

CD-1 Rezoning: 1150 Barclay Street - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-11-12	14:00	CD-1 Rezoning: 1150 Barclay Street	Support	Please see attached letter.	Christopher Vollan	West End	APPENDIX A
2025-11-13	10:28	CD-1 Rezoning: 1150 Barclay Street	Support	Support letter attached	organization LandlordBC	West End	APPENDIX B
2025-11-13	13:54	CD-1 Rezoning: 1150 Barclay Street	Support	With new community space on the ground floor and rental homes above, this project will be a great addition to the West End. I understand from the report that the application is “outside” the rezoning policy (which only allows social housing here). I think this policy is outdated and isn’t a true reflection of the current housing needs in the community. It would be a real shame to see this project turned down given all it could offer the community.	Gillian Russell	Downtown	
2025-11-13	13:56	CD-1 Rezoning: 1150 Barclay Street	Support	As a renter in this city, I know firsthand how hard it is to find secure, affordable housing, which is why this project feels like an important one to support. Adding more rental homes, & especially below-market ones, would make a real difference for people like me who want to stay in the City. I realize the application doesn’t fit neatly within current rezoning policy, but the policy no longer reflects the reality renters are facing and turning away a project that could help so many of us would feel like a huge mistake.	Andraya A	Downtown	
2025-11-14	11:08	CD-1 Rezoning: 1150 Barclay Street	Support	see attached	Sergio Cocchia	West End	APPENDIX C

CD-1 Rezoning: 1150 Barclay Street - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-11-17	17:53	CD-1 Rezoning: 1150 Barclay Street	Support	<p>Dear Mayor and Council,</p> <p>RE: SUPPORT FOR 1150 BARCLAY STREET, VANCOUVER REZONING APPLICATION</p> <p>On behalf of YWCA Metro Vancouver (YWCA), I am writing in support of the rezoning application for 1150 Barclay Street currently under consideration.</p> <p>YWCA Metro Vancouver is one of the region’s largest and most diversified non-profit organizations, dedicated to building inclusive communities through housing, childcare, employment services, and initiatives that promote well-being. We provide comprehensive supports for a wide range of community members - including survivors of violence, youth, and seniors - helping individuals at various stages of life, with a focus on equity and empowering those facing economic or social challenges.</p> <p>Our programs and services - including housing, food security initiatives, health and fitness programs, employment supports, and resource navigation - are designed to provide comprehensive, wraparound supports and foster meaningful community connections. Affordable housing is central to this work: safe and secure homes give individuals on low and fixed incomes the stability needed to focus on their health, pursue employment and build a secure future. For seniors in particular, these integrated resources help reduce isolation, promote dignity and strengthen social ties – all critical components of well-being and healthy aging.</p> <p>The proposed project at 1150 Barclay Street will provide urgently needed family housing and below-market rental homes, ensuring that people on low and fixed incomes can live safely and securely in Vancouver’s West End. By including dedicated community space and a shared kitchen, this development will foster social connection, strengthen community bonds, and directly support food security for both seniors and families.</p> <p>The proposed development reflects the YWCA’s mission to create equitable opportunities and will have a lasting, positive impact on the community, addressing the pressing need for affordable, supportive housing for Thank you for your consideration. Should you have any questions, please contact me at [REDACTED]</p>	carolyn neilson		APPENDIX D
2025-11-19	19:23	CD-1 Rezoning: 1150 Barclay Street	Support	<p>As an 83 year old widow on a fixed income,i am paying a rent that is too high for my income.</p> <p>So I support the PC Urban rezoning request as the project helps address a housing need of seniors like me.</p>	Karen Harrison	I do not live in Vancouver	
2025-11-20	09:20	CD-1 Rezoning: 1150 Barclay Street	Support	<p>I support this project as it addresses the housing crisis Vancouver has become infamous for. It's in a great location and will meet the need of the people of the West end. The building design allows it to blend into the community seamlessly and yet will stay relevant in the future with its timeless design. Rental units with well thought out amenities should be the future of Vancouver where fewer are able to afford owning a home.</p>	Karmila Abdul Aziz	I do not live in Vancouver	
2025-11-20	11:03	CD-1 Rezoning: 1150 Barclay Street	Support	<p>This is a great decision.</p> <p>Please rezone this and allow for more development like this in the area.</p> <p>I live in an older strata building behind this lot and we're hoping for similar redevelopment since out building is reaching the end of its useful life. Also because we're going to be facing years of construction for the substation. Hoping that this would set precedence for redevelopment.</p>	Landon Seibold	West End	

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-11-20	13:42	CD-1 Rezoning: 1150 Barclay Street	Support	I'm writing to express my strong support for the proposed rental housing at 1150 Barclay Street. I work at St. Paul's Hospital, and like many of my colleagues, I work long, unpredictable shifts. Being close to the hospital isn't just convenient it also helps me provide a high-quality care especially when I'm on call or needed for emergencies. Right now, finding a stable rental home in the West End at an attainable price is incredibly difficult. I've rented in Vancouver for several years now, and in that time have had to move 4 or 5 times. Getting into a secured rental building, close to the hospital, would make a huge difference in terms of commute stress, work life balance and in terms of front-line worker retention too! I really hope Council moves this rezoning forward, it's a great one for the area!	Katie Hunter	West End	
2025-11-21	11:43	CD-1 Rezoning: 1150 Barclay Street	Support	Improved use to meet community housing needs in place of older low density building	Steve Hnatiuk	Downtown	
2025-11-21	14:57	CD-1 Rezoning: 1150 Barclay Street	Support	We looked at this gorgeous neighborhood when we moved here, but there was very limited housing for rent available. I am very supportive of new rental housing and more needs to be done as most of the homes I've seen are very dated and not fit for today's living. A focus on seniors in this area is really important.	Clay Terrell	I do not live in Vancouver	
2025-11-21	16:21	CD-1 Rezoning: 1150 Barclay Street	Support	<p>I am writing in support of the proposal for 1150 Barclay Street. The project adds a significant amount of new housing in an area where options are limited, especially for people who rely on transit. The location is so good there is no need for transit!!!</p> <p>The mix of homes and modern amenities with a compelling design makes this a thoughtful addition to the neighbourhood. It provides real opportunities for long-term stability and helps strengthen the sense of community in the West End.</p> <p>This is the single best pedestrian location in Canada and we need to get serious about replacing fully depreciated stock.</p>	Corey Colville	West End	
2025-11-21	17:19	CD-1 Rezoning: 1150 Barclay Street	Support	I'm writing in in support of the proposal for 1150 Barclay Street. This proposal brings much-needed rental housing to a neighbourhood that's already surrounded by towers. It adds 152 modern rental homes, replaces an old walk-up, and I especially appreciate that it delivers 30 below-market units. As such and importantly, it will offer increased affordability for both current and future residents in the area.	Nina Watson	Mount Pleasant	
2025-11-21	17:26	CD-1 Rezoning: 1150 Barclay Street	Support	I would like to see the project proposed at 1150 Barclay Street approved by Council. I know this area very well having lived there before. Replacing an aging four-storey building with a new 20-storey rental community strengthens housing security in the West End delivering much needed below-market homes, including key options tailored specifically to seniors through partnerships with WE Seniors Network and the Senior's Services Society of BC. This seems like a great win for many west end inhabitants!	Kristina Ikavalko	Riley Park	
2025-11-21	17:33	CD-1 Rezoning: 1150 Barclay Street	Support	The proposal creates a significant increase in long-term rental options within a neighbourhood where most buildings already reach 20 to 22 storeys. I especially like that the project secures below-market units for seniors and families. These people make up the fabric of the West End and I would hate to see them push out because of outdated policy	Takahito Fujiwara	Downtown	
2025-11-21	20:58	CD-1 Rezoning: 1150 Barclay Street	Support	In addition to adding to the rental stock of the West End, a historically dense rental market, this development will offer a gathering place for seniors and dedicated housing for high needs people. Most of the rental buildings in the West End are aging. A new building is necessary to help ameliorate the building stock. A portion of the building given to social housing will only help take off some of the pressure to house vulnerable people.	Patrick Ng		

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2025-11-23	22:53	CD-1 Rezoning: 1150 Barclay Street	Support	My fiancé and I have lived in the West End for several years, and it's where we feel at home. Being so close to work, friends, and local community spaces makes it a wonderful place to live, but as renters, we live with constant uncertainty. The reality that our landlord might ask us to move out, is always in the back of our minds, making it hard to plan a stable future here. We have built our life together in Vancouver, and more specifically in the West End, so it's disheartening to think that we might not be able to live here long term. The 1150 Barclay project would bring new, secure rental homes at affordable rates, giving people like us the opportunity to remain part of the West End community we love. I urge Council to support this project.	Jamie Horwood	West End	
2025-11-23	22:55	CD-1 Rezoning: 1150 Barclay Street	Support	Hi Mayor and Council, I'm writing in support of the project at 1150 Barclay Street. As a long-time West End resident and renter, I believe more secure rental housing in our community is exactly what we need. I really love living in the West End. It's close to work and to our established friends and community, but there is always a level of instability that comes with renting here. The possibility that our landlord will sell our unit or evict us to move in a family member is something we are overly aware of and impacts our ability to plan a long term future in this City. We want to stay in the city and community we love, but the current housing market makes that uncertain. Projects like this one would provide secure rental homes at affordable rates, making long-term living in Vancouver more attainable for residents like us. Thanks for your consideration.	Veronica Damazo	West End	
2025-11-24	09:34	CD-1 Rezoning: 1150 Barclay Street	Support	Great project — I love it. The idea of a community kitchen for the Seniors' Network is fantastic. It would create a much-needed hub in the neighbourhood and give local seniors a welcoming place to meet and connect. This is a thoughtful, community-building project, and I'd really like to see it move forward.	Ryan Doray		
2025-11-25	07:06	CD-1 Rezoning: 1150 Barclay Street	Support	This is much needed housing	Noel Zimmer	Downtown	
2025-11-25	12:37	CD-1 Rezoning: 1150 Barclay Street	Support	I'm writing in support of the proposed development at 1150 Barclay Street. The existing apartment only offers 19 suites and is 78 years old. It's a very old walk up which should be demolished and modernized. What is being proposed is a 152 modern rental homes which delivers 30 below market rentals units that offer real affordability gains for current and future residents. The affordable component offers more suites than the total inventory of the existing building. ( 19 suites) And the neighborhood is already shaped by towers. The community kitchen for the Seniors' network is an added bonus. This seems like a no brainer to me. Please approve at the Public Hearing next month.	Thomas Laing	Downtown	
2025-11-25	16:20	CD-1 Rezoning: 1150 Barclay Street	Support	As one of the many many renters who live in the West End, I wholeheartedly support more rental homes. I believe secured rental homes are absolutely 100% better than luxury condos!	Chris F	West End	
2025-11-25	16:27	CD-1 Rezoning: 1150 Barclay Street	Support	The West End is full of seniors and they need more supports. This proposal offers 30 affordable rental homes especially for senior citizens plus ground-floor community space with a commercial kitchen for the West End Seniors Network. That sounds amazing -- let's make this happen!	Eric Freiboth	West End	
2025-11-25	16:34	CD-1 Rezoning: 1150 Barclay Street	Support	The West End is a fantastic neighbourhood but the majority of the buildings are old and quickly deteriorating. I welcome the addition of brand new rental homes with air conditioning, private laundry and good windows that don't let in every cold draft. I would love to live here... please sign me up!	Pia Montes	West End	

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2025-11-25	16:59	CD-1 Rezoning: 1150 Barclay Street	Support	There seems to be quite a lot of thought behind this proposal in trying to provide public benefits specific to the West End neighbourhood. Seniors-focused housing at below-market rents, community gathering space and kitchen for the WESN, homes for high-needs individuals... this goes way beyond fancy condos and amenities just for owners. I support this civic-minded project and would like to see it go ahead.	Dustin LaPrairie	Downtown	
2025-11-25	18:59	CD-1 Rezoning: 1150 Barclay Street	Support	I'd like to express my support for the redevelopment at 1150 Barclay Street. Replacing an aging building with 152 new rental homes, including deeply affordable options, is exactly what the West End needs! The project fits well within the existing height and character of the area and goes further by providing community-focused features like the shared kitchen. As a West End resident myself, I'd love to see this project built in the community.	Jayne Colville	Downtown	
2025-11-25	21:54	CD-1 Rezoning: 1150 Barclay Street	Support	I fully support this development	Artem Kosarev	West End	
2025-11-26	14:40	CD-1 Rezoning: 1150 Barclay Street	Support	See Attached	Robert Thomas Gaglardi	West End	APPENDIX E
2025-11-26	14:41	CD-1 Rezoning: 1150 Barclay Street	Support	See Attached.	Robert Thomas Gaglardi	West End	APPENDIX F
2025-11-26	14:42	CD-1 Rezoning: 1150 Barclay Street	Support	See Attached.	Alan Howie	West End	APPENDIX G
2025-11-27	09:48	CD-1 Rezoning: 1150 Barclay Street	Support	<p>Dear Mayor and Council,</p> <p>I am writing to share my full positive support for the development application at 1050 Barclay Street. As a former resident who lived in this area for almost 10 years, and a current resident of a nearby neighbourhood, I have a close connection to this community and have seen it devolve at a terrifying pace. Over these years, I've seen firsthand how important it is for this neighbourhood to grow in ways that support its diverse, aging, and vulnerable population. To be specific, I recently came across an unconscious individual who had passed away on a street corner and watched first responders unsuccessfully revive this individual. This community needs more support, it needs more housing, and it needs more attention to the true problems we continue to face.</p> <p>While I recognize that this proposal may not be interpreted as fully compliant with the 2013 West End Community Plan, we need to stop defending counterproductive policy that overshadows our community's true needs. Policy is meant to preserve community character and protect the public's well-being, but it must continue to evolve and prioritize the changing needs, challenges, and values of our City over time.</p> <p>The injection of new rental housing – including much-needed below-market units – and the bonus offerings of a senior's services and a community kitchen should be praised and undoubtedly encouraged. This proposal represents meaningful, inclusive renewal that strengthens the social fabric of the West End, and I strongly support its approval.</p>	Kyle Randall	Fairview	
2025-11-27	10:49	CD-1 Rezoning: 1150 Barclay Street	Support	PC Urban's rental project at 1150 Barclay is what the city needs. The majority of rentals in the West End were built in the 1970s and we can't afford to turn away well-designed, modern projects like this one with air conditioning and in-suite laundry. This development will add 152 purpose-built rental homes, including affordable units for seniors, in a central location near jobs, transit, and green spaces. The ground floor will be activated with a community gathering space and kitchen for the West End Seniors Network, which needs more space for its many members. This is the kind of housing with broad public benefits we should be encouraging.	Evan French	Kitsilano	

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2025-11-27	15:11	CD-1 Rezoning: 1150 Barclay Street	Support	<p>I'd like to share my support for the rezoning application at 1150 Barclay Street in the West End. As a young professional and renter in this neighbourhood, I've seen (and experienced) how the West End's aging rental buildings impact residents. Many buildings are at the end of their lives and need renewing, but they tend to just sit with increasing maintenance issues growing. I'm pleased to see that this one on Barclay could actually be replaced, and with a much better rental offering than what's there now as well!</p> <p>This proposed development would provide much-needed new rental housing for people like me and also seniors. I think that's a great mix and represents what the West End is all about – inclusion. I hope the Council will support this project and that we can see it built soon!</p> <p>Sincerely, Jill Wanklyn</p>	Jill Wanklyn	West End	
2025-11-27	15:36	CD-1 Rezoning: 1150 Barclay Street	Support	See Attached	Tom Laing	West End	APPENDIX H

CD-1 Rezoning: 1150 Barclay Street - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-11-27	17:33	CD-1 Rezoning: 1150 Barclay Street	Support	<p>Text from attached letter: Dear Mayor and Council,</p> <p>My name is Rodney deJong, and on behalf of Living With Pride, I am writing to express our strong support for the proposed development at 1150 Barclay Street in the West End.</p> <p>Living With Pride is dedicated to empowering 2SLGBTQIA+ seniors through our mission of delivering inclusive housing, services, and community events. Fostering dignity, equality, and social connection. Building a stronger, inclusive society where every 2SLGBTQIA+ senior can access the resources they need to thrive.</p> <p>PC Urban’s proposal to create 152 purpose-built rental homes and a community kitchen for the West End Seniors Network is a vital investment in the wellbeing of seniors. The West End has long been home to many older adults, and ensuring they can remain close to their community, supports, and familiar surroundings is essential to healthy aging and quality of life.</p> <p>Affordable, secure seniors housing is critical to allowing older adults to age in place. Without it, too many are forced to leave the neighbourhoods they helped build, increasing isolation and reducing their sense of belonging. Projects like this provide the stability and connection seniors need to remain active and supported members of their community.</p> <p>Through our own project, Nelly’s House, we have seen the transformative impact of inclusive seniors housing. Spaces designed with seniors’ needs in mind reduce loneliness, strengthen community bonds, and create a sense of safety and belonging. These are not just homes, they are lifelines.</p> <p>The addition of a community kitchen is equally important. Shared, inclusive spaces promote social engagement, peer support, and meaningful connection, especially for 2SLGBTQIA+ seniors who may not always feel comfortable in mainstream senior environments.</p> <p>For these reasons, Living With Pride strongly supports the 1150 Barclay Street project. It will help long-time West End residents, including many 2SLGBTQIA+ seniors, remain in the neighbourhood they call home.</p> <p>We encourage Council to support this proposal.</p> <p>Sincerely,</p> <p>Rodney deJong [REDACTED] Living With Pride</p>	Rodney deJong	West End	APPENDIX I
2025-11-27	21:31	CD-1 Rezoning: 1150 Barclay Street	Support	<p>Please refer to the attached letter of support.</p>	Alison Silgado	West End	APPENDIX J

CD-1 Rezoning: 1150 Barclay Street - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-11-28	10:15	CD-1 Rezoning: 1150 Barclay Street	Support	<p>I am writing to offer support for the project at 1150 Barclay Street.</p> <p>This project will continue to add the the life-blood of Vancouver - rental housing, with 30- below market rental homes and 152 rental homes in total, in perpetuity.</p> <p>The current building built in the 1940's is outdated, becoming dilapidated, and is long overdue to be replaced with a project that meshes with the West end skyline, and the community. The new proposal offers exactly that.</p> <p>Additionally, there will be options to suit the needs of seniors, which sounds like a fantastic offering and shows the developers commitment to the community.</p> <p>This project will be instrumental in aligning with the City's vision of making Vancouver an affordable place to live, and will be a great addition to a vibrant community.</p>	Court Brown	Kitsilano	
2025-11-28	10:21	CD-1 Rezoning: 1150 Barclay Street	Support	<p>I fully support this application. As a renter myself in Kitsilano, I am fully supportive of this project as it will ad 152 rental units to Vancouver's rental pool. Over the last few years, finding rental housing in Vancouver has been challenging, defeating, stressful, costly, and an overall negative experience. This is due to decades of minimal rental housing added to the City of Vancouver, and demand far exceeding supply. It's refreshing to see the City, and developers like PC Urban working diligently to add rental housing (and below-market rental housing!) to the City of Vancouver, while aligning with community goals.</p> <p>My understanding is that PC Urban has engaged with seniors groups and will be supporting the needs of seniors with this proposal - something I am a huge fan of, as my mother-in-law is a life-long renter in Kitsilano, and has experience 5 evictions in the past 20 years due owners selling the homes.</p> <p>This project will assist people like myself, my mother-in-law, and will contribute to the greater good of the City.</p>	Kristen Silzer	Kitsilano	
2025-11-28	16:37	CD-1 Rezoning: 1150 Barclay Street	Support	<p>We, at the South Vancouver Seniors Hub Council, are in support of this application for the reasons described in the attached letter.</p>	Shelley Jorde	Victoria-Fraserview	APPENDIX K
2025-11-28	16:38	CD-1 Rezoning: 1150 Barclay Street	Support	<p>Dear Mayor and Council,</p> <p>I'm writing in support of the proposal at 1150 Barclay Street. The project will bring 152 secured rental homes to the West End, including 30 below-market units, at a time when affordable and stable rental housing is very hard to find.</p> <p>It also replaces an aging building with a modern, safer one and introduces amenities designed to support seniors, such as the community kitchen, which adds a meaningful community-focused space to the building.</p> <p>This seems like a thoughtful and much-needed improvement for the neighbourhood. I hope Council will approve it.</p> <p>Thank you, Laura Matera</p>	Laura Matera	I do not live in Vancouver	
2025-11-30	17:35	CD-1 Rezoning: 1150 Barclay Street	Support	<p>I support this project. This city needs to build more housing and it needs it desperately.</p>	Maria ines Parnisari	West End	
2025-12-01	10:54	CD-1 Rezoning: 1150 Barclay Street	Support	<p>Please see attached, thank you</p>	Ken Fraser	West End	APPENDIX L

CD-1 Rezoning: 1150 Barclay Street - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-12-01	11:49	CD-1 Rezoning: 1150 Barclay Street	Support	<p>Writing on behalf to share Downtown Van's letter regarding 1150 Barclay Street, attached and below, on behalf of our CEO, Jane Talbot.</p> <p>--</p> <p>November 28, 2025 Dear Mayor and Council,</p> <p>I write on behalf of Downtown Van to support PC Urban's proposal to rezone the property at 1150 Barclay Street to allow its proposed development of 100% secured rental housing.</p> <p>Downtown Van is a non-profit organization that represents 8,000 business and property owners in the central 90-block area of Vancouver's downtown core. Over 130,000 workers visit our district each day, and an additional 141,000 people reside on the downtown peninsula. Our purpose is to centre these communities and to make downtown Vancouver a place where everyone is welcome. We therefore support the 1150 Barclay Street rezoning application, which would add an estimated hundred additional secured-rental housing units in an area immediately adjacent to our district.</p> <p>Downtown Van welcomes the delivery of net-new, secured market- and below-market rental housing in place of the high-end condominiums previously approved for development in 2018. We are also in favour of the project's potential for additional community amenity space.</p> <p>While we understand that PC Urban's application would require proceeding with a rezoning, we encourage the City of Vancouver Planning Staff to progress this application to unlock this opportunity to secure secured rental and below-market housing where it is urgently needed.</p> <p>There are many benefits associated with this application, including:</p> <ul style="list-style-type: none"><li>• The delivery of 152 new purpose-built rental homes, in place of high-end condominiums.</li><li>• Provision of new below-market housing, which will be leased at 20% below the CMHC City-wide average, which will support employee retention and attraction in the Downtown core.</li><li>• A partnership with the Seniors Services Society of BC will help facilitate access to housing subsidies, enhancing affordability for low—and fixed-income seniors and ensuring that the West End remains a welcoming and affordable community for seniors.</li><li>• Inclusion of community meeting space for local clubs and not-for-profit groups.</li></ul> <p>Downtown Van supports PC Urban's proposal for 1150 Barclay Street and hopes for a speedy and favorable decision on this rezoning application.</p> <p>Sincerely,</p> <p>Jane Talbot President &amp; CEO Downtown Van</p>	organization Downtown Vancouver BIA (Downtown Van)	Downtown	APPENDIX M
2025-12-01	13:25	CD-1 Rezoning: 1150 Barclay Street	Support	<p>I support this project.</p>	organization PAL Vancouver	West End	APPENDIX N



604.684.5307  
reception@qmunity.ca  
qmunity.ca

1170 Bute Street  
Vancouver, Bc  
V6E 1Z6

Rezoning Department  
City of Vancouver  
453 W 12th Avenue  
Vancouver, BC V5Y 1V4

2024-07-02

RE: Support for New Rental Housing in the West End (1150 Barclay application)

Dear Rezoning Department,

As an organization deeply rooted in the West End serving 2SLGBTQIA+ communities over the last 45 years, QMUNITY is expressing our support for an increased delivery of rental housing in the West End, particularly for projects prioritizing affordable and below-market units.

While we do not endorse developers, we stand strongly with projects that help alleviate the impacts of BC's housing crisis, especially as we see 2SLGBTQIA+ seniors disproportionately impacted in the West End, and youth everywhere struggling with housing costs that are outpacing inflation.

Throughout the 80's and 90's, the West End grew as a safe place for 2SLGBTQIA+ community members to meet, access life-saving resources, and discover literature that accurately reflected their diverse identities in a society that often didn't accept them. This enabled people to build their families and strengthen crucial friendships that continue to provide networks of support for them to this day.

We have witnessed firsthand how changes to the neighbourhood have pushed out many of these people who, now in their senior years, have become cut off from the support structures and communities they worked for decades to create. QMUNITY, HIM, Vancouver Friends for Life, the West End Seniors Network, Gordon Neighbourhood House, and Ribbon Community are all essential services, working together to support ageing 2SLGBTQIA+ seniors in the West End, with a level of cooperation that is exceptional within BC.

Despite our collective dedication, a large number of these marginalised seniors live below the poverty line, forcing them from the safety they have known within this neighbourhood. One of these seniors, well known to QMUNITY, came to the West End in her 20's at the peak of the gay rights movement. While working for a women's literary bookstore, the majority of her time was spent volunteering to support those suffering and dying in the AIDS crisis. She supported others to find employment and housing, hosted safe dating events for women, and advocated for government recognition of marriage equality. As she aged, building a life and family in the West End, she would encourage neighbours to start gardens on their balconies, personally watered local trees, and planted native flowers in empty areas, contributing to the walkable beauty the West End has become known for.



Even with much assistance from local community centres and her family based in the West End, she was forced to apply for government assistance as rent increased to unaffordable levels. Due to the lack of social housing in the West End, she was forced to relocate to Surrey and must now commute 3 hours to see the community she worked for decades to help build. Hers is only one story of the many seniors whose quality of life and health have deteriorated without the opportunity for safe and secure social housing close to the essential services they have relied on for their entire lives.

While the project proposed at 1150 Barclay Street (a rezoning proposal including 30 homes to be offered with rent 20% below CMHC market rates, and five homes operated by the Seniors Service Society of British Columbia to be offered with rent 50% below CMHC market rates) will not single-handedly solve the housing crisis affecting 2SLGBTQIA+ seniors in the West End, we believe it is a step towards ensuring accessible and affordable housing necessary for people to live out lives of dignity within their community. We also support the proposal to develop an amenity and meeting space, with the understanding that it will remain accessible for local nonprofits and community services, such as our youth and seniors programs at QMUNITY.

Beyond the development at 1150 Barclay Street, QMUNITY would like to extend our support as a liaison and resource for Vancouver City Council and staff, as representatives of 2SLGBTQIA+ communities within the West End. As an organization that holds immense current and historic importance to local queer communities, we believe it is in the best interest of the city to support its constituents in the West End, and beyond, to uphold its commitments to building an equitable, diverse, and inclusive Vancouver.

Respectfully,

QMUNITY, BOARD OF DIRECTORS



Christopher Vollan  
Board Chair



Ky Sargeant  
Board Member



105 – 1001 Cloverdale Avenue  
Victoria, BC  
V8X 4C9  
1-888-330-6707

March 25, 2024

**Subject: 1150 Barclay Street: Support for PC Urban's Rental Housing Application**

Dear Rezoning Department, City of Vancouver:

LandlordBC is the professional industry association representing owners and managers of rental housing in British Columbia. LandlordBC's mandate is to support a balanced and healthy rental housing market with an emphasis on private sector solutions.

On behalf of LandlordBC, and our 3300 members, I am writing to offer our support for PC Urban Properties' application to rezone the property at 1150 Barclay Street in Vancouver's West End to accommodate new secured market and below market purpose-built rental housing. The current application marks a significant shift from the plan to build 23 luxury condos, which received approval from the Development Permit Board in 2018. It is our long-held view that secure purpose-built rental housing is a community amenity and ultimately the most accessible form of housing for British Columbians.

We are in urgent need of more housing throughout British Columbia, which is why LandlordBC has been and continues to collaborate with partners and like-minded stakeholders to encourage all levels of government to unlock more homes across the spectrum of housing faster than ever, so everyone in our province can have a safe, secure and stable place to call home.

There is strong demand for rental housing in the City of Vancouver in particular, which has a documented city-wide vacancy rate of 0.9%. Access to rental housing in the West End is even more scarce. At 0.4%, the West End/Stanley Park area has one of the lowest rental vacancy rates in the City of Vancouver. Furthermore, 90% of the rental housing stock in the West End was built before 1975, which means it is now aging and must be renewed to serve the long-term needs of this diverse, growing community.

While this specific project falls outside of existing policy guidelines, it aligns with the City of Vancouver and the Province of British Columbia's policy objectives and presents an opportunity to create over 150 new, secured rental homes, including below market rental homes designed to accommodate seniors and families. This project will improve access to new, stable rental housing supply in the midst of a housing crisis, in a neighbourhood with a high population of renters and extremely low rental vacancy



105 – 1001 Cloverdale Avenue  
Victoria, BC  
V8X 4C9  
1-888-330-6707

rate. For these reasons, we would encourage staff to bring this application forward for Council consideration without delay.

Once again, LandlordBC supports this rezoning application, and we hope that existing policy will not be a barrier to the delivery of rental housing, which is in short supply.

Sincerely,



David Hutniak  
CEO  
LandlordBC

04/01/2024

**RE: Support for Rental Housing in Place of Condos at 1150 Barclay Street**

Dear City Planning Staff:

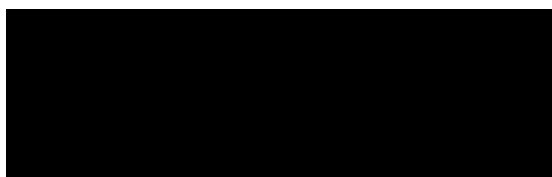
On behalf of the Empress Towers Ltd., owners of the Century Plaza (Hotel) Ltd., I am writing in support of the proposal to build new market rental and subsidised rental housing for low to moderate income households at 1150 Barclay Street in Vancouver's West End.

Downtown Vancouver is home to a robust tourism and hospitality sector, which is an economic driver for the City and the Province. Many of the people who are employed by this industry rely on access to stable and attainable rental housing close work. Unfortunately, vacancy rates in the area remain at an all time low. At 0.4%, the West End has one of the lowest rental vacancy rates in Vancouver, which demonstrates the need to boost supply in this particular neighbourhood.

From a location perspective, the proposed project site has several key advantages, including but not limited to, its close proximity to employment, restaurants, shopping, and businesses in Davie Village and the Downtown Business District. These new homes will be well situated within a 10 - 15 minute walk from several significant tourist attractions and hotels, making them a great option for people who work in the tourism and hospitality sector.

Century Plaza Hotel supports this proposal to build 150+ new rental homes in place of condominiums at 1150 Barclay Street. We encourage the City of Vancouver to move this application forward, notwithstanding policy constraints, recognizing the urgent need to expand rental housing supply in Vancouver and the impact that the housing climate has on our local economy.

Sincerely,



Sergio Cocchia O.B.C., LLD (Hon)  
Century Plaza Hotel

**YWCA Program Centre**  
535 Hornby Street  
Vancouver, BC V6C 2E8

tel 604 895 5800  
fax 604 684 9171  
ywcavan.org



November 17, 2025

City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

Dear Mayor and Council,

**RE: SUPPORT FOR 1150 BARCLAY STREET, VANCOUVER REZONING APPLICATION**

On behalf of **YWCA Metro Vancouver (YWCA)**, I am writing in support of the **rezoning application for 1150 Barclay Street** currently under consideration.

YWCA Metro Vancouver is one of the region's largest and most diversified non-profit organizations, dedicated to building inclusive communities through housing, childcare, employment services, and initiatives that promote well-being. We provide comprehensive supports for a wide range of community members - including survivors of violence, youth, and seniors - helping individuals at various stages of life, with a focus on equity and empowering those facing economic or social challenges.

Our programs and services - including housing, food security initiatives, health and fitness programs, employment supports, and resource navigation - are designed to provide comprehensive, wraparound supports and foster meaningful community connections. Affordable housing is central to this work: safe and secure homes give individuals on low and fixed incomes the stability needed to focus on their health, pursue employment and build a secure future. For seniors in particular, these integrated resources help reduce isolation, promote dignity and strengthen social ties – all critical components of well-being and healthy aging.

The proposed project at 1150 Barclay Street will provide urgently needed family housing and below-market rental homes, ensuring that people on low and fixed incomes can live safely and securely in Vancouver's West End. By including dedicated community space and a shared kitchen, this development will foster social connection, strengthen community bonds, and directly support food security for both seniors and families.

The proposed development reflects the YWCA's mission to create equitable opportunities and will have a lasting, positive impact on the community, addressing the pressing need for affordable, supportive housing for Thank you for your consideration. Should you have any questions, please contact me at [REDACTED].

Sincerely,

[REDACTED]

Carolyn Neilson  
Vice President, Employment, Community Programs and Partnerships  
YWCA Metro Vancouver | 535 Hornby Street, Vancouver BC, V6C 2E8



November 26, 2025

Dear Mayor and Council,

My name is Robert Thomas Gaglardi, and I am the CEO at Northland Properties. A hospitality company with multiple hotels and restaurants in Vancouver downtown area.

I am writing to express our support for the proposed rental housing development at 1150 Barclay Street in the West End.

As a local business that employs a large number of hospitality and service staff, we see firsthand how the lack of secure, attainable rental housing affects the people we rely on every day. Many of our employees face long commutes, unpredictable rents, or shared living arrangements that offer little stability. Not only does this impact our staff's everyday lives, but these challenges make it harder for businesses like ours to retain staff and often, maintain consistent operations, especially during peak seasons.

The proposal for 1150 Barclay Street responds directly to this reality. New purpose-built rental homes paired with a commitment to below-market units would provide meaningful relief for workers who are routinely priced out of the neighbourhoods they help sustain. Housing located this close to transit, downtown hotels, restaurants, cafés, and entertainment venues is exactly what our workforce needs to thrive.

We are also encouraged by the project's design features, including communal spaces such as the community kitchen. These types of shared amenities help create a sense of belonging for residents, which is especially important in a rental market where many people feel transient or disconnected. Stable housing and community connection go hand in hand, and both contribute to healthier, more resilient neighbourhoods.

For these reasons, we respectfully urge Council to support the 1150 Barclay Street proposal at the upcoming Public Hearing.



Robert Thomas Gaglardi, CEO

November 25<sup>th</sup>, 2025

Dear Mayor and Council,

On behalf of Northland Properties Corporation, I am writing to express our strong support for the proposed rental housing development at 1150 Barclay Street in Vancouver's West End.

As one of Canada's largest privately owned hospitality, hotel, and entertainment companies, Northland employs thousands of people across our Sandman Hotel Group, Sutton Place Hotels, Moxies, Denny's Canada, Chop Steakhouse, Grouse Mountain Resort, Revelstoke Mountain Resort, and other brands. A significant portion of our workforce is based in Vancouver's Downtown and West End, where the tourism and hospitality sector remains a major economic engine for the city.

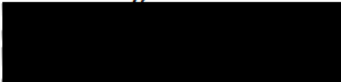
The ongoing housing shortage threatens the stability of that workforce. At 0.4%, the West End's vacancy rate is one of the lowest in Vancouver, leaving many hospitality employees unable to find attainable rental housing near their jobs. This often forces staff into long and costly commutes, impacts retention, and creates barriers for those trying to build long-term careers in this industry.

From an employee housing perspective, the project at 1150 Barclay Street is well positioned to make a meaningful difference. Its proximity to major hotels, restaurants, entertainment destinations, transit, and the Downtown Business District would provide frontline staff, service workers, and management teams with the kind of stable, conveniently located housing that is increasingly out of reach.

Northland fully supports PC Urban's proposal to introduce more than 150 new rental homes, including below-market units, on this site. These homes represent an important opportunity to directly support Vancouver's hospitality workforce and strengthen the economic vitality of the city.

We encourage the Council to advance this application, despite existing policy constraints, in recognition of the urgent need for employee-focused rental housing and the broader economic implications of continued housing scarcity.

Sincerely,



Melissa Cupa  
VP HR, Chief People Officer  
Northland Properties Corporation



November 26, 2025

Dear Mayor and Council,

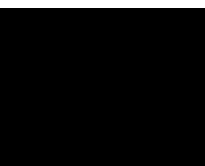
On behalf of the Northland Restaurant Group, I am writing to express our strong support for the proposed rental housing development at 1150 Barclay Street in Vancouver's West End.

As a company with multiple restaurants nearby (Moxies, Dennys, Shark Club and Boulevard), we are supportive of this project from the perspective of creating secured rental housing that would benefit our staff. The ongoing housing shortage threatens the stability of our workforce. At 0.4%, the West End's vacancy rate is one of the lowest in Vancouver, leaving many hospitality employees struggling to find attainable rental housing near their jobs. This often forces staff into long and costly commutes, impacts retention, and creates barriers for those trying to build long-term careers in this industry.

From an employee housing perspective, the project at 1150 Barclay Street is well positioned to make a meaningful difference. Its proximity to major hotels, restaurants, entertainment destinations, transit, and the Downtown Business District would provide frontline staff, service workers, and management teams with the kind of stable, conveniently located housing that is increasingly out of reach.

Northland Restaurant Group fully supports PC Urban's proposal to introduce more than 150 new rental homes, including below-market units, on this site. These homes represent an important opportunity to directly support Vancouver's hospitality workforce and strengthen the economic vitality of the city.

We encourage the Council to advance this application, despite existing policy constraints, in recognition of the urgent need for employee-focused rental housing and the broader economic implications of continued housing scarcity.

S 

Alan Howie, President & COO  
Northland Restaurant Group



750 Carnarvon St., New Westminster BC V3M 1E7 | Charitable Tax #: [REDACTED]  
Phone: 604-520-6621 | Fax: 604-520-1798 | [www.seniorsservicesociety.ca](http://www.seniorsservicesociety.ca)

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November 27, 2025

City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC, V5Y 1V4  
Attn: Mayor Ken Sim and the Council

**RE: Support for Rental Housing Proposal at 1150 Barclay Street, Vancouver, BC**

Dear Mayor Sim and Council,

I am writing in my capacity as the Chief Executive Officer of the Seniors Services Society of BC ("SSSBC") to express support of PC Urban's proposal to build new, secured rental and below market rental housing at 1150 Barclay Street in Vancouver's West End Community.

The Seniors Services Society of BC has over forty years of experience in providing programs and services for vulnerable older adults. Our work includes helping seniors access supports and housing in their preferred communities that is matched to their individual budget and needs. Our organization is also able to access vital funding opportunities for low-income seniors for rent top-ops, which can help to alleviate pressures that local seniors are facing and combat homelessness in the current housing climate.

In our experience, there is strong demand from seniors for housing in the City of Vancouver – particularly for below market rental housing. We have experienced and knowledgeable staff who help seniors in need aged 60+ to find appropriate housing. To help advance this mission, the SSSBC is in discussions with PC Urban to manage placement of qualifying seniors for the non-market component of the development and provide on-going support for the seniors and also manage turn-over, in keeping with our mandate.

This project seeks to deliver more than 150 purpose built rental homes, of which, 20% will be below market rental housing. SSSBC is in strong support of PC Urban's proposal to build new rental and below market housing in this location, in place of the condo development that was approved by the City of Vancouver in 2018. The provision of secured rental and below market housing, in addition to the site's location in close proximity to public transportation, amenities and services, make the homes in this development a great option for seniors, who are typically on fixed incomes and often do not drive nor have access to a vehicle.



750 Carnarvon St., New Westminster BC V3M 1E7 | Charitable Tax #: [REDACTED]  
Phone: 604-520-6621 | Fax: 604-520-1798 | [www.seniorsservicesociety.ca](http://www.seniorsservicesociety.ca)

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At 0.4%, the West End/Stanley Park area has one of the lowest rental vacancy rates in the City of Vancouver. With 81% renter households, the West End has the second highest proportion of renters in the City of Vancouver, and more supply is urgently needed to keep pace with growing demand.

According to the recent rent survey in BC, the most expensive city for both one- and two-bedroom apartments was Vancouver. One-beds are being listed for an average of \$2,872 in the city, while two-beds are going for \$3,777. Seniors on fixed incomes will simply not be able to afford these rental units and a sizable new rental stock that offers below market rent is a definite asset to the City of Vancouver.

Further, the Homeless Count conducted in March 2023 found 22% of homeless population in the Greater Vancouver region is older adults 55 years and older. And 45% of them became unhoused after they turned 55 years old for the first time in their lives. Seniors' homelessness is becoming prevalent and increasing. We need to create more affordable housing options for this vulnerable group.

On behalf of the Seniors Services Society of BC, we are in full support of this project, which will help seniors in the City of Vancouver to access safe, secure, modern housing within walking distance of community amenities and services, green space and public transportation.

Thank you for your considering our input.

Sincerely,

A black rectangular box redacting the signature of Alison Silgado.

Alison Silgado  
Chief Executive Officer  
Seniors Services Society of BC  
750 Carnarvon Street  
New Westminster, BC V3M1E7

Dear Mayor and Council,

My name is Rodney deJong, and on behalf of Living With Pride, I am writing to express our strong support for the proposed development at 1150 Barclay Street in the West End.

Living With Pride is dedicated to empowering 2SLGBTQIA+ seniors through our mission of delivering inclusive housing, services, and community events. Fostering dignity, equality, and social connection. Building a stronger, inclusive society where every 2SLGBTQIA+ senior can access the resources they need to thrive.

PC Urban's proposal to create 152 purpose-built rental homes and a community kitchen for the West End Seniors Network is a vital investment in the wellbeing of seniors. The West End has long been home to many older adults, and ensuring they can remain close to their community, supports, and familiar surroundings is essential to healthy aging and quality of life.

Affordable, secure seniors housing is critical to allowing older adults to age in place. Without it, too many are forced to leave the neighbourhoods they helped build, increasing isolation and reducing their sense of belonging. Projects like this provide the stability and connection seniors need to remain active and supported members of their community.

Through our own project, Nelly's House, we have seen the transformative impact of inclusive seniors housing. Spaces designed with seniors' needs in mind reduce loneliness, strengthen community bonds, and create a sense of safety and belonging. These are not just homes, they are lifelines.

The addition of a community kitchen is equally important. Shared, inclusive spaces promote social engagement, peer support, and meaningful connection, especially for 2SLGBTQIA+ seniors who may not always feel comfortable in mainstream senior environments.

For these reasons, Living With Pride strongly supports the 1150 Barclay Street project. It will help long-time West End residents, including many 2SLGBTQIA+ seniors, remain in the neighbourhood they call home.

We encourage Council to support this proposal.

Sincerely,

Rodney deJong  
Co Founder and Chair  
Living With Pride



# NORTHLAND CAPITAL

November 27, 2025

Dear Mayor and Council,

My name is Thomas Laing, and I am the President at Northland Capital Corp. A real estate investment company with multiple development investments in Vancouver downtown area.

I am writing to express our support for the proposed rental housing development at 1150 Barclay Street in the West End.

As a local business that employs a large number of construction staff, we see firsthand how the lack of secure, attainable rental housing affects the people we rely on every day. Many of our employees face long commutes, unpredictable rents, or shared living arrangements that offer little stability. Not only does this impact our staff's everyday lives, but these challenges make it harder for businesses like ours to retain staff and often, maintain consistent operations, especially during peak seasons.

The proposal for 1150 Barclay Street responds directly to this reality. New purpose-built rental homes paired with a commitment to below-market units would provide meaningful relief for workers who are routinely priced out of the neighbourhoods they help sustain. Housing located this close to transit, downtown hotels, restaurants, cafés, and entertainment venues is exactly what our workforce needs to thrive.

We are also encouraged by the project's design features, including communal spaces such as the community kitchen. These types of shared amenities help create a sense of belonging for residents, which is especially important in a rental market where many people feel transient or disconnected. Stable housing and community connection go hand in hand, and both contribute to healthier, more resilient neighbourhoods.

For these reasons, we respectfully urge Council to support the 1150 Barclay Street proposal at the upcoming Public Hearing.

Sincerely,



Thomas Laing, President & COO



6470 Victoria Drive, BC, V5P 3X7 | tel 604.324.6212 | fax 604.324.6116 | [www.TheSeniorsHub.org](http://www.TheSeniorsHub.org)  
November 26, 2025  
City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, B.C., V5Y 1V4

RE: Support for the 1150 Barclay Street Rezoning Application  
Dear Mayor Sim and Councillors

I am writing on behalf of the South Vancouver Seniors Hub Council in support for the rezoning application for 1150 Barclay Street. The South Vancouver Seniors Hub Council has ongoing concerns about housing insecurity for seniors. The members of the Hub Council believe that the 1150 Barclay Street project will help to provide much needed affordable homes for some of Vancouver West End Seniors. They will not have to move out of their community as a result. Why should an organization from South East Vancouver care about the 1150 Barclay Street project in the West End? Our members care about the difficulties many seniors across the City of Vancouver have to face. Housing is a number one issue for low-income and fixed-income seniors. We were so pleased to see that the West End Seniors Network was consulted about the project. Better still, they were heard.

The Project plans include proper cooling systems which address climate changing conditions in British Columbia. In the Heat Dome, 600 people lost their lives and most were isolated seniors. Hub Council members are so pleased that a dedicated space will be provided for the West End Seniors Network where seniors can meet and share a meal in the community kitchen. Research has shown that as sense of community and belonging extends the lives of seniors. In addition, the seniors will enjoy the community gardens and meet with other seniors and families living in the project. The thought that has gone into the design of the 1150 Barclay Street project is very important for seniors in the community.

I am a senior and a member of the South Vancouver Seniors Hub Council. The Council discussed the 1150 Barclay Street project and decided that it was important that our support for the project was sent to the City of Vancouver Mayor and City Council.

Please keep the needs of seniors in mind as you review the application. Your support is really appreciated.

Please feel free to contact me if you have any questions.

Sincerely,

A black rectangular box redacting the signature of Marion Hartley.

Marion Hartley  
Secretary, South Vancouver Seniors Hub Council

Two black rectangular boxes redacting contact information, likely a phone number and an email address.



April 10, 2024

**RE: Support for 1150 Barclay Street Rental Housing Proposal**

Dear City of Vancouver Planning Staff:

VRS Communities supports increasing the supply of rental housing in the West End. For this reason, we are pleased to see PC Urban's proposal to build new secured market and below-market rental housing at 1150 Barclay Street in the West End.

VRS has proudly created housing solutions and services for clients in British Columbia for over 50 years. Beginning our journey as a non-profit organization to serve persons with disabilities, we now proudly serve thousands of individuals throughout the province, including seniors and families. Today, we operate over 1600 housing units throughout Metro Vancouver and across BC, including several independent and assisted living seniors' communities.

Our organization is offering support for PC Urban's application as we recognize the many benefits associated with this project, including increased supply of secured rental and below-market housing; replacement of aging rental stock; housing designed to accommodate a broad demographic, including families and seniors; and a commitment to invest in local community infrastructure. Furthermore, we understand that PC Urban is exploring opportunities to partner with organizations that benefit seniors and will help to manage the placement of qualifying seniors in the non-market component of the development and facilitate access to housing subsidies to further enhance housing affordability for fixed and low-income seniors. Their commitment to partnerships with organizations and non-profits representing seniors will contribute to maintaining the West End as a welcoming community for seniors, close to services and amenities.

The existing building at 1150 Barclay Street is underdeveloped and nearing the end of its usable life, making future redevelopment inevitable. Today, the site is zoned for an 11-storey, high-end condo development, which would not fit the housing needs of the majority in our community and falls short of responding to the housing crisis. Considering provincial and municipal commitments to improving access to rental and affordable housing close to public transit and employment, the revised application is more consistent with the needs of the community.

Given the extremely high cost of housing and low rental vacancy rates across Metro Vancouver and especially in the City of Vancouver, improved access to secured rental housing options is essential to creating inclusive communities. Understanding that PC Urban's proposal may not align with existing policy, I hope you consider moving this application forward for Council consideration.

Sincerely,

A black rectangular box redacting the signature of Ken Fraser.

Ken Fraser  
Executive Director  
VRS Communities

**DOWNTOWN VANCOUVER  
BUSINESS IMPROVEMENT ASSOCIATION**  
Suite 1380 –1100 Melville St  
Vancouver, BC V6E 4A6  
info@dtvan.ca



November 28, 2025

Dear Mayor and Council,

I write on behalf of Downtown Van to support PC Urban's proposal to rezone the property at 1150 Barclay Street to allow its proposed development of 100% secured rental housing.

Downtown Van is a non-profit organization that represents 8,000 business and property owners in the central 90-block area of Vancouver's downtown core. Over 130,000 workers visit our district each day, and an additional 141,000 people reside on the downtown peninsula. Our purpose is to centre these communities and to make downtown Vancouver a place where everyone is welcome. We therefore support the 1150 Barclay Street rezoning application, which would add an estimated hundred additional secured-rental housing units in an area immediately adjacent to our district.

Downtown Van welcomes the delivery of net-new, secured market- and below-market rental housing in place of the high-end condominiums previously approved for development in 2018. We are also in favour of the project's potential for additional community amenity space.

While we understand that PC Urban's application would require proceeding with a rezoning, we encourage the City of Vancouver Planning Staff to progress this application to unlock this opportunity to secure secured rental and below-market housing where it is urgently needed.

There are many benefits associated with this application, including:

- The delivery of 152 new purpose-built rental homes, in place of high-end condominiums.
- Provision of new below-market housing, which will be leased at 20% below the CMHC City-wide average, which will support employee retention and attraction in the Downtown core.
- A partnership with the Seniors Services Society of BC will help facilitate access to housing subsidies, enhancing affordability for low—and fixed-income seniors and ensuring that the West End remains a welcoming and affordable community for seniors.
- Inclusion of community meeting space for local clubs and not-for-profit groups.

Downtown Van supports PC Urban's proposal for 1150 Barclay Street and hopes for a speedy and favorable decision on this rezoning application.

Sincerely,



Jane Talbot  
President & CEO  
Downtown Van



November 28, 2025

Dear Mayor and Council,

On behalf of PAL Vancouver, I am writing to express our strong support for the proposed secured rental housing project at 1150 Barclay Street. As an organization dedicated to supporting seniors to live independently, affordably, and in community, we recognize the significant and urgently needed benefits this project will bring to seniors living in the West End.

The West End is home to one of the city's largest and fastest-growing seniors populations, yet it faces increasing affordability pressures, aging rental stock, and extremely low vacancy rates.

The proposed development directly responds to these challenges by providing:

- 152 purpose-built rental homes, increasing housing supply where it is urgently needed.
- Twenty percent below-market homes (30 units), with 30 percent of those deeply discounted at approximately 70 percent below market, helping seniors on low or fixed incomes secure long-term affordability.
- A modern, seismically sound building with cooling systems, in-suite laundry, and accessibility improvements, all of which significantly enhance livability for seniors.

We are particularly supportive of the project's senior-focused amenities, including the 1,285 square foot custom-designed West End Seniors' Network Community Room and Kitchen, with indoor/outdoor space for social programs, meal supports, and community-building activities. We are also pleased to see PC Urban making the voluntary \$100,000 contribution toward food security, equivalent to approximately 8,500 meals for seniors in the West End.

For these reasons, PAL Vancouver respectfully encourages Council to support this application. The project delivers meaningful and lasting benefits for seniors in the West End and strengthens the social and housing infrastructure needed for older adults to thrive.

Sincerely,



Lynn Ross

Executive Director, PAL Vancouver