

CD-1 Rezoning: 1150 Barclay Street - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-12-04	07:14	CD-1 Rezoning: 1150 Barclay Street	Support	<p>Mayor and Council,</p> <p>On behalf of the West End BIA, which represents approximately 650 businesses and property owners along our three main commercial streets of Davie, Denman and Robson in the West End, I wish to share our support for the CD-1 Rezoning for 1150 Barclay Street. A letter outlining our support is attached.</p> <p>kind regards,</p> <p>Teri Smith, Executive Director</p>	Teri Smith	I do not live in Vancouver	APPENDIX A
2025-12-04	13:34	CD-1 Rezoning: 1150 Barclay Street	Support	<p>I've spent my whole life in Vancouver, and the West End has always stood out to me as a neighbourhood that welcomes people from all walks of life. Its character comes from its renters and diversity. We need renewed rental to continue supporting that.</p> <p>The proposal for 1150 Barclay Street is the long-term investment the area needs. Adding new secured rental homes in a well-served part of the city is a great step to ensure people can continue living close to work, services, and community.</p> <p>Very impressed to hear about the dedicated community space for senior citizens which is top of mind for many in our city as our population ages.</p> <p>This application is a responsible and forward-looking contribution to Downtown's future. I hope Council will support it.</p> <p>Jon</p>	Jon Kelly		
2025-12-04	14:41	CD-1 Rezoning: 1150 Barclay Street	Support	<p>As a lifelong Vancouver resident who frequently visits the West End, I've seen how much the neighbourhood relies on rental housing. The existing stock is aging and in need of renewal.</p> <p>The proposal at 1150 Barclay will provide modern, secure rental homes and community amenities that support the neighbourhood's long-term health. I strongly support this application.</p>	Sean Callaghan		

December 4, 2025

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Mayor and Council
City of Vancouver
453 West 12th Ave.
Vancouver, B.C. V5Y 1V4

Re: CD-1 Rezoning: 1150 Barclay Street

Dear Mayor and Council,

On behalf of the West End Business Improvement Association (WEBIA), I am writing regarding the proposed rezoning application for 1150 Barclay Street by PC Urban. We recognize that City of Vancouver staff have advised that the current rezoning application does not comply with the West End Community Plan. Notwithstanding this position, the West End BIA maintains its support for the proposal based on the significant community, housing, and economic benefits it offers, as outlined in this letter.

The proposal will deliver 152 purpose-built rental homes at varying affordability levels, contributing meaningfully to the City's acute rental housing shortage and supporting the renewal of aging rental stock in the West End. As an organization representing approximately 650 businesses and commercial property owners along Davie, Denman, and Robson Streets, WEBIA was highly engaged in the creation of the West End Community Plan and endorsed its principles for positive growth, reinvestment, and neighbourhood vitality.

In line with those principles, PC Urban's revised application represents a substantial improvement over the previously approved 2019 project for an 11-storey strata building with just 22 luxury homes. The current application achieves a net increase of 130 housing units and includes:

- 20% (30 homes) at below-market rents, offered at 20% below CMHC city-wide averages for moderate-income households.
- Five deeply discounted homes, at approximately 70% below typical market rents.
- 37% (56 homes) designed for families, with two or more bedrooms.
- 122 market rental homes.
- Potential homes for qualifying seniors (65+) through a partnership with the Seniors Services Society of BC.
- Community amenity space connected to an outdoor patio and children's play area, accessible to neighbourhood groups.

We continue to believe that density "done well," with diversified housing options, contributes to complete communities, environmental and economic sustainability, and general community well-being. Additional rental housing in the West End will support the local workforce, increase housing stability for seniors and families, and place more residents within walking distance of transit, shops, and essential services.

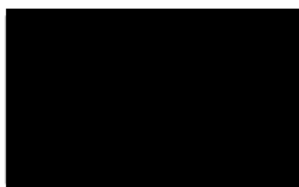


Three great streets.
One amazing neighbourhood.
DAVIE. DENMAN. ROBSON.

In addition, PC Urban intends to contribute \$100,000 toward a local neighbourhood amenity project, an investment that aligns with WEBIA's ongoing placemaking and public-realm improvement efforts.

For these reasons, the WEBIA remains supportive of PC Urban's rezoning application for 1150 Barclay Street. We believe this proposal offers substantial community benefit and contributes to the economic vitality of the surrounding business district.

Sincerely,



Teri Smith
Executive Director, West End Business Improvement Association