

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

| Date Received | Time Created | Subject                                 | Position | Content   | Author Name     | Neighborhood | Attachment |
|---------------|--------------|---|----------|---|-----------------|--------------|------------|
| 2026-02-25    | 15:57        | CD-1 Rezoning: 2028-2038 Barclay Street | Other    | <p>To: Mayor and Council, City of Vancouver Re: Barclay Hotel Proposal – Submission Regarding Inadequacy of Public Consultation</p> <p>I am writing to formally challenge the "Outreach Summary" provided by the applicant, Marcon, regarding the proposed development at 2030 Barclay Street. While the applicant touts "40+ touch points" as evidence of a robust community dialogue, a closer examination of the timeline reveals a strategy rooted in passive notification rather than meaningful engagement. The following points highlight the fundamental failures in the applicant's outreach process:</p> <ol style="list-style-type: none"> <li> <p><b>1. Conflating Notification with Engagement</b></p> <p>The applicant's tally of "40+ touch points" is artificially inflated by counting statutory requirements and one-way broadcasts as active consultation.</p> <ul style="list-style-type: none"> <li>• The "Papering" Strategy: The letters delivered in Dec 2024 and Dec 2025, and the posters placed in the West End Community Centre (WECC), are passive notifications. * The Reality: Posting a flyer on a bulletin board does not constitute a "touchpoint" for dialogue. It is a one-way broadcast. To frame these as successful community "engagement" misleads Council on the level of actual neighbourhood buy-in.</li> </ul> </li> <li> <p><b>2. Disproportionate Stakeholder Prioritization</b></p> <p>The timeline reveals a clear bias toward industry groups over the residents who will live in the shadow of this 25-storey tower.</p> <ul style="list-style-type: none"> <li>• The Nine-Month Gap: From February 2025 to October 2025, the applicant focused almost exclusively on the "Tourism Industry" and "BIA." These are pro-development stakeholders with no lived interest in the block's livability.</li> <li>• The "Afterthought" Residents: The actual neighbourhood group (Stop 2030 Barclay) was not engaged until November 2025—nearly a year after the process began and after the City-led Virtual Open House. Engaging the most impacted neighbours at the eleventh hour is not a consultation; it is a presentation of a finished product.</li> </ul> </li> <li> <p><b>3. Proof of Failure: The "Empty Room" Briefing</b></p> <p>The most telling evidence of an outreach failure is the February 2026 information session.</p> <ul style="list-style-type: none"> <li>• Zero Attendance: Despite the claim of 40+ prior touch points, the applicant's recent briefing saw a total lack of community attendance.</li> <li>• The Conclusion: This is a clear indicator of ineffective communication. If the community felt their voices were being heard or that the session was accessible and well-publicized, the room would not have been empty. This session was a "box-ticking" exercise held too late to influence the proposal.</li> </ul> </li> <li> <p><b>4. Failure of Civic Integration (Stanley Park)</b></p> <p>Meaningful outreach must include the primary stakeholders of adjacent public lands. As of late February 2026, the Vancouver Park Board has expressed public frustration regarding a lack of formal briefing on the project's ecological and shadow impacts on Stanley Park.</p> <ul style="list-style-type: none"> <li>• If a major civic body feels excluded from the "40+ touch points," the outreach process has fundamentally failed to address the most significant neighbour to the site.</li> </ul> </li> </ol> <p>Conclusion and Recommendation<br/>A developer can send 1,000 letters, but if those letters do not result in a</p> | Gretchen Harlow |              |            |

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|  |  |  | <p>two-way dialogue that shapes the project's massing, height, or shadow profile, the "outreach" is merely marketing.<br/>I urge Council to refer this application back to the applicant with instructions to conduct a genuine, resident-focused engagement process that prioritizes the neighbourhood's concerns over industry-group endorsements.</p> |  |  |  |
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