views over a concrete slab of unknown eyes peering, sometimes leering, into my home.</p>	Blaine Flewin	West End	
2026-02-11	17:21	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I do NOT support a development of this size in the West End neighbourhood.</p> <p>Please consider adding appropriate transit to the area BEFORE approving massive developments like this.</p> <p>I do agree, the city needs to grow. But that means purpose-built rentals WITH transit options. We CANNOT add more car-centric developments to a dead-end street within a quiet neighbourhood. Tourists specifically will be ordering ubers and cabs day &amp; night. This is NOT practical.</p> <p>Please be sensible.</p>	Ian Shepherd	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-11	17:56	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I live at ██████ Barclay street and this proposal will deeply and negatively impact my quality of life with increased pedestrian and motor traffic, including heavy trucks required to service the proposed hotel, increased noise, disorder and safety issues with so many hotel guests in a residential area - including with a hotel bar, and general disruption on a quiet street intended for community, not commercial purposes. As a tenant it's already very difficult and unaffordable to live in Vancouver, this will make it even worse and increase real estate speculation on aging rental stock in the west end. I strongly oppose this proposal - it's shocking that it's even be considered and so inappropriate for this residential area.</p> <p>In addition, the Hotel Development Policy is meant to weigh citywide priorities alongside local plans—not ignore them. The scale and location is wrong for a 25-storey commercial tower on a narrow, tree-lined residential street. This site was already approved for a 10-storey residential building. Doubling the height ignores the West End Community Plan. Barclay Street is one of only four motor vehicle entrances into Stanley Park. A 248-room hotel at the entrance to Stanley Park will create significant traffic issues and impact this area.</p>	Thea Bracewell	West End	
2026-02-11	18:14	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am against CD-1 Rezoning 2028-2038 Barclay.</p> <p>The Hotel Development Policy establishes enabling conditions, not automatic approvals. The policy enables hotels but does not require Council to approve every hotel regardless of size and community impact. This policy is meant to weigh citywide priorities alongside local plans—not ignore them.</p> <p>I am not against hotels; I am against a 25-storey commercial tower on a narrow, tree-lined residential street. This site was already approved for a 10-storey residential building. Doubling the height ignores the West End Community Plan. Barclay Street is one of only four motor vehicle entrances into Stanley Park. A 248-room hotel at the entrance to Stanley Park will create significant traffic issues for our city's crown jewel. These impacts must be formally addressed between the Park Board and City Council before this proceeds.</p> <p>I will remember how each member of Council votes on this rezoning when I head to the polls to vote on October 17th.</p>	Carine Vindeirinho	West End	
2026-02-11	20:37	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>There will buses from the airport. The streets are already narrow and difficult when larger vehicles are on the streets. Traffic in the backlane will be congested only one way in and out. Driveway is a shared driveway which impact the building sharing it during and after construction.</p>	Rashid Niazi	West End	
2026-02-12	08:55	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I oppose, in the strongest possible terms, the approval of the application for the rezoning to accommodate the building of this hotel, a monstrous commercial enterprise in this quiet residential neighbourhood where I reside and own my apartment.</p> <p>For the good of this residential neighbourhood, and residential neighbourhoods of the city at large, this application must be rejected unequivocally.</p>	Raila Ellmen	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-12	10:53	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The Policy vs. The Reality: The Hotel Development Policy establishes enabling conditions, not automatic approvals. The policy enables hotels but does not require Council to approve every hotel regardless of size and community impact. This policy is meant to weigh citywide priorities alongside local plans—not ignore them.</p> <p>The Scale is Wrong: We aren't against hotels; we are against a 25-storey commercial tower on a narrow, tree-lined residential street.</p> <p>Zoning Matters: This site was already approved for a 10-storey residential building. Doubling the height ignores the West End Community Plan.</p> <p>Protect Stanley Park: Barclay Street is one of only four motor vehicle entrances into Stanley Park. A 248-room hotel at the entrance to Stanley Park will create significant traffic issues for our city's crown jewel. These impacts must be formally addressed between the Park Board and City Council before this proceeds.</p>	Diana Bennett	West End	
2026-02-12	13:16	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Infrastructure Strain and Traffic: The added vehicle traffic, including taxis and tour buses, will overwhelm existing narrow streets and parking, causing safety issues.</p> <p>Scale and Character Incompatibility: The proposed height and density are out of scale with the surrounding low-rise or residential buildings, destroying neighborhood character.</p> <p>Loss of Residential Amenity: The hotel will overshadow neighboring homes, blocking sunlight, reducing daylight, and ruining existing views.</p> <p>Noise and Public Disruption: Increased noise from commercial activity, rooftop pools, and late-night patrons will disrupt the "quiet enjoyment" of residents.</p> <p>Displacement and Gentrification: The project threatens to displace local, community-serving businesses and shift the neighborhood focus toward tourism, displacing long-term residents.</p> <p>Environmental and Services Impact: The development will increase pressure on already strained local infrastructure, including waste management, water, schools, and medical services.</p> <p>Precedent Setting: Approval threatens to set a precedent for further, similarly sized overdevelopments in the area.</p>	No Name No Name	West End	

2026-02-12	13:27	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Council,</p> <p>I moved to Vancity from Toronto in 2015. I have lived in the downtown core for most of the last decade - it is my home. It is markedly different from Toronto's downtown. I could feel the heart of this beautiful city when I first landed here over ten years ago - it beats at a different rhythm from Toronto.</p> <p>That's what makes Vancouver different; people breath here, we laugh here, we greet each other in the streets and on elevators. We still look each other in the eye. It's what keeps me here.</p> <p>We don't need more people. We don't need more big hotels. We don't need corporations. We need community. We need right-sized business and our city council to listen to us when we say 'No, this is our home, you may not rezone our home to suit your broader business plan'.</p> <p>I understand there is a hotel shortage; so do what so many cities have done in South America and put the hotels outside the downtown core. If people have to commute to their meetings using the SkyTrain or Uber, so what?</p> <p>I can comfortably say I have never paid much attention to municipal politics before this proposal came to my attention. I can just as comfortably say that any member of council that votes for this hotel will not be receiving my vote nor the votes of the people I will advise against you.</p> <p>Please do not turn Vancouver into Toronto.</p> <p>Thank you for considering,</p> <p>Kelvyn van Esch</p>	Kelvyn van Esch	Downtown	
2026-02-12	16:15	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Re: 2028-2038 Barclay Street</p> <p>Vancouver city council public hearing scheduled on Thursday February 19, 2026 at 6:00pm. Request to rezone the subject site from RM-5B (Residential) District to CD-1 (Comprehensive Development) District. 25-storey hotel includes: Restaurant Space on Ground Floor; Floor space ratio of 11.84 and building height of 73 m (272) feet.</p> <p>COMMENTS:</p> <p>As a West End Resident for the past 35 years, I DO NOT support this Rezoning and Development Application.</p> <p>Concerns:</p> <ul style="list-style-type: none"> <li>• Too few parking spaces currently for residents and visitors</li> <li>• Small 2-lane road access that is already at capacity with service delivery vehicles and local traffic.</li> <li>• The current road access to this site cannot be expanded and is insufficient to manage the proposed increase in traffic.</li> <li>• There is insufficient public transportation available to support development (#5 and #6 buses are often standing room only and unable to accommodate families with children, seniors and disabled people on current routes out of the West End). There would also be increased risk to pedestrians and bike riders.</li> <li>• Access to and egress from this property whether by personal vehicle or use of taxis/uber will add to the current beyond capacity traffic congestion as entry to or leaving this site requires accessing either Robson to Georgia or Davie to Burrard via Denman Street which at peak hours is often backed up for blocks.</li> <li>• Proposed height and density of structure (25 stories) is not compatible with current vision for West End. A 25-storey building would tower over smaller 3 storey structures and the</li> </ul>	Bruno Drucker	West End	

smaller residential condos (10 stories or less) in the neighbourhood.

- Proposal for small “long-term” stay suites (although the size of these units has not been provided as part of the proposal of this development) can be assumed to be small “hotel-like spaces”. This type of construction (under 400 square feet per unit) has been found to be unmarketable and are part of the “condo-crash” that is taking place in Toronto and other large cities where such small units have been found to be unliveable in the long-term and an undesirable addition to the urban landscape.
- Community character of the West End which is already dense, but is currently a very liveable area, would be undermined by a rezoning of the area that allowed a 25-storey hotel and commercial development to be built in the middle of this primarily residential area.
- Rezoning and approval of this application would set a precedent and result in a fundamental change to the neighbourhood fabric by enabling unsustainable density of development. This would undermine the very reason people choose to visit and live in Vancouver – where lower buildings create neighborhoods that offer access to the outdoors, foster a greater sense of community and privacy.
- Emergency Vehicles (Ambulances/Firetrucks) would be unable to respond quickly to calls for assistance due the traffic back-ups and lack of street access.
- Environmental and carbon footprint would be negatively impacted. Approving a development of this size versus smaller/residential building has substantial and negative impact in terms of increased noise pollution, disruption of air flow, reduction of current green space and tree coverage (to build this structure) as well as the ongoing requirements of increased energy use and creation of waste that would negatively impact those in the direct vicinity of the hotel development in addition to requiring increased city services and infrastructure (repair of roads, sewage and garbage disposal, increased provision of public transportation etc) to adequately address the needs of this development.

While tourism is a key sector in Vancouver’s economy and hotels are a necessity, it is important to remember that the basis for the desire to visit Vancouver’s West End is its feeling of intimacy. The West End is an essential part of a liveable city designed to provide a place where visitors can enjoy Stanley Park and the views of the ocean from English Beach on one side and Coal Harbour on the other. Staying at high-rise hotels on main streets (currently available) on the main thoroughfares of Robson Street, Davie Street and Denman Street already offer numerous choices for tourists to visit the amenities of the West End. However, for this to be an enjoyable experience that will continue for years to come – there must be infrastructure to support a positive experience for visitors – enjoying a vibrant but intimate and livable city. City council should be cognizant that cities with areas of massive high-rises are NOT desirable tourist hotspots. Currently the West End is not only at capacity but building a high-rise hotel development in this area would effectively “kill the golden goose” and undermine the very reason that visitors come to Vancouver’s West End to enjoy the city in the first place!

As noted, there is already a lack of parking spaces for residents and visitors and the vehicle traffic on Barclay is already at capacity (despite traffic calming). At peak hours there are considerable delays entering or exiting the West End and this proposed hotel would further add to the congestion as there are limited ways to access this property – either by driving up Barclay (or Robson) and attempting to turn onto Denman street to either leave via Georgia or Davie street. All of these routes are currently at capacity and congestion of vehicles on Denman street results in long delays of transportation vehicles that service the West End resulting in air & noise pollution and considerable frustration. There is simply no way to accommodate the further (daily) addition of such a substantial increase in visitors within this local community if another 250+ suites were added as a hotel brings regular daily transportation needs that could not be addressed by the current system of roads and public transportation.

There would also be a lack of street access on a two-land side street to accommodate the additional traffic required to service this building. It is simply not possible to support the additional service delivery vehicles, taxis, uber services that a 25-storey hotel, restaurant and additional 250+ units and long-term stay units that the building would require. In addition, the use of city public transport – namely the #5 and #6 bus lines on Denman Street are

				<p>already at capacity with standing room only.</p> <p>There is an increased risk to the safety of both pedestrians and cyclists as this proposed hotel is ½ block to a bike path that would have to be crossed in order to enter or leave the West End to access the hotel. It is also a ½ block from the Tennis courts, Golf area and Stanley Park and there is considerable foot traffic on Barclay Street to reach these amenities by both tourists and local residents.</p> <p>The West End is a quiet community despite the high density of residents due the city’s intention to maintain this part of the West End as a “liveable community”. This would be compromised with such a large development that is out of keeping with the community and would add considerable noise and disruption to the area given the proposed restaurant space, transient nature of users (guest check-in and check-out occur throughout the day and night and shift changes or staff). In addition, there is the noise, disruption and congestion that comes from service vehicles required to support the hotel (garbage and recycling; food and alcohol delivery etc.) which would substantially increase the noise levels in what is otherwise a quiet residential area.</p> <p>Approval of this large-scale hotel development would incentivize property speculation and encourage similar re-development applications that would remove land from much needed rental and affordable residential housing by re-designating/re-allocating land for hotel use, thus further exacerbating the housing crisis that Vancouver already faces.</p> <p>Finally, given the current congestion, the ability of emergency vehicles (ambulances and fire trucks) to service this area is already compromised with limited access to medical services. The time to reach this area or a hospital when streets are backed up for blocks means that valuable time would be lost in addressing emergencies. This 25-storey building would add further strain to this already beyond capacity neighbourhood and would leave the city vulnerable to lawsuits in the event of a tragedy that could not be properly addressed because emergency access was not properly provided for in the city planning.</p> <p>B. Drucker</p>			
2026-02-12	17:06	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Too large a hotel for a primarily quiet residential neighbourhood.	Andrew Peachey	West End	
2026-02-12	17:36	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	My partner and I are against the rezoning and subsequent development of a hotel at this location for several reasons. Firstly, this will raise the sfr and will promote more high-rises in the area that will change the style of neighborhood that, as long-term residents of the West End have thoroughly enjoyed. We do not want to see this area get populated or increase with high-rises. The neighborhood is already so dense, parking is an extreme difficulty as many of the 2-hour spots have been turned into pay parking, or to make room for bicycles and scooters to be rented. Furthermore, traffic is already a difficulty due to a myriad of construction projects already in the works that will not be done for at least a couple years and the construction to build this hotel would cause massive inconveniences not only in traffic but also with noise. Additionally this is a project to turn an existing Hotel into a larger Hotel instead of considering housing that could be more affordable for the residents in this area. For these reasons and many more myself with thousands of other residents in this area of the West End which enjoy our picturesque quiet neighborhood are strongly against this development.	N B	West End	

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2026-02-13	06:15	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The Policy vs. The Reality: The Hotel Development Policy establishes enabling conditions, not automatic approvals. The policy enables hotels but does not require Council to approve every hotel regardless of size and community impact. This policy is meant to weigh citywide priorities alongside local plans—not ignore them.</p> <p>The Scale is Wrong: We aren't against hotels; we are against a 25-storey commercial tower on a narrow, tree-lined residential street.</p> <p>Zoning Matters: This site was already approved for a 10-storey residential building. Doubling the height ignores the West End Community Plan.</p> <p>Protect Stanley Park: Barclay Street is one of only four motor vehicle entrances into Stanley Park. A 248-room hotel at the entrance to Stanley Park will create significant traffic issues for our city's crown jewel.</p>	Lucille Lambert	West End	
2026-02-13	06:32	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The Policy vs. The Reality: The Hotel Development Policy establishes enabling conditions, not automatic approvals. The policy enables hotels but does not require Council to approve every hotel regardless of size and community impact. This policy is meant to weigh citywide priorities alongside local plans—not ignore them.</p> <p>The Scale is Wrong: We aren't against hotels; we are against a 25-storey commercial tower on a narrow, tree-lined residential street.</p> <p>Zoning Matters: This site was already approved for a 10-storey residential building. Doubling the height ignores the West End Community Plan.</p> <p>Protect Stanley Park: Barclay Street is one of only four motor vehicle entrances into Stanley Park. A 248-room hotel at the entrance to Stanley Park will create significant traffic issues for our city's crown jewel.</p>	Hilaire Lemoine	West End	
2026-02-13	09:32	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This is an unnecessary construction of a tall Hotel Tower in a narrow residential area of the Westend. The amount of demolishing, digging for parking and removal of debris will cause damage to the surrounding buildings. In addition, to build a Hotel, which in itself will cause traffic issues, in a small neighbourhood that already suffers with traffic flow is not a positive move for the neighbourhood.</p>	Linda McGrath	Downtown	

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2026-02-13	09:57	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The development of a very high story luxury hotel on Barclay street will impact the quality of life for those west of Denman enjoying access to Stanley Park. I am not opposed to replacing a hotel with the original approved 10 story plan with adaptations to a hotel rather than residential use.</p> <p>Despite the rationale for the archway dome look of the hotel to 'fill the gap' and 'bowl like depression' it is not a game-changer as the benefit to this site line is less than the value to local residents and others who will be eclipsed in shadows and density. There are currently hotels in the area that may not always be at capacity meaning that the demand in this primarily residential area does not merit such a high tower. Why the switch to a hotel from a residential tower? The approval for 10 stories and a change to hotel over residential would also assist with the claim that new hotel rooms are needed close to Stanley Park.</p> <p>The impact on local foot traffic and vehicle traffic is not small. I predict congestion and the assumed valet-parking will decrease the amount of spaces available for residents and others who wish to park in the area.</p> <p>I appreciate that Vancouver is a destination conference city, yet this location is not on the skytrain line to Waterfront, where currently there are new residential towers being built. Would it not make more sense to incorporate a high tower hotel between the link to airport and the conference centre?</p> <p>The west end of Vancouver close to Stanley Park as a residential hub is worth protecting from a targeted very large influx of tourists - I believe adapting the current footprint to the 10 storey building is already a compromise between no adaptations and the proposed large tower.</p>	Kimberley Tomasson	Arbutus Ridge	