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1150 BARCLAY

REZONING APPLICATION

July 2024



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1150 BARCLAY STREET

Rezoning Application

July 2024

1150 Barclay Street

Project #223015

SUBMITTED BY: PC URBAN (BARCLAY) LIMITED PARTNERSHIP

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INTRODUCTION

REZONING RATIONALE

EXISTING CONTEXT

The proposed project is located mid-block along Barclay Street between Bute and Thurlow, positioning the project half a block from the Burrard Corridor. The site has an area of 11,925 ft^2 (1,108 m^2) and is currently occupied by a 3-storey 19 unit rental building under zone RM-5B. This area is composed of varying building typologies that represent an evolving West End Community Plan with opportunities for growth to help address the rising demand for housing. This neighbourhood is transitional in nature, intertwining important residential and commercial zones and bridging vital communal elements that include parks, community gardens, institutions, and local businesses.

PROPOSAL

The enclosed rezoning proposal aims to introduce 152 secured purpose-built rental homes, including 20% below-market units, within Vancouver's walkable and highly sought-after West End. This marks a significant pivot from the original approved plan for 23 luxury condos with zero rental homes, directly addressing Vancouver's acute housing crisis by substantially increasing the local rental housing supply by converting the project into full rental with an inclusion of 20% below market units (1.8 FSR). By aligning with broader public policy objectives on housing affordability, availability and density, our proposal seeks to optimize the efficient use of urban land in an area appropriate for density and in need of rental housing.

The development's focus on diversity and economic viability aims to attract a wide range of income levels, enhancing community richness and supporting local vitality. Anchored in a prime location that champions active, transit and pedestrian oriented living, the project will support innovative bicycle infrastructure including a building bike share program and exceptional bicycle facilities. The development's inclusive design also caters to people of all ages and family configurations, ensuring it is a welcoming space for everyone. Recognizing the needs of downsizers who wish to remain in the neighborhood, the project includes accessible amenities such as electric scooter charging stations at grade. The project will also offer 5 more deeply affordable homes within the 20% non-market component, with rents at 50% below CMHC averages (70% below market), to be managed by the Seniors Services Society of BC, specifically helping to address the housing challenges many seniors are facing within the West End community.

The design and programming of the development encourages active community engagement, featuring a turnkey community facility comprised of a street level space and patio approximately 1,285 square feet, complete with a private entrance. This community amenity will be secured by covenant as a community facility, addressing feedback from the West End community about the scarcity of not for profit community oriented facilities. The programming of this space will be determined through further community consultation and dialogue with the City. Opportunities under consideration include child minding and recreational programming for seniors or other local non-profit groups. Additionally, the project will incorporate Modo Carshare vehicles, aligning with the City's new Transportation Demand Management (TDM) initiative. This approach, in combination with innovative bicycle facilities and a progressive 0.3 parking ratio is intended to mitigate traffic-related concerns within the community, demonstrating a commitment to sustainable urban development and community well-being. This will be further reinforced through the construction phase with an emphasis on detailed logistics planning and communication to mitigate course of construction impact in the neighbourhood.

The applicant team acknowledges that this application falls outside current, area-specific policy parameters. However, considering the suitability of the location, characterized by a mix of low, mid, and high rise buildings, including many at 20 storeys or higher, and the pressing demand for secure housing, we are eager to collaborate with staff and Council to provide much-needed accessible and diverse housing options to this area.



PUBLIC ENGAGEMENT & COMMUNITY COMMUNICATION PLAN

PC URBAN - COMMUNITY ENGAGEMENT

For months leading up to the rezoning application to the City of Vancouver, PC Urban initiated a proactive program to engage West End and broader community stakeholders on the proposal and rationale for the redevelopment of 1150 Barclay Street. The engagement program sought to inform and educate the community on City policies and our plans for redevelopment, including the proposed change in tenure and additional community amenity, solicit input on the proposal, and receive questions about the project and the application process.

We have received letters of endorsement from community stakeholders, which can be found in the *Appendices*. We will continue to engage with local community and impacted stakeholders following the formal rezoning application. Our engagement program will include outreach to existing tenants, immediate neighbours, local stakeholder groups and community associations.

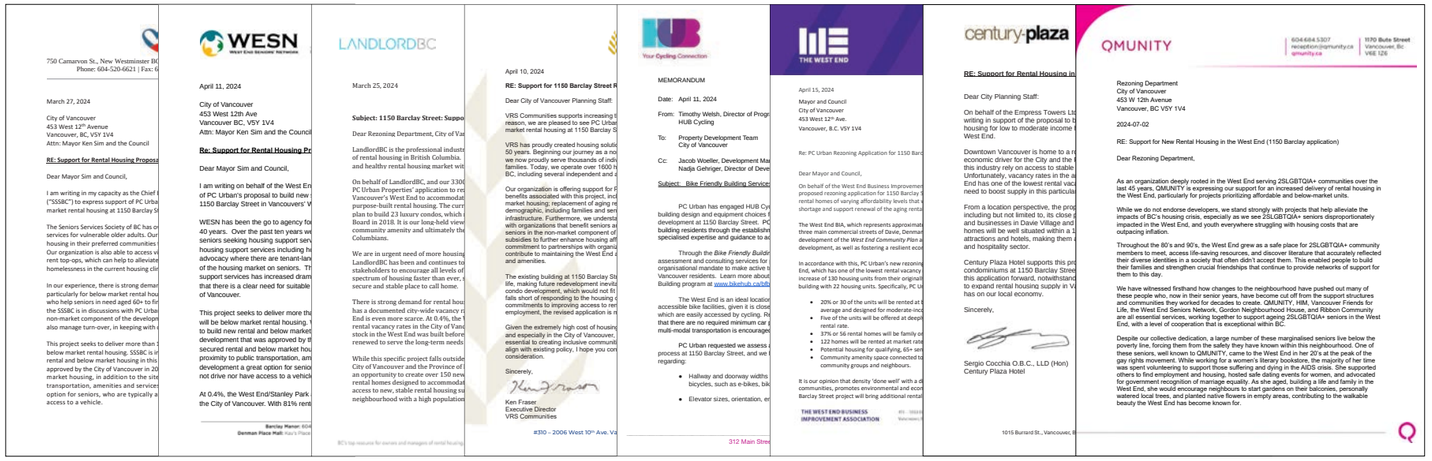
Stakeholders that were invited to participate in the consultation process included:

- QMUNITY
- West End Business Improvement Association
- Downtown Van (downtown BIA)
- West End Neighbours
- Landlord BC
- Seniors Services Society of BC
- Vancouver Resource Society
- West End Seniors Network
- Central Presbyterian Church
- West End Coal Harbour Community Policing
- West End Community Centre Association
- Downtown Vancouver Hotel Association
- MLA Spencer Chandra-Herbert
- Century Plaza Hotel
- Sheraton Hotel
- Holiday Inn
- Marriot Hotel
- Sandman Suites
- HUB Cycling

As part of PC Urban's commitment to the community, we will continue to follow a comprehensive community engagement plan. This ongoing initiative includes launching a dedicated project website, serving as a hub for valuable information providing regular updates on project timelines, ensuring transparency and clarity for all stakeholders. Throughout the approval process, we will continue to invite questions and comments from the community, and offer opportunities for direct engagement with our team.

Throughout the construction phase, our website will remain a vital resource, offering detailed insights into construction timelines, transportation management plans, and any potential impacts such as large deliveries or noise considerations. In response to community feedback, we are committed to providing regular updates on noise levels, including the introduction of a decibel reader on site. We will also appoint a dedicated community liaison to serve as a point of contact during construction. This individual will ensure timely updates and swift resolution of any concerns or issues raised by the community.





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PUBLIC BENEFITS

ADDRESSING THE HOUSING CRISIS



Significantly increases housing units from 23 proposed luxury condominiums to **152 purpose-built rental homes**, directly alleviating the shortage of local rental housing.

SUPPORTING PUBLIC POLICY OBJECTIVES



Although not supported by local policy, the project **aligns with broader objectives of housing affordability** and density.

MEETING DEMAND FOR RENTAL HOUSING



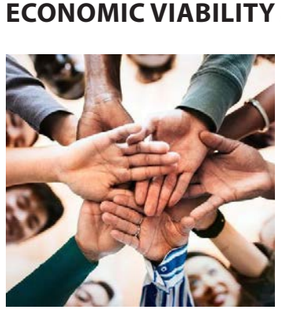
Responds to the **high demand for rental options** in a competitive market, making housing accessible to those priced out of homeownership.

MAXIMIZING LAND USE



Enhances the **use of urban land** by shifting from medium-density luxury condos to a higher-density rental development.

ECONOMIC VIABILITY AND DIVERSITY



Attracts a **diverse population mix**, enriching the community and supporting local businesses with a range of income levels.

ACTIVE TRANSIT-ORIENTED DEVELOPMENT



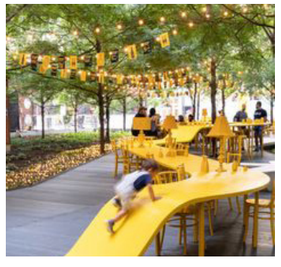
Promotes **sustainable living** and reduces reliance on personal vehicles through inclusion of three Modo cars and through innovative bicycle infrastructure.

PROMOTING AFFORDABLE HOUSING



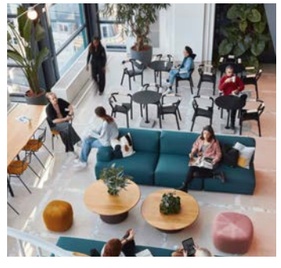
Additionally within the 20% non-market component, 5 homes will be offered at **rents lower than prescribed by policy**, managed by the Seniors Services Society of BC, who will prioritise seniors from within the West End who are struggling with housing security. In this case, rents will be set at 50% below CMHC averages (70% below market) for new homes in this area.

VOLUNTARY COMMUNITY CONTRIBUTION



Commits $100,000 to collaborate with the West End Community on a special project, aiming to improve neighborhood amenities. This voluntary initiative could range from creating green spaces, to enhancing public facilities, thereby fostering a stronger, and more vibrant community.

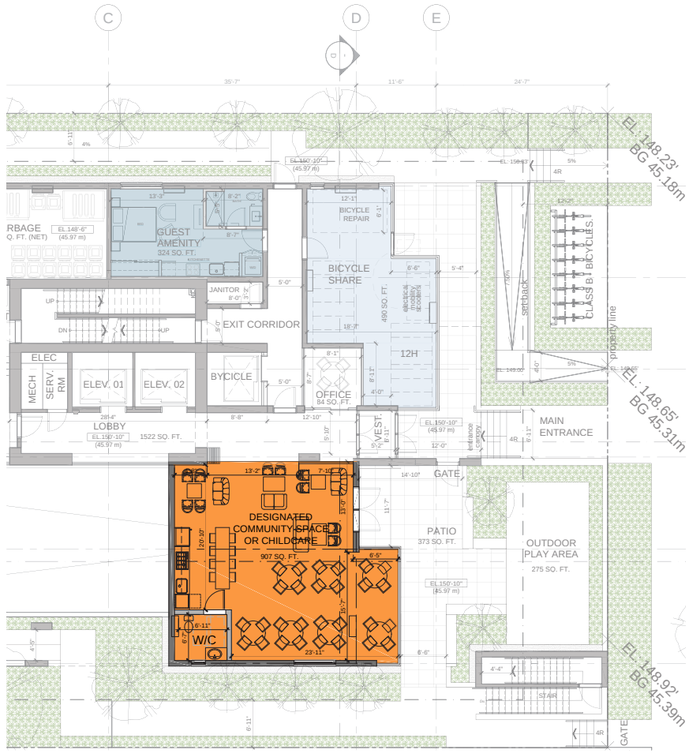
ENHANCING COMMUNITY CONNECTIVITY



Offers a **turnkey community facility** which is open to customization through ongoing City and community consultations. This initiative addresses the scarcity of community-oriented facilities in the West End, endeavoring to cultivate unity and support grass roots initiatives.

DESIGNATED COMMUNITY SPACE OR CHILDCARE









The proposed project is designed to include a community facility secured by covenant. The programming of this space will be subject to further community consultation with grass roots neighbourhood organizations, and through collaboration with City staff.

- Opportunities for multi-functional space
- Examples of potential uses include drop-in child minding, recreation programs for seniors, event space for non-profit organizations
- PC Urban will continue to consult with community groups through the design stage to further refine the design of the space

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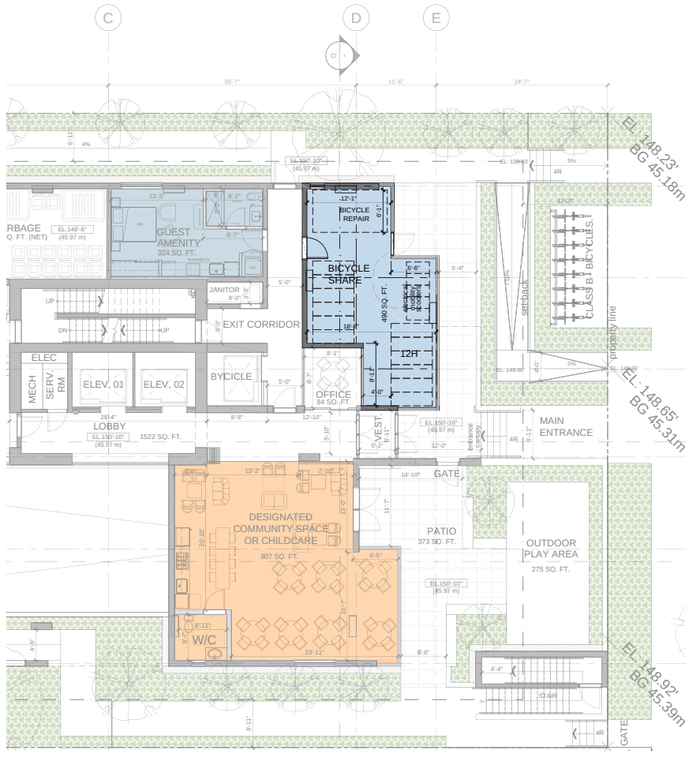
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BICYCLE FACILITY









One core design for this project will be a displayed bicycle facility located by the main entrance along Barclay Street to help promote an alternative mode of transportation. Some key features include:

- Ground level bicycle storage
- Ground level electrical mobility scooters
- Bicycle work and repair area
- Extensive secured below-ground bicycle storage
- Designated bicycle elevator

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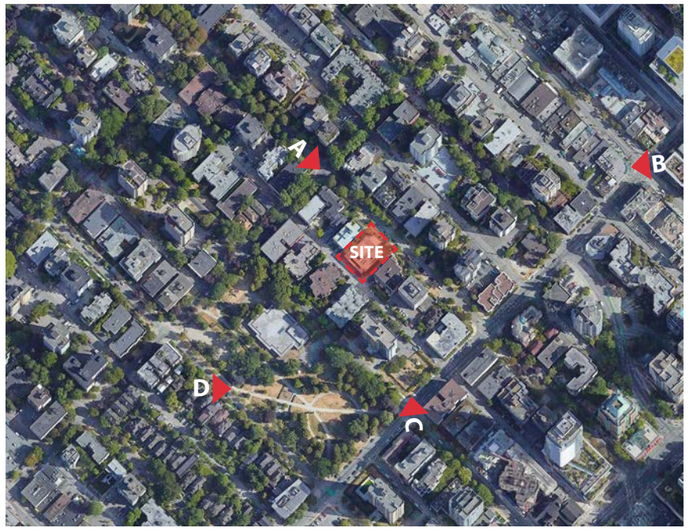
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SITE ANALYSIS

CONTEXT PHOTOS





A. View of Barclay Street corridor



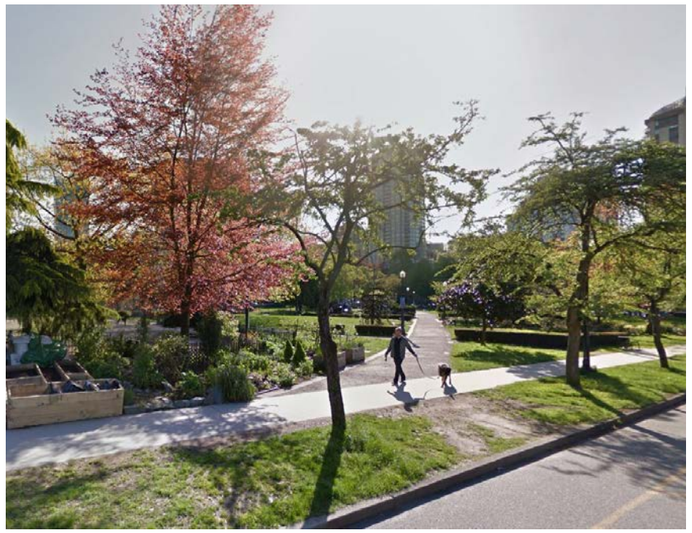
B. View of intersection at Robson & Thurlow Street

The project site is located on the West End, situated between Bute and Thurlow in a mid-block residential setting that currently supports a 3-storey 19 unit rental building. The site is positioned at the edge of an intricate blend between residential and commercial uses, where the west is predominantly multi and single-family complexes and the east is made up of retail and businesses that start to build up to the downtown core.

Sitting in this critical junction, the site offers access to multiple bike routes and transit options to connect with the rest of the city and is amongst a varied collection of building typologies. Additionally, the development is in close proximity to community built gardens and accessible parks, including Nelson Park, which includes an elementary school annex (Roberts Annex Elementary).



C. View of nearby community garden



D. View of Nelson Park

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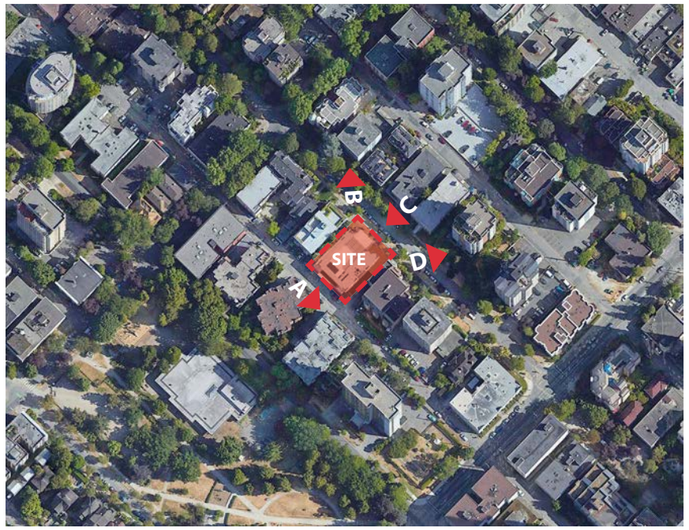
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Rezoning Application

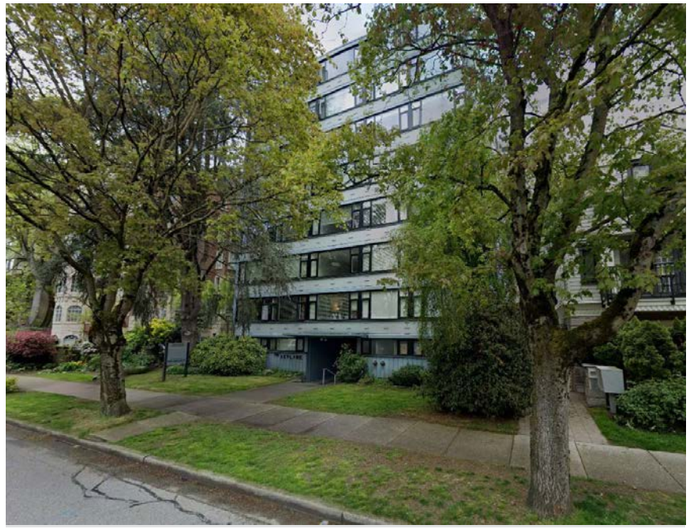
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SITE PHOTOS





A. View of rear lane (Ted Northe Lane)



B. View of neighbouring building on Barclay Street



C. View of existing building on proposed site



D. View of neighbouring building on Barclay Street

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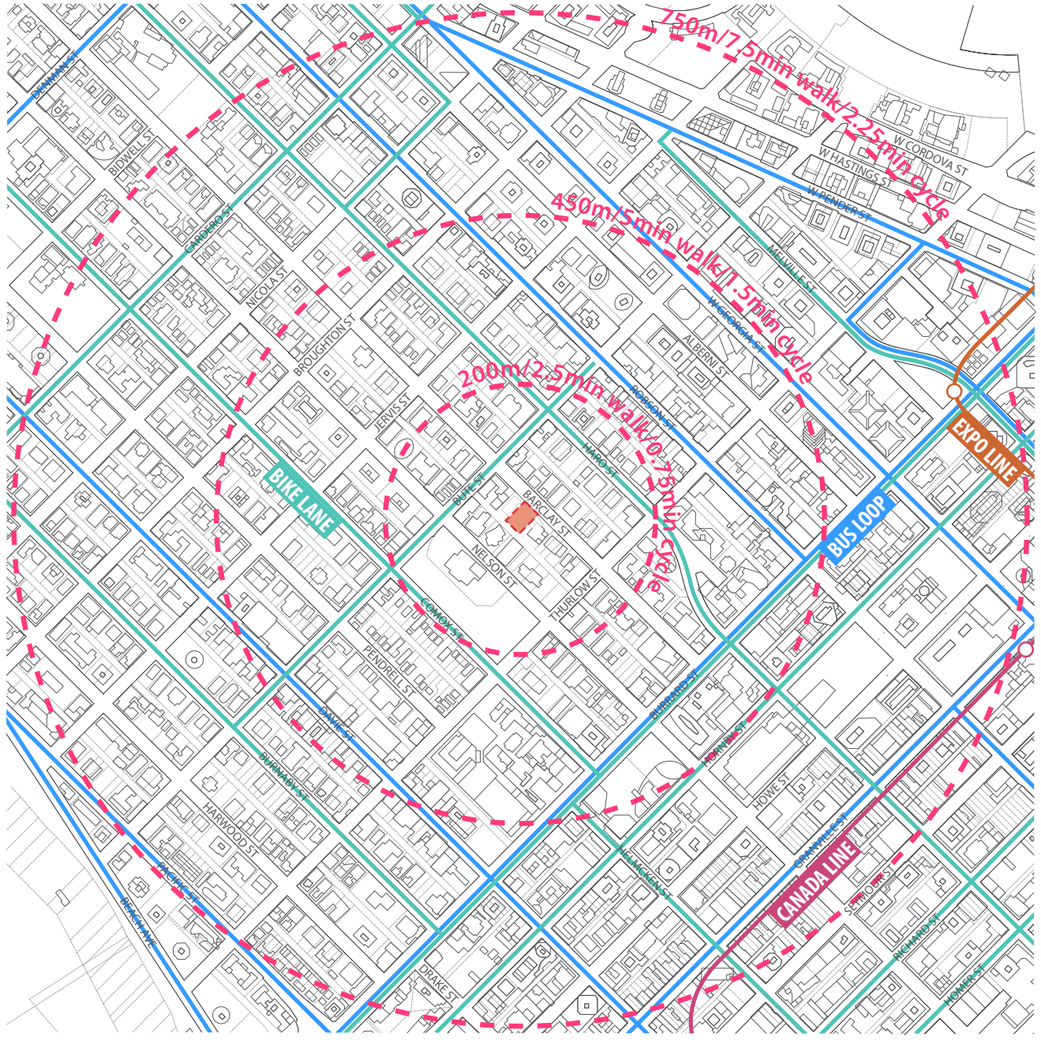
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Site Photos

CONTEXT ANALYSIS

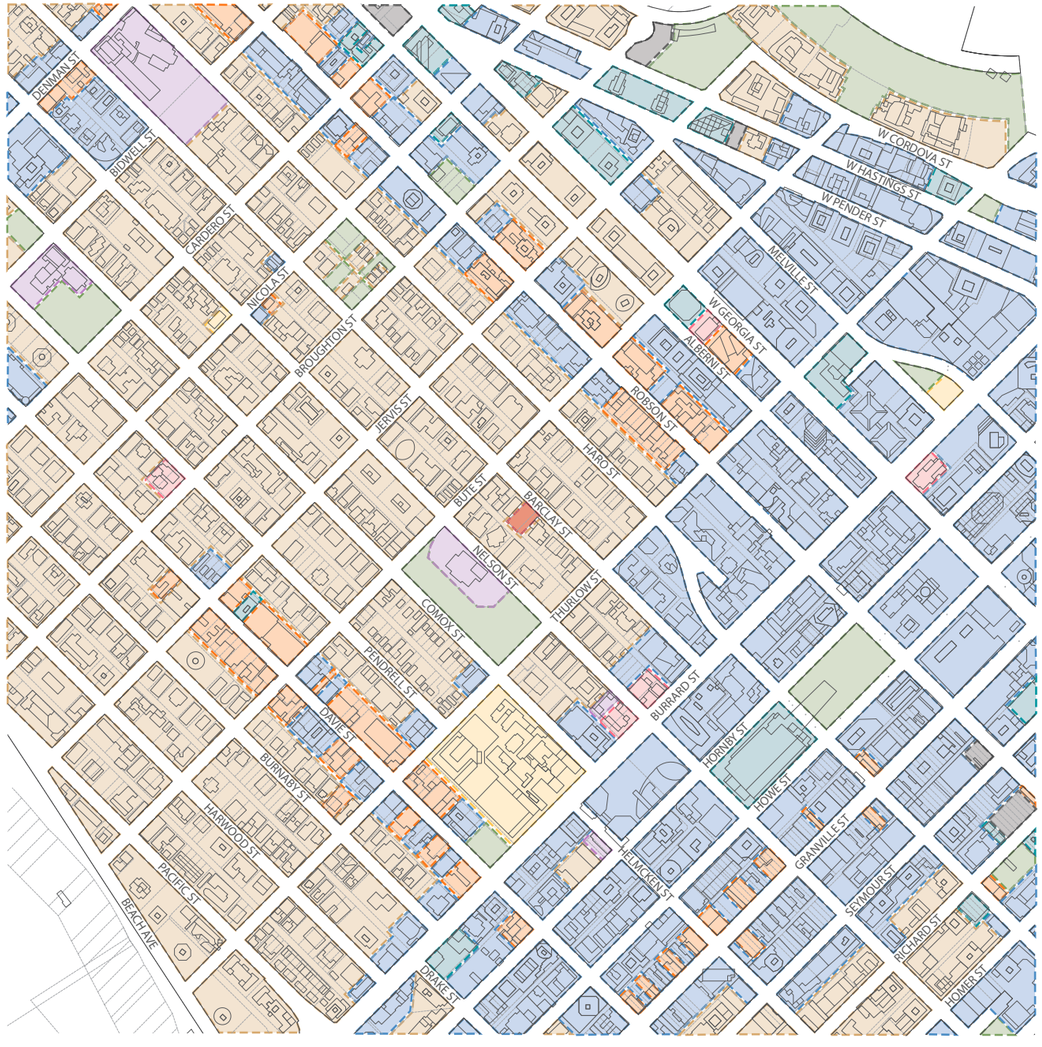
CONTEXT ANALYSIS: TRANSPORTATION



LEGEND

- BIKE LANE
- BUS ROUTE
- EXPO LINE
- CANADA LINE
- WALK/CYCLE RADIUS
- SITE LOCATION

CONTEXT ANALYSIS: LAND USE



LEGEND

- MIXED-USE
- RESIDENTIAL
- RETAIL
- OFFICE
- SCHOOL
- PARKS
- PUBLIC
- VACANT
- RELIGION
- SITE LOCATION

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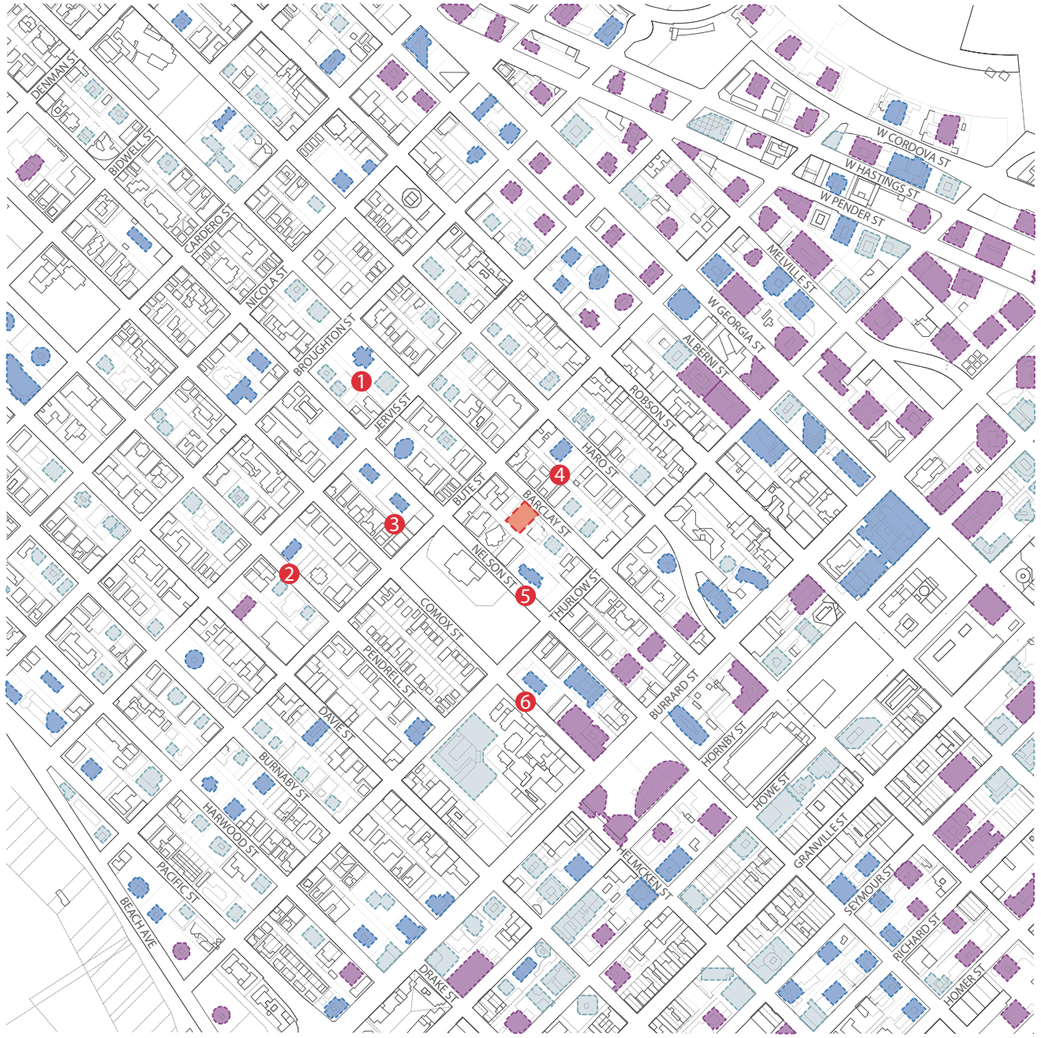
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Context Analysis

CONTEXT ANALYSIS

CONTEXT ANALYSIS: EXISTING BUILDING TYPOLOGY



LEGEND

10+ STOREYS 18+ STOREYS 25+ STOREYS SITE LOCATION

The project site is surrounded by an architectural aestehtic that has formed a neighbourhood identity in the West End Community for decades. Many of the buildings can be easily conceptualized as a singular floor plate extrusion with vertical appurtenances to help accentuate the verticality of their elongated facades. The simplicity in the repetitiveness found in the array of windows and balconies are thoughtfully aligned, which, in conjunction with the recesses in the massing, create visual relief to their simple forms. The range of materiality is limited to predominantly concrete cladding with punched out glazed pockets to highlight the interior living spaces. Balconies are coloured with mostly subtle tones with a glass or metal railing which compliments the raw textures of the concrete exterior.



1 Barclay Towers



2 Americana Apartments



3 Harley House



4 Central Plaza



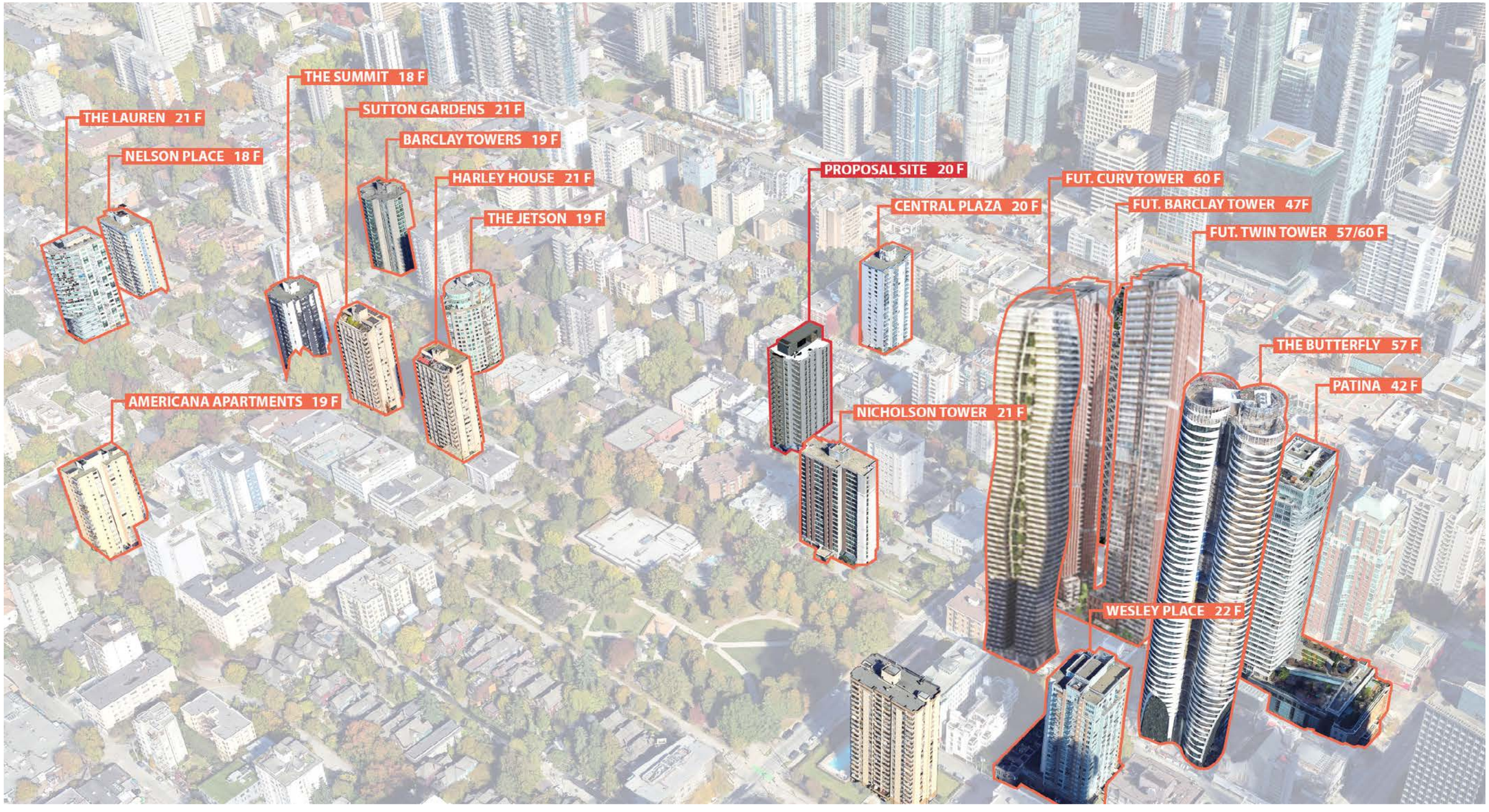
5 Nicholson Tower



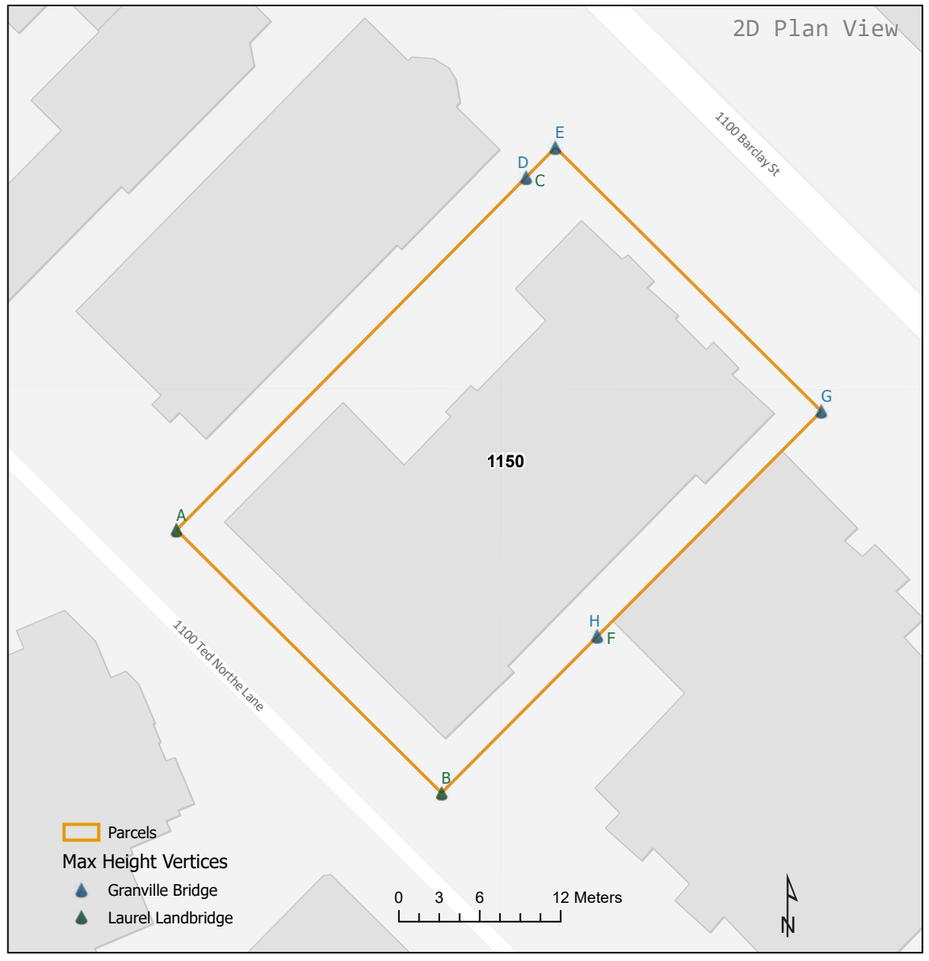
6 Heritage Apartments

CONTEXT ANALYSIS

CONTEXT ANALYSIS: EXISTING BUILDING HEIGHT

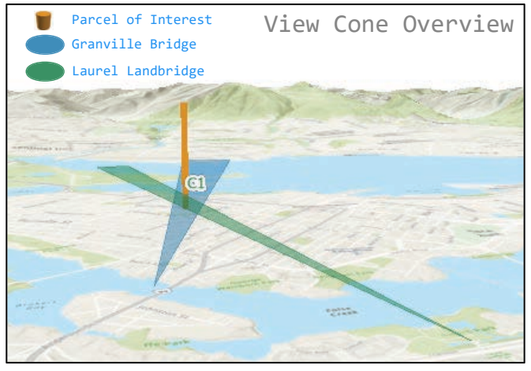


VIEW CONE ANALYSIS





label	Geodetic Height (m)	Height from grade (m)	View	Lat	Long
A	113.03	68.06	C1	49.283836	-123.128914
B	111.87	66.69	C1	49.283661	-123.128647
C	114.09	68.75	C1	49.284073	-123.128563
D	128.63	83.29	12.1.1	49.284073	-123.128563
E	128.81	83.47	12.1.1	49.284092	-123.128532
F	112.34	67.14	C1	49.283768	-123.128487
G	127.99	82.51	12.1.1	49.283916	-123.128258
H	126.66	81.45	12.1.1	49.283768	-123.128487



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BASIC VIEW CONE BUILDING HEIGHT LIMITS

1150 Barclay St

The attached View Cone Illustration indicates the approximate height of the most restrictive View Cone(s) above your site.
Only the geodetic heights listed above should be considered definitive. *As building grades can change, the heights from grade listed above are estimated.
All parts of the development must be located below this height, including mechanical and other rooftop appurtenances.
The heights noted on the attached illustration supersede any previous advice supplied for this site.

Site IDs: **030536111**

View cones limiting the site:
12.1.1 - Granville Bridge
C1 - Laurel Landbridge

Requested by: **Lecia Desjarlais (COV)** | Prepared by: **GAR02** | Date: **Tuesday, December 20, 2022** | Page No: **1 of 1**

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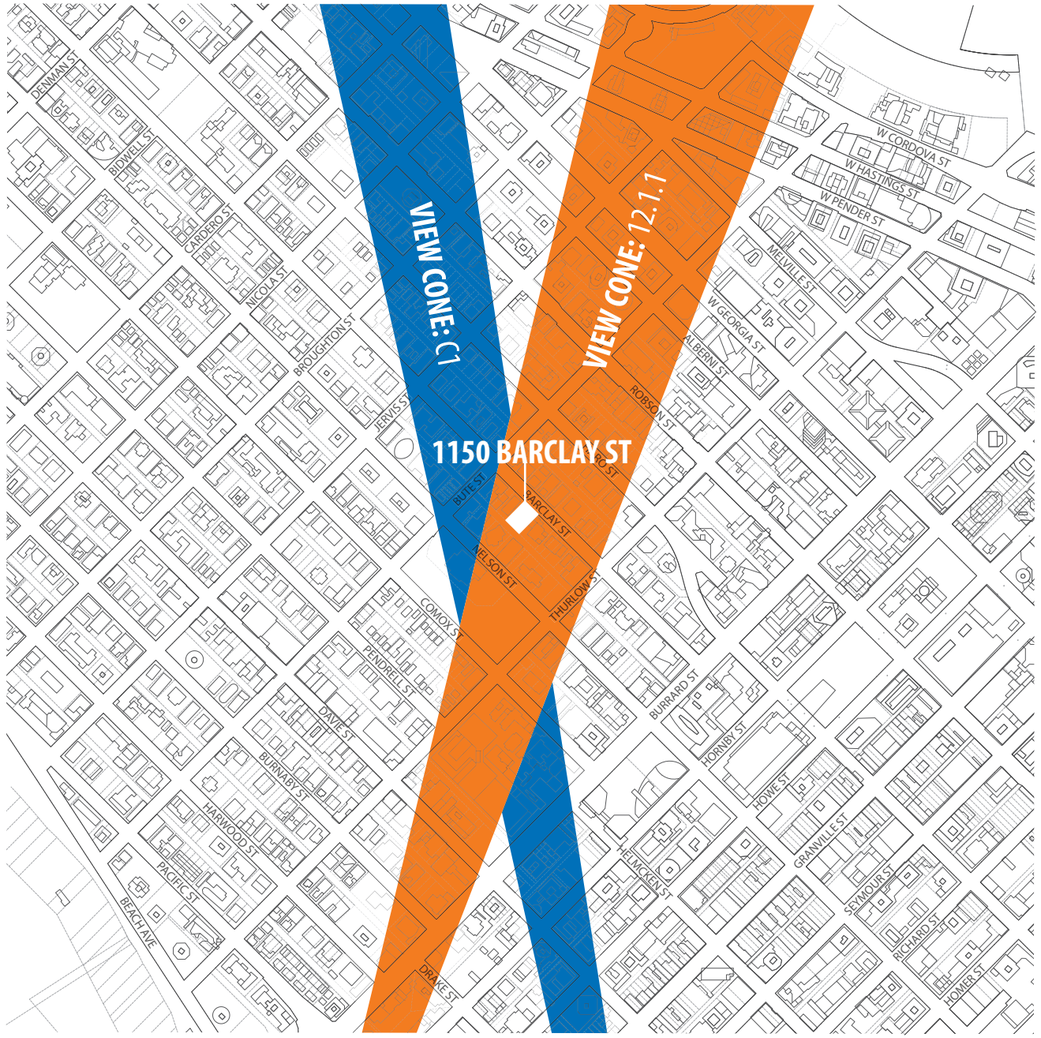
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View Cone Analysis

VIEW CONE ANALYSIS

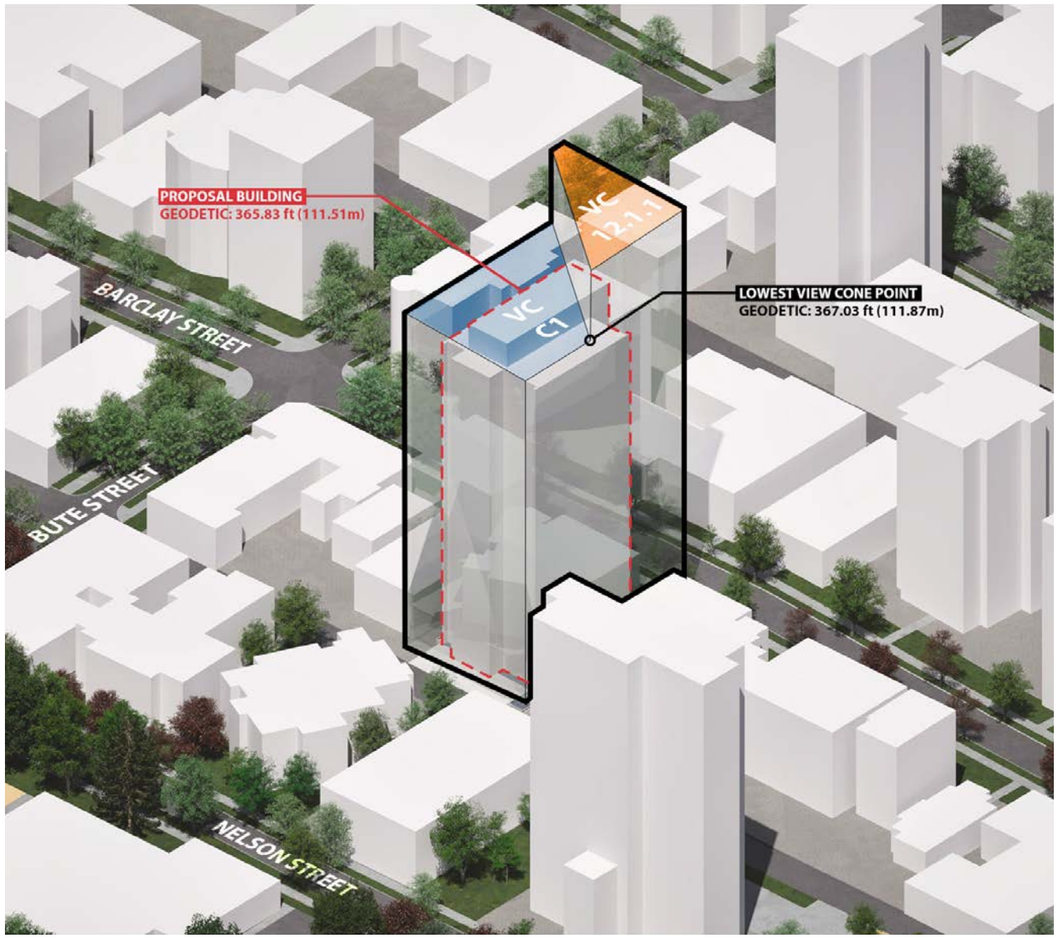
CONTEXT ANALYSIS: EXISTING VIEW CONES



LEGEND

VIEW CONE C1 VIEW CONE 12.1.1

The project site is situated between two previous view cones, C1, and 12.1.1. The proposed building elevation of 365.83ft (111.51m) falls within the boundaries of these view cones (lowest point at 367.03 ft (111.87m)).



Note: Previous view cones C1 and 12.1.1 have been amended and removed from the *Public View Guidelines (2024)* outlined by the City of Vancouver.

SHADOW STUDY



10:00 AM
SPRING EQUINOX (PDT)



12:00 PM
SPRING EQUINOX (PDT)



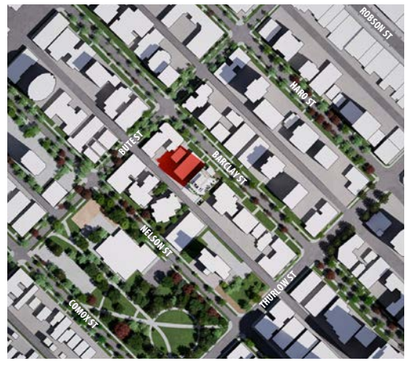
2:00 PM
SPRING EQUINOX (PDT)



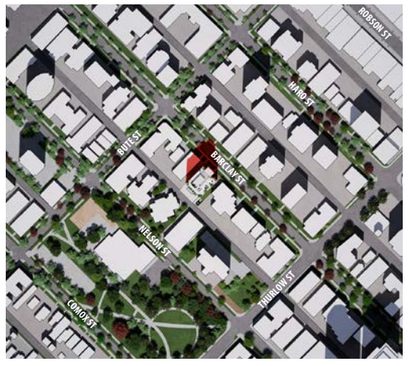
4:00 PM
SPRING EQUINOX (PDT)



10:00 AM
SUMMER SOLSTICE (PDT)



12:00 PM
SUMMER SOLSTICE (PDT)



2:00 PM
SUMMER SOLSTICE (PDT)



4:00 PM
SUMMER SOLSTICE (PDT)



10:00 AM
AUTUMN EQUINOX (PDT)



12:00 PM
AUTUMN EQUINOX (PDT)



2:00 PM
AUTUMN EQUINOX (PDT)



4:00 PM
AUTUMN EQUINOX (PDT)

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Shadow Study

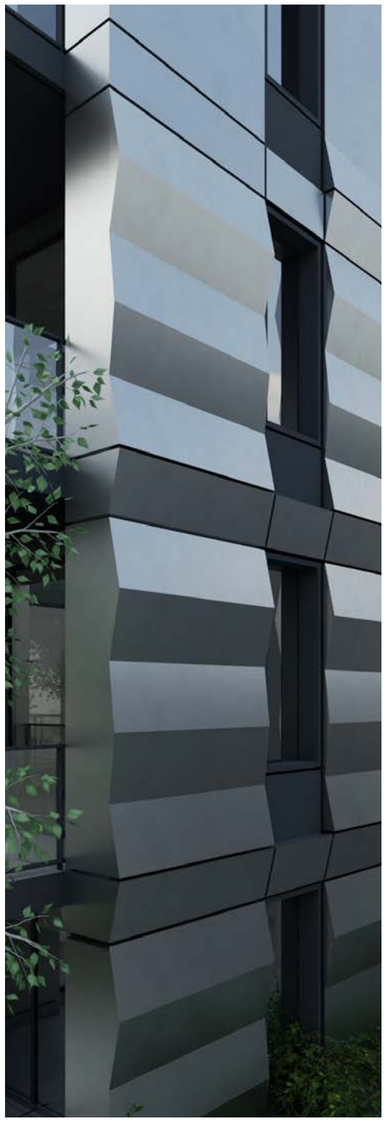
DESIGN RATIONALE

ARCHITECTURAL INTENT

The design and philosophy behind the project's architecture is largely inspired by the neighbourhood and the existing buildings that define it. Prioritizing on contextual sensitivity, the building form is a reflection of familiar massing and proportions found in the surrounding area, sculpted to emulate the slender rectangular extrusions that represent similar tower typologies nearby.

The center segment of the form is pushed out to accommodate the structural core, and to establish a row of residential rental homes that align towards the front and rear building faces. This configuration allows for a focus on transparency at the entrance and lane elevations to take advantage of the natural daylight and views to both Nelson Park (South) and the city skyline (North). Inversely, the side elevations have a porosity contrast, with more opaque walls and minimal windows to be cognizant of the building's energy performance and privacy to the neighbouring buildings. A raw metallic sheen of paneled cladding characterizes the side elevations which presses against the metal matte framed core that becomes an extension of the roof, subdividing unique programmatic spaces. The strong building edges are further defined by the linear window strips and the interplay of balconies arranged along its primary faces.

The building fronts a dynamic strip of Barclay Street which extends towards an active downtown core to the east, and a quiet suburban area to the west. As a result, the building's entrance is paired with and celebrates bicycle storage to easily facilitate commuting via nearby bicycle routes, and a children's play area to support families. At this scale, the paneled cladding on the sides begin to ripple to create allure and visual intrigue to assist with developing an inviting entrance sequence.







ARCHITECTURAL MASSING



EXTRUSION

The building form is a slender rectangular extrusion with a central push-out on both the north-east and south-west facades to capitalize on an efficient floor plate and divide the prominent elevational faces into strips that further define its verticalities. The proportions of the building are heavily influenced by the existing buildings that make up the surrounding context and dressed with a similar materiality.



DIVIDE

The elongated portion of the massing extends past the roof edge to connect with the elevator core which forms a space for health and wellness. This gesture also results in a programmatic divide of areas at the roof level, creating a zone for large social gatherings on the south-east and another for quiet respite and seclusion to the north-west.



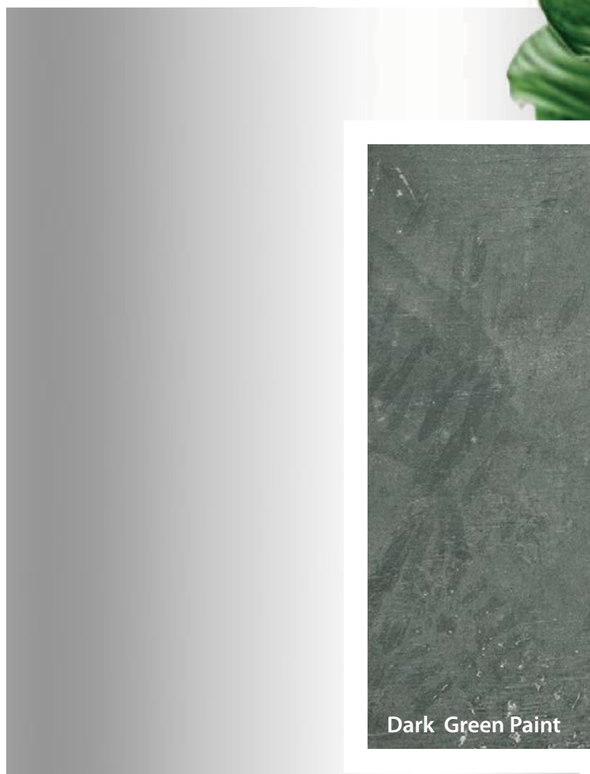
IDENTITY

A series of defining wall panels extend along the north-west and south-east facade to create a porosity contrast between the glazing and balconies found on the rear and street facing elevations. In a similar fashion, the intersecting central mass is wrapped in a frame to define its shape, but with a contrasting materiality to discern the varying layers that portion the overall massing.

MATERIALITY



Dark Green Matte Metal Panel



Gray Sheen Metal Panel



Landscaped Plants



Dark Green Paint



Window Wall

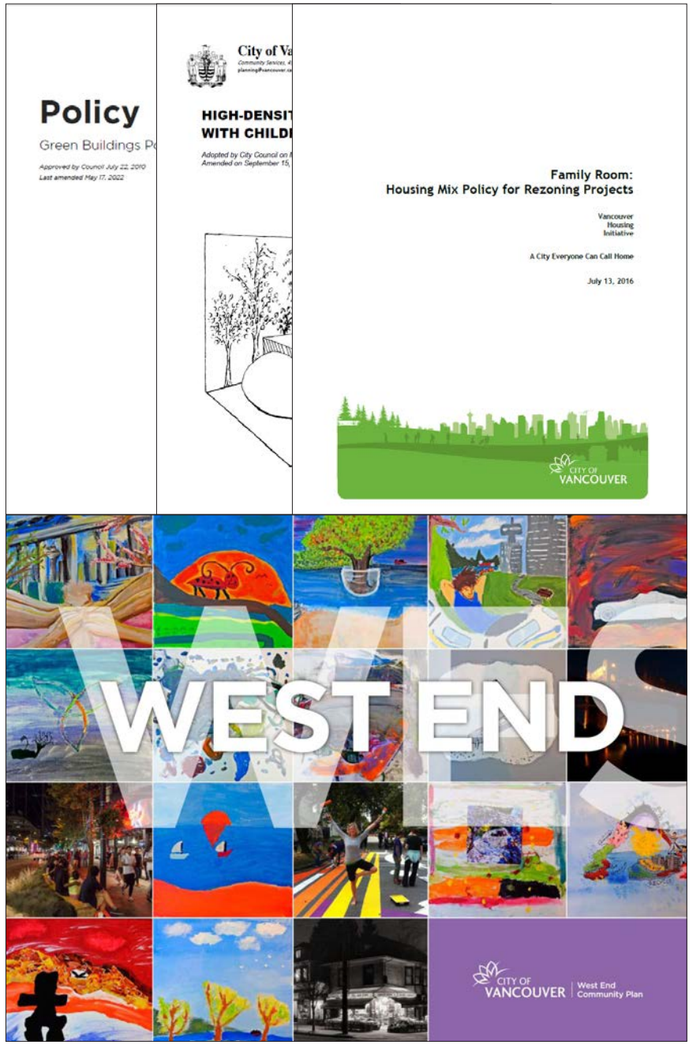


White Paint



Modified Metal Panel

APPLICABLE POLICIES AND GUIDELINES - WEST END COMMUNITY PLAN



OTHER POLICIES AND GUIDELINES

West End Community Plan (2013)

Green Building Policy for Rezoning (2018)

Rainwater Management Bulletin (2018)

Zoning By-law (3575)

RM-5B District Schedule

High-Density Housing for Families with Children Guidelines (2020)

Housing Design and Technical Guidelines (2019)

Family Room: Housing Mix Policy for Rezoning Projects (2016)

Parking By-Law (6059)

Transportation Demand Management for Developments in Vancouver (2019)

Secured Rental Policy (2012)

Housing Needs Report (2022)

Housing Vancouver Strategy (2017)

The proposal references the West End Community Plan – providing secure market rental with 20% below market rates and building height of 215'-0" and 20 storeys. The project will comply with all the relevant policies and guidelines for multi-family dwellings.

Moreover, application will be made for the Development Cost Levy waiver under the Rental incentive Program.

PLANNING ASPECTS REQUIRING CONSIDERATION

This proposal, with its location and proximity to Barclay and Nelson Park seeks to:

- Increase density from 2.75 to 9.15 FSR to allow for additional market and affordable rental homes.
- Increase height to accommodate the density increase but remain within the same profiles found within the existing context

SUSTAINABILITY

GREEN BUILDINGS POLICY FOR REZONINGS & ADDITIONAL STANDARDS

GREEN BUILDINGS POLICY ACKNOWLEDGEMENT & CONSIDERATIONS

This project development is seeking to comply to all energy requirements outlined by the City of Vancouver's Green Buildings Policy for Rezoning with the additional foresight of providing further considerations for future adaptations of the policy. In meeting these guidelines, the project team alongside PC Urban has set out to pursue a wide range of green building strategies to ensure that the sustainability goals are achieved. Responsible material usage have been considered to minimize the overall embodied carbon emissions, which in conjunction with efficient architectural planning and strong exterior assembly systems will yield a high performance building. Additionally, all critical disciplines have completed the Resilient Buildings Planning workshop to establish an understanding of possible hazards and risks involved and ways to mitigate and recover from any damages.

Performance Limits

The project aims to achieve minimum performance limits outlined by the City of Vancouver (CoV):

Table B.1.2b (Estimated design values in brackets)

• Residential High-Rise:	7+ storeys	(20 storeys)
• TEUI:	130 kWh/m^2	(103.9 kWh/m^2)
• TEDI:	40 kWh/m^2	(36.2 kWh/m^2)
• GHGI (2024):	6.0 kgCO2/m^2	(1.1 kgCO2/m^2)
• GHGI (2025):	3.0 kgCO2/m^2	(1.1 kgCO2/m^2)

Whole Building Airtightness

The project whole-building airtightness will be tested (ASTM E779 or equivalent) and reported to meet the minimum requirements:

- Air leakage target of 2.0 L/s*m^2 @75 Pa
- Suite-level air-leakage target of 1.23 L/s*m^2 @50 Pa
- Airtightness testing on 10% of the first 100 units and 5% of above units

Embodied Emissions

The project life-cycle equivalent annual carbon dioxide emissions ($kgCO_2e/m^2$) will be calculated and reported through a whole-building life cycle assessment.

The report will outline:

- Total life-cycle embodied emissions in $kgCO_2e/m^2$

Energy System Sub-metering

The project will provide:

- Separate master metering for each energy utility
- Sub-metering of all major energy end-uses and major space uses

Verified Direct Ventilation

The project will be designed to:

- Incorporate a ventilation system that provides outdoor air directly to all occupiable spaces
- Designed with flow rates to be tested and verified

Refrigerant Emissions

The project life-cycle equivalent annual carbon dioxide emissions ($kgCO_2e/m^2$) of refrigerants will be calculated and reported.

LEED Gold

PC Urban will pursue recognized building certifications, including LEED Gold, in support of its corporate goal of creating healthy, efficient, and sustainable homes and communities throughout the City.

WiredScore

The project will be designed to to meet the standards of WiredScore, enabling digital connectivity and smart technology in homes.

Fitwel

The project will meet the benchmark for building health outlined by Fitwel.

SUSTAINABILITY MEASURES

BUILDING SUSTAINABILITY FEATURES



Rainwater Management

Consideration for managing rainwater is evident in the extensive landscaping on the roof which in combination with the retention tank will help control the release of rainwater into the storm sewer system.



High Performance Glazing System

The window wall system assembly is selected to meet or exceed the energy and envelope compliance performance requirements outlined by the city bylaw criterias.





Low Flow Fixtures

Installed water-saving plumbing fixtures within each building unit will help minimize excess water usage by having a lower flow rate of water or smaller quantity per flush.



Energy-Recovery Ventilation (ERV) System

Individual ERV's will be used for each unit to be ventilated independently with standard efficiencies (>80%). Each ERV will be equipped with a manual timer override to increase ventilation for a programmed time.



Decreased Parking Stalls

The number of underground parking stalls have been intentionally reduced to promote alternative modes of transportation and minimize car usage.



Zero Waste Planning

Efforts towards waste mitigation will be implemented on multiple fronts, specifically through collaborative efforts with the tenants and management during construction.

SUSTAINABILITY MEASURES

SOCIAL SUSTAINABILITY FEATURES



Accessible Rooftop Patio

The roof level is equipped with a bbq area and multiple seating arrangements to accommodate social gatherings and enable views towards downtown, the North Shore Mountains and English Bay.



Urban Agriculture

A portion of the roof is dedicated to urban agriculture to help foster a communal effort towards cultivating produce amongst the residences occupying the building.

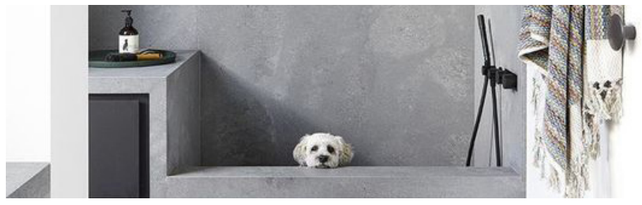


Rooftop Patio



Wellness Center

Promoting health and wellness, the project is designating a volumetric space at the helm of the rooftop to provide an area where the tenants can exercise or simply relax and refresh themselves.



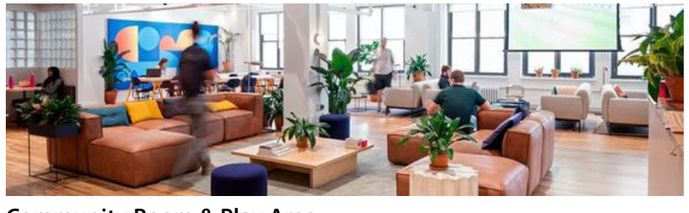
Dog Wash Facility

The pet-friendly building will have an area that will be designed to accommodate residence's pets that need a quick rinse before returning to their homes.



Comprehensive Bicycle Infrastructure

A bicycle storage facility equipped with an area for repairs and tune-ups has been planned for the ground level to enable ease of access and to revitalize the use of bicycle lanes available nearby.



Community Room & Play Area

To co-exist with the surrounding neighbourhood, the project will have a community room and children's play area available for use to strengthen bonds between family and friends in the local area.



Play Area

ENERGY MODEL

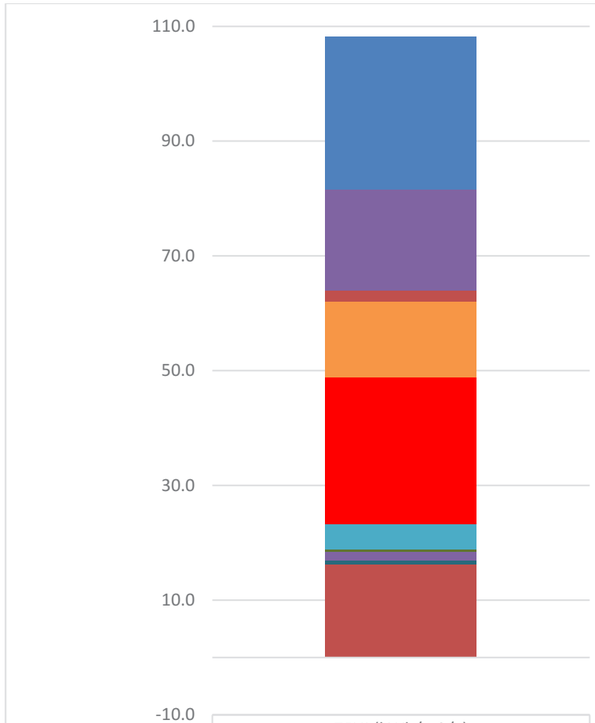
ENERGY ANALYSIS

In accordance to mandates outlined by the rezoning process in the City of Vancouver, the project has conducted a thorough energy analysis (prepared by AME Consulting Group) by virtually modeling preliminary estimated parameters based on the current architectural design to meet and exceed the required energy targets.

The key model inputs include the following:

Modelled Floor Area: 12,062 m^2
Storeys: 23 (three below-grade and twenty above-grade)
Number of Units: 152
Climate Zone: 4 per NECB 2017
Roof Effective R-Value: R-20 Overall
Exterior Wall Effective R-Value: R-4.5 Overall
Floor R-Value (Exposed Floor): R-10
Floor R-Value (Parkade Ceiling): R-15
Window to Wall Ratio: 39%
Overall Glazing Assembly: U-0.30, SHGC-0.36
Reference Window Design: Starline 9600 Window-Wall
Air Leakage: 0.20 L/s/m^2 facade area
Occupancy: 336 people (per CoV Energy Modelling Guidelines)
Service Hot Water: Electrical boiler
Heat Recovery: Energy Recovery Ventilator (80% min. efficiency)
Fan Power (Fan Coil): 0.3W/cfm
Fan Power (Corridor): 0.5W/cfm
Fan Power (Parkade): 0.5W/cfm
Ventilation Rates (Residential): 0.35 ACH
Ventilation Rates (Corridor): 20 cfm/suite (9.4 L/s) door pressurization
Ventilation Rates (Residential): 3.9 L/s/m^2 (per BCBC 6.3.1.4)

Figure 2: Energy Use Breakdown for the Proposed Design



	TEUI (kWh/m2/y)
Total	108.2
DHW Elec	26.6
Lighting	17.5
Exterior Lighting	2.0
Receptacle	13.2
Space Heating Elec	25.6
Space Cooling	4.5
Heat Rejection	0.3
Elevators	1.5
Pumps	0.8
Fans	16.2

Table 5: Energy and GHG Consumption Summary

	TEDI [kWh/m^2a]	TEUI [kWh/m^2a]	GHGI [$kgCO_{2e}/m^2a$]
Step 2 with LCES Targets	40.0	130.0	3
Proposed Design (before Step Code corridor adjustment)	44.4	108.2	1.2
Proposed Design (with Step Code corridor adjustment)	36.2	103.9	1.1
Compliant	Yes	Yes	Yes

The table above summarizes the results of the energy modelling analysis which considers future anticipated targets that will be effective January 2025. In conclusion, the currently proposed design is code compliant and exceed target expectations for a Low Carbon Energy Systems building discribed in the Vancouver Building Bylaw (2019), under table 10.2.2.5.C.

The table to the left is a complete breakdown of the estimated energy usage of the proposed building with the majority of energy consumption falling under the lighting and water heating service category since the project's primary energy source is electricity.

ARCHITECTURAL DRAWINGS

STATISTICS

PROJECT INFO AND STATISTICS

CIVIC ADDRESS:	1150 Barclay street, Vancouver BC V6E 1H1
LEGAL DESCRIPTION:	Lot A, Block 21, Plan EPP85141 District Lot 185, Group 1 New Westminser Land district
ZONING:	RM-5B PROPOSED: 20 STORYS
BUILDING HEIGHT:	EXISTING: 18.3m (60ft) PROPOSED: 66m (215ft)
VIEWCONE C1	
SET-BACK:	
Front set-back	3.7m (12'-2")
Side set-back	2.1m (6'-11")
Rear set-back	2.1m (6'-11'

FLOOR LEVEL	TYPE	AREA (sq ft)	AMOUNT	TOTAL	CORE	GROSS
2 to 20	STUDIO	359	1	359	972	5699
		368	1	368		
		377	1	377		
	1 BEDRM	528	1	528		
	1 BEDRM	529	1	529		
	2 BEDRM	777	1	777		
		803	1	803		
	3 BEDRM	984	1	984		
FLOORS	19		8	**4725**		
(TYPE 1)			152	**89775**		

AMENITIES:	AREA (ft2)	m2
WELLNESS CENTER	865	264
OPEN OUTDOOR AMENITY (ROOF)	3174	967
COMMUNITY RM	907	276
GUEST AMENITY	324	99
	5270	1606

EXCLUSIONS:	STORAGE	BALCONY	AMOUNT	
STUDIO A		40	28	1120
1 BED A		48	19	912
1 BED B		62	19	1178
2 BED A	37	65	19	1235
2BED B	36	98	19	1862
3 BED	37	93	19	1767
19 floors	110	406	123	
	2090	8074	7 %	

UNIT MIX AND AREA SUMMARY

1150 BARCLAY FSR BREAKDOWN (sq.ft)														
	NON-FSR	STUDIO		1 BED		2 BED		3 BED		CORE		GROSS		
LEVEL		Units	Sq. Ft	Units	Sq. Ft	Units	Sq. Ft	Units	Sq. Ft	Sq. Ft	Units	Sq. Ft	Net	Efficiency %
ROOF	865									905	-	1,770		
2 to 20		3	350-380	2	520-560	2	770-800	1	984	972	8	106,191	89,775	85
GROUND	2,545									1,483		4,028		
P1	11,925											11,925		
P2	11,205											11,205		
P3	11,925											11,925		
SUB TOTAL (UNITS)		**57**		**38**		**38**		**19**		-	152	**147,044**	89,775	82
		37.5 %		25 %		25 %		12.5 %			100 %			

FSR GROSS	109,078
FSR	**9.15**

* EXCLUSIONS: AMENITY SPACES, SERV. RMS, ROOF DECKS/ BALCONIES, BELOW SURFACE PARKING LEVEL, IN UNIT STORAGE

COV	0.48

PARKING, BICYCLE AND STORAGE SUMMERY

PARKING	VISITOR	LOADING	ACC	CAR	BICYCLE	STORAGE
GROUND	2	2	1		12	
P1			3	12		
P2			3	19		
P3					274	95
		2	7	31	286	95
		(ACC x 2)	14	45		

PARKING

	45	(PRVDD)	
5% VISITOR	4	REQ	(2+ 1 ACC) PRVDD
ACCESSIBLE @ 1/7units + 0.034/unit	6	REQ	6 RES. PRVDD

LOADING: 1 CLASS A LOADING AND 1 CLASS B (PRVDD)
1 CLASS A PASSENGER LOADING (PRVDD) - ON STREET

BICYCLE:

ST/ 1 BED	1.5/UNIT	143
2BED	2.5/UNIT	143
REQ		285
5% OVERSIZED = 14 (REQ)		14 (PRVDD)
30% VERTICAL = 82 (MAX)		73 (PRVDD)
10% LOCKERS = 29 (MIN)		30 (PRVDD)
REM. HORIZONTAL		157 (PRVDD)

BELOW SURFACE STORAGE:

5.7m3 / (STUDIO/1 BED)

REQ	95	95 (PRVDD)

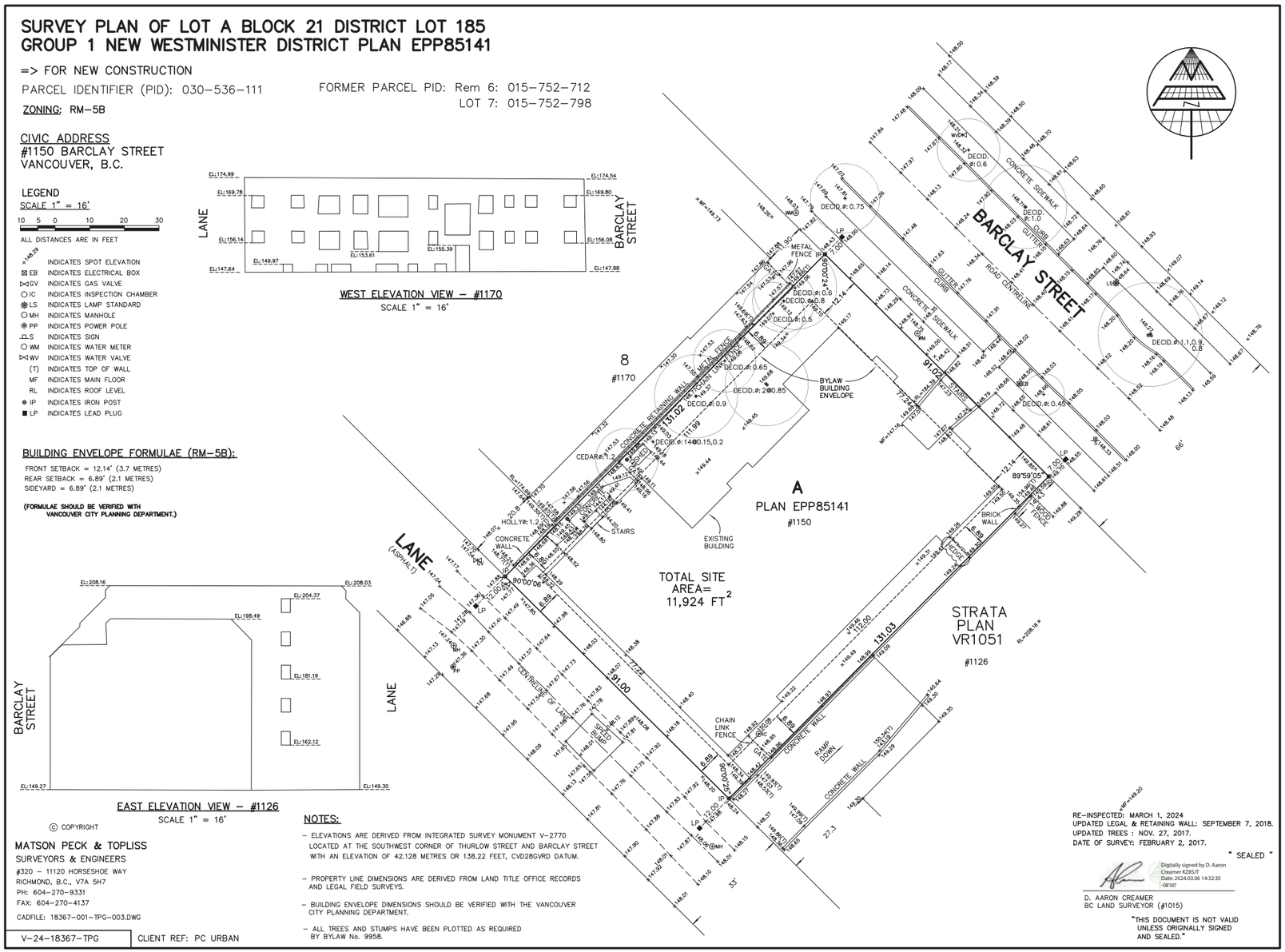
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1150 BARCLAY STREET

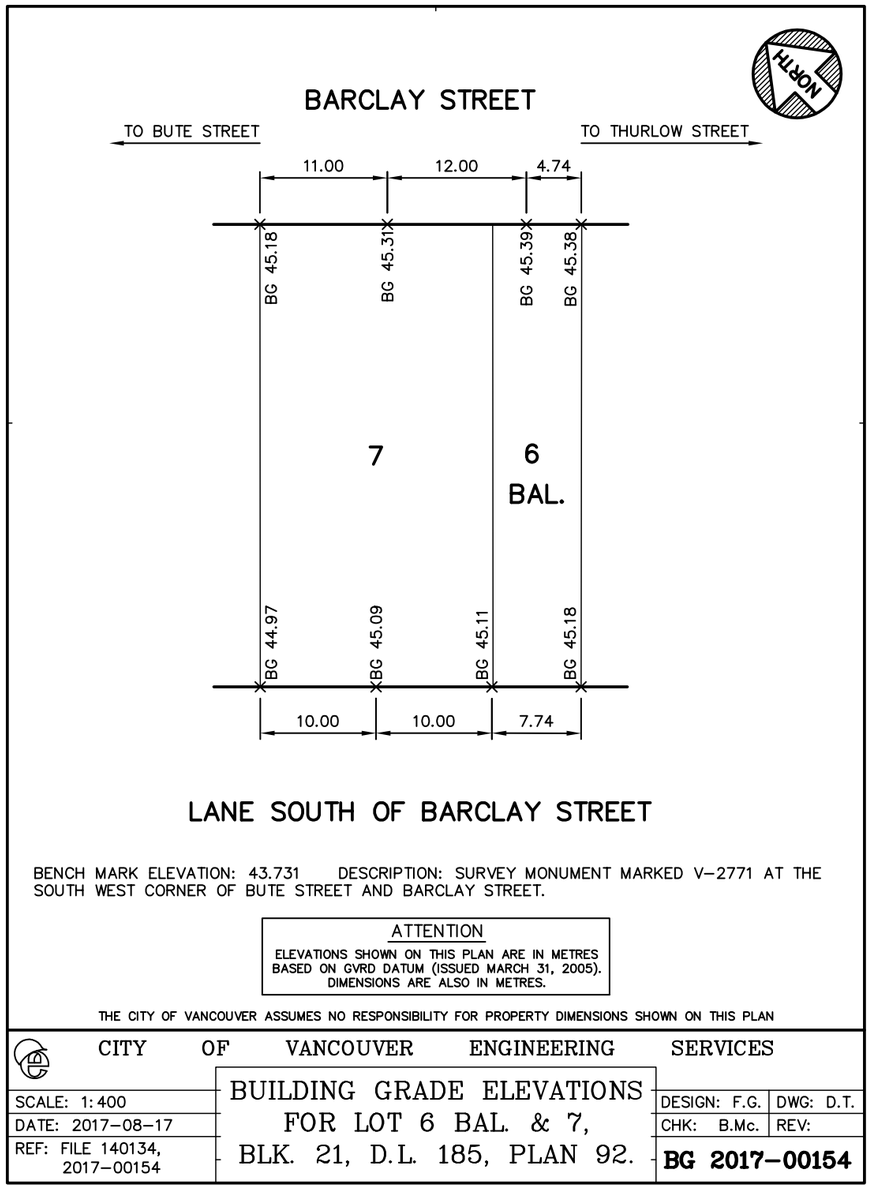
Rezoning Application

July 2024

SITE SURVEY


SURVEY PLAN OF LOT A BLOCK 21 DISTRICT LOT 185
GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP85141
=> FOR NEW CONSTRUCTION
PARCEL IDENTIFIER (PID): 030-536-111
FORMER PARCEL PID: Rem 6: 015-752-712
LOT 7: 015-752-798
ZONING: RM-5B
CIVIC ADDRESS
#1150 BARCLAY STREET
VANCOUVER, B.C.
LEGEND
SCALE 1" = 16'
10 5 0 10 20 30
ALL DISTANCES ARE IN FEET
INDICATES SPOT ELEVATION
EB INDICATES ELECTRICAL BOX
GV INDICATES GAS VALVE
IC INDICATES INSPECTION CHAMBER
LS INDICATES LAMP STANDARD
MH INDICATES MANHOLE
PP INDICATES POWER POLE
S INDICATES SIGN
WM INDICATES WATER METER
WV INDICATES WATER VALVE
(T) INDICATES TOP OF WALL
MF INDICATES MAIN FLOOR
RL INDICATES ROOF LEVEL
IP INDICATES IRON POST
LP INDICATES LEAD PLUG
BUILDING ENVELOPE FORMULAE (RM-5B):
FRONT SETBACK = 12.14' (3.7 METRES)
REAR SETBACK = 6.89' (2.1 METRES)
SIDEYARD = 6.89' (2.1 METRES)
(FORMULAE SHOULD BE VERIFIED WITH VANCOUVER CITY PLANNING DEPARTMENT.)
WEST ELEVATION VIEW - #1170
SCALE 1" = 16'
LANE
BARCLAY STREET
EAST ELEVATION VIEW - #1126
SCALE 1" = 16'
BARCLAY STREET
LANE
8
#1170
A
PLAN EPP85141
#1150
STRATA PLAN VR1051
#1126
BARCLAY STREET
LANE (ASPHALT)
TOTAL SITE AREA= 11,924 FT2
BYLAW BUILDING ENVELOPE
EXISTING BUILDING
CONCRETE RETAINING WALL
CONCRETE SIDEWALK
CURB & GUTTER
ROAD CENTRELINE
GUTTER & CURB
CHAIN LINK FENCE
BRICK WALL
WOOD FENCE
CONCRETE WALL
RAMP DOWN
STAIRS
91.02
91.00
131.02
131.03
90°00'06"
89°59'05"
90°00'25"
6.89
12.14
7.01
60'
33'
27.3
© COPYRIGHT
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 18367-001-TPG-003.DWG
V-24-18367-TPG
CLIENT REF: PC URBAN
NOTES:
- ELEVATIONS ARE DERIVED FROM INTEGRATED SURVEY MONUMENT V-2770 LOCATED AT THE SOUTHWEST CORNER OF THURLOW STREET AND BARCLAY STREET WITH AN ELEVATION OF 42.128 METRES OR 138.22 FEET, CVD28GVRD DATUM.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- BUILDING ENVELOPE DIMENSIONS SHOULD BE VERIFIED WITH THE VANCOUVER CITY PLANNING DEPARTMENT.
- ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY BYLAW No. 9958.
RE-INSPECTED: MARCH 1, 2024
UPDATED LEGAL & RETAINING WALL: SEPTEMBER 7, 2018.
UPDATED TREES : NOV. 27, 2017.
DATE OF SURVEY: FEBRUARY 2, 2017.
" SEALED "
Digitally signed by D. Aaron Creamer KZ8UT
Date: 2024.03.06 14:32:35 -08'00'
D. AARON CREAMER
BC LAND SURVEYOR (#1015)
"THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."

BUILDING GRADES



CONTEXT PLAN



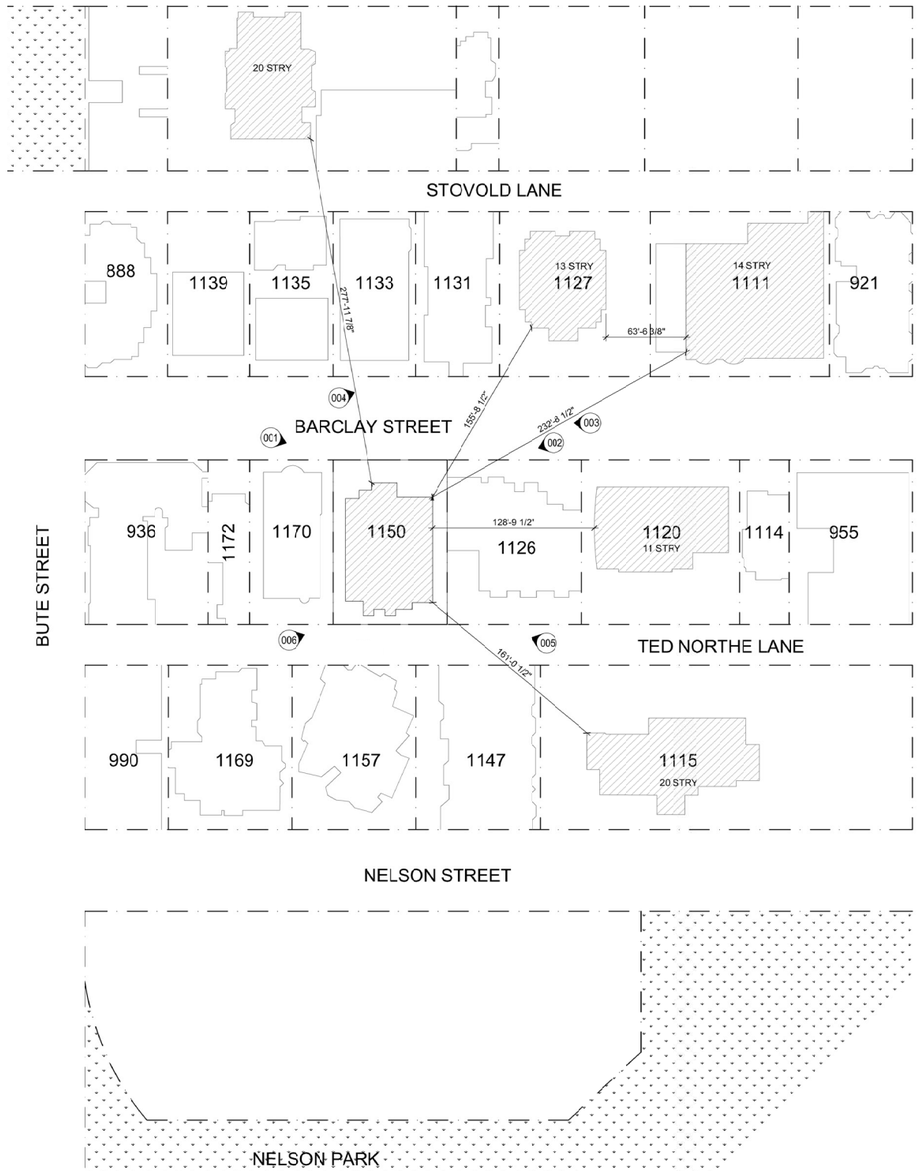
VIEW 001 - BARCLAY STREET



VIEW 002 - BARCLAY STREET



VIEW 003 - BARCLAY STREET

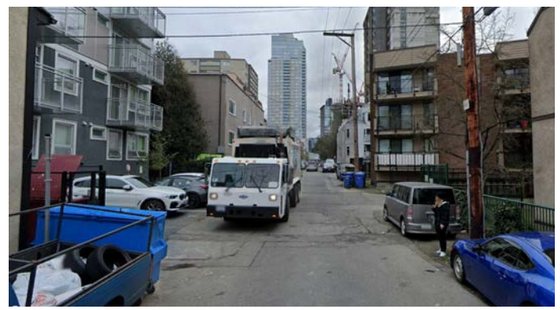




VIEW 004 - BARCLAY STREET



VIEW 005 - REAR LANE



VIEW 006 - REAR LANE

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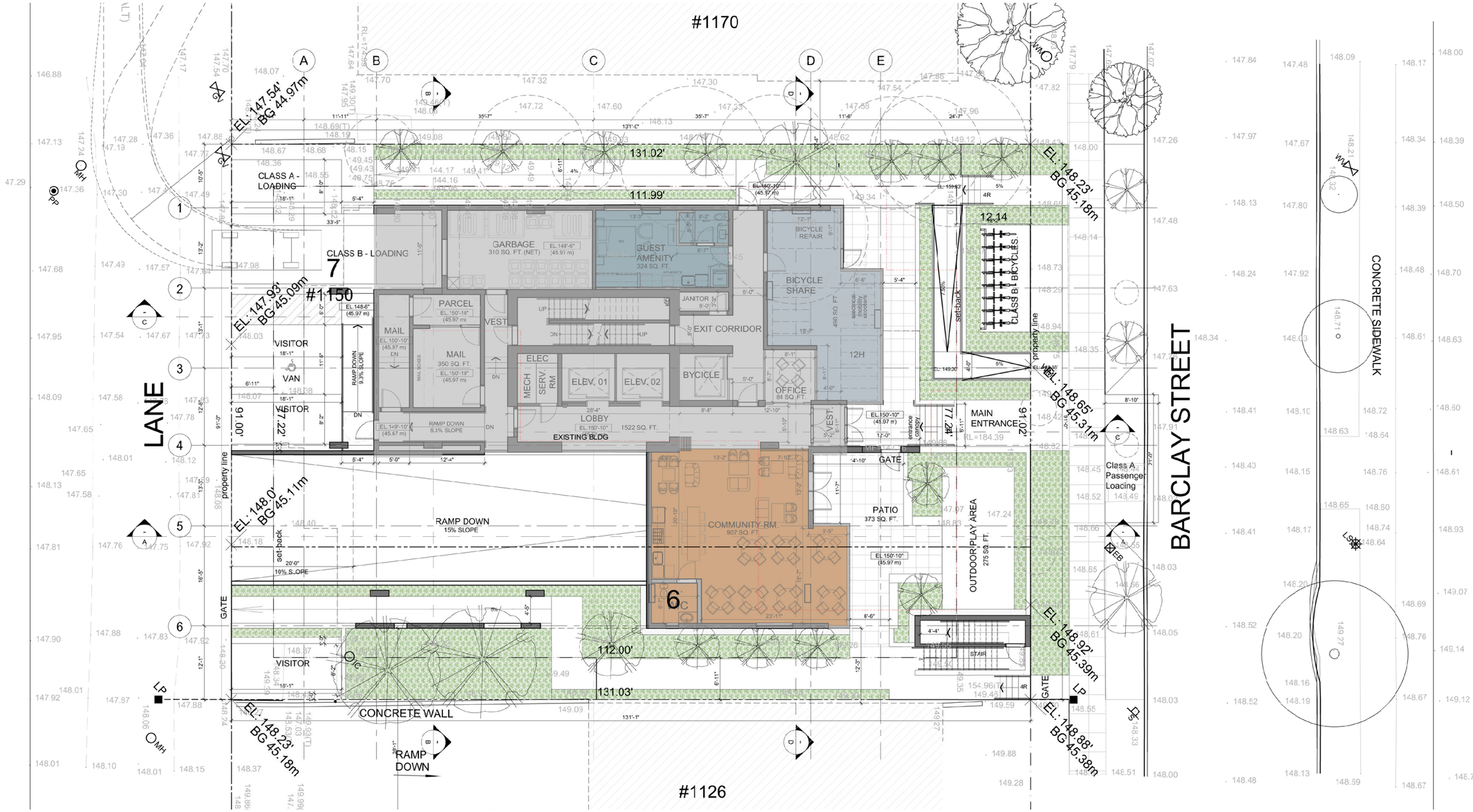
1150 BARCLAY STREET

Rezoning Application

July 2024

Context Plan

SITE PLAN



8' 6' 4' 2' 0" 4' 8' 16' 24'

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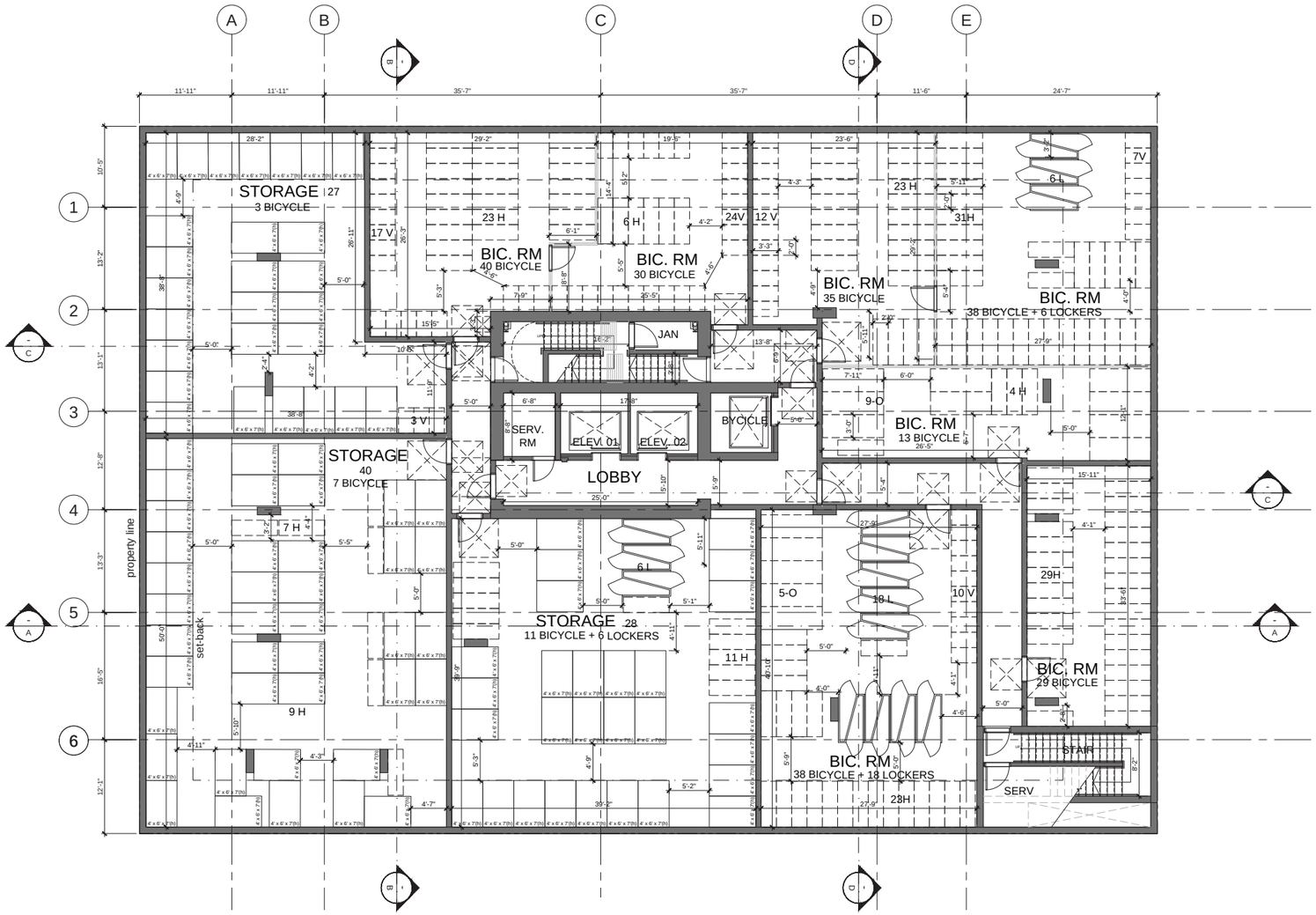
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Rezoning Application

July 2024

Site Plan

PARKING PLAN



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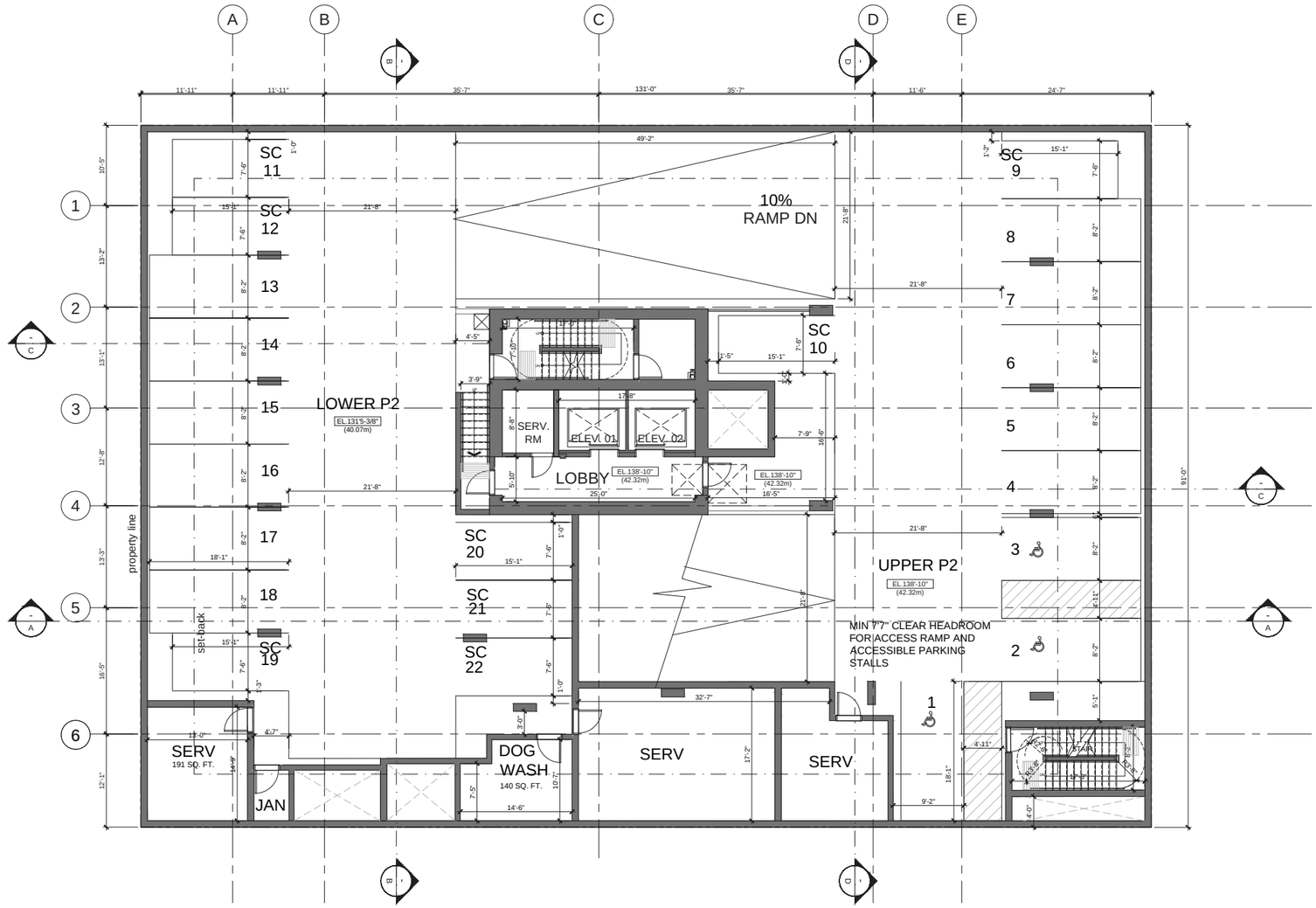
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Rezoning Application

July 2024

P3 Parking Plan

PARKING PLAN



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Rezoning Application

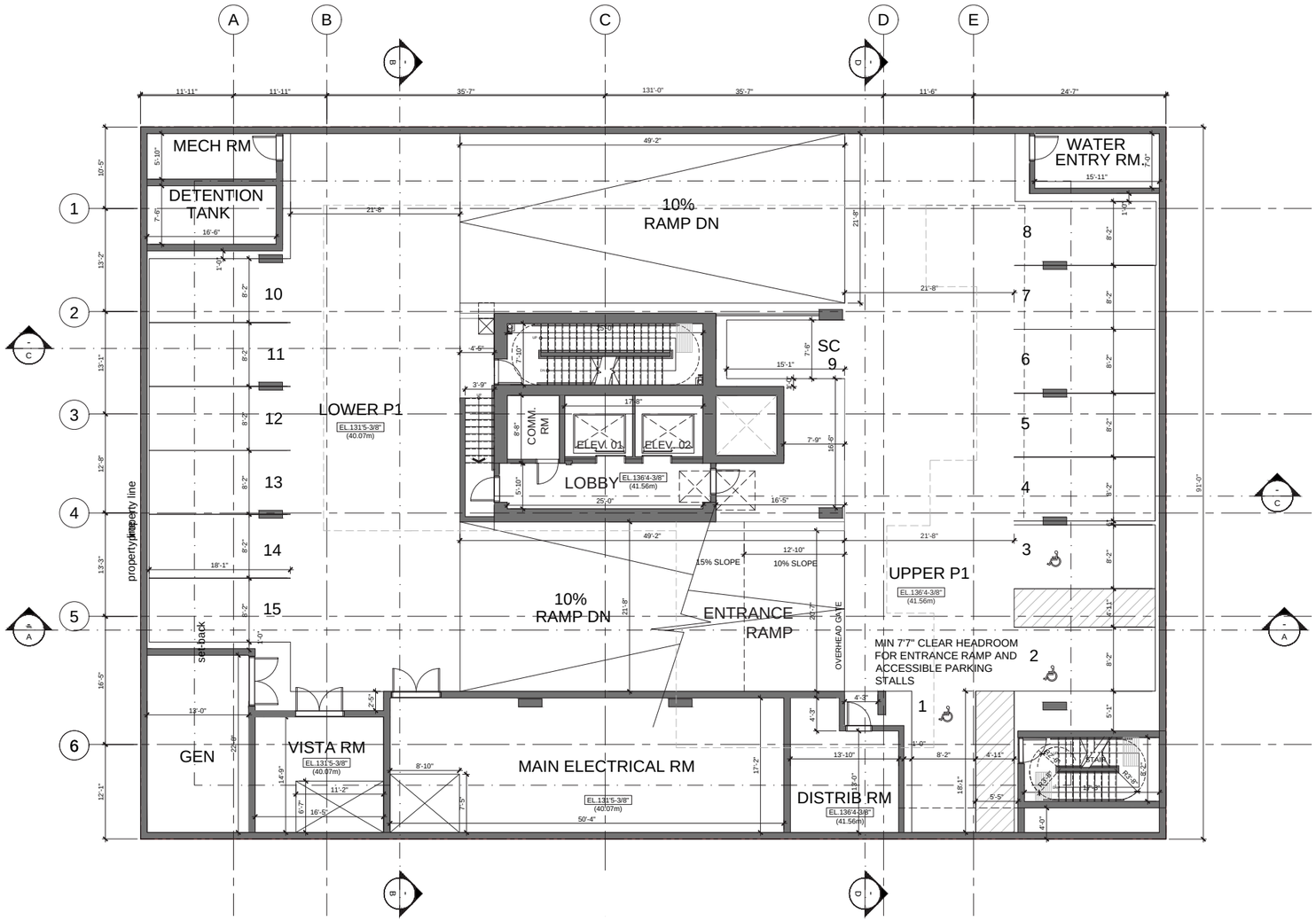
July 2024

P2 Parking Plan

35

8' 6' 4' 2' 0" 4' 8' 16' 24'

PARKING PLAN



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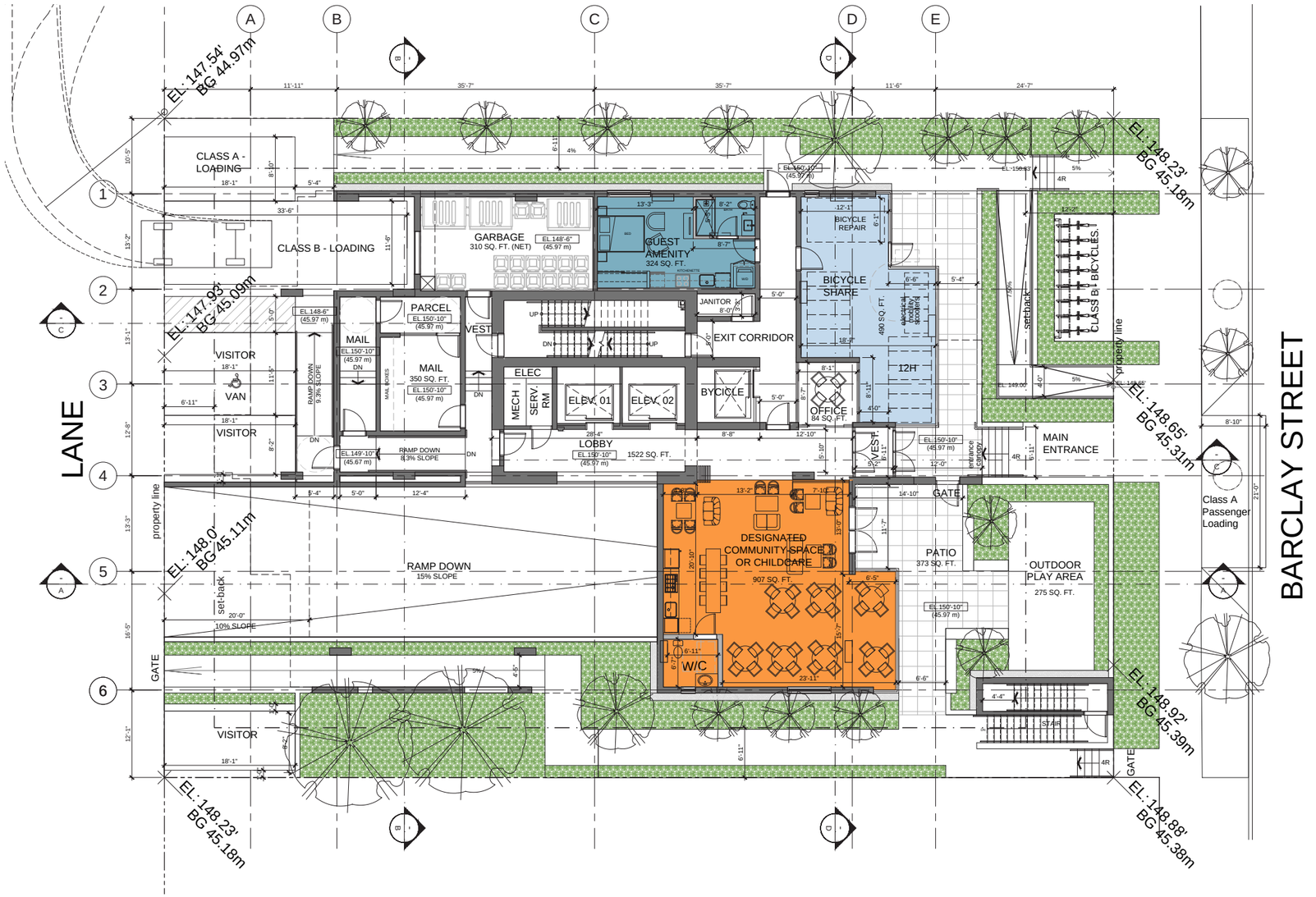
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Rezoning Application

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P1 Parking Plan

FLOOR PLAN



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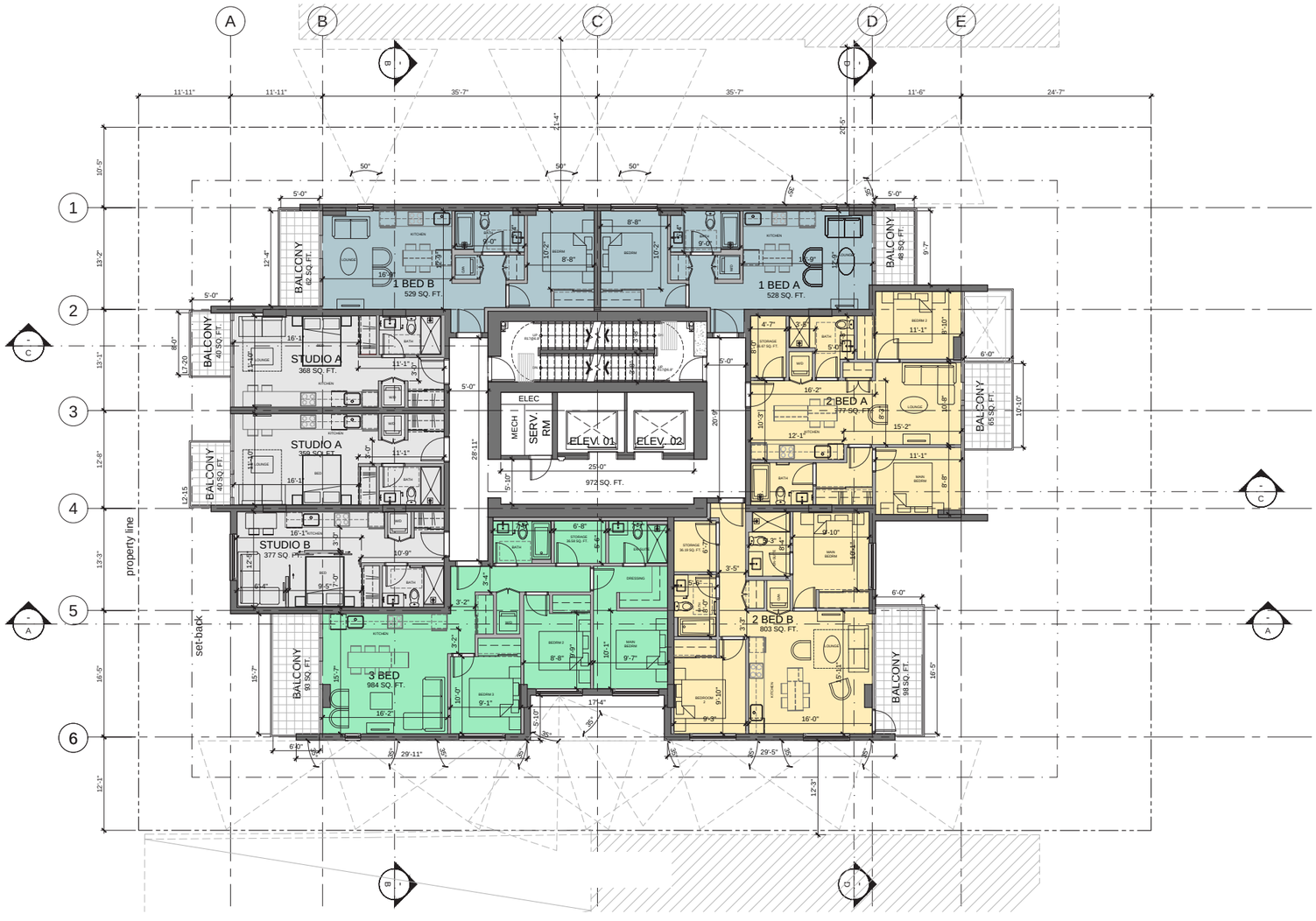
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Rezoning Application

July 2024

Level 01 - Ground Floor Plan

FLOOR PLAN



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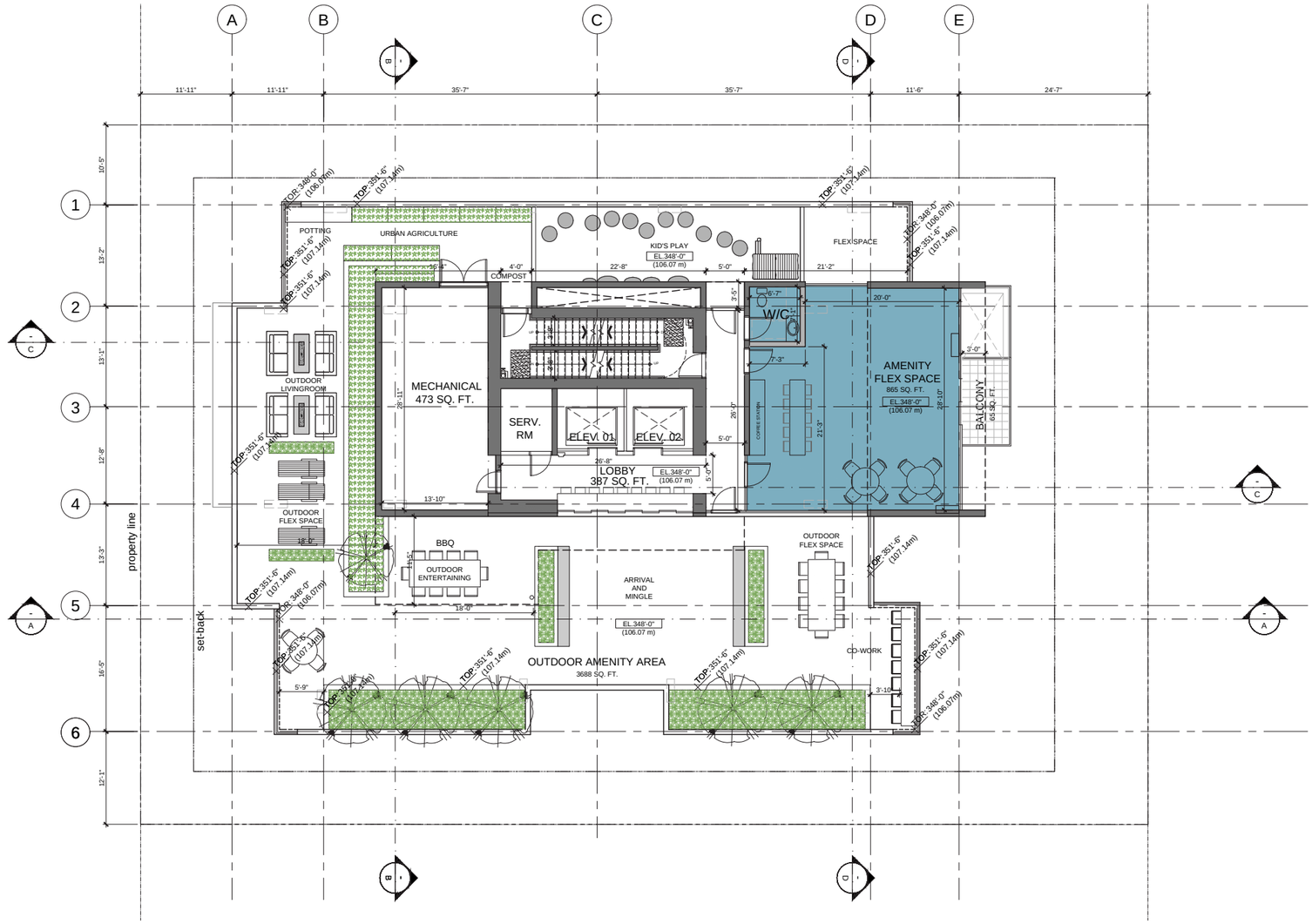
Rezoning Application

July 2024

Level 02-20 Floor Plan

8' 6' 4' 2' 0" 4' 8' 16' 24'

ROOF PLAN



8' 6' 4' 2' 0" 4' 8' 16' 24'

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1150 BARCLAY STREET

Rezoning Application

July 2024

Roof Plan

BUILDING ELEVATIONS

GLAZING

G-1	HIGH PERFORMANCE 4 SIDED SSG WINDOW WALL
G-2	HIGH PERFORMANCE 4 SIDED SSG GLAZING
G-3	GLASS GUARDRAIL

METAL

M-1	GRAY METAL PANEL SHEEN FINISH
M-2	GREEN METAL PANEL MATTE FINISH
M-3	GRAY MODIFIED METAL PANEL SHEEN FINISH

PAINT

P-1	WHITE PAINT
P-2	GREEN PAINT



1 301 BUILDING ELEVATION - NORTH-EAST (FRONT)



2 301 BUILDING ELEVATION - NORTH-WEST (SIDE)

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1150 BARCLAY STREET

Rezoning Application

July 2024

Building Elevations - North-East & North-West

BUILDING ELEVATIONS

GLAZING

- G-1 HIGH PERFORMANCE 4 SIDED SSG WINDOW WALL
- G-2 HIGH PERFORMANCE 4 SIDED SSG GLAZING
- G-3 GLASS GUARDRAIL

METAL

- M-1 GRAY METAL PANEL SHEEN FINISH
- M-2 GREEN METAL PANEL MATTE FINISH
- M-3 GRAY MODIFIED METAL PANEL SHEEN FINISH

PAINT

- P-1 WHITE PAINT
- P-2 GREEN PAINT



1 302 BUILDING ELEVATION - SOUTH-WEST (REAR)



2 302 BUILDING ELEVATION - SOUTH-EAST (SIDE)

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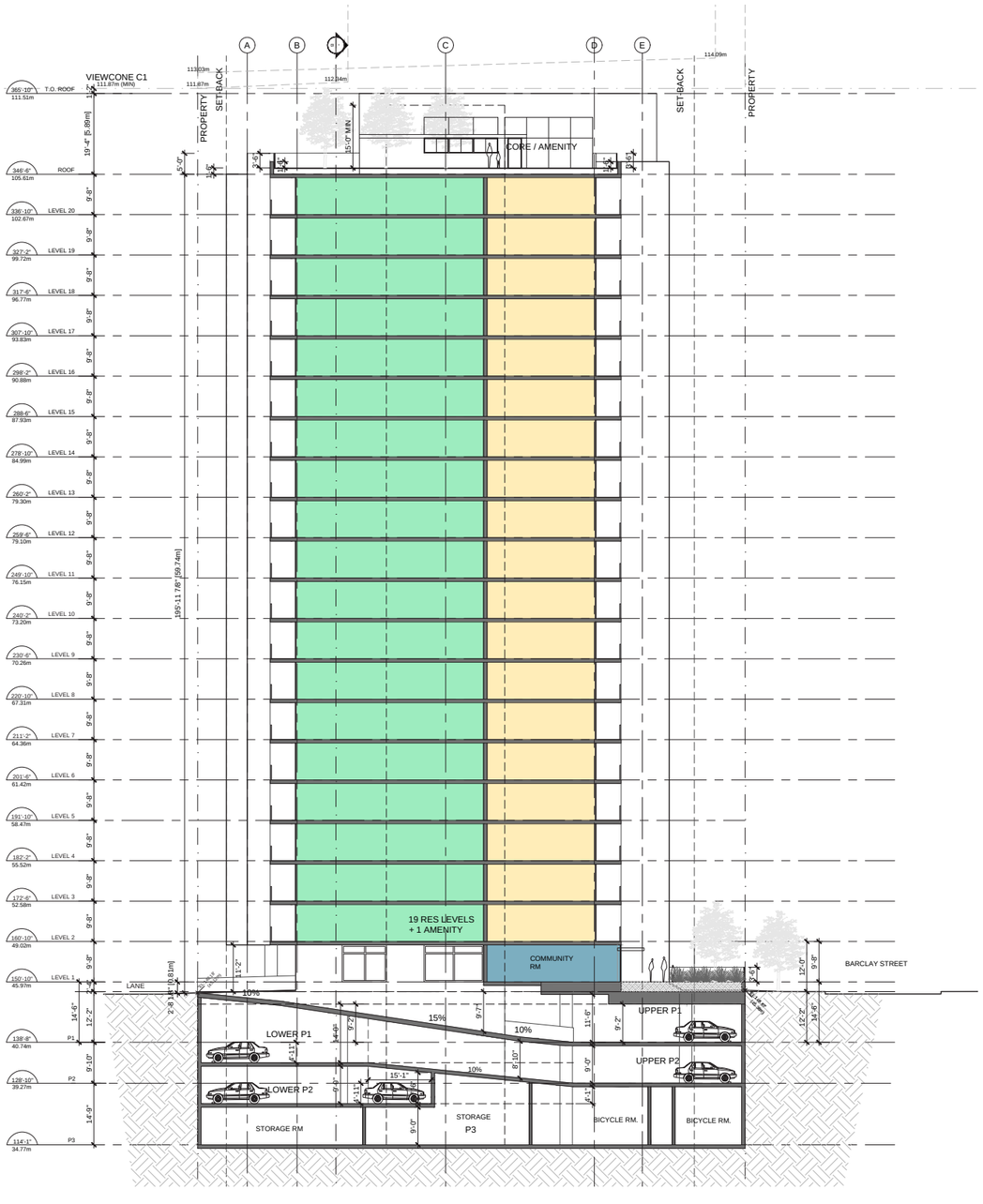
1150 BARCLAY STREET

Rezoning Application

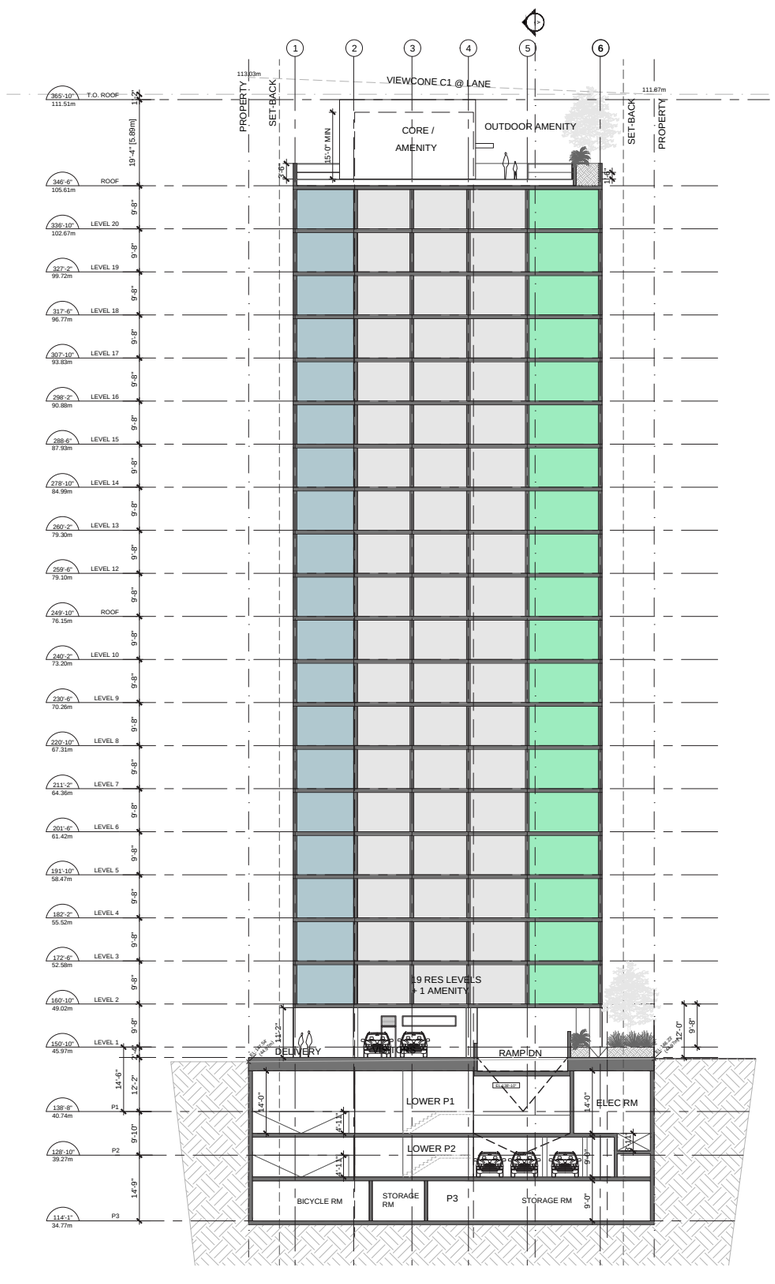
July 2024

Building Elevations - South-West & South-East

BUILDING SECTIONS



001 SECTION A



002 SECTION B

16' 12' 8' 4' 0" 8' 16' 32' 48'

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dk

1150 BARCLAY STREET

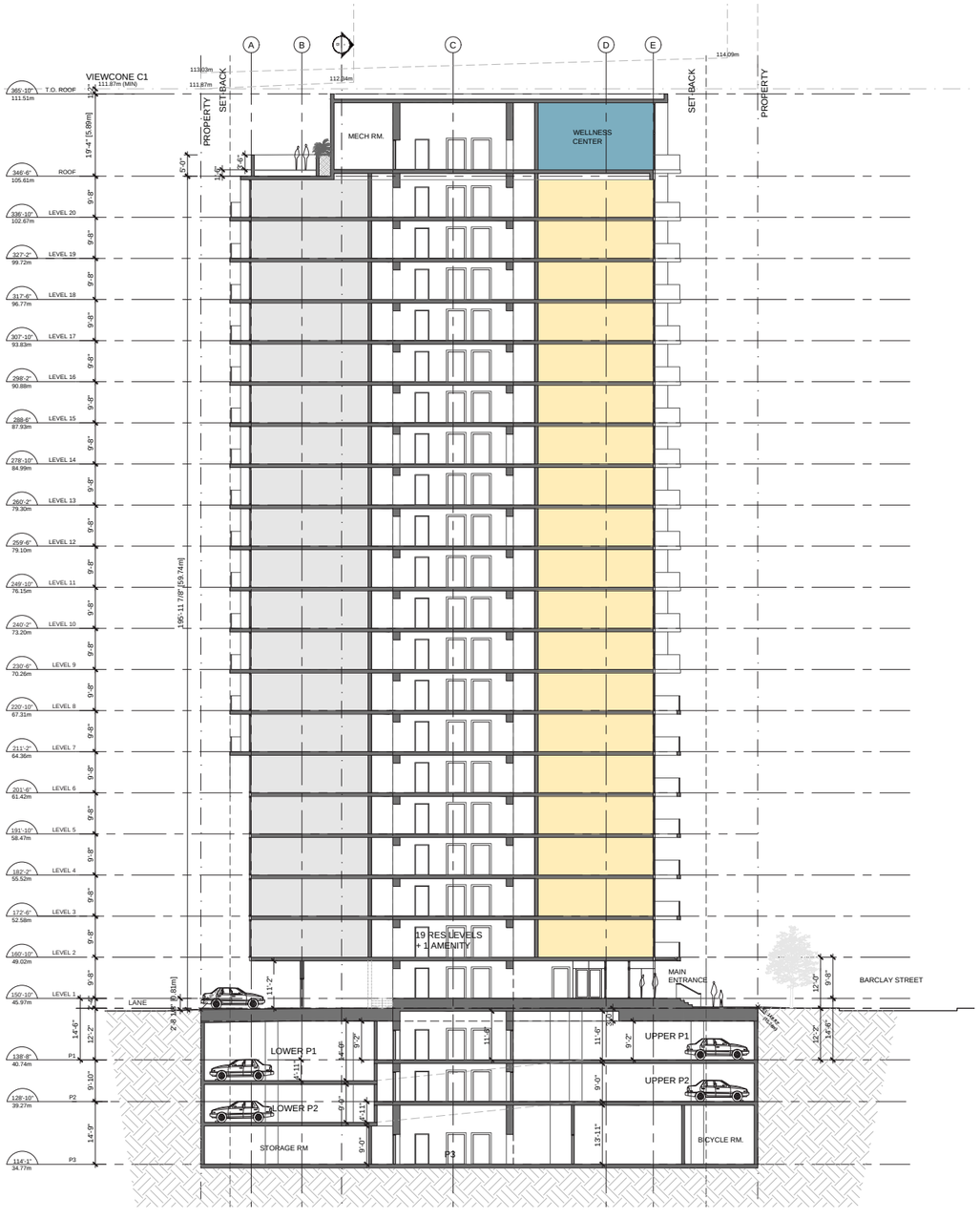
Rezoning Application

July 2024

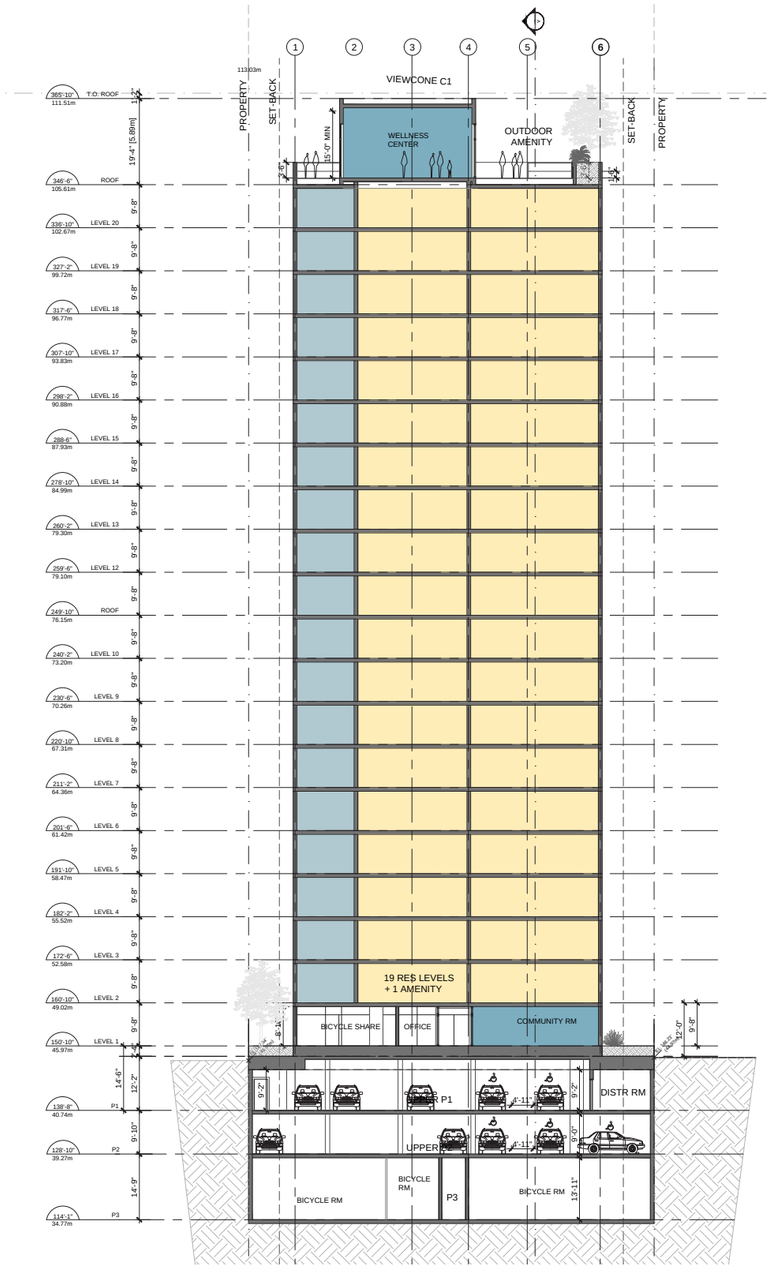
Building Sections

42

BUILDING SECTIONS



003 SECTION C



004 SECTION D

16' 12' 8' 4' 0" 8' 16' 32' 48'

MCM

pcurban

dk

1150 BARCLAY STREET

Rezoning Application

July 2024

Building Sections

3D VIEW



VIEW FROM BARCLAY STREET

3D VIEW



VIEW FROM BARCLAY STREET

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1150 BARCLAY STREET

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3D VIEW



VIEW FROM LANE

3D VIEW



VIEW FROM BARCLAY STREET

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3D VIEW



VIEW FROM BARCLAY STREET

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Rezoning Application

July 2024

LANDSCAPE DRAWINGS

LANDSCAPE DESIGN

EXISTING CONTEXT

The project is centrally located in a residential part of downtown, with a short walk to Nelson Park. The lane is very utilitarian with only modest upgrades until east of Thurlow.

DESIGN RATIONALE

The streetscape design proposes to relocate two newly planted trees in the boulevard to include a lay-by at the front entry. The lane will be upgraded to include a roll over curb to be consistent with other sites along the lane and saw cut concrete paving will be used for a clean, finished look in the back.

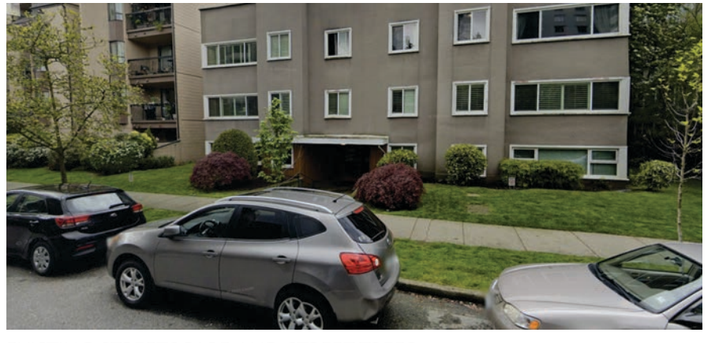
A welcoming arrival sequence will allow pedestrians to access to the lobby directly with a sloped walkway for wheeled access and generous bike parking for visitors and delivery drivers. The sloped walkway will direct people toward the primary bicycle entry and a level with a covered walkway to connect back to the main entry.

On the other side of the main entry, a hedge will surround an outdoor play area to create a green courtyard outside the Community Room. The apron of the community room will include seating and paving to allow functions to spill outside without interrupting the outdoor play. Seating will allow parents to watch their children or simply provide areas for the community room users to sit and enjoy the courtyard.

A mix of native and adaptive planting will frame the edges of the site and walkways and provide buffers to the neighbouring properties. Concrete features will be used at key points throughout the site to accent the architecture and create a memorable place.



EXISTING LANE



EXISTING STREETSCAPE AND STREET TREES



PACIFIC NORTHWEST FERN PLANTING



FOREST-INSPIRED LAYERED SHRUB PLANTING



SAW CUT CONCRETE PAVING



TEXTURED CONCRETE

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July 2024

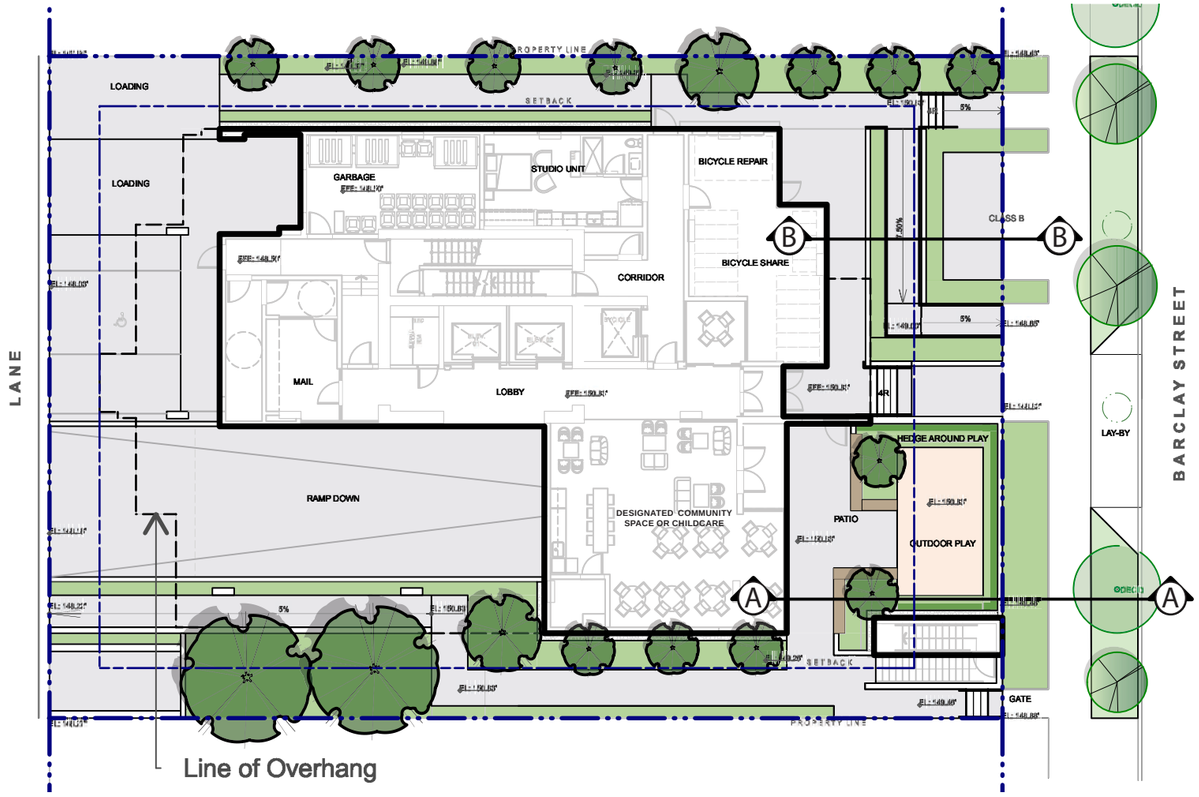
Landscape Design

GROUND LEVEL LANDSCAPE PLAN

DESIGN RATIONALE

A welcoming arrival sequence will allow pedestrians to access to the lobby directly with a sloped walkway for wheeled access and generous bike parking for visitors and delivery drivers. The sloped walkway will direct people toward the primary bicycle entry and a level with a covered walkway to connect back to the main entry.

On the other side of the main entry, a hedge will surround an outdoor play area to create a green courtyard outside the Community Room. The apron of the community room will include seating and paving to allow functions to spill outside without interrupting the outdoor play. Seating will allow parents to watch their children or simply provide areas for the community room users to sit and enjoy the courtyard.





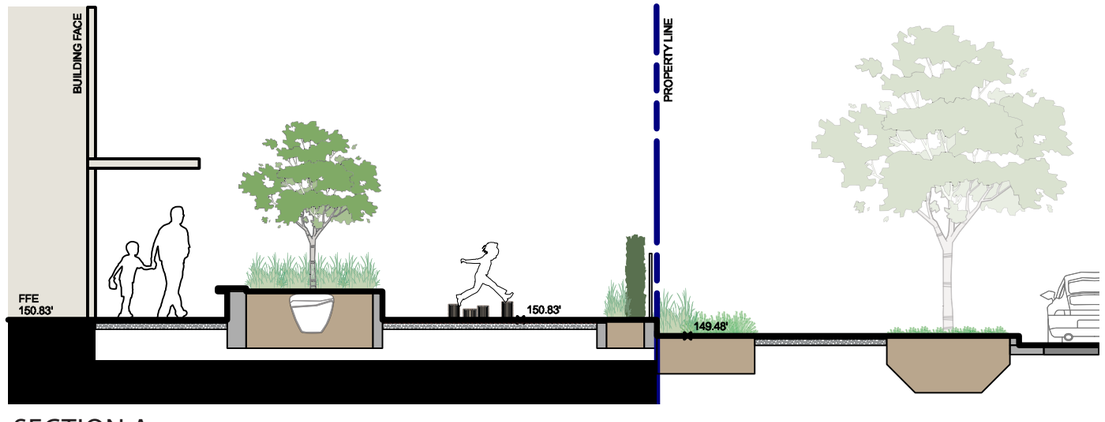
NATURAL PLAY AREA IN FRONT OF COMMUNITY ROOM



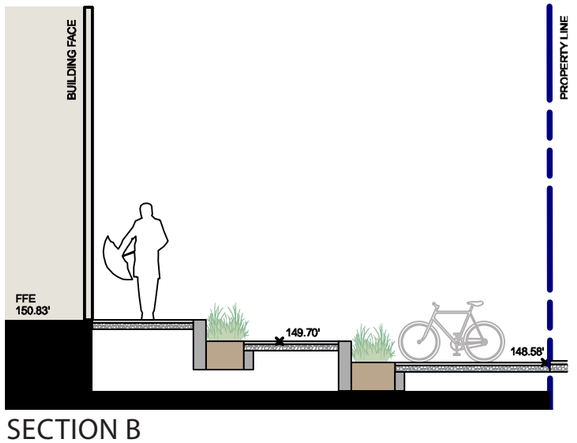
PLACE-MAKING SIGNAGE



MODERN BIKE RACKS



SECTION A



SECTION B

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July 2024

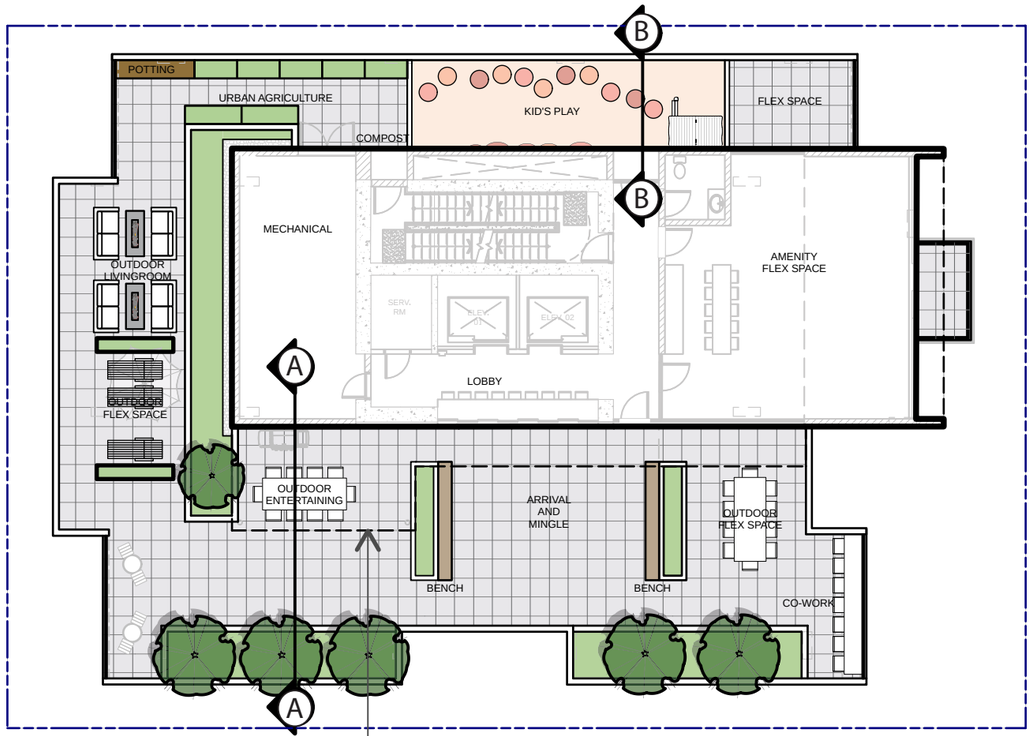
Ground Level Landscape Plan

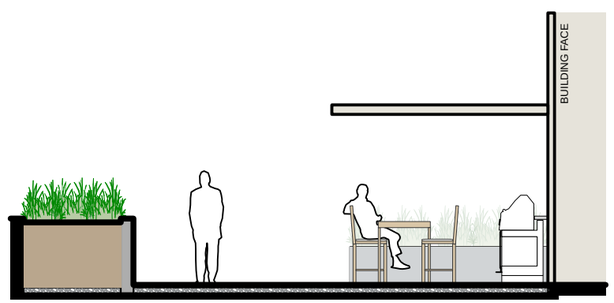
ROOF LEVEL LANDSCAPE PLAN

DESIGN RATIONALE

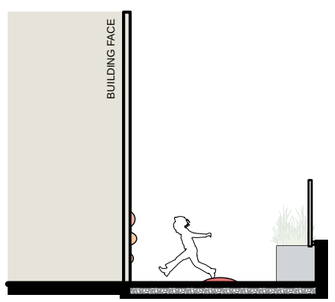
A common amenity area on the roof of the building will allow residents to enjoy breathtaking views of downtown, the North Shore Mountains and English Bay. The roof top amenity will have a flexibly programmed arrival area off the elevator for residents to mingle in events or just enjoy the views framed by the trees. A series of outdoor rooms will provide areas for outdoor entertaining, reading, sun-tanning, outdoor dining and co-working relaxing and gardening. Additionally, a rubberized kid's play area spills out from the Amenity Flex Space for children to enjoy while parents garden or entertain.

Drought, sun and wind tolerant vegetation will be used to frame the outdoor rooms and punctuate the building, with trees and shrubs at strategic locations.





SECTION A



SECTION B



FLEXIBLE ROOF PROGRAMMING AND OUTDOOR ENTERTAINING



ELEVATED MATERIALS AND FIXTURES





KIDS PLAY ACTIVITIES AND RUBBER SURFACE ON ROOF

MCM

pcurban

dk

1150 BARCLAY STREET

Rezoning Application

July 2024

APPENDICES

A.1 - SUPPORT LETTER: SENIORS SERVICES SOCIETY BC

750 Carnarvon St., New Westminster BC V3M 1E7 |Charitable Tax #: 801388547 RR0001
Phone: 604-520-6621 | Fax: 604-520-1798 | www.seniorsservicessociety.ca

March 27, 2024

City of Vancouver
453 West 12th 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 are on fixed incomes and often do not drive nor have access to a vehicle.

750 Carnarvon St., New Westminster BC V3M 1E7 |Charitable Tax #: 801388547 RR0001
Phone: 604-520-6621 | Fax: 604-520-1798 | www.seniorsservicessociety.ca

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 Silgardo

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

A.2 - SUPPORT LETTER: WESN

WESN
West End Seniors' Network

West End Seniors' Network
Barclay Manor • 1447 Barclay Street, Vancouver BC • V6G 1J6

April 11, 2024

City of Vancouver
453 West 12th Ave
Vancouver BC, V5Y 1V4
Attn: Mayor Ken Sim and the Council

Re: Support for Rental Housing Proposal at1150 Barclay St, Vancouver BC

Dear Mayor Sim and Council,

I am writing on behalf of the West End Seniors Network (WESN) to express our support of PC Urban's proposal to build new secured rental and below market rental housing at 1150 Barclay Street in Vancouvers' West End neighbourhood.

WESN has been the go to agency for seniors and senior services in the West End for 40 years. Over the past ten years we have seen a steady increase in the number of seniors seeking housing support services. WESN provides a variety of one to one housing support services including housing search, accessing subsidies and supporting advocacy where there are tenant-landlord issues. We have seen first hand the impacts of the housing market on seniors. The number of seniors accessing our housing support services has increased dramatically in the last three years and it is apparent that there is a clear need for suitable housing options for people living in the West End of Vancouver.

This project seeks to deliver more than 150 purpose built rental homes, of which, 20% will be below market rental housing. WESN 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 typically are on fixed incomes and often do not drive nor have access to a vehicle.

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

WESN
West End Seniors' Network

West End Seniors' Network
Barclay Manor • 1447 Barclay Street, Vancouver BC • V6G 1J6

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.

On behalf of the West End Seniors Network, we are in full support of this project. We look forward to collaborating with PC Urban as the project progress, and supporting efforts to housing those people, especially seniors, who are most in need in our community. We also enthusiastically support the proposal for a community shared amenity space where we can collaborate on offering needed community services, activities and events.

Thank you for your consideration,

Claudine Matlo

Claudine Matlo
Executive Director
West End Seniors Network.

Barclay Manor: 604.669.5051 | info@wesn.ca | www.wesn.ca
Denman Place Mall: Kay's Place 604.669.7339 | Clothes & Collectibles 604.682.0327

A.3 - SUPPORT LETTER: CENTURY PLAZA & VRS COMMUNITIES

century-plaza

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

1015 Burrard St., Vancouver, B.C., V6Z 1Y5 scocchia@crewmanagement.com

VRS COMMUNITIES

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,

Ken Fraser
Executive Director
VRS Communities

#310 – 2006 West 10th Ave. Vancouver, B.C. V6J 2B3 | 604.731.1020 | vrs.org

A.4 - SUPPORT LETTER: LANDLORD BC

LANDLORDBC

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

LANDLORDBC

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

BC's top resource for owners and managers of rental housing. landlordbc.ca

A.5 - SUPPORT LETTER: HUB

Your Cycling Connection

bikehub.ca

MEMORANDUM

Date: April 11, 2024

From: Timothy Welsh, Director of Program Development
HUB Cycling

To: Property Development Team
City of Vancouver

Cc: Jacob Woeller, Development Manager - PC Urban
Nadja Gehriger, Director of Development & Investments - PC Urban

Subject: Bike Friendly Building Services for PC Urban's 1150 Barclay Housing Development

PC Urban has engaged HUB Cycling's *Bike Friendly Building* services to improve building design and equipment choices for cycling for its planned West End residential housing development at 1150 Barclay Street. PC Urban is seeking to highlight and celebrate cycling for building residents through the establishment of ambitious cycling facilities, and sought out our specialised expertise and guidance to achieve that goal.

Through the *Bike Friendly Building* program, HUB Cycling provides professional assessment and consulting services for planned and existing buildings as part of our organisational mandate to make active transportation cycling more accessible for all Metro Vancouver residents. Learn more about HUB Cycling at www.bikehub.ca and the Bike Friendly Building program at www.bikehub.ca/bfb.

The West End is an ideal location for new, affordable rental housing developments with accessible bike facilities, given it is close to employment, recreation and retail amenities – all of which are easily accessed by cycling. Recognizing this, the City has recently revised bylaws so that there are no required minimum car parking requirements, and building design for active and multi-modal transportation is encouraged.

PC Urban requested we assess and develop recommendations for the building planning process at 1150 Barclay Street, and we have provided specific initial technical guidance regarding:

- Hallway and doorway widths to ensure easy accessibility for regular and oversized bicycles, such as e-bikes, bikes with trailers, and family, cargo and adaptive bikes.
- Elevator sizes, orientation, entry and exit, and related foyer size and design.

- The types, mix and sizing of bike parking racks and lockers to accommodate a broad range of bicycles and e-bicycles.
- The size of and number of bicycles that can be parked in bike rooms, and the relationship between bike parking and general storage spaces.
- The siting of bike parking related to theft, security and personal safety.
- Automation of bike parking access (eg: fob operation, automatic doors and lighting) to improve ease of use.

HUB Cycling recognizes that the promotion of active transportation and minimisation of automobile use are powerful elements in creating affordable, livable and healthy housing for Metro Vancouver residents. HUB Cycling is pleased through our Bike Friendly Building services to actively support PC Urban's goal of providing purpose-built high-quality affordable housing with the 1150 Barclay project.

Sincerely,

TC Welsh

Timothy Welsh
Director of Program Development
tim@bikehub.ca / 604 250-2853

A.6 - SUPPORT LETTER: THE WEST END

THE WEST END

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

April 15, 2024

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

Re: PC Urban Rezoning Application for 1150 Barclay Street

Dear Mayor and Council,

On behalf of the West End Business Improvement Association (WEBIA), I am writing you with respect to the proposed rezoning application for 1150 Barclay Street by PC Urban. This proposal will deliver 152 purpose-built rental homes of varying affordability levels that will help address the City of Vancouver's acute rental housing shortage and support renewal of the aging rental housing stock within the West End.

The West End BIA, which represents approximately 650 businesses and commercial property owners along our three main commercial streets of Davie, Denman and Robson, was highly engaged in and supportive of the development of the *West End Community Plan* and its overarching principles for guiding positive growth and development, as well as fostering a resilient economy in the neighbourhood.

In accordance with this, PC Urban's new rezoning proposal will deliver 152 purpose-built rental homes in the West End, which has one of the lowest rental vacancy rates at 0.4% in the City of Vancouver. This represents a net increase of 130 housing units from their originally approved application in 2019 for an 11-storey, luxury strata building with 22 housing units. Specifically, PC Urban's new proposal will include:

- 20% or 30 of the units will be rented at below market rate, which will be 20% below the CMHC city-wide average and designed for moderate-income households.
- Five of the units will be offered at deeply discounted rates, approximately 70% less than the market rental rate.
- 37% or 56 rental homes will be family oriented with two or more bedrooms,
- 122 homes will be rented at market rate.
- Potential housing for qualifying, 65+ seniors through a partnership with Seniors Services Society of BC.
- Community amenity space connected to an outdoor patio and children's play area that is accessible to community groups and neighbours.

It is our opinion that density 'done well' with a diversification of housing options helps build complete communities, promotes environmental and economic sustainability, and overall community well-being. The 1150 Barclay Street project will bring additional rental housing to the West End, which will support a localized

THE WEST END BUSINESS IMPROVEMENT ASSOCIATION
411 – 1033 Davie Street
Vancouver, BC V6E 1M7
phone: 604.696.0144
fax: 604.669.3323
Facebook.com/WestEndBIA
Twitter.com/WestEndBIA

THE WEST END

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

workforce, provide below market and seniors housing, and contribute to the placement of more people living near active transit, shops and services.

Further, as part of the rezoning application for 1150 Barclay Street, PC Urban intends to commit $100,000 to support a local community project that aims to improve neighbourhood amenities. As an organization that works on various placemaking initiatives within the community, we would be interested to explore opportunities for collaboration on such a project.

Based on the above, the West End BIA is supportive of PC Urban's rezoning application. Not only will this proposal provide critical market and below market rental housing, but it will also support the economic vitality of the surrounding business community.

Sincerely,

Teri Smith
Executive Director, WEBIA

THE WEST END BUSINESS IMPROVEMENT ASSOCIATION
411 – 1033 Davie Street
Vancouver, BC V6E 1M7
phone: 604.696.0144
fax: 604.669.3323
Facebook.com/WestEndBIA
Twitter.com/WestEndBIA

A.7 - SUPPORT LETTER: QMUNITY

QMUNITY

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

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Board Member

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