

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-19	17:30	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	I just recently moved to this area and I am strongly opposed for this hotel to be built in this specific area. I worry about the short term effects such as impact to tourism (it will be located at the end of one the few entrances area to stanley park parking lots), not to mention the disturbance to the local senior community. I am also worried about the long term impacts to the culture and community of the west end. The scale and size of this building and the increase of tourism in this specific region i believe will damage the culture and small community of this specific area which is the very reason people even come to visit this area. There are not many spaces like this left in Vancouver and it is crucial to scale the west end at a pace the community and local businesses can adjust too as well.	Taleya Ouellet	West End	
2026-02-19	17:33	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	I strongly oppose this application. I have lived in the West End for 34 years and often walk on Barclay Street on my way to Stanley Park. West of Denman is a quiet neighborhood and a large hotel would destroy the atmosphere with constant chaos of delivery/maintenance trucks, tour buses, taxis/ubers and tourists and employees coming and going. Barclay Street would be clogged with constant traffic, which would limit access to the park and cause a lot of noise. I often sit in the small dog park between Lagoon Dr., Nelson and Barclay. The noise from the hotel traffic would ruin the atmosphere. I have no problem with a hotel on Denman, Alberni, W. Georgia, or Davie as these are commercial streets. Approving this project would be a terrible mistake, leading to similar destructive applications in the future.	Chris Brasso	West End	
2026-02-19	17:59	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	Please keep this area as a residential-zoned area and a heritage of the significance of Vancouver West End importance.	Kenneth Colorado	West End	
2026-02-19	18:15	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	The narrow street, residential homes, and vibrant residential population of this neighbourhood, plus the close proximity to Lost Lagoon, Stanley Park, and the neighbouring wildlife and nature, should exclude this area from any commercial zoning. This area should remain residential.	M.R. Tahan	West End	
2026-02-19	18:19	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	I am writing to oppose the building of a high-rise at this location. The neighbourhood is already very difficult to find parking in, and the commercial aspect of this project threatens the character and quiet of the neighbourhood.	Victor Kozak	West End	
2026-02-19	19:00	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Council,</p> <p>I am writing to advise I have opposed this development of the hotel on Barclay via a written letter to council oreviously, as well as on the signed petition against it circulated by the community groups in my neighborhood.</p> <p>I continue to disagree with this development application for more than a few reasons.</p> <p>First and foremost it goes against the Westend Community plan, which was circulated previously for public consultation. In this plan created by the city, commercial property was to be developed on the already existing commercial corridors of Davie St, Denman Street, Robson and Alberni Streets. Public input and findings confirmed this would be acceptable. After this proposed plan and all of the public input, the city is now considering a commercial tower on one of the quietest and oldest streets in the neighborhood, far from the commercial corridors. This would never happen in the centre of Shaughnessy, Kerrisdale, Commercial Drive, Mt. Pleasant or the neighborhoods around City Hall, so why is this now being proposed here in the West End?</p> <p>The second reason I oppose this development and re-zoning is that it is well known via precedent that once a commercial zoning is established a traditionally residential area, this can lead to more zoning in this same class as the land values increase and this leads to an Oroborous effect, where in order to meet the new demands under increased land values -</p>	John Bland	West End	

similar multi residential towers with commerical retail become a necessity. In short, a snowball effect will occur, creating a need for more high end / mixed use developments as the taxes increase on the land and the landowners are no longer able to maintain strictly residential properties, particularly those under 10 stories.

The third reason I disagree with this development is less quantifiable but it is also one of the most important. It is related to displacement of long time residents. I currently live in this neighborhood West of Denman and this development, like many others popping up in the West End involves the displacement of long time West End residents, many of whom have had to leave the community already, or will need to as the land values increase, rental rates increase and their buildings are knocked down due to these types of for-profit mega developments. There are hundreds of people in the demographic that have lived in this neighborhood for 25+ years, many are senior citizens on fixed incomes and many have no options to stay in the neighborhood once displaced. We can expect further displacements of seniors who live in and contribute to the vibrancy of our community as these types of misguided applications are advanced. I am asking council to take note of this activity, as failing to do this is destroying families, destroying community and also demonstrating that profitability is paramount to people in our long time residential neighborhoods. Anyone can see the profitability value of tearing down a three storey walk up building and putting a mega hotel in its place, but you cannot put a price tag on the displacement of 30 - 50 households that have had their entire lives spent in the neighborhood, many of whom have had children go to school in the neighborhood and who are now senior citizens being forced to move out to make way for a hotel. Vancouver as a city needs more hotels, but it needs to respect the lives of the people who live and work here, and who have spent their lives contributing to the neighborhood. Please leave hotel development and construction to the international hotel brands - who have the capacity and capital to pay for the high-end commercial real estate on the main corridors like Denman, Davie, Robson and Alberni, and please leave the residential areas with these long term residents intact.

On a final note, there has been a huge community backlash against this development via a petition with hundreds if not thousands of signatures over the last year, and I feel that needs to be considered as part of the development application process. I think council really needs to acknowledge the community's opposition to this project, and if it does not it is to its own folly.

I for one will not be voting for any city councillors this fall that support this development of the proposed hotel development on this block of Barclay.

Thank you for your attention,

John Bland

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2026-02-19	19:30	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>I am a Vancouver resident and I oppose the recommended approval of the revised rezoning application at 2028-2030 Barclay Street. This is the first time I have ever taken a NIMBY position, but I cannot in good conscience remain silent about such an unreasonable and frankly obscene proposal. I live with my partner and our 3 y/o in a semi-underground corner unit at The Chatelaine at the corner of Chilco and Barclay. The Chatelaine is a 96 y/o brick apartment building with single paned windows. Our unit is kitty-corner to the application site, and we often hear the hustle and bustle coming to and from the current hotel, which is a tolerable 4 floors. Besides the already near constant sound of hotel guests rolling their suitcases down the sidewalk, our densely populated part of the West End neighborhood is relatively calm and quiet. The hotel guests are mostly respectful of our peace and enjoyment but there have been times when loud conversations or interactions occur late at night or in the early hours of the morning waking us from our sleep. I shudder to think of the level of noise and traffic a 25-storey hotel and restaurant will generate.</p> <p>Although the City’s Hotel Development Policy supports the expansion of existing hotels, the revised rezoning application would be appropriate for a hotel located on a commercial high street not smack dab in the middle of a residential neighborhood. The Policy does not expressly contemplate expanding hotels located in residential neighborhoods. This distinction alone should be grounds for rejecting the revised rezoning application let alone the various daily disturbances, congestion, pollution and other hazards that will come from such a massive redevelopment on a narrow residential street.</p> <p>I urge Council to vote NO!</p>	Veronica Martisius	West End	
2026-02-19	19:44	CD-1 Rezoning: 2028-2038 Barclay Street	Oppose	<p>Dear Mayor and Council:</p> <p>I am writing to share my opposition with the proposed rezoning.</p> <p>The fact that the development proposal would sterilize development on the two adjacent parcels to the east and west should be sufficient evidence that this project is out of place and should not be approved. But in addition, the service areas of the proposed building, accessed from a dead-end, residential lane, confirm the lack of thought that has been put into both the design and review of this proposal. Vancouver does need more hotel rooms - real hotel rooms, not the “serviced apartments” proposed for the bulk of this development - and as hotels are a commercial land use, they should be located in commercial areas, as specified in the West End Community Plan. Please send this project back to the drawing board.</p>	Michael Hartford	West End	