

ANNUAL REPORT 2025



PAL Vancouver

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ABOUT PAL VANCOUVER



PAL is a forward-looking model for social housing, intergenerational living, and ageing in place.

Who lives at PAL?

Founded by artists, our doors are open to people whose careers were dedicated to the arts and entertainment industry with priority given to seniors, persons with disabilities, and those with the greatest housing need.

Why is PAL Needed?

A 2024 survey reported that 66% of artists earned less than \$40,000 from all their arts and culture sources in 2023, including 21% who earned less than \$10,000 (The Cultural Human Resources Council).

How is PAL Funded?

With no government assistance, PAL is funded 100% by rental income and donations.

MISSION + VALUES

MISSION 🤖

To provide longstanding members of Metro Vancouver's performing arts professions with affordable housing in a vibrant and creative community setting.

VALUES ✨

At PAL Vancouver, we are guided by the following core values:

CONNECTION 🤝

The performing arts are collaborative—to be successful, we depend on a community of professionals. We reach out to the community at large in the same spirit.

CREATIVITY 🎨

We promote creative growth and development through strong intergenerational relationships.

COMPASSION ❤️

We provide compassionate, respectful support to older, isolated, and/or disabled professionals to remain self-sufficient and contributing members of the performing arts community and society.

PAL BOARD + STAFF



PAL Vancouver Board

Joy Coghill, CM, Honorary President in Memoriam

Cal Shumiatcher, President
Sarah Vettoretti, Treasurer
Tom Adair
Arlene Chiang (to Oct/25)
Jackson Davies

Dusty Kelly
Martin Kinch
Sharman King
Glenn MacDonald
Michael White

Ex-Officio Board

Keith Martin Gordey, Union of BC Performers (UBCP)
Lee Anne Muldoon, International Alliance of Theatrical Stage Employees (IATSE)#669
Andrew Wheeler, Canadian Actors' Equity Association (CAEA)

PAL Vancouver Staff

Lynn Ross, Executive Director
Latisha MacGregor, Senior Housing Manager
Gwenda Lorenzetti, Administration
Mike Lilley, Maintenance Technician (Cardero)
Matthew Bissett, Theatre Manager
Michael Harrison, Housing Coordinator
Roy Manansala, Maintenance Technician (New Westminster)

Bookkeeping services by Crystal Passmore

PRESIDENT'S MESSAGE



We have had another spectacular year. Our two buildings are almost fully rented, our theatre is packed every night, our finances are strong, and we have new projects on the horizon.

As I end my term as president, I feel a deep sense of gratitude to my fellow board members and our staff for providing the support needed to lead this organization over the past four years.

During this time, we have taken on many projects. Most notable was the opening of our New Westminster building, but we did so much more: We amalgamated our two societies; we refinanced our Cardero building; we set up a capital fund and used it for upgrades and maintenance for Cardero and the theatre.

As we approach our 20th anniversary, I'm confident that the society is on a wonderful trajectory. Michael White has graciously agreed to take over the duties of President. Michael brings a wealth of experience in urban planning and development. He has served as Associate Vice President of UBC's Campus and Community Planning department since 2014 and has been on the PAL board for the past four years.

I'm also thrilled to welcome our newest board member, Mark Ostry, who is the co-founder of Vancouver's renowned Acton-Ostry Architectural Firm.

We thrive primarily due to the deft leadership of our executive director, Lynn Ross, the formidable management of Latisha MacGregor (Housing) and Matthew Bissett (Theatre), and the skills of our incredible contractors and staff, Gwenda Lorenzetti, Michael Harrison, Mike Lilley, Roy Manasala, and Crystal Passmore.

We would not be here without our donors, sponsors, and community boosters, who are the backbone of the PAL legacy.

It has been my distinct honour to serve on this board and to work with a group who are creative, energetic and loaded with integrity. It has been a lot of fun too!

Thanks for the memories,
Cal Shumiatcher

EXECUTIVE DIRECTOR'S REPORT



This past year has been one of continued growth and stability for PAL Vancouver, and an opportunity to reflect on the progress we've made together.

Since 2021, PAL has maintained a positive revenue-over-expense position, with margins increasing annually. We have secured over \$190,000 in grants and more than \$500,000 in in-kind donations, directly enhancing the quality of life for our residents.

We have also made strategic investments in our buildings to support long-term sustainability and operational efficiency, including energy-saving initiatives that reduce costs by approximately \$24,000 each year. Improvements at our Cardero property, along with the addition of TELUS Fibre Optik, have further strengthened our residential community.

Affordability remains central to our mission. PAL provides over \$1 million annually in rental assistance, ensuring residents can continue to live and create in a supportive environment. Our Pantry Program, launched in 2021 in partnership with the Greater Vancouver Food Bank, has distributed more than 55,000 pounds of food and continues to play a vital role in supporting resident well-being.

In 2024, we reached a significant milestone with the opening of our second building in New Westminster, expanding our capacity to serve performing arts professionals.

These accomplishments reflect the dedication of our staff, board, partners, donors, and residents. Thank you for your continued support.

Lynn Ross

A handwritten signature of Lynn Ross in blue ink, written in a cursive style.

TREASURER'S REPORT



On behalf of the Finance Committee, I am happy to present this report highlighting PAL's achievements over the past fiscal year.

We have continued to offer affordable housing for seniors in the performing arts community, and our theatre continues to run well. Total revenue reached \$2.68 million, including generous donations and rents from the theatre, PAL Cardero, and PAL New Westminster. With expenses totaling \$2.49 million, including amortization, we closed the year with a net surplus of approximately \$187,500.

Our financial statements, reviewed by Manning Elliott, received an unqualified opinion, underscoring the organization's solid financial position.

I would like to extend heartfelt thanks to our donors, dedicated staff, and members of the Finance Committee for their ongoing support and commitment throughout the year.

Together, we continue to make a meaningful difference.

Sarah Vettoretti, CPA, CA ANZ

STATEMENT OF FINANCIAL POSITION

PAL VANCOUVER STATEMENT OF FINANCIAL POSITION AS AT DECEMBER 31, 2025

	General Fund	Capital Asset Fund	Restricted Fund	Replacement Reserve Fund	Total 2025	Total 2024
ASSETS						
CURRENT						
Cash	\$ 992,993	\$ -	\$ 4,634	\$ 371,248	\$ 1,368,875	\$ 1,500,078
Short-term investments (Note 4)	1,000,000	-	-	-	1,000,000	-
Accounts receivable	77,833	-	-	-	77,833	10,815
Accrued interest receivable (Note 4)	33,499	-	-	-	33,499	-
Goods and services taxes recoverable	-	-	-	-	-	21
Bequest receivable (Note 9)	-	-	-	-	-	642,023
Prepaid expenses	26,039	-	-	-	26,039	25,578
	2,130,364	-	4,634	371,248	2,506,246	2,178,515
FUNDS HELD IN TRUST (Note 7(b))	18,050	-	-	-	18,050	20,050
CAPITAL ASSETS (Note 5)	-	21,921,892	-	-	21,921,892	22,501,202
	\$ 2,148,414	\$ 21,921,892	\$ 4,634	\$ 371,248	\$ 24,446,188	\$ 24,699,767

PAL VANCOUVER
STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2025

	General Fund	Capital Asset Fund	Restricted Fund	Replacement Reserve Fund	Total 2025	Total 2024
LIABILITIES						
CURRENT						
Accounts payable and accrued liabilities	\$ 110,988	\$ -	\$ -	\$ -	\$ 110,988	\$ 215,966
Government remittances payable	15,676	-	-	-	15,676	6,374
Tenant deposits	101,686	-	-	-	101,686	93,651
Accrued interest payable	-	39,208	-	-	39,208	16,061
Deposits for life lease waiting list (Note 7(b))	18,050	-	-	-	18,050	20,050
Deferred revenue	14,237	-	-	-	14,237	23,141
Demand loan (Note 6)	-	-	-	-	-	7,500,000
Current portion of long-term debt (Note 6)	-	382,868	-	-	382,868	268,758
	260,637	422,076	-	-	682,713	8,144,001
LONG-TERM DEBT (Note 6)	-	14,630,472	-	-	14,630,472	7,610,327
DEPOSITS FOR LIFE LEASES (Note 7(a))	-	4,006,301	-	-	4,006,301	4,006,301
	260,637	19,058,849	-	-	19,319,486	19,760,629
FUND BALANCES						
Unrestricted	1,887,777	-	-	-	1,887,777	1,463,501
Internally restricted	-	2,863,043	-	-	2,863,043	3,099,755
Externally restricted	-	-	4,634	-	4,634	4,634
Replacement reserve	-	-	-	371,248	371,248	371,248
	1,887,777	2,863,043	4,634	371,248	5,126,702	4,939,138
	\$ 2,148,414	\$ 21,921,892	\$ 4,634	\$ 371,248	\$ 24,446,188	\$ 24,699,767

FORGIVABLE LOAN AND CONTINGENT LIABILITY (Note 11)

Approved by the Directors

 Director

 Director

For Notes, please request Financial Statements

YOUR IMPACT HIGHLIGHTS

WHO WE SERVE

Performing Arts Professionals

- Seniors 55+ (priority)
- Persons with disabilities
- People of any gender, sexual orientation & ethnicity

TWO BUILDINGS

176 Units of Studio, 1 & 2 bedrooms

- 59 Rent-Geared-to-Income
- 41 Low-market
- 39 Near-market
- 25 HILs*
- 12 Life lease

*HILs = BC Housing term for income restricted units

IMPORTANT NUMBERS

476

Visits to PAL's GVFB
Pantry programs

\$818

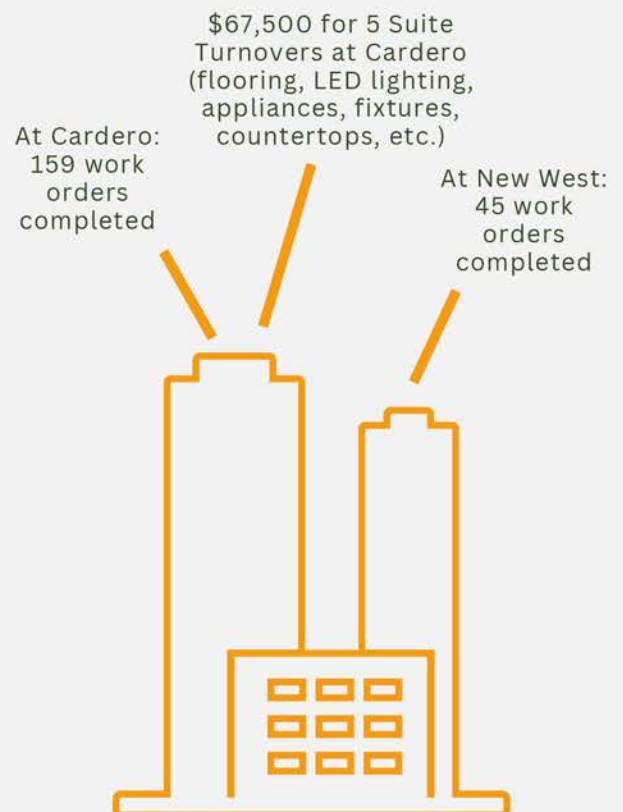
Average rent for
subsidized units

154

Seniors housed at PAL

\$1.35M

Amount of Rental support
provided to residents



FINANCIAL SUPPORT



Number of gifts



Donations &
Grants Received



Value of in-kind
donations received

PAL'S PANTRY

COMMUNITY AGENCY PARTNER



In 2025, we continued our PAL Pantry Program, supported by the GVFB.

PAL Residents have reported many benefits, including:

- Spending less on food purchases
- Experiencing weight loss thanks to access to healthier options
- Feeling less isolated due to stronger, more dependable community connections
- Gaining reliable access to foods that are typically too heavy to carry alone

2025

11,389 lbs

FOOD DISTRIBUTED TO PAL RESIDENTS

\$41,085

TOTAL VALUE OF FOOD SUPPORT
PROVIDED TO PAL VANCOUVER

IN-KIND DONATIONS & PARTNERSHIPS

FASKEN



2025 RESIDENT ACTIVITIES

LOBBY ART EXHIBITS



Joe May



Lorna Schwenk



Ismael Mascayano



Anne Spalding



Cameron Hood



Ale Silva

PAL STUDIO THEATRE

LIGHTING UPGRADE

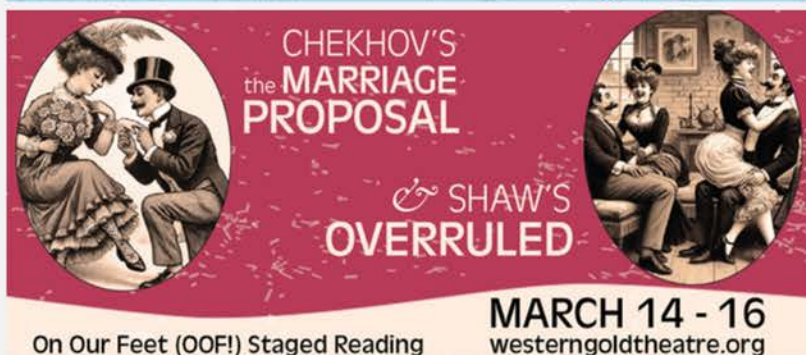
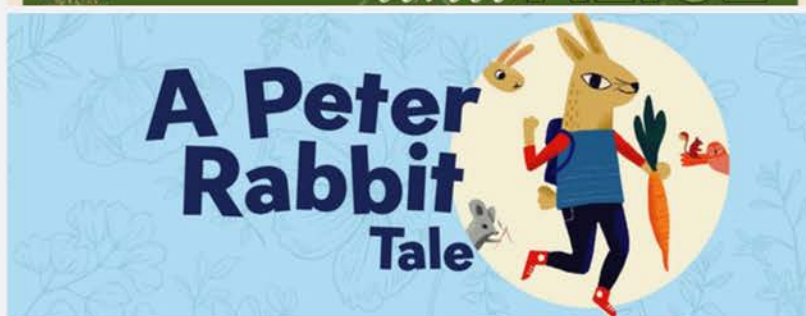
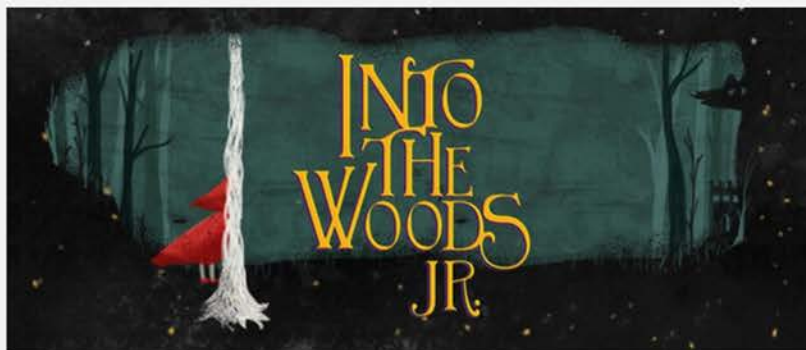
The Studio Theatre took a big step into the future in November, after completing a much-needed upgrade to its lighting inventory. Theatres around the world have been steadily moving away from old incandescent-bulb technology and upgrading to LED fixtures. Not only do these lighting instruments use a tiny fraction of the electricity that the old ones would use, their colour-changing technology also eliminates the need to use gels – pieces of plastic placed in front of the light to change its colour, which would wear out over time and become plastic waste.

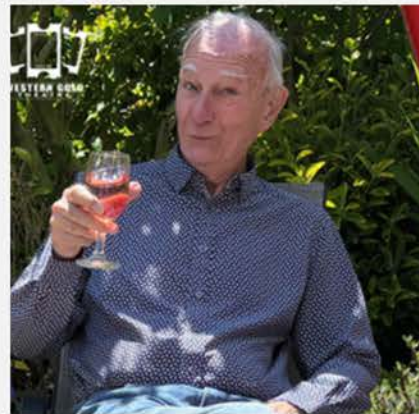
PAL has purchased 12 new ColorSource Spot Jr. lights, which will become the new workhorses of the lighting grid – they not only function as great general lighting but are also extremely flexible in colour washes or architectural lighting. We are also very excited to have obtained our first self-moving units: two FUZE 2120 fixtures. These lights not only change colour, but spin and focus on command from the lighting board.

We will use these new lights alongside our original units, and as our oldest units become obsolete, we will continue replacing them with new LED fixtures. The PAL Studio Theatre's future is looking BRIGHT indeed!



PERFORMANCES AT PAL STUDIO THEATRE





Artist Salon FUNdraiser
for Western Gold

You Won't Believe This BUT...

Theatrical bon mots & bubbles
with Bernard Cuffling



June
12th - 15th
PAL Theatre

HURRICANE DIANE

By Madeleine George

Senior
Have a Moment
Festival!



Festival Headliner
HOME
by Melody Anderson

OCTOBER 3 - 11
westerngoldtheatre.org
PAL STUDIO THEATRE

BC ENTERTAINMENT HALL OF FAME RECIPIENTS

Judy Ginn Walchuk
& Jim Walchuk

"AFTERNOON DELIGHT"
A LIFETIME OF ORIGINALS
WITTY AND HEARTFELT
LOVE SONGS

SUNDAY, JUNE 29, 2:00PM
P.A.L. STUDIO THEATRE
581 CARDERO ST., VANCOUVER

TIX \$35 SIMPLYEVENTS
Concert, Cake & Coffee

With guests
MIKE BLACK
NICK APIYON
MARLEE WALCHUK
LINDA KIDDER
KEN KUSCHNER



HERE WE GO

by Caryl Churchill

MAY 8 - 25
PAL STUDIO THEATRE
581 Cardero St., Vancouver



PAL VANCOUVER DONORS (2025)

TRUSTEES' CIRCLE (\$10,000+)

Estate of Gail Coleman 
Music Performance Trust Fund
Strategic Charitable Giving Foundation - GMC Fund

GUARDIAN (\$5,000 – \$9,999)

Disney Entertainment
Estate of William Samples
GeniusQuest Global Inc
LUSH Canada
Paper Label
The Hieros Family Foundation

CHAMPION (\$2,500 – \$4,999)

Anonymous
Laurel Bresnahan
Linda Brown
In Memory of Hamish Cameron
John Kennedy
Jerry and Lilli Luking
Marni Johnson Foundation
RTOERO District 42
Theatre Under the Stars

GRAND PAL (\$1,000 – \$2,499)

Tom Adair
Anonymous
Bosley's Pet Food
Richard and Valerie Bradshaw
Janice Burke
In Memory of Hamish Cameron
Betsy Carson

Ellie O'Day Arts and Housing Fund,
held at Vancity Community Foundation
Fasken Martineau DuMoulin
Lorraine Foster
Gibson Family Fund,
held at Vancouver Foundation
Greater Vancouver Food Bank

Muriel Honey Richards 
 In Memory of Dal Richards
 William Johnston 
 Karuna Fund,
 administered by NWM Private Giving Foundation
 Lohn Foundation
 McGrane-Pearson Endowment Fund,
 held at Vancouver Foundation
 Mirhady Family Fund,
 held at Vancouver Foundation

Pooni Group
 Bill and Ebba Reiter
 In Memory of Bill Buck and Don Kowalchuk
 Reunion MHC Productions Inc
 Lisa Jane Robison
 In Memory of Joan Robison
 Cal Shumiatcher
 The Helen Hansen Fund,
 held at BenefAction
 The Somerset Foundation 

PAL ACCOMPLICE (\$500 – \$999)

Thomas and Cathy Adair 
 Anonymous
 Anonymous
 Ballet BC
 Roberta Lando Beiser
 In Memory of Hamish Cameron
 Arlene Chiang 
 Dal Richards Foundation
 Sharon Dos Remedios
 In Memory of Hamish Cameron
 Miguel Flores
 Robert Gardiner 
 Helen Graham
 Charles and Lorna Harrington

Harriet and John Hay
 Stephen N. Heatley
 Martha Lou Henley
 In Memory of Hamish Cameron
 Jean M. Hurst
 Bradley Loree
 MRG Live
 Terry and Barbara Myers
 Jean Orr 
 PF Maple Productions Inc.
 Robert Shorthouse
 In Memory of Thor Angrim

PAL ALLY (\$250 – \$499)

Bard on the Beach
 Lilia Chavarria 
 Margaret Debbané
 In Memory of Hamish Cameron
 Joanne Fawcett
 Judy Halbert
 In Memory of Hamish Cameron
 DJ Harris
 In Memory of Joan Robison
 Cindy Henderson
 In Honour of Judy Walchuk
 Jane Heyman 
 Petra Hoerrmann 
 Jacqueline Kelly and Rowland McLeod
 Bruce Alexander Kellett

Ken and Leah Levitt 
 In Honor Of Sheryl Smith
 Anne Mathisen
 David Owen
 Kate and Peter Robbins 
 Lorna Schwenk
 Marshall Shocter
 Richard Sim
 Taro Group
 Terra Bread
 Mark Tindle
 Sarah Vettoretti
 Jerry and Susan Wasserman 
 Max Wyman and Susan Mertens
 In Memory of David YH Lui

PAL FAN (\$100 – \$249)

Colleen Asher

Graham & Suzy Baker-McGarva

Oonagh Berry

Alain Boisset

Canva

Jerry Carter 

Joan Carter

In Honour of Jane Heyman

Joanne Chang

Jessica Chavarria

In Honour of Lilia Chavarria

Judith Coffin

David Cooper

In Honour of Jane Heyman

Garry Davey 

Jackson Davies

Roberta Esau

Allen Fowles

Carol and Gordon Fuller

In Memory of Melissa Fuller Foursha

Anne Gardiner

In Honour of Meghan Gardiner; In Honour of Todd Thomson

Toba Goldstick

In Honour of Jane Heyman

Naomi Goldstick Rosner

In Honour of Jane Heyman

Vera Hanvelt

In Honour of Jane Heyman

Joan Hearn

Valerie Hennell

In Memory of Rick Scott

George Heyman 

Cheryl Hill

Jeremy Long and Marian Paris

Hilary Johnston

In Honour of Jane Heyman

Heather Jones Hankin 

Margo Kane

Dusty Kelly

Katharine Kent 

Annabel Kershaw 

Mike Klassen

Dr. Robert Krell

DD Kugler

Lucy Laufer

In Honour of Jane Heyman

Trevor Lautens

In Memory of Walter Marsh

Keith Lawrence

Mike Lilley

David Longworth 

Rosemary Love

Mary McMullen 

Andrea Miller

Catherine & Jim Miller

Wendy Morrow Donaldson

In Honour of Camilla Ross

Donald Mowat

Joyce Ozier

In Honour of Jerry Wasserman; In Honour of Sharman King

Danielle Papin

Laurie Roggeman

Ingrid Ross

Victoria Ross

In Honour of Jane Heyman

Chris and Diana Sanderson

Anthony Santiago

Kathryn Shaw

Estate of Alison Sloan

Robert Silverman 

Susan Smith 

Janet Tennant

In Memory of Nada Harcourt

United Voices Choir

Jeannie Wexler

In Memory of Hamish Cameron

Peter Zednik

PAL FRIEND (\$1 – \$99)

Access, The Canadian Copyright Licensing Agency

Estate of Irene Robinson

ACTRA Performers' Rights Society

Estate of Barry Mickelson

AFM and SAG AFTRA Intellectual Property Rights

Estate of Allison Sloan

Marion Anderson

Patricia Campbell



Laura Cowan

In Honour of Jane Heyman

Kathryn Daniels

Sheila Foley

In Memory of Lesley Dawson Burns

Michael J. Hawley

In honour of the actors and musicians

Karen Kelm

Stephane Kirkland

Bonnie S. Klein



Elizabeth A. Lane



Gisa Laslo

In Honour of Jane Heyman

Tommy Lehmann

Samantha Levy

In Honour of Jane Heyman

Cher Lewis

In Memory of Jesse Hanen

Nova Lewis

John G. MacLaren

Masako Matsumoto

Joseph May

Bev McDowell

Jennifer Milner

In Memory of Joyce, Bill and Gordon Milner

Wendy Oberlander

In Honour of Jane Heyman

PayPal Giving Fund

Alana Prochuk

Angelica Restrepo

Sharna Searle

In Honour of Jane Heyman

Sheryl Smith

In Memory of Gypsy

Union of BC Performers

Estate of Barry Mickelson

Sean Vanderfluit

Michael White

Glen Wong



In Memory of Joy Coghill



Donor has made a generous multi-year pledge



Monthly/quarterly donor contributing to PAL's financial sustainability



Theatre Chair Naming



**AFFORDABLE
HOUSING FOR
SENIORS IN THE
PERFORMING ARTS**

300 – 581 Cardero Street
Vancouver BC V6G 3L3
www.palvancouver.org

Canadian Charity Registration Number: 866407711RR0001

