

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-17	12:56	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	There are far more accessible and developmentally appropriate areas of the city to build a hotel tower of this magnitude. How can the narrow streets accommodate such a large capacity hotel?	Darcy Shiels	West End	
2026-02-17	13:11	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am compelled by pure reason and sensibility to strongly oppose the approval of the proposed Marcon Barclay Street hotel development.</p> <p>Approval will bring the requisite daily parade of hotel service and supply trucks, taxis and ride shares, all amplifying noise and air pollution on already congested access routes to and from Stanley Park, as well as the blocking of the narrow, dead-end, Ted Northe laneway currently serving the existing residential buildings for parking garage access and egress, as well as moving vans, garbage and recycling trucks.</p> <p>In addition, this ill-advised development will greatly add to noise- and pollution-creating traffic congestion on the already busy thoroughfare Denman Street. How unpleasant for their restaurant patio patrons to be trying to enjoy their meals while gagging on polluted air from stalled commuters as a result of the vastly increased traffic loads created by this hotel.</p> <p>Warren Korbin Vancouver</p>	Warren Korbin	West End	

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2026-02-17	13:25	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I live one block from the proposed hotel tower at 2028-2038 Barclay. There is simply no room for a 25-storey commercial building on a very narrow, quiet residential street. The site is too small, and surrounded by quiet residential apartments. There is no space for delivery trucks, heavy-duty trucks, traffic congestion, tourism buses and hotel guest parking. The alleyway behind the proposed site is a dead-end street fronting the park.</p> <p>Noise from the bar and restaurant will produce more noise, more congestion and interference with the lives of nearby residents.</p> <p>A traffic jam right at the Barclay Street entrance of Stanley Park is unimaginable; Nelson street is often bumper-to-bumper traffic from the park; if this project is allowed, local streets will be gridlock. Tourists already park in permit spaces, again, enforcement is hit-and-miss, and residents who have paid for a permit can't find places to park. This hotel would only make parking even more difficult and create massive amounts of traffic on Barclay Street.</p> <p>As a Barclay Street resident, we have had to endure heavy-duty construction noise from nearby projects for nearly 2 yrs; projects that went well beyond their finishing dates. Drilling, sawing, high impact drills, etc. produced a nightmare of noise all day. More noise from this project and then hundreds of new residents from a hotel will make life unbearable in this neighborhood. Rarely if ever do noise complaints get addressed by city by-laws.</p> <p>Safety issues are a concern as well; people drinking at the bar & restaurant will impact a very quiet neighborhood negatively.</p> <p>I strongly oppose the proposal, and ask the developer to produce a plan that will enhance the neighborhood rather than create noise, chaos and disruption.</p> <p>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> <p>I also request that the Park Board do a formal impact study on how such a development will impact the park, let alone the neighborhood.</p>	Lynne Schuyler	West End	

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2026-02-17	13:30	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>My name is Patricia Korbin and I am in opposition to any rezoning that will accommodate the proposed hotel development at 2030-2038 Barclay Street.</p> <p>The Hotel Development Policy, as a guideline for the city planners and council, states clearly in "Section 3 Policies paragraph 3.1.2" that "During area planning initiatives, consideration will be given to the appropriateness, necessity and supply of sites for hotel uses". It appears no or little consideration has been given by the planning department to the appropriateness of this 27 storey commercial hotel building site in an almost 100% residential neighbourhood on a narrow street with almost no loading/unloading capability in the narrow dead-end Ted Northe lane at the rear of the building where 3 existing residential buildings need clear access to their parking garages and garbage/recycling trucks need access most days of the week.</p> <p>This type of development is appropriate in the downtown core or in the new Broadway corridor, not in a residential neighbourhood.</p> <p>The Hotel Development Policy, Section 3 paragraph 3.1.3 states "Modestly priced hotel options are needed in all areas of the city. This can be accomplished through retaining existing hotels where feasible....". The existing hotel, with any needed repairs and updating, fits this statement completely. The newly opened Como Hotel on Comox Street also meets this statement completely, is compatible with the area and offers 30 new hotel suites (a full 1/2 of the number of short term hotel suites that will be offered in the proposed hotel tower!) in a 3 storey building next to Denman Street. That's compatibility!</p> <p>The many comments in opposition to this development explain the reasons why this is proposed commercial use is incompatible with the neighbourhood so I am not going to repeat them but they are all valid and will very negatively affect the thousands of permanent residents in area A, west of Denman Street. This is an inequitable situation where the occupants of the hotel enjoy their time here while the permanent residents have their livability so negatively affected.</p> <p>The shortage of hotel rooms in Vancouver started long before Covid-19 (the event cited in the Hotel Development Policy) when past Vancouver City Councils and planners permitted the Sheraton Landmark Hotel on Robson Street to be demolished and rebuilt into condominiums and social housing in 2017 and the Coast Plaza on Denman Street to be converted into long term rentals in November 2017 (except the small Sonder hotel which is now gone). This was for a loss of 673 hotel units! A big mistake for the city and its economy.</p> <p>Vancouver needs more hotel rooms but not in a tower on a residential lot on a narrow residential street! This city council and mayor should not compound the mistakes of the past by making a mistake today by approving the rezoning that will allow the building of this hotel tower.</p> <p>I request that mayor and city council take time to read all of their constituents comments and decide to vote NO to this rezoning application.</p> <p>Thank you for your time.</p>	Patricia Korbin	West End	
2026-02-17	13:32	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This is a community not needing some greed fulfilling endeavor that decimates the soul of said community.</p>	Leanne Fedje	West End	

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2026-02-17	13:38	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	I am writing to strongly oppose the proposed large hotel on this site. While I do not oppose all densification - this proposal is inappropriate in this location. Our neighbourhood - the West End - is already a very dense neighbourhood with a range of housing and commercial building types. As a resident, I welcome this diversity and the many Vancouver residents and tourists who enjoy this area. That said - given the already stretched traffic, parking and recreational access - adding a hotel of this size makes no sense. Please reject this proposal	Rita Chudnovsky	West End	
2026-02-17	13:45	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>re. Barclay Street Hotel proposal</p> <p>I strongly disagree with the proposal to amend the zoning and development by-law from Residential to Comprehensive Development.</p> <p>A 25 storey hotel at that location is the last thing we need. A hotel as proposed would drastically change the character of this part of the West End, significantly increase traffic and be detrimental to the residents of this area.</p> <p>I am surprised that the development proposal got as far as a public hearing. It seems so outlandish that I have to believe the developer was taking a flyer.</p> <p>The proposal has so many negative affects on the neighbourhood that I feel it should be denied.</p>	James Buttar	West End	
2026-02-17	14:07	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Subject: OPPOSE: CD-1 Rezoning (2028-2038 Barclay Street)</p> <p>To the Mayor and Council,</p> <p>I am a long time resident of the West End and I am writing to express my strong opposition to the 25-storey commercial tower proposed for 2030 Barclay Street.</p> <p>The Staff Report admits this project violates the West End Community Plan and the RM-5B zoning, yet it is being recommended to "enhance project viability." I want to be clear: the developer's profit margin is not a public problem. If a project is only "viable" by breaking the rules, tripling the height, and ignoring the scale of the neighbourhood, then it is the wrong project for this site.</p> <p>I urge Council to reject this rezoning for these substantive reasons:</p> <p>Risk to Public Infrastructure: The City has warned that the proposed construction methods put underground City utilities at risk. Why should taxpayers bear the risk of infrastructure damage to subsidize a private hotel?</p> <p>Engineering Non-Support: City Engineering does not support the loading and parking plans. Barclay is a narrow residential street; forcing hotel deliveries and guest drop-offs into this space will gridlock a primary gateway to Stanley Park.</p> <p>Sub-Standard Site: This site is too small for a tower. It has 30 feet less frontage than the West End Plan requires. Approving it anyway "strands" the neighbouring properties and ruins the future of our block.</p> <p>Listen to the Park Board: Council should not vote until the Park Board provides its formal findings on how this tower impacts park access, traffic, and wildlife.</p> <p>Councillors, you will vote on the future of this community tonight, and we will be voting on your futures on October 17th. Please prioritize residents over developer profits.</p> <p>Please vote NO.</p> <p>Sincerely, Bonnie Burnet</p>	Bonnie Burnet	West End	

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2026-02-17	14:17	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I oppose this application because:</p> <p>Breaking the Rules: This site is too small for a tower. It has 99 feet of frontage instead of the required 130 feet.</p> <p>Don't Bypass the Park Board: It is irresponsible to approve a major development at the edge of Stanley Park without a formal impact study. We are calling for a pause so the Park Board can complete a formal review. A project of this scale requires a serious plan to protect our park and ensure the public can still enjoy the city's 'crown jewel' without commercial interference.</p> <p>Keep Stanley Park Accessible: Adding a 248-room hotel at a gateway to Stanley Park will increase traffic congestion and block emergency vehicle access.</p> <p>Traffic Gridlock: Engineering Services does not support the developer's plan for loading and parking. There isn't enough room for hotel guests and deliveries, meaning Barclay Street will become a permanent loading zone.</p> <p>I urge Council to vote NO on this rezoning.</p>	Jeff Darcy	West End	
2026-02-17	15:12	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>PROXIMITY TO STANLEY PARK:</p> <p>Stanley park heronry is one of North America's largest urban nesting colonies of Pacific Great Blue Herons. Years of construction chaos will no doubt disturb this at risk species nesting close by.</p> <p>I have listened to coyotes calling to each other. Watched hawks on tree branches next to my balcony; eagles being chased into the park by crows. Watched families of racoons and skunks walking by.</p> <p>I have been able to sleep with my windows open and not been disturbed by sirens, traffic at all hours, the noise of people pouring out of bars and restaurants. Barclay Street is not a public thoroughfare per se. It is a uniquely, quiet residential neighborhood. It should be kept residential. A 248 room hotel with guests arriving at all hours and the ensuing traffic is an anathema. A 248 room hotel on the 99 foot frontage of 2030 Barclay's small footprint is surely overdevelopment.</p> <p>I strongly object to a 25-storey hotel complex being built.</p>	Alannah Malin	West End	
2026-02-17	15:34	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>To whom it may concern;</p> <p>the area is already congested enough. Adding a tower/hotel to this area is going to make things much worse for everyone in the neighbourhood. Please vote no on Rezoning 2028-2038 Barclay. We do NOT need a hotel in this neighbourhood.</p>	Robert Kemmis	West End	

2026-02-17	15:38	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The West End is a small gem of a neighborhood that retains its appeal because of efforts to build community and belonging by long-time local residents and elders in the LGBTQ+ community. Introducing a 25 story hotel into the neighborhood is an affront to these efforts, and will impact reasonable enjoyment of the neighborhood for all who currently live there--by impacting sunlight, traffic, and safety. West Enders DO NOT support the approval of this project, and we will remember how City Council handles this matter at the next municipal election. I will also note that this proposal does not in any way address the need for affordable housing in our city. This is not the work we elected you to do.</p>	Areej Siddiqui	West End	
2026-02-17	16:34	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I live at ██████ St. and during all these years I feel that I always have a friend at ██████ St. who I call the red light friend. We never met before but I can always see the friend's home with red light in the evenings. There were two times that I woke up in the middle of the night and felt sad. I turned on my light to write and read books and the red light was turned on too almost at the same time. I felt very heartwarm and felt like a friend not far away always. Two years ago I started to take breathwork class in a studio at Westend and there is one person that I breathe with most often then we became very good friends. The most surprised of all, he lives at 2020 Haro St. and he is my red light friend. I am so sad that the 29-storey hotel at Barclay St. may be built between us and I would not be able see the red light, the warmest light in my life.</p>	Joyce Le	West End	_____
2026-02-17	16:35	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Mayor and Council,</p> <p>I am writing to formally OPPOSE the proposed rezoning to permit a 27 storey hotel at 2028-2038 Barclay Street in the West End.</p> <p>I support thoughtful economic development and recognize that Vancouver must balance tourism, housing, and neighbourhood liveability. While I recognize that the Hotel Development Policy enables new hotel construction in Vancouver, enabling conditions are not the same as automatic approvals irrespective of scale or community impact. Council retains discretion to assess whether this specific project aligns with broader planning objectives and neighbourhood context. In this case, the scale, location, and land use implications of this rezoning proposal warrant serious reconsideration.</p> <p>I respectfully ask Council to reject this rezoning application or require substantial reductions in height and scale to align with existing policy frameworks and neighbourhood context.</p> <p>As a voter, I take municipal land use decisions seriously. I will remember how each member of Council votes on this rezoning when I head to the polls on October 17th.</p> <p>My specific concerns are outlined below:</p> <p>Scale and Context: This is not opposition to hotels in principle. It is in opposition to a staggering 27 storey commercial tower on a quiet, narrow, tree lined residential street. The proposed height is disproportionate to the majority of the surrounding built form and will have material impacts on light quality, views, privacy, noise, traffic, surrounding nature, and neighbourhood character.</p> <p>Urban Design and Noise Impacts: the introduction of a 27 storey commercial property on a residential street will materially alter the sound environment. Hotel uses generate continuous activity cycles including early morning departures, late night arrivals, restaurant and patio operations, service and delivery traffic, and frequent curbside pick up/drop off activity. Unlike residential buildings, which typically produce predictable and lower intensity noise patterns, hotels create transient, 24 hour movement that changes the acoustic character of a neighbourhood. For surrounding residents, this noise will impact daily life. Additionally, given this site's proximity to Stanley Park including nearby sensitive ecological areas like the Heron's nesting ground, the cumulative increase in vehicle traffic, human activity, and noise warrants careful consideration. Urban design decisions at the edge of the</p>	Pascal Le Vasseur	West End	

				<p>beloved Stanley Park should account not only for resident livability, but also for the long term integrity of adjacent natural systems.</p> <p>Parking and Traffic Impacts: West End residents pay the highest cost for residential street parking in the city at over \$400 annually, yet enforcement is inconsistent and parking spaces are extremely limited due to the new 'West of Denman' permit zone implemented in 2025. This rezoning proposal includes only approximately 70 parking spaces for 250+ hotel rooms. The overflow demand, whether from guests, staff, or service vehicles will inevitably spill into surrounding residential permit zones and coveted 2 hour parking for guests to the neighborhood. A hotel of this scale will generate high volumes of vehicle traffic activity, leading to double parking, curbside queuing, idling, and circulation traffic as vehicles search for space. In a dense residential grid with narrow streets, lanes and limited loading areas, this overflow demand will spill into the neighborhood and increase vehicle weaving, congestion, and safety conflicts for pedestrians and cyclists. These impacts should be formally evaluated in coordination with the city's Engineering Services department as well as the Park Board before any approval is considered.</p> <p>Zoning and the West End Community Plan: Long range planning only works if adopted frameworks meaningfully guide decision making. The West End Community Plan directs growth to defined commercial corridors and village centres while maintaining a livable, context sensitive scale on residential streets west of Denman. It emphasizes incremental change, protection of sunlight and privacy, and built form that fits the established neighbourhood character. Developing a 27 storey commercial hotel including a street level restaurant patio on a narrow residential street is inconsistent with that intent and represents a significant escalation in scale. Approving this rezoning would undermine the integrity and predictability of the Community Plan as a guiding policy framework.</p> <p>Precedent: Approving a commercial tower of this height in this location establishes a precedent across the City of Vancouver that weakens neighbourhood plan protections and signals that previously approved forms of development can be substantially altered without meaningful regard for community impact, or impact on the surrounding natural environment. Corridor based planning principles generally direct higher intensity commercial uses to major arterials, commercial villages, and areas well served by rapid transit infrastructure. Introducing a tower of this scale on a quiet residential street, instead of prioritizing its location along an established commercial corridor, reshapes expectations for future rezonings and signals a shift in how residential areas are treated within the broader urban hierarchy in Vancouver.</p> <p>Integral Planning Decisions: In closing, large scale commercial developments of this magnitude are rarely proposed in Vancouver's more affluent neighbourhoods due to the negative community impact. For example a hotel of this scale would not be approved in a neighbourhood like Shaughnessy. West End residents, the majority of whom rent their homes, should not be disproportionately asked to absorb the impact of a commercial project of this scale, simply because they do not have the privilege of home ownership.</p> <p>Thank you for your time and consideration.</p> <p>Sincerely, Pascal Le Vasseur</p>			
2026-02-17	16:45	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	I am opposed such a large building to add congestion to an already busy area when there are perfectly good other locations in Vancouver - even in the west end (Cardero/Robson) that are more appropriate.	Clinton F	West End	

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2026-02-17	17:01	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This is a quiet residential neighbourhood; the existing low rise hotels on Pendrell and Haro Streets fit into the neighbourhood.</p> <p>However, this proposed development would radically change the neighbourhood in a number of ways, such as changing sight lines and eliminating views, introducing hundreds of new vehicles belonging to hotel guests with a profoundly negative effect on traffic.</p> <p>Traffic has already increased in the neighbourhood because of the closure of the Beach Avenue exit from Stanley Park; as a result, traffic is now regularly backed up from Denman Street towards the park with park visitors using Barclay and Nelson Streets to exit the park. These are residential streets, not meant for this kind of heavy traffic.</p> <p>It is a quiet neighbourhood but the busy-ness of a large hotel, operating 24/7, would create endless disturbance. The neighbourhood simply isn't designed for this and it doesn't conform with the existing neighbourhood plan which doesn't countenance anything like this.</p> <p>Finally, I find it hard to understand how a proposed hotel such as this could succeed financially when the very experienced Coast Plaza Hotel at Denman Mall/Comox Street could not make a go of it and had to close.</p> <p>The existing Rose Ellen is fine; this proposal is not.</p> <p>Thanks,</p> <p>Jobst Bode <small>INFORMATION PRIVACY AND PROTECTION OFFICER</small></p>	Jay Bode	West End	

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2026-02-17	17:07	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>1. Barclay Street is too narrow to support hotel-level traffic demands Barclay is a narrow residential street with limited capacity. A hotel of this scale would require frequent access by taxis, ride-hail vehicles, tour buses, delivery trucks, and service vehicles. To accommodate these demands, existing street parking would inevitably need to be removed, further straining an area already short on parking options for residents and visitors.</p> <p>2. Critical access route to and from Stanley Park Barclay Street functions as both an entry and exit route for Stanley Park. During major events, traffic volume increases significantly. Introducing a high-traffic commercial use at this location would create congestion, delays, and safety concerns for pedestrians, cyclists, and drivers. This is not a suitable location for a hotel that would generate continuous vehicle turnover.</p> <p>3. Lack of transit and cycling infrastructure There is no TransLink bus stop near the proposed site, and Barclay Street has no dedicated bike lanes. A major hotel without adequate transit access will push even more visitors toward vehicle-based transportation, compounding congestion and emissions in a neighbourhood that was never designed for this level of commercial activity.</p> <p>4. Inconsistent with the West End Community Plan The West End Community Plan emphasizes preserving the residential character of the neighbourhood and directing higher-density commercial uses toward appropriate corridors. A 25-storey hotel is not aligned with the plan's intent, scale, or land-use direction for this part of the West End.</p> <p>5. Noise and disruption in a quiet residential area Barclay Street is a predominantly quiet, residential street. A hotel of this size would introduce 24-hour noise from guests, service vehicles, loading zones, and increased traffic. This would significantly erode the livability and peaceful character that residents rely on. For these reasons, I respectfully urge Council to reject this development application. The proposed hotel is out of scale, out of character, and incompatible with the transportation and community planning realities of Barclay Street and the West End.</p>	Andries Mazereeuw	Downtown	
2026-02-17	17:29	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Key points for opposing:</p> <ul style="list-style-type: none"> - A 25 story commercial building clashes with our quiet neighborhood. It's just too big. - Traffic will increase and commercial deliveries will disrupt residents. There is not enough parking. - A small hotel makes sense but this is just over the top. 	Hector Uvence	West End	

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2026-02-17	17:53	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear City Council,</p> <p>As a West of Denman resident and strong supporter of the West End’s urban and architectural heritage, I urge you to reject the CD-1 rezoning application for 2030 Barclay Street for the following reasons:</p> <p>Policy misalignment: The Hotel Development Policy Update identifies Burrard, Georgia, and Alberni Streets as key areas for increased hotel supply under the West End Rezoning Policy. The Hotel Community Impact Assessment identifies the West of Denman / Stanley Park area as suitable for small “Urban Resort” boutique hotels—approximately 50 rooms and five storeys—while directing long-term stay hotels to mixed-use commercial districts outside the Downtown peninsula. The proposed 25-storey, 248-room tower at 2030 Barclay far exceeds these parameters.</p> <p>Inappropriate scale for the site: The project compresses an 83-metre tower onto a single narrow lot, unprecedented in the West End. Comparable towers occupy double or triple lots. The nearby Shoreline West End Apartments (formerly Crown Plaza), at 88 metres, spans two blockfaces on a much larger site.</p> <p>Impact on neighbours: City staff note that the proposal contravenes lot frontage and tower separation requirements and would significantly compromise the redevelopment potential of neighbouring sites, undermining the West End Community Plan (WECP) beyond the property boundary.</p> <p>Misconstrued urban planning arguments: The application misinterprets the WECP to justify its scale, claiming to repair a “frayed urban frame” along Stanley Park, a fiction nowhere found in the policy text. The application disregards the WECP’s emphasis on transitional, contextual building form.</p> <p>Low architectural value: Design claims referencing “tree bark,” “tree rings,” and West Coast modernism ring hollow.</p> <p>A contextually and policy-aligned renewal of the Rosellen Suites would be welcome; this proposal is none of those things.</p>	Lorinc Vass	West End	

2026-02-17	17:57	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>My name is Nancy Conli and I live at [REDACTED] at Barclay Street. I chose to live here because it is quiet and close to the park, Second Beach and Coal harbour. A hotel of this height is going to be disruptive to our daily life. The site is very small and far from high end shopping, sporting venues or transportation. The street cannot handle increased traffic and it will impair access to the park for the Day Care centre and dogs walking to the park. The hotel is not in an upscale neighbourhood and is next to designated low income apartments. Hotels off Denman have gone bankrupt or converted to apartments. This should be a cautionary warning to build the hotel on a quiet residential street. The city has drastically restricted parking in the west end and I worry we will be stripped of our access to parking.</p> <p>I am not opposed to building a hotel but this neighbourhood is not where a commercial venture belongs. It should be built on a main artery where valet parking would be feasible. Most of our buildings have been renovated and given extended life but your proposed tower will take our sun away and leave us in shadows.</p> <p>Please reconsider the zoning for this massive hotel. We are an area where boutique hotels have proven successful</p> <p>Thank you,</p> <p>Nancy Conlin</p>	Nancy Conlin	West End	
2026-02-17	19:24	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The proposed hotel is not "boutique"-sized as was contemplated for residential neighborhoods in the Hotel Plan. The noise and congestion from this project will irreparably harm the character of the neighborhood. It would be a welcome addition if it were properly located along one of the existing commercial corridors.</p>	Fraser Greig	West End	
2026-02-17	21:52	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I live in a tower on Alberni and am not opposed to towers in their place. Barclay is not their place. This proposal defies the West End Community Plan. It does not meet RM-5B guidelines of 2022 (p. 19) or the principles in the West End Community Plan of 2013 (P.42). Read the principles again. Respect them.</p> <p>I also know Vancouver needs more hotel rooms, especially near the convention centre, but I can't help but note that the Coast Hotel on Denman went out of business and converted to condos. There doesn't seem to be a business case for a large hotel on or near Denman street.</p>	Darren Schemmer	West End	
2026-02-18	07:23	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>This rezoning will ruin the residential character of the area and significantly threaten long term housing in the community.</p>	Patrick Lui	I do not live in Vancouver	
2026-02-18	07:56	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>A 27 storey hotel is not acceptable in this neighbourhood. Traffic, deliveries, taxis, parking; all are inadequate, as well as the minimum frontage required. Council now has a choice to preserve or destroy a peaceful, quiet enclave in Vancouver's West End, adjacent to historic Stanley Park. Please stick to the main drags.</p>	Bruce Hillier	West End	
2026-02-18	07:59	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Mayor and Council,</p> <p>I acknowledge that this proposal is being considered under the Hotel Development Policy as an expansion of an existing 30-suite hotel to a 270 unit hotel with restaurant. My comments are not directed at hotel use itself, but rather at the structural planning implications of the proposed built form within the West End context.</p> <p>1. Structural Tower Siting & Site Geometry Concerns</p> <p>The proposal introduces a tower form on a site with sub-minimum frontage relative to the tower siting assumptions embedded in the West End planning framework (30m vs 39.6m), or 24.3% below the minimum. Minimal separation between structures must be no less than 24.4m (no measure stated)</p> <p>This raises several long-term planning considerations:</p>	Ken Fairhurst	West End	

- The constrained site width creates a permanent tower separation limitation
- Future redevelopment flexibility of neighbouring RM-5B parcels may be reduced
- The proposal effectively externalizes siting constraints onto adjacent properties

Once constructed, these geometric constraints cannot be mitigated through later design refinements.

This is therefore not simply a design preference issue, but a structural planning condition with lasting neighbourhood implications.

2. Precedent & Plan Integrity Considerations

Approval of tower-scale intensification on a constrained frontage site introduces a precedent condition that warrants careful consideration.

Specifically:

- It may weaken the predictability of the West End tower siting framework
- It could increase rezoning pressure on similarly constrained parcels
- It risks creating incremental erosion of Plan geometry assumptions

Community plans derive much of their value from consistency and long-term stability. Deviations with broad implications should be weighed cautiously.

3. Redevelopment Equity & Neighbour Impacts

The proposed tower siting configuration may result in unequal development conditions across neighbouring properties.

Potential effects include:

- Reduced ability for adjacent parcels to achieve optimal tower separation
- Distortion of redevelopment potential between parcels
- Transfer of planning constraints to sites not subject to this rezoning

These impacts extend beyond the immediate project site.

4. Livability & Shadowing Interface

While some shadowing and overlook conditions are inherent to urban development, this proposal concentrates impacts within an established apartment-dominant street environment.

Incremental effects on:

- Nearby residential units
- Childcare outdoor space
- Public realm solar access

should be evaluated in the broader context of West End livability objectives.

5. Policy Balancing Consideration

The Hotel Development Policy provides clear direction supporting hotel supply objectives. However, policy support for height and density does not automatically resolve structural

				<p>built-form conflicts arising from constrained site geometry.</p> <p>The decision before Council is therefore a balancing exercise between:</p> <ul style="list-style-type: none"> • City-wide hotel policy objectives • Long-term neighbourhood planning stability • Structural tower siting implications • Measurable livability impacts <p>Closing</p> <p>I respectfully ask Council to consider the long-term planning consequences associated with tower siting on a constrained site, particularly as they relate to precedent, redevelopment flexibility, and Plan integrity.</p> <p>Thank you for your consideration.</p>			
2026-02-18	08:19	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>February 16, 2026</p> <p>Re: 2030-2038 Barclay Street Rezoning Application</p> <p>My name is Kevin Connery and I live at 2020 Haro Street, which places me within 100m of this rezoning application. I have resided in the West of Denman neighbourhood for 13+ years and appreciate the neighbourhood’s tree lined and traffic calmed streets, the human scale of development and the bright and convivial public realm. I am also a landscape architect with 35+ years of urban design experience including working on several notable Metro Vancouver development projects including Marathon’s Coal Harbour development, Olympic Village, Simon Fraser’s UniverCity, and Richmond’s Oval Village Neighbourhood. Professionally and personally I generally support thoughtful and appropriately scaled development.</p> <p>However, I am opposed to this application as I believe it to be inappropriate for the following reasons:</p> <p>1. Inappropriate scale</p> <p>At 83m tall, the proposed 25 story building will be among the tallest buildings west of Denman Street and will dwarf the buildings adjacent to the site. The project site is currently bookended by 4 story buildings. On the north side of Barclay there are 3, 5 and 7 story buildings. And to the south, across Ted Northe Lane, is a 3 story and 16 story building.</p> <p>In the proponent’s rezoning submission several existing tall buildings west of Denman are identified, somewhat implying that the proposal for a 25 story building at 2030-2038 Barclay is following in the footsteps of these developments, and that the proposal will ‘fill the gap’ in the skyline. What the proponent’s submission fails to acknowledge is that the 6 closest tall buildings, all of which are shorter than the proposed 83m tall building, occupy sites that are between 158% and 330% larger than 2030-2038 Barclay site.</p> <p>Simply put, tall buildings west of Denman Street sit on large lots, not small lots like 2030-2038 Barclay, and this allows these taller buildings to integrate into the neighbourhood’s existing character, not undermine it</p> <p>2. Proposal is inconsistent with the West End Community Plan</p> <p>The rezoning proposal references several parts of the West End Community Plan, including it’s Seven Built Form Guiding Principles though the proposal fails to contextualize the references. For example, the West End Plan seeks to ‘Strengthen the Urban Frame’. The Stanley Park/English Bay Urban Frame is currently defined by tall buildings at the periphery, where the City meets English Bay and Stanley Park. 2030-2038 Barclay is not a peripheral</p>	Kevin Connery	West End	

site, it is a modest sized, mid-block site. The nearby 2088 Barclay is the peripheral 'Urban Frame' site for this block of Barclay. Furthermore, on page 41 of the rezoning application the proponent conveniently jogs the line depicting the 'frame', away from the peripheral 'edge' sites to include 2030 – 2038 Barclay, rather than recognise that the urban frame in this area, is along Lagoon Drive.

The West End Community Plan expects projects to recognize the 'Transitional Role in Form and Scale'. Yet, as noted above in the discussion of scale, there is no transition between a 25-story building and the adjacent 4 story buildings, nor its neighbourhood context.

In terms of the 'Demonstrating Shadowing Performance' the existing building casts shadows consistent with adjacent buildings. An 83m tall building, more than 5 times taller than its neighbours, will inevitably casts shadows that are 5.5 times longer.

West End Community Plan – Section 7.2 Neighbourhoods

In Section 7.2 Neighbourhoods: Policies there are several guidelines that this proposal chooses to ignore, including;

- Maintain the character of the four residential neighbourhoods (includes West of Denman) while providing additional opportunities for new laneway infill rental housing, particularly for families with children.
- Maintain a primarily 6 storey height limit.
- Maintain the existing RM zoning regulations and the mid-rise and high-rise tower separation guidelines (see West End RM Guidelines).

4. At odds with West End RM-5 Guidelines

"3.2.2 Lot Typology 02: 66 ft to 98 ft lots - Typically, 66 ft lots in the West End feature one of two types of existing development. The first type is a mid-rise concrete apartment building of approximately 8 to 12 storeys. The second is a low-rise wood-frame walk-up apartment of approximately 3 to 4 storeys.

Where existing development is of the typical 8 to 12 storey concrete apartment type, infill development of a townhouse or stacked townhouse type in 3.5 to 4 storey forms will be encouraged where appropriate on these under-utilized rear yard sites to provide additional sites

for housing and to activate the lane frontage. New development should demonstrate a good contextual fit with adjacent development. A separation distance of 20 ft in the form of a shared courtyard will be maintained between the existing development on the lot and any infill development. Minimum side yards of 3 ft will be required."

An 83m tall, 25 story building is twice the size of the maximum noted with this RM-5 guideline.

4.1 Building Height and Separation

"High towers should be located to help create a skyline with an evident pattern. The towers should be sited where they will maintain or create view corridors between existing buildings, and not fill in a gap, creating a continuous wall of towers blocking views and resulting in a wall

like appearance. To maintain the diversity of building heights, towers should be separated horizontally as follows:

- (a) In the RM-5, RM-5A, RM-5B and RM-5C areas, where a building exceeds 33.6 m in building height, the building should be separated from all other buildings above 33.6 m within the same block face by a minimum distance of 121.9 m and from all other buildings above 33.6 m in building height in adjacent block faces by a minimum distance of 24.0 m."

The separation between 2088 Barclay and proposed developed for 2030-2038 Barclay is 35.5m even though the separation requirements for RM5B zones is 121.9m.

4. Incomplete Transportation Analysis
The applicant's TAMS Report does not include any traffic data or analysis for Chilco Street nor Lagoon Drive even though, after Barclay Street, these are the closest and arguable more important neighbouring streets. Chilco St is used by many drivers as a means to bypass congestion along Denman. And with the reconfiguration of Beach Avenue, west of Denman, to a one-way westbound route, Lagoon Drive, Nelson and Barclay Streets are now carrying significantly more traffic exiting Stanley Park. Chilco Street is also a designated AAA mobility route which the TAMS report does not discuss. The Chilco St mobility lane serves as a key connection between the Lions Gate Bridge and English Bay.

In addition to the TAMS report, the Proponent's submission notes the proposed hotel will be within a 5-minute walk of the #5 Bus, suggesting that hotel guests will be well served by public transit. Unfortunately, Translink's 2023 Bus Speed and Reliability Report ranks the #5 bus (and #6) that travel the Robson, Denman and Davie St corridors as the 14th worst for delays per kilometer across Translink's service area. Consequently, for tourists arriving via YVR it is unlikely most will be interested in transferring from the Canada Line at Yaletown or Vancouver City Centre stations, with luggage in tow, to board either the #5 or #6, and then alighting on Denman Street to then walk a further 2 1/2 blocks to the proposed hotel. The consequence of this will be increased reliance on ride share and taxis for hotel guests to travel to and from the hotel. The TAMS report provides no analysis of this extra traffic on local streets.

Hotel projects on or near arterial streets that are well connected to transit make sense. This proposal is clearly an outlier as it is not well connected to transit and will result in significant increase in traffic that the TAMS conveniently does not assess.

5. Inconsistent with the CoV's Hotel Development Policy
The project opportunistically cites the CoV Hotel Development Policy as a justification for converting the current 27 suite Rosellen Suites at Stanley Park into a 248 room hotel. Yet the Hotel Development Policy '3.2.2.2 Expansion of Existing Hotels' clearly states:

(a) Form of development should consider liveability of adjacent residential buildings, public realm shadowing, protected public views, privacy and overlook, site setbacks, and other urban design considerations as per the zoning district and other applicable policies and guidelines.

It seems this proposal completely ignores these design considerations.

Conclusion
It is difficult to find any City of Vancouver policy that this proposal aligns with. Even the CoV's Referral Report of January 20, 2026 notes several areas where this proposal does not comply with existing policy. The report acknowledges that the application "does not meet the baseline expectations of the M-5B zoning nor the West End Community Plan". And from an urban design perspective the proposal's sheer size is completely at odds with its context.

It seems the only document that Staff's referral report can cite to support this application is the Hotel Development Policy and yet, even this policy's clear design direction (Section 3.2.2.2.a) on how best to integrate hotels into the City, particularly the policy's emphasis on the context, is seemingly ignored.

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-18	08:20	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	This is an inappropriate, precedent setting, out of proportion, and neighbourhood destroying application. Why was the Sheraton Landmark Hotel on Robson torn down if the need for hotel rooms so urgent. The ABC heavy council is a developers dream without any consideration of how these decisions are ruining our neighbourhoods	Theodore Jevne	West End	
2026-02-18	08:36	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Mayor and Council Members,</p> <p>I am writing to respectfully urge you to vote NO on the proposed amendments to the Zoning and Development By-law to rezone our neighbourhood from RM-58 to CD-1.</p> <p>The existing RM-58 zoning reflects careful planning, public consultation, and a clear intention to preserve the scale, heritage character, and livability of this community. The proposal to permit a 25-27 storey hotel under CD-1 zoning represents a dramatic and incompatible departure from that framework.</p> <p>Our neighbourhood is defined by its calm, human-scale streetscape and residential heritage fabric. Approving a 25-27 storey hotel would be like setting off the first bomb in what has been a peaceful area - a single decision that irreversibly alters the character of the community and signals that established protections can be undone. The height, massing, shadowing, traffic, service loading and commercial intensity associated with a project of this magnitude are fundamentally inconsistent with the intent of RM-58 zoning.</p> <p>Importantly, Vancouver already has designated corridors and areas where CD-1 zonings and significant hotel developments are anticipated and planned. Those locations are better suited to absorb the scale, infrastructure demands, and commercial activity associated with high-rise hotels. Redirecting this type of development into a protected residential zone undermines the integrity of the broader city-wide planning framework and weakens confidence in established land-use boundaries.</p> <p>If there is a demonstrated need to meet hotel capacity requirements, that need should be addressed within the areas already identified for growth and higher density - not by introducing spot rezonings into stable heritage neighbourhoods. Planning policy works best when it is consistent, predictable, and aligned with long-term vision.</p> <p>Zoning decisions are not simply about one building; they establish precedent. Approving this amendment would not only disrupt the existing neighbourhood character, it would open the door to similar applications in other protected areas.</p> <p>I respectfully ask Council to uphold the intent of the current zoning, maintain the integrity of the city's planned development corridors, protect this heritage neighbourhood, and vote NO on the proposed rezoning from RM-58 to CD-1.</p> <p>Thank-you for your consideration and for your service to our city.</p> <p>Sincerely, Crystal Walczak</p> <p><small>© 14 Freedom of Information and Protection of P</small></p>	Crystal Walczak	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-18	08:44	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The site is too small for the proposed hotel and it is breaking the rules to allow this development.</p> <p>A hotel creates much more traffic than residential buildings because hotel guest are more likely to be driving to and from the property more often for sight seeing, meetings and other tourist and business activities. The West End already is too congested with traffic. Parking and deliveries will also be a problem as Barclay Street is a narrow residential street. A large high rise hotel does not fit in with a residential neighbourhood and squeezing one on the site will have a very negative impact on the entire area.</p> <p>I urge council to reject this rezoning application.</p>	Philip Lau	West End	
2026-02-18	08:48	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>The scale and commercial nature of this proposal are incompatible with the surrounding context and significantly out of proportion to the existing neighbourhood.</p> <p>The City's first Official Development Plan that we are poised to adopt clearly designates this area for low rise residential development in the range of six to eight storeys. Further, the West End Community Plan contemplates this site for residential use, with a previously approved building height of ten storeys. These plans were developed through extensive public engagement and reflect a shared vision for neighbourhood scaled, livable development.</p> <p>I am also concerned by the applicant's consultation summary as outlined in the referral report. The most notable aspect is the applicant's cancellation of the only proposed in person open house for neighbours, reportedly due to "safety concerns." Meaningful engagement with neighbours is a foundational expectation of responsible development. The absence of genuine, face to face consultation does not demonstrate a willingness to be a considerate or collaborative neighbour, particularly for a project of this scale within an established residential community.</p> <p>While I recognise the City's need to plan for additional hotel capacity, allowing a large scale commercial hotel to supersede adopted plans and land use designations undermines the integrity of the planning framework. Approving such a departure to maximise private profit risks eroding public trust in City planning and community engagement processes.</p> <p>A livable, community oriented city depends on consistency, transparency, and respect for adopted policies. I respectfully urge Council to reject this proposal and instead support development that aligns with the West End Community Plan and the soon to be adopted Official Development Plan.</p>	Lindsey Zikakis	West End	
2026-02-18	09:05	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Please find attached a letter in opposition to the 2028-2030 Barclay Rezoning.</p> <p>I am specifically concerned about the lack of accessible community engagement during this process. And I would like to ensure records capture concerns about the characterization of community engagement in the Feb 3, 2026 Council Meeting.</p> <p>It is imperative that City Planning staff reconsider how community engagement is being evaluated and avoid relying solely on the applicant's characterization of their own engagement efforts.</p> <p>When there is a disconnect between lived experience and official summaries, confidence in the integrity of the process is undermined.</p> <p>Warm regards, Tracy Wideman</p>	Tracy Wideman	West End	<p>APPENDIX A</p>

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-18	09:09	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Vancouver City Council,</p> <p>My family and I have called the West End home for almost 50 years. We care about our neighbours and we care about the visitors who come to visit our beautiful Stanley Park.</p> <p>Please defer the decision regarding the 2030 Barclay Street rezoning. More planning needs to be done to make sure that a project enhances and improves, rather than harms the neighbourhood.</p> <p>The West End is already limited in parking spaces and the streets are already filled with constant busy traffic using it to bypass Denman Street.</p> <p>A hotel and the types of traffic it creates with hotel deliveries and hotel guest needs will not only increase the traffic congestion but create gridlock.</p> <p>Adding a 248-room hotel at a gateway to Stanley Park will increase traffic congestion and block emergency vehicle access.</p> <p>I urge City council to reject this rezoning application. Thank you.</p>	Doreen Lau	West End	
2026-02-18	09:17	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>As the owner of 2010 Barclay (Razgul Holdings Ltd.), neighbour to the proposed 2028-2038 Barclay property, I attach a letter for the City Councillors to review which is critical to understanding our position as an adjacent landowner with respect to the rezoning application.</p>	Adeel Ahamed	West End	Appendix B
2026-02-18	09:24	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I strongly oppose the re-zoning of 2028-2038 Barclay Street from RM-5B (Residential) District to CD-1 (Comprehensive Development) District.</p> <p>The West End is a residential neighbourhood; we need affordable housing for families. Hotel development on Davie, Denman or Robson Streets is appropriate</p>	Irene Goldstone	West End	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-18	09:44	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I urge you to vote NO on this rezoning: CD-1 Rezoning: 2028-2038 Barclays Street.</p> <p>Council has a choice about this matter. The City’s Hotel Development Policy is a GUIDE. It is not a requirement that forces Council to approve this rezoning.</p> <p>It is very clear that this rezoning is solely for the benefit of the developer and does very little to benefit the local or even broader community.</p> <p>The neighbourhood west of Denman is a quiet residential neighbourhood with little commercial activity. This development is completely out of place in this neighbourhood and specifically this location.</p> <p>This development is squeezing a 25 storey, 248 room hotel onto a lot of only 99 feet frontage - not the required 130 feet.</p> <p>This development will create significant detrimental impacts on the neighbourhood:</p> <ul style="list-style-type: none"> - traffic will be greatly increased with the comings and goings of supply and service vehicles plus all the related tourist transport of taxis, rental cars and tourist vans and buses. Barclay is a narrow residential street with minimal clearance for parking and 2 traffic lanes. - Congestion: I live in the building across the alley from 2028-2038 Barclay. This alley dead ends at Stanley Park. Any traffic that enters this alley from Chilco must turn around and exit via the same route. This has the potential of significant congestion and disruption to neighbours who must use this alley to enter their parking garages. - Congestion: Barclay is a key entrance to Stanley Park and all the comings and goings of this hotel will create again significant congestion and obstruction for many visitors and locals heading for the park. <p>To note: Engineering Services does NOT support the developer’s plan for loading and parking. Barclay will become a permanent loading zone! More congestion.</p> <p>In short, This development is simply unsuitable for this quiet residential neighbourhood. It breaks the rules regarding size of lot and it creates severe imposition on neighbours and community.</p> <p>Why would Council put such a priority on a developer’s profits?</p> <p>Your voting record will be remembered when it is time for me to vote on Oct 17th. We are organized and will continue to organize to oppose this development.</p> <p>Please, vote “No” on rezoning 2028-2038 Barclay.</p> <p>Sincerely Stan Holman</p>	Stan Holman	West End	
2026-02-18	09:50	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I do not support this rezoning. Others have submitted the detailed rational for my opposition. I will only add that I will remember the voting outcome in October.</p>	David Conlin	West End	

2026-02-18	10:07	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I strongly oppose the rezoning application for 2028-38 Barclay Street. It is totally inappropriate to build such a large hotel in the middle of a quiet residential neighbourhood.</p> <p>Having lived opposite the Coast Plaza Hotel for many years, I know the disturbance a hotel causes with noisy tour buses and late night bars. It was a huge relief when the hotel closed.</p> <p>It is also totally inappropriate to build such a large hotel so close to Stanley Park which is where West Enders go for peace and quiet and to enjoy nature. The noise from the hotel will cause major disturbance to all the wildlife which lives in and migrates through Stanley Park.</p>	Caroline Knox	West End	
2026-02-18	10:52	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am a West End homeowner and have resided in the neighbourhood for 30 years. I believe this development will have a significant negative impact on the West End due to the following:</p> <p>Increased traffic on Barclay St. from Thurlow to Guilford, leading to potential safety concerns between pedestrians and hire cars.</p> <p>Increased rent increases to local property tax pressures from the higher value use of the site. The proposal directly contravenes the West End Community plan and renders the community input void. This leads to a rise in disengagement, frustration and futility as participants feel their valuable time has been discarded,</p> <p>While the development directly monetizes Vancouver's well preserved natural amenities, they make no contribution to the enhancement of local community amenities.</p> <p>Finally, the development vastly exceeds the FSR requirements for the neighbourhood as articulated in the West End plan, which aimed to increase density along the Georgia-Alberni corridor and the Burrard-Thurlow corridor.</p>	Dermot Fokey	West End	
2026-02-18	11:05	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I have been a resident of [REDACTED] Street west of Denman exclusively since September of 1994. Ten years in the 1800 block. And now over 20 years at the corner of [REDACTED] immediately adjacent to 2030 Barclay.</p> <p>This is a very community based street. Cyclists, pedestrians, pets, local traffic safely enjoying fairly quiet single lane each direction community.</p> <p>As a long term resident of the community I am appalled at the proposal to build this huge hotel. I can't see how it can fit, and it will destroy this important community with unreasonable levels of added traffic activity. It will undoubtedly alter the established community in a most destructive way. It is a thoughtless and poorly devised proposal.</p> <p>Dan Relihan [REDACTED]</p>	Dan Relihan		
2026-02-18	11:19	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Carol Reardon [REDACTED]</p> <p>February 18, 2026</p> <p>Vancouver Mayor and Council:</p> <p>Re: Rezoning Application for 2028-2038 Barclay Street</p> <p>I am a resident of the West End and I am opposed to the approval of this rezoning application for the following reasons:</p> <p>1. The height of the building, its location, and proposed use as a hotel are inconsistent with current zoning, the West End Community Plan (WECP), the COV Hotel Policy and the</p>	Carol Reardon	West End	

Transportation Plan for the Community.

2. The Hotel Policy provides that new hotel development should focus on the Downtown core. Allowing a hotel tower such as this to locate in a residential neighbourhood like the West End will encourage urban decay of the Downtown core, which, quite frankly, has already begun, judging from sites like the lot at Robson Street and Seymour Street that have been rezoned, the businesses evicted, the buildings torn down and then the site abandoned to turn into a scruffy eyesore.

3. The WECP establishes a trade-off between allowing significant densification along the perimeters of the neighbourhood along Burrard and Alberni in exchange for no further densification inside the West End other than on arterial roads. This hotel is located on a residential street on the edge of Stanley Park. It is not even close to an arterial road. The applicant has created a false frame for the building by suggesting that the stretch of land from Beach Avenue along Stanley Park to West Georgia is somehow captured within the WECP acceptance of densification at the perimeter along Burrard and Alberni. This is a fabrication. The few taller residential buildings near Stanley Park identified by the applicant existed at the time that the WECP was adopted. If the WECP wanted to include the lands located between Beach and Georgia in the zone targeted for densification it would have said so. The proponent is being very sneaky here.

4. Furthermore, the proposed use of the property to build a hotel, not a residential building, is inconsistent with the zoning for this location. Vancouver is in the midst of a housing crisis. It would be unconscionable to rezone residential land inside a residential community for use as a hotel when we have such a desperate need for multi unit housing, especially for young people and seniors.

The existing use of this property is as a low-rise apartment building that was converted into a hotel (of sorts) but that use is a non-conforming use. This building will be torn down and replaced under the current proposal and once the existing building is gone, its legal status as a non-conforming use goes with it. The fact that a low-rise building is currently being used as a short-term rental "hotel" with no reception desk or services provides no legal basis for saying that this grandfathering continues once the building is gone and that the property may be legally used as the site for a hotel.

5. The description of the application says that the city is relying on its Hotel Policy to decide whether to rezone the property to commercial to facilitate this project. But this project is inconsistent with the Hotel Policy which specifies that new hotels should be located Downtown. The argument has been made that Vancouver is desperate for new hotels. My understanding is that what Vancouver lacks is sufficient hotel capacity during peak events like the Taylor Swift concert, but hotels struggle at other times of the year. I don't see this as a reason to locate a hotel in a residential neighbourhood instead of Downtown. The irony here is that we had a hotel at Denman and Davie (the Coast Park Hotel) which the city approved for conversion to residential use. It is disingenuous for the city to now argue that it needs to locate a hotel off an arterial road west of Denman.

6. My understanding is that the developer of this project is claiming the cost of private amenities available only to hotel customers as its community amenity contribution. I am aware that City Council made a last minute amendment to the Hotel Policy to allow hotels to do this. That doesn't make it right. In fact, it's unconscionable when one considers that the West End Community is still waiting for the City to find the money for the West End Community Hub Renewal Plan. City staff have commented repeatedly on the fact that West End amenities have not kept up with the needs of the community, especially in light of the increasing pressure on existing resources due to population growth in the neighbourhood. The developer of this hotel is getting a huge land lift from this project without making a commensurate contribution to much needed local amenities that will also be used by hotel

				<p>customers.</p> <p>7. Locating a hotel at the edge of Stanley Park will result in a considerable increase in traffic all the way along Barclay Street. (I note that BC Hydro will also be spending the next 5 years digging a 10-storey deep hole at Bute and Nelson to house a new substation.) This addition of vehicular traffic is inconsistent with the goal of the Transportation Policy to reduce vehicular traffic in the West End, not increase it. I note that the proponent's traffic study had the nerve to suggest that the expected reduction in vehicular traffic in the West End in the Transportation Plan would make way for its own traffic!</p> <p>8. If this proposal was for a residential building whose height was at the maximum of the discretionary height limit allowed under existing zoning, I would be all for it. We do need more housing. But this proposal to build a luxury hotel in the West End is inconsistent with the West End Community Plan, inconsistent with the residential character of the neighbourhood, the West End Transportation Plan, and is even inconsistent with the Hotel Policy being relied upon to justify this rezoning. There is no sufficient reason to rezone this property to allow a hotel to be built in this neighbourhood.</p> <p>For all of these reasons I ask City Council to reject this application to build a hotel tower at 2030 Barclay Street.</p> <p>Thank you in advance for considering my submissions.</p> <p>Respectfully yours,</p> <p>Carol Reardon</p>			
2026-02-18	11:27	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am a West End homeowner and have resided in the neighbourhood for 30 years. I believe this development will have a significant negative impact on the West End due to the following:</p> <p>Increased traffic on Barclay St. from Thurlow to Guilford, leading to potential safety concerns between pedestrians and hire cars.</p> <p>Increased rent increases to local property tax pressures from the higher value use of the site. The proposal directly contravenes the West End Community plan and renders the community input void. This leads to a rise in disengagement, frustration and futility as participants feel their valuable time has been discarded,</p> <p>While the development directly monetizes Vancouver's well preserved natural amenities, they make no contribution to the enhancement of local community amenities.</p> <p>Finally, the development vastly exceeds the FSR requirements for the neighbourhood as articulated in the West End plan, which aimed to increase density along the Georgia-Alberni corridor and the Burrard-Thurlow corridor</p>	Dermot Fokey	West End	

February 17, 2026

Subject: 2030 Barclay Rezoning – Precedent, Planning Integrity, and Public Accountability

Dear Mayor and Council,

I am writing regarding the rezoning application for 2030 Barclay Street and the upcoming public hearing, and my opposition to the rezoning application. This is not a letter about opposing change or tourism. It is about ensuring that consultation is not only conducted, but conducted in a way that is accessible, transparent, and proportionate to the scale and permanence of the proposal.

Community Engagement and Access to Voice

I would like to address how community engagement was characterized in the February 3, 2026 Council Meeting.

In response to Councillor Sarah Kirby-Yung’s inquiry, staff indicated that the applicant had gone “above and beyond” in their engagement efforts in the Council meeting. That assessment stands in sharp contrast to what many residents have experienced.

It is imperative that City Planning staff reconsider how community engagement is being evaluated and avoid relying solely on the applicant’s characterization of their own engagement efforts.

For example, as an organizer with Stop 2030 Barclay, I explicitly requested that a small meeting between our group and the applicant not be characterized as community engagement or consultation. We were clear that we were not representative of the broader community and could not speak on its behalf. The applicant agreed that the meeting would be considered an informal discussion only.

However, in Appendix E of the referral report, Stop 2030 Barclay is listed under Marcon’s “summary of consultation.” This inclusion is concerning, as it contradicts the understanding reached at the time and overstates the scope of engagement.

Before concluding that engagement has been exemplary, the City should ask:

- Did residents experience meaningful **access** to information?
- Did they feel they had a genuine **opportunity** to provide input?

- Were engagement efforts **proportionate** to the scale and permanence of the proposal?

When there is a disconnect between lived experience and official summaries, confidence in the integrity of the process is undermined.

2. Planning Integrity and Policy Precedent

Many residents are focused on ensuring that established planning principles are upheld for a commercial project of this scale and sensitivity, particularly one adjacent to one of the city's most valued public assets and situated within a long-established residential area.

Decisions made here will extend beyond a single site. They will signal:

- How consistently the City applies its adopted plans and policies
- Whether existing by-laws can be effectively overridden by newly introduced policy
- How predictable and stable Vancouver's planning framework truly is

A new hotel policy, introduced after this application was already in motion, now overrides existing plans developed through extensive public consultation. When newly adopted policy supersedes established frameworks in real time, it raises legitimate questions about policy hierarchy, consistency, and fairness. Predictability and transparency are foundational to public trust.

3. Permanence and Structural Change

This proposal represents a permanent structural shift.

Adding a hotel of this size is not a minor adjustment; it fundamentally changes the function and intensity of the block. Once a community-oriented space is exchanged for commercial hotel traffic and scale, that change cannot be reversed.

Council must consider whether this rezoning will stand over time as thoughtful and responsible city-building — not just whether it can proceed in the present moment.

4. Public Benefit and Public Trust

A deeper question remains: who is this truly for?

The framing of “public benefit” warrants careful scrutiny. Does this project meaningfully strengthen the resilience of the West End and address pressing housing needs? Or does it primarily advance private commercial interests under the banner of economic development?

At a time when housing security remains urgent, many residents struggle to understand how a large commercial hotel aligns with broader public priorities.

It is also important to resist dismissing legitimate concerns as “NIMBYism.” The residents engaged in this issue include renters, seniors, newcomers, and individuals in precarious housing situations. Many support thoughtful density and affordable housing. Participation in this process reflects civic responsibility — not resistance to change.

When nearly 6,000 people take the time to sign a petition — many through sustained, in-person engagement — that represents meaningful democratic participation. When those voices feel overshadowed by developer access and momentum, public trust erodes.

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Council’s decision here will shape precedent, influence policy application, and affect public confidence in city-building for years to come.

I respectfully ask that you approach this application with careful attention to planning integrity, procedural fairness, and an honest assessment of community engagement.

Sincerely,

Tracy Wideman

West End Resident

Razgul Holdings Ltd.  
368 Kingsway, Vancouver, BC V5T3J6

February 17, 2026

**City of Vancouver, City Clerk's Office**

453 West 12<sup>th</sup> Avenue, Third Floor  
Vancouver, B.C.  
V5Y 1V4

Subject: **Rezoning proposal at 2028–2038 Barclay Street**

Dear City Council,

I write on behalf of Razgul Holdings Ltd., the owner of 2010 Barclay Street, which is a market rental building that neighbours 2028–2038 Barclay Street (the "**Marcon Property**"). As you are aware, the Marcon Property is the subject of a rezoning application that has been referred to public hearing on February 19, 2026 (the "**Rezoning Application**").

We have serious concerns with the Rezoning Application in its current form. We are not opposed, in principle, to the proposed hotel development on the Marcon Property. We are opposed, however, to a site-specific rezoning that, according to the Referral Report, will significantly impair the redevelopment potential of adjacent properties, including 2010 Barclay.

We have set out some of our concerns below, along with a request for Council to consider alternatives that would not prevent neighbouring properties from realizing their development potential.

**Serious Impacts on Development Potential**

If approved in its current form, the development contemplated by the Rezoning Application will significantly and adversely affect the development potential of 2010 Barclay and neighbouring sites.

The design in the Rezoning Application includes a 20 ft (6.1 m) setback from the side yard. The West End Tower Policy, however, requires an 80 ft separation between towers (when there is less than 40 ft setback from the side lot). As a result, any future tower on 2010 Barclay would be required to include a 60 ft (18.3m) setback within our own site to maintain the minimum required separation. Given the size of our lot that is not possible, meaning that a tower development on 2010 Barclay will not be possible under the existing zoning.

The City's Referral Report clearly states the impact of the Rezoning Application on 2010 and 2040 Barclay: Figure 3 of Appendix D (Page 28) shows that the required building setback to achieve tower separation would extend over 60% of 2010 Barclay and 100% of 2040 Barclay, "precluding either from redeveloping to the potential allowable height under existing zoning."

The Referral Report further concludes that relaxing tower separation in the manner proposed in the Rezoning Application would “prejudice or constrain the redevelopment potential of 2010 and 2040 Barclay under the existing zoning and in alignment with the West End Plan” (Referral Report, page 29). To be clear, this is not a theoretical concern for us and 2010 Barclay. Our building is over 70 years old and nearing the end of its serviceable life. It will require significant refurbishment or redevelopment in the not-too-distant future.

#### **Inadequate Consideration of Alternatives**

In our view, the Rezoning Application does not adequately consider potentially viable alternatives that could permit the Marcon development to proceed without impairing the development rights of neighbouring properties.

The Referral Report notes that staff recommended that Marcon explore consolidation with adjacent properties (Referral Report, page 5). As the owner of one of the adjacent properties, we can state with certainty that there has not been adequate consideration of the potential for consolidation. We have not been engaged by the proponent about the possibility of consolidation. On the right terms, we might be interested in consolidation, but no meaningful discussion or engagement has occurred to date.

Moreover, the Referral Report does not consider other alternatives, such as a block-wide rezoning plan that could account for the development rights and potential of neighbouring properties.

#### **Unprincipled Departure from Plans and Policies**

As noted throughout the Referral Report, approval of the Rezoning Application in its current form would be inconsistent with applicable policies and plans. In particular, the Referral Report states that the proposal does not align with the West End Community Plan, including with respect to land use, density, height, massing, tower floorplate, tower setbacks, tower separation, solar access and podium expression (Referral Report, page 3 and Table 1).

We are not opposed to development, nor to principled exceptions to existing policies and plans. However, any such exceptions should not benefit one property at the expense of neighbouring properties. If the City is going to depart from its own plans and policies in this case, it should do so in a way that fairly and equally impacts affected owners, not just the Marcon Property. That is certainly not the case with the Rezoning Application in its current form.

#### **Reconsideration of Alternative Approaches**

We would respectfully request that the City direct staff to consider alternatives that would preserve and enable the development potential of neighbouring sites. This could include (for example) lot consolidation, a block-wide rezoning strategy or amendments to the proposed bylaw that will preserve the development potential of neighbouring sites.

Razgul Holdings Ltd.  
368 Kingsway, Vancouver, BC V5T3J6

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Thank you in advance for considering our concerns. I look forward to speaking at the upcoming public hearing to reiterate the points raised in this letter, and ideally to working with staff and the applicant to achieve a more balanced solution that preserves the rights of existing residents and landowners in the West End.

Respectfully,

A redacted signature block consisting of a grey rectangular box. Above the box, there are faint blue ink scribbles and a small red stamp that reads "A 14 Freedom of Information and Access to Information Act".

Azizamalco Holdings Ltd., c/o Razgul Holdings Ltd., Owner, 2010 Barclay Street