

1150 Barclay Street

pcurban.


NORTHLAND
PROPERTIES

MCM

PC Urban

Vancouver-based developer focused on building elevated urban spaces that enrich communities.

1,500 homes developed in BC over the last 2 years and completed close to 20 industrial projects.



13th & Willow



Lightworks, 22 East 5th Ave

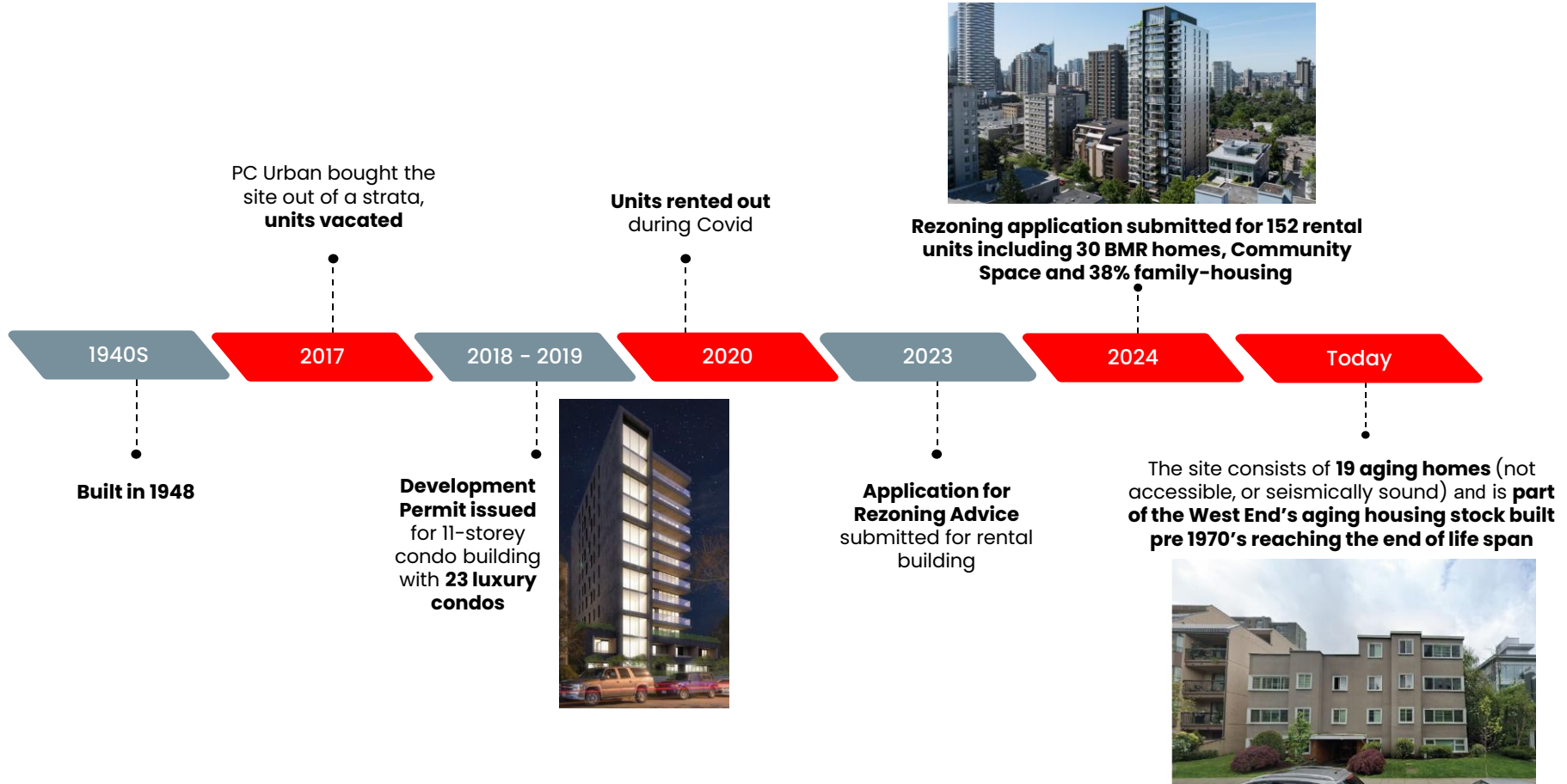


150 W Pender & 550 Cambie

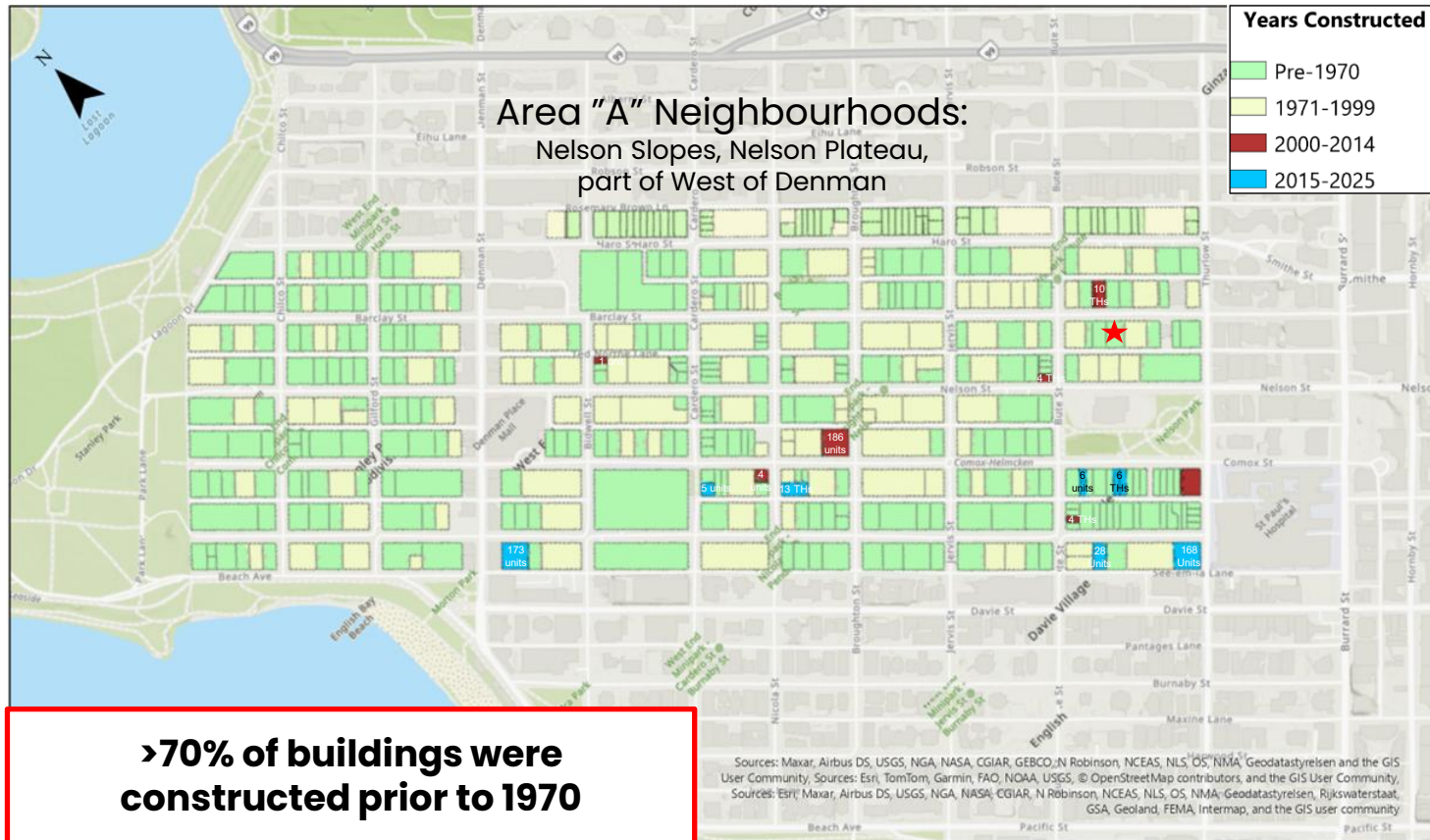


2596-2660 E 41st, Ave

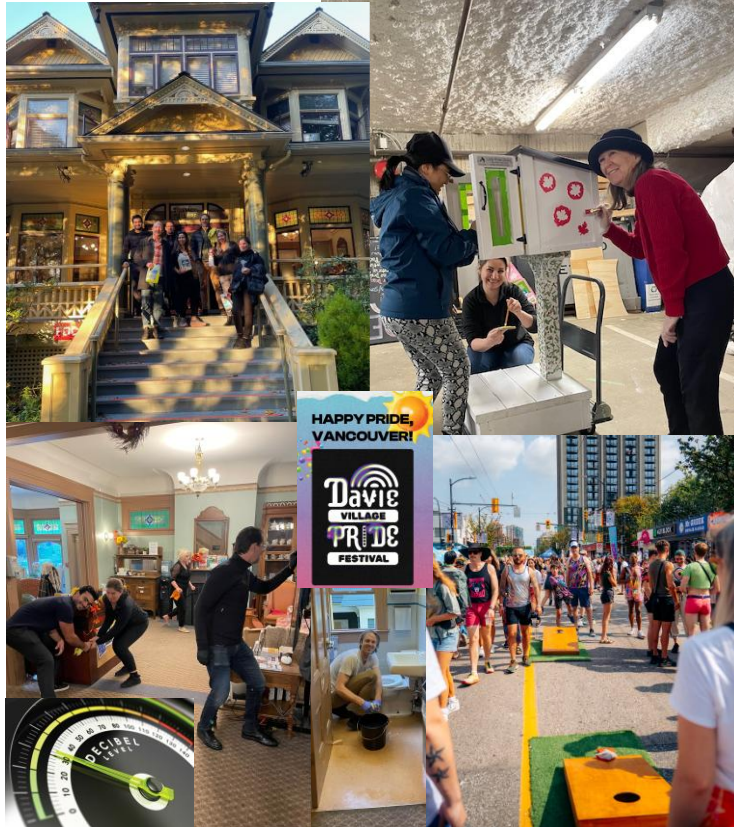
Site Timeline



West End – Pace of Change



Commitment to the Community



Extensive community engagement over 2 years:

- Letters to neighbours and meetings with neighbours
- Large board on site and website
- Tenant discussions
- Numerous in-person community association meetings

Dozens of community organizations and businesses involved in the consultation process

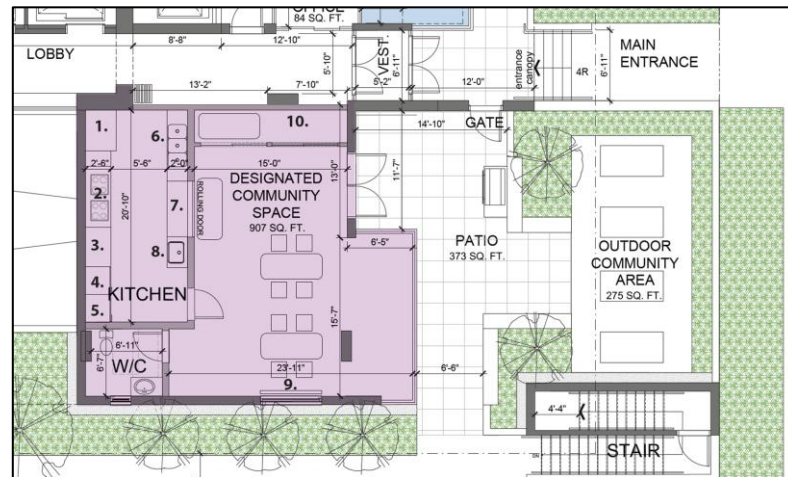
- | | | |
|-----------------------------------|-----------------------|--|
| • West End Seniors' Network | • Landlord BC | • Vancouver Resource Society |
| • Seniors Society of BC | • Century Plaza Hotel | • Central Presbyterian Church |
| • QMUNITY | • Sheraton Hotel | • West End Neighbours |
| • West End BIA | • Holiday Inn | • West End Coal Harbour Community Policing |
| • Downtown Van BIA | • Marriott Hotel | • Downtown Vancouver Hotel Association |
| • Gordon Neighbourhood House | • Sandman Suites | • West End Community Centre Association |
| • South Vancouver Seniors Society | • HUB Cycling | • MLA Spencer Chandra-Herbert |
| • Living with Pride | • YWCA | • Neighbours to 1150 Barclay St |

Partnering with community organizations to deliver appropriate housing and support



PC Urban strives to be a consistently good neighbour through proactive engagement before and during construction

Community Social Amenity Hub



**1,555
sq ft**

Community Room &
Kitchen (907sf) and Outdoor
space (648sf) for WESN

**8,500
meals**

\$100,000 towards food program

Below Market Rental Implications

“Below-market” homes are at rates close to or below “social housing” rates.

	West End "Social Housing" Project	1150 Barclay
Market Rental	70%	80%
Non-Market Rental	30%	20%
Max non-Market Rates / Month		
Studio	\$1,450	\$892 - 1,426
1-Bed	\$1,450	\$1,038 - 1,661
CACs	\$0	\$0
Public Art	\$0	\$216,028
DCLs	\$0	\$1,721,940
Timeline to PH	6-9 months	18 months
Height Limits	None	18.3m relaxable up to 58.0m
Density Limits	None	<3.0FSR

20% BMR homes, of which 30% of these at 50% below CMHC rates, equating to **70% below actual market rates**

Note: Social Housing sets a minimum threshold of 30% of units at prevailing BC Housing HILS rates required to be owned by a non-profit.

Enhanced TRP

All tenants moved in after 2020 (<5 years) and after the 2018 DP was issued
and are fully aware this is a development site



Following the Broadway
Plan TRP (more robust
than what is required in
the West End)



Lump sum payments for
all existing residents
based on length of
tenancy OR top-up over
33 months



ROFR for the BMR for
existing tenants without
income testing

**New BMR rates will be 10% below what
current tenants are paying on average**

Project Benefits

RENTAL HOUSING



Conversion of 19 aging homes to **152 new rental homes, including 30 BMR homes**



57 family-oriented homes of 2-3 beds



Cooling year round, washer/dryer in each unit, **seismically to code**, elevators, amenities

COMMUNITY SUPPORT



Senior Services Society of B.C. partnership to manage placement for seniors within the West End



1,555 sqft Community Room + Kitchen (907sf + 648sf outdoor space) to be operated by **West End Seniors Network**



\$100k to fund food security delivering 8,500 meals in partnership with WESN

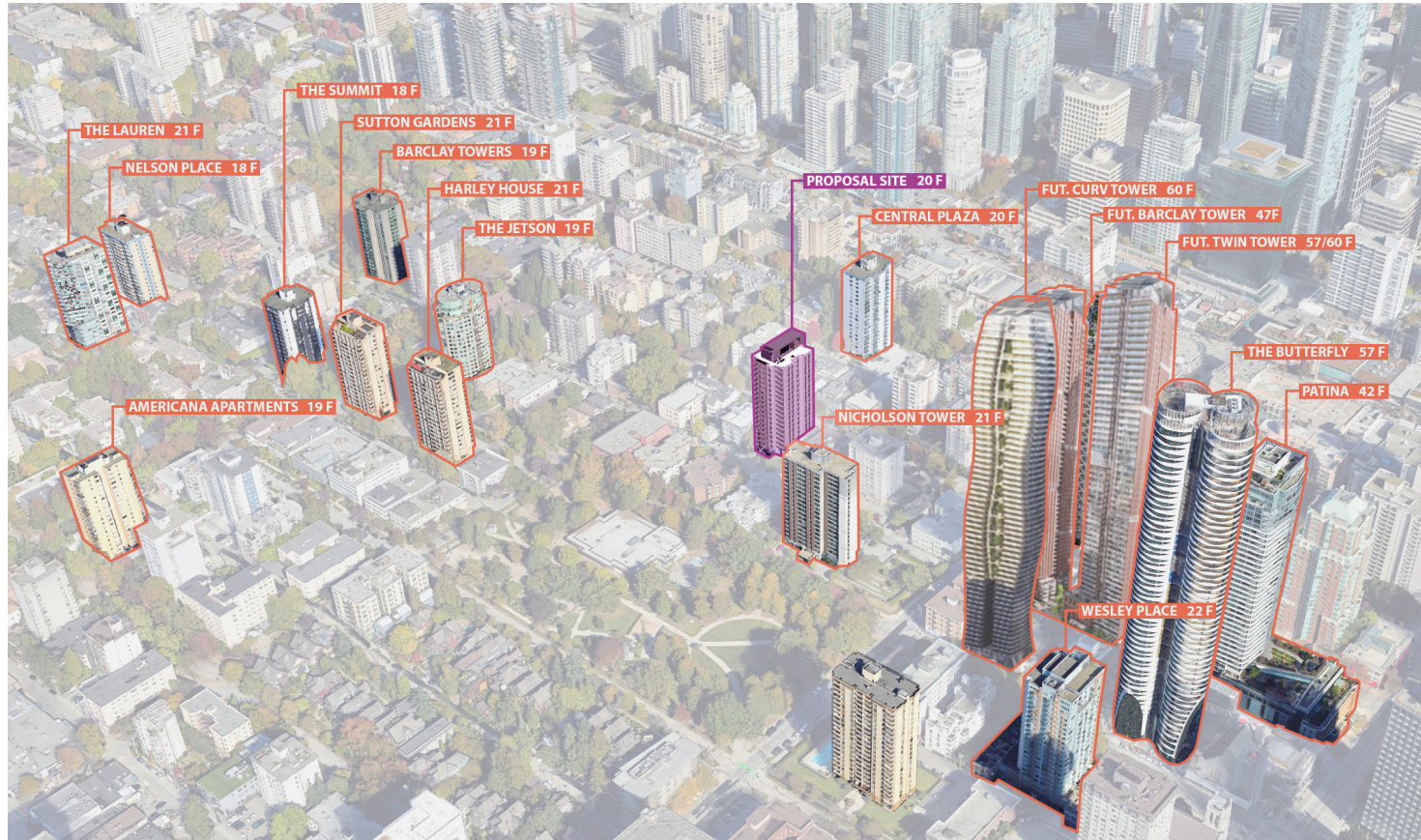


Maximizing the site's potential in an area that is well served by transit and highly walkable and bikeable

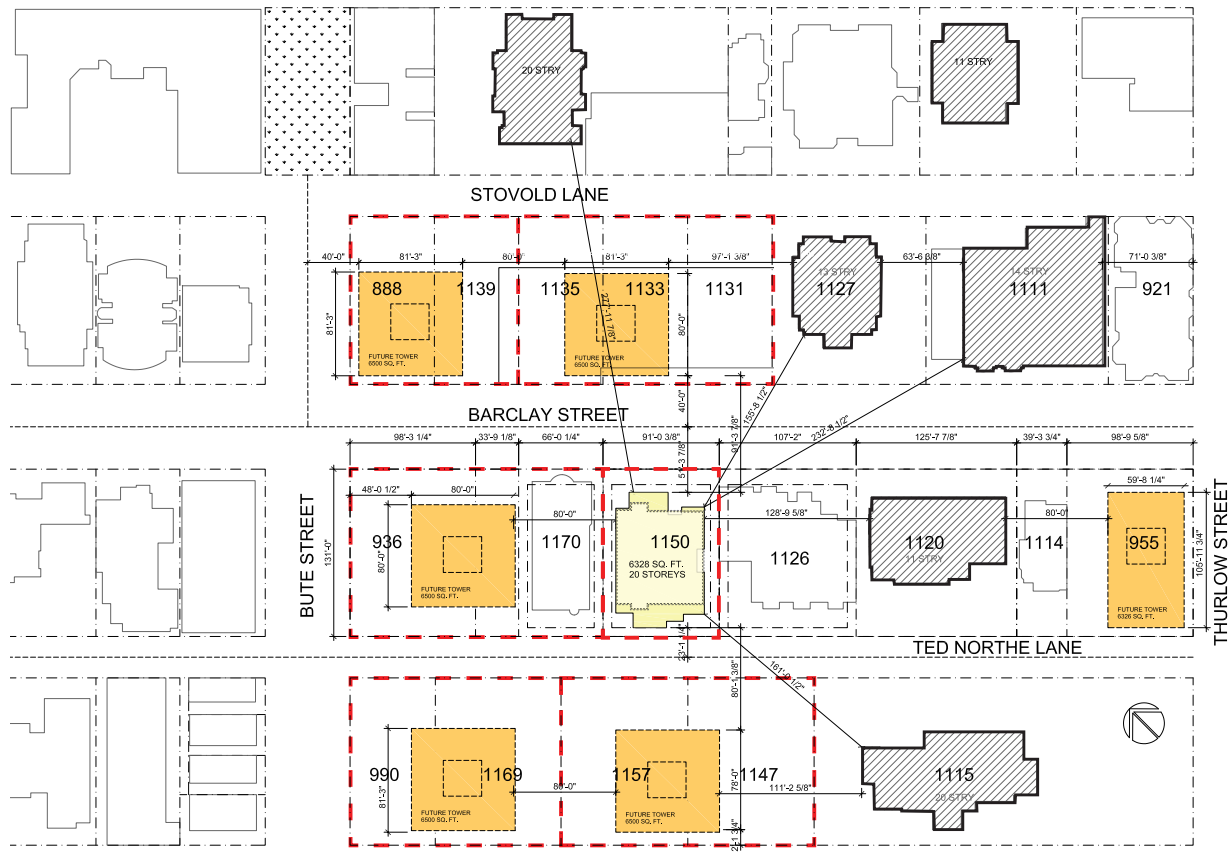


Delivering **\$8m** in City Financial Benefits, Fees and Costs

Existing Building Height



Potential Rezoning Scenario



Context Analysis

Surrounding Apartment Buildings



Barclay Towers



Americana Apartments



Harley House



Central Plaza



Nicholson Tower



Heritage Apartments

View from Barclay St



View from Lane



Sustainability Measures



Policy Matrix

1150 Barclay		
Key Criteria for Existing Zoning Compliance:		
Outright use - residential	✓	
Outdoor area minimum of 37m ²	✓	(Over 10x Area)
Unit Mix - 20% family units	✓	(37.5%)
Maximum Height - 18.3m, relaxable to 58.0m		(61.55 m)
Min. yard setback requirements	✓	
Max. site coverage 50%		(55%)
Min. site frontage (66')	✓	(91')
Maximum Density (3.025, including 10% Heritage Density Transfer)	✗	(9.15)
Key Criteria Beyond Zoning Compliance		
100% Rental	✓✓	
20% Below Market	✓✓	
Accessible Units	✓✓	
Parking	✓✓	
Community Room	✓✓	
Sustainable Design	✓✓	

Why Support this Proposal?

1. 152 new rental homes in a neighbourhood under housing pressure
2. 30 below-market homes, supporting affordability for seniors and below rates existing tenants are paying
3. 37% units, retaining and attracting families in the community
4. Revitalizes aging building stock - modern, safer, sustainable housing
5. Strong TRP, ensuring existing tenants are supported throughout
6. New community space and kitchen for WESN
7. Prioritizes seniors, with features and programming aligned to their needs
8. Highly walkable, amenity-rich area, reducing reliance on cars
9. Responds directly to the West End's acute affordable-housing shortage
10. Generally compliant with existing RM5B zoning, except for density