



REFERRAL REPORT

Report Date: January 20, 2026
Contact: Luke Reynolds
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RTS No.: 18435
VanRIMS No.: 08-2000-20
Meeting Date: February 3, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street

Recommendation to Refer

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

Recommendations for Public Hearing

- A. THAT the application by PC Urban (13th and Willow) Holdings Corp., on behalf of:
- Eric Ennyu and Karen Mai Ennyu, the registered owners of 816 West 13th Avenue [*PID 005-809-916; Strata Lot 2 District Lot 526 Strata Plan VR. 998 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
 - David Michael Sweeney and Patricia Jane Sweeney, the registered owners of 818 West 13th Avenue [*PID 006-289-991; Strata Lot 1 District Lot 526 Strata Plan VR. 998 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
 - Colin Roger Mallet and Judith Ann Angel, the registered owners of 826 West 13th Avenue [*PID 006-289-126; Strata Lot 2 District Lot 526 Strata Plan VR. 997 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],

- Alison Jennifer Laura Seto and Jeffrey Leung Seto, the registered owners of 828 West 13th Avenue [*PID 002-726-670; Strata Lot 1 District Lot 526 Strata Plan VR. 997 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
- Debra June Tivy, the registered owner of 834 West 13th Avenue [*PID 005-095-743; Strata Lot 2 District Lot 526 Strata Plan VR. 1069 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
- Ian Charles Carey Druce, the registered owner of 836 West 13th Avenue [*PID 006-379-915; Strata Lot 1 District Lot 526 Strata Plan VR. 1069 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
- Brian John Habjan and Jillian Anne Brock, the registered owners of 844 West 13th Avenue [*PID 002-896-231; Strata Lot 2 District Lot 526 Strata Plan VR. 1070 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
- Jimmy Albino Zadra, the registered owner of 846 West 13th Avenue [*PID 002-693-330; Strata Lot 1 District Lot 526 Strata Plan VR. 1070 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
- Hirschel Wasserman and Nicola Sarah Fried, the registered owners of 856 West 13th Avenue [*PID 003-056-562; Strata Lot 2 District Lot 526 Strata Plan VR. 1066 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
- Dianne Marie Miller, the registered owner of 860 West 13th Avenue [*PID 003-091-660; Strata Lot 1 District Lot 526 Strata Plan VR. 1066 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],
- Hussien Jaffer and Nazma Amir Kassam, the registered owners of 2915 Willow Street [*PID 006-285-881; Strata Lot 1 District Lot 526 Strata Plan VR. 972 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*], and
- Joyce Evelyn Pratibha Lachkovics and Andrew Josef Lachkovics, the registered owners of 2925 Willow Street [*PID 006-285-899; Strata Lot 2 District Lot 526 Strata Plan VR. 972 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],

to rezone the lands from R3-3 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 2.7 to 7.4 and increase the maximum building height from 23.0 m (75 ft.) to 66.6 m (219 ft.) to permit the development of two 21-storey mixed-use buildings containing 507 rental units and a private 49-space childcare facility, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Franci Architecture Inc., received October 14, 2025, with supplementary drawings received January 16, 2026;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT Recommendations A to D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

This report evaluates an application to rezone the site at 816-860 West 13th Avenue and 2915-2925 Willow Street from R3-3 to CD-1 (Comprehensive Development) District. The proposal is for two 21-storey mixed-use buildings with 507 rental units (100% of the dwelling units to be rented at rates no greater than the average rents set for the Class B Development Cost Levy (DCL) waiver) and a 49-space private childcare facility accessible from the ground floor.

The application meets the intent of the *Broadway Plan* (the “Plan”) and associated policies. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Context and Background

1. Site and Context

The subject site consists of a six-lot assembly (consisting of six duplexes) located on the southwest corner of West 13th Avenue and Willow Street (see Figure 1). The surrounding neighbourhood consists of a mix of uses, with the Metro Vancouver multiphase affordable rental housing redevelopment of Heather Place to the east, the Vancouver General Hospital parkade and Energy Centre across 13th Avenue to the north, and R3-3 and RT (Residential) Districts to the southeast. The neighbourhood is undergoing significant change with future redevelopment as per the *Broadway Plan* as well as with the Skytrain extension. The future Oak-VGH station will be located 450 m to the north.

Figure 1: Site and Surrounding Zoning



2. Policy Context

- **Broadway Plan:** This site is located in Uptown South - Area B (FUSB) sub area 9.23.1 and the residential and commercial uses proposed are consistent with the Plan.
- **Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 3 of the TOA and is consistent with the height designation. As the Plan allows more density, the application is being assessed under the Broadway Plan policies.
- **Housing Needs Report:** The Vancouver Charter requires that when Council amends or adopts an affordable and special needs housing zoning by-law, also known as inclusionary zoning, Council must consider the most recent housing needs report, and the housing information on which it is based. The most recent housing needs report amendment was received on January 1, 2025.

Discussion

1. Proposal

The proposal is for two 21-storey mixed-use buildings containing 507 rental units, of which 100% of the dwelling units will be rented at rates no greater than the average rents set for Class B DCL waiver. Indoor/outdoor rooftop amenity space and ground floor commercial use are proposed with a private childcare facility located over two levels (Figure 2). A building height of 66.6 m (219 ft.) and a floor space ratio (FSR) of 7.4 is proposed. Two levels of underground parking are to be accessed from the lane.

2. Context

At the April 17, 2025 Public Hearing, Council approved in principle an application at the site for two 21-storey mixed-use buildings containing 354 rental units with 20% of the residential floor area to be rented at below-market rates and with a 49-space private childcare facility over two levels.

Prior to enactment, the applicant submitted a new proposal to provide dedicated workforce housing for Vancouver Coastal Health and Vancouver General Hospital staff. This new application is generally consistent with the previously approved application as it does not exceed or alter the height, density and uses, however the unit mix and affordability have been modified, with 100% of units at rates no greater than the average rents set for the Class B DCL waiver in perpetuity.

Figure 2: Proposed Building Looking Southwest

3. Form of Development

In assessing urban design performance, staff considered the built form expectations of the Plan.

This application proposes two residential towers of 21-storeys and privately-owned public space at the corner of Willow Street and West 13th Avenue. The proposed built form meets the Plan's expectations.

While the Plan estimates a density of up to 6.5 FSR with minor increases considered for the delivery of ground-level childcare, given the larger block context of a 300 ft. frontage, twice the length of a typical 150 ft. site frontage, and open space at grade, staff support the additional density for this site. Refer also to the Urban Design Summary in Figure 3.

Figure 3: Urban Design Analysis Summary

Issue	Policy	Proposal	Impacts	Outcomes
Private Outdoor Space	All residential units should have access to private outdoor space, i.e. patio and/or balconies	Portion of the studio units do not have access to private outdoor space	• Livability	Lack of private outdoor space will negatively affect the resident's livability and well-being. Refer to Condition 1.4 in Appendix B.
Indoor Amenity Space	Min. of 1.2 sq. m (13 sq. ft.) per dwelling unit	0.9 sq. m (10.5 sq. ft.) per dwelling unit	• Livability	Lack of proposed indoor amenity space will negatively affect the resident's livability, well-being, limiting opportunities for social interaction and recreation. Refer to Condition 1.5 in Appendix B.

- **Urban Design Panel** - A review by the Urban Design Panel was not required due to the application's consistency with the expectations and policy of the *Plan*.
- **Natural Assets:** The *Urban Forest Strategy* and the Protection of Trees By-law were used to evaluate the proposal. Twenty-six on-site trees and 26 City-owned trees are proposed for removal, and four City-owned trees are proposed for retention. Approximately 31 new on-site and City-owned trees are proposed. The final number of trees are confirmed at the development permit stage. See Appendix B for landscape and tree conditions.

Conclusion

Staff reviewed the site-specific conditions and have concluded that the proposal reflects the Plan's built form, height and density and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

Refer to the rezoning [application booklet](#) for drawings and the Council agenda for application renderings. Note that these drawings and statistics are posted as-submitted by the applicant to the City. Following staff review, the final approved zoning statistics are documented within this report and final drawings are prepared for the development permit application to follow.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add approximately 507 rental units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 4¹).

The previous proposal, which was approved in principle by Council at the April 17, 2025 Public Hearing, included 354 rental units with 20% of the residential floor area at 20% below city-wide average market rents. That proposal was compliant with the Broadway Plan housing requirements that apply in this sub-area. The applicant has since worked with VCH to develop an agreement through which VCH employees can be nominated for tenancy when rental units in the building become available. To enable this agreement, the applicant has requested a significant variation from the Broadway Plan policies. Rather than securing 20% of the floor area at 20% below city-wide rents, the affordability has been updated to provide 100% of the rental units at rents that align with the Class B DCL waiver.

Figure 4: Progress Towards 10 Year Housing Vancouver Target (2024-2033) for Purpose-Built Market Rental Housing as of September 30, 2025

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	35,500	14,345 (40%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.

2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.

3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

- **Vacancy Rates:** Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the South Granville/Oak area, which this site is located, is 1%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.
- **Housing Mix:** The proposal includes an emphasis on studio and one-bedroom units, with 7% two-bedroom units. While the Plan requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms and 25% of units with two bedrooms, staff support flexibility given the focus on housing needs prioritized by VCH. A condition of approval is included in Appendix B to encourage a greater percentage of two-bedroom units.
- **Housing for Healthcare Workers:** Vancouver Coastal Health (VCH) has indicated that this housing proposal provides opportunities for stable, affordable housing for essential healthcare workers, improving staff recruitment and retention, and benefiting the broader Vancouver community. The units are proposed to be furnished with all utilities included at initial occupancy, and the intention is to keep the units furnished and include utilities on an ongoing basis. VCH has indicated that this project will provide more suitable housing options for their employees than what was previously proposed, or currently available in the housing market.

Figure 5 shows starting rents for this proposal. 100% of the rental units in the project will be secured at rents that are lower than what would be expected in a new building, at the rates established for the Class B DCL Waiver. Class B DCL waiver rents are based on the average rents for all residential units built since the year 2015 in the City of Vancouver, plus a 10% premium for being located on the west side of the city. On unit turnover, rents will be reindexed to the Class B DCL waiver rents by unit type current at the time of unit turnover.

All units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units. The Housing Agreement will also secure the proposed project rents, and the agreement that will enable VCH to nominate employees for rental units that become available. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Figure 5: Proposed Project Rents

Unit Type	Project Rents ¹ for Furnished Units with Utilities Included
Studio	\$2,234
1-bed	\$2,694
2-bed	\$3,652

1. Starting rents are based set at the maximum DCL rents which are the average rents for all residential units built since the year 2015 in the City of Vancouver as published by CMHC in the October 2024 Rental Market Report, plus 10%, and set in the Rental Incentive Programs Bulletin for the year 2025. The units are proposed to be furnished with all utilities included at initial occupancy and the intention is for the units to remain furnished and include utilities on an ongoing basis.

- **Tenants:** The rezoning site includes one unit of secondary rental housing that was eligible at the time of the original rezoning application, under the City's *Tenant Relocation and Protection Policy* (TRPP) for the Broadway Plan area. The applicant will provide a Tenant Relocation Plan (TRP) for the eligible tenant that meets the requirements of the City's TRPP for the Broadway Plan Area. The TRP is summarized in Appendix E of this report. All residential tenancies are protected under the provincial Residential Tenancy Act.

Conclusion

This proposal provides an opportunity to prioritize rental housing for health care employees in close proximity to Vancouver General Hospital. The proposal represents a departure from Broadway Plan housing requirements, but staff note that no primary rental housing is being redeveloped on this site, and generally support the goals and intent of the project. While staff recommend support of this proposal, it will need to be further monitored over time to evaluate whether this approach and resulting legal agreements are successful in meeting the intended objectives. Staff will review the approach and legal construct before any further projects targeting key workers using this model are brought forward.

5. Transportation and Parking

Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit per the Parking By-law.

6. Public Input

Public input primarily included mailed postcards, a site sign, a webpage with a digital model, an online comment form, and question and answer (Q&A) period. Refer to the application webpage: <https://www.shapeyourcity.ca/816-860-w-13-ave-and-2915-2925-willow-st-2>.

In total, approximately 35 submissions were received. Support focused on housing for healthcare staff near Vancouver General Hospital, emphasizing benefits to staff retention, reduced commutes, and improved healthcare outcomes for the city. Opposition centred on the project's scale and height, concerns about very small unit sizes and lack of family-oriented housing, and the added pressure on traffic, parking, and neighbourhood livability without corresponding infrastructure upgrades. Refer to Appendix D for a full summary of the public input collected and responses to public comments.

7. Public Benefits

Refer to Appendix F for full summary of public benefits.

- **Development Cost Levies (DCLs):** The applicant has requested a Class B waiver of the City-wide DCLs. It is expected that the project will pay DCLs of \$4,359,266 based on rates in effect as of December 10, 2025. The value of the DCL waiver for the residential floor area is estimated to be \$4,589,645.

- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC. Real Estate Services staff have determined that, based on the cost of securing the rental housing at Class B DCL waiver rents, no CAC is anticipated.
- **Public Art:** The public art contribution is estimated to be \$544,892 based on the current (2016) rate.

Financial Implications

This project is expected to provide 507 rental units, with 100% of units at Class B DCL waiver rents, DCLs as well as a public art contribution. See Appendix G for additional details.

Conclusion

The proposed land use, form of development and public benefits meet the intent of the *Broadway Plan*. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 by-law in Appendix A subject to conditions contained in Appendix B.

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APPENDIX A
816-860 West 13th Avenue and 2915-2925 Willow Street
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ().

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that “West Area DCL Rental Rate Units” means rental dwelling units where the maximum starting rents and rents at unit turnover do not exceed the average rents set out in section 3.1A(e) of the Vancouver Development Cost Levy By-law for housing located in the West Area, as secured by a housing agreement and registered on title to the property.

Uses

4. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (c) Institutional Uses;
 - (d) Live-Work Use;
 - (e) Manufacturing Uses;
 - (f) Office Uses;

- (g) Retail Uses;
- (h) Service Uses;
- (i) Utility and Communication Uses; and
- (j) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 All residential floor area must be used for West Area DCL Rental Rate Units.
- 5.2 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion and residential amenity areas.
- 5.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
 - (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 3,486.6 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 7.4.
- 6.3 The total floor area for commercial uses must be a minimum of 1,035.5 m².
- 6.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 6.5 Computation of floor area must exclude:
 - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

- (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

6.6 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

- (a) common amenity areas to a maximum of 10% of the total permitted floor area;
- (b) additional floor area as required to meet licensing requirements for the Child Day Care Facility,

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

7.1 Building height must not exceed 66.6 m.

7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.

Access to Natural Light

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

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APPENDIX B CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Franc Architecture Inc., received on October 14, 2025, with supplementary drawings received January 16, 2026, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

- 1.1 Design development to improve the Privately-Owned Public Space (POPS) at the intersection of West 13th Avenue and Willow Street to better respond with and reinforce the important pedestrian realm context directly across the street by the following:

- (a) Ensure that this corner plaza is inclusive and accessible, supports a diversity of activities and users, and has clear, welcoming and intuitive wayfinding and signage; and

Note to Applicant: Refer also to the *Broadway Plan*, Sections 15.2.14 to 15.2.18 and Urban Design Condition 2.1.

- (b) Provision of high-quality landscape design strategies to include a mix of improved hardscape paving, landscaped areas and site furniture.

- 1.2 Design development to ensure all dwelling units have direct access to private outdoor space;

Note to Applicant: Refer to section 11.1.22 of the Plan and Housing condition 1.13. This can be achieved by providing balconies in all dwelling units.

- 1.3 Design development to ensure functional and appropriately sized amenity spaces;

Note to Applicant: Refer to the *High-Density Housing for Families with Children Guidelines* and Housing condition 1.13. Recommendations include:

- (a) Increase the size of the indoor amenity space and provide an accessible washroom and kitchenette; and

Note to Applicant: A ratio of minimum 1.2 sq. m. (13 sq. ft.) per dwelling unit for indoor amenity space is strongly recommended.

- (b) Outdoor amenity area should include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access. Position children's play area adjacent to indoor amenity spaces to enable parental supervision.

- 1.4 Demonstrate that no portion of the building encroaches into the required flight path for helicopters accessing the Vancouver General Hospital (VGH) emergency heliport.

Note to Applicant: The applicant will be responsible for providing supporting/confirming documentation and studies that confirm, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, that building heights conform to any VGH helicopter flight path requirements. Such documentation may include, without limitation, written confirmation from VGH.

Landscape

- 1.5 Provision of a detailed landscape plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

Note to Applicant: The plans should be at 1/8 inch: 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.6 Provision of detailed architectural and landscape cross sections (minimum 1/4-inch scale) through common open spaces, semi-private patio areas and planters.

Note to Applicant: The sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- 1.7 Provision of landscape features intended to create bird friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the *Bird Friendly Design Guidelines* for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to:

<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

- 1.8 Coordination for the provision of new street trees, and any proposed removals and/or canopy pruning of City-owned tree adjacent to the development site with Park Board Urban Forestry.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587 or email pbdevelopment.trees@vancouver.ca) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

Sustainability

- 1.9 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (amended November 27, 2024) located here: <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>.

Note to Applicant: Refer to the most recent bulletin Green Buildings Policy for Rezoning – Process and Requirements.

Housing

- 1.10 The proposed unit mix, including 390 studio units (77%), 78 one-bedroom units (15%), and 39 two-bedroom units (8%) is to be included in the Development Permit drawings.

Note to Applicant: The applicant is encouraged to provide a greater proportion of family units, with two or more bedrooms. Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board.

- 1.11 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

Note to Applicant: Provide further design details for the outdoor amenity areas including provision of a children's play area, and recommend design adjustments to allow for adjacent indoor and outdoor amenity areas to enable adult supervision of outdoor play area.

- (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2), with preference for in-suite storage;
- (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Position this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and

Note to Applicant: Provision of additional indoor amenity floor area to address the scale of the project.

- (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Engineering

- 1.12 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to Building Permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the Building Permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to Occupancy Permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.13 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation & construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.14 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.15 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.16 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services as presented in the [Garbage and Recycling Storage Amenity Design Supplement](#).

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade should enable access and pick up from a location without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- 1.17 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

- (a) Display of the following note(s):
- (i) "This plan is "**NOT FOR CONSTRUCTION**" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
 - (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
 - (iii) "The required Green Infrastructure improvements on 816 W 13th Avenue will be as per City-approved design".
 - (iv) Note to Applicant: Callouts must be included along with the note. The required Green Infrastructure improvements for 816 W 13th Avenue are to be designed and submitted by the applicant in accordance with the City's [Standard Green Infrastructure design details](#) for City approval.
- (b) Existing locations of:
- (i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator."
 - (ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.
- (c) Deletion of:
- (i) All non-standard landscape, surface treatment, and private structures or elements shown encroaching onto City property.

Note to Applicant: Non-standard elements may include but is not limited to gravel path, rubberized surface, gravel strip, granite banding, bike racks, landscaping rocks, non-standard plant materials, irrigation system, street furniture, and benches.

Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only. Surface treatment in the lane is to be standard asphalt only.

- (d) All proposed streetscape materials on City property to be City standard materials;

Note to Applicant: deviations from the standard streetscape materials must be justified in a report and approved by City prior to the DP application. Encroachment agreements may be required for non-standard streetscape materials on City property.

- (e) Streetscape designed in compliance with “Vancouver General Hospital (VGH)” Streetscape Design Guidelines.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning.

Note to applicant: All proposed streetscape materials on the boulevard along W 13th Ave should meet the VGH Streetscape Design Guidelines. The Streetscape Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City’s design guidelines and construction standards.

- 1.18 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:

- (a) Convenient, internal, stair-free loading access to/from all site uses.

- 1.19 Provision of bicycle spaces, per [Parking By-law Section 6](#), including:

- (a) An alcove for access to spaces located off the vehicle ramp and/or maneuvering aisle.

- 1.20 Provision of passenger space(s), per [Parking By-law Section 7](#) and the [Design Supplement](#), including:

- (a) Convenient, internal, stair-free access to/from site uses.

- 1.21 Update the architectural plans to provide:

- (a) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions;

- (b) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

- 1.22 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation are required, if the (driveway, loading bay, walkway, etc.) cannot be relocated.

Note to Applicant: Existing wood pole in lane conflicts with access.

- 1.23 Provision of a Final Hydrogeological Study, to the satisfaction of the General Manager of Engineering Services and the Director of Planning, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

- (a) An updated Groundwater Management Plan which includes:
 - (i) Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval;
 - (ii) Provision that every effort will be made to prevent or limit long-term discharge of groundwater to the sewer system, with the details reflected in the Groundwater Management Plan.
- (b) An updated Impact Assessment which achieves the following objectives:
 - (i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion.
 - (ii) Provision that peat will not be dewatered due to the associated risk of offsite settlement.
- (c) Provision of immediate notification to the City of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g. if the proposed excavation depth increases).

Note to Applicant: Email the City at groundwater@vancouver.ca.

- (d) Submission of the anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct the discharge flow monitoring prior to Building Permit issuance for excavation.

Note to Applicant: Construction-related discharge to the sewer must be measured and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

- 1.24 Provision of the Developer's Engineer is to submit a sewer abandonment plan that details the:

- (a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

- 1.25 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

- 1.26 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

- 1.27 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

Building Grades are being revised for this site. Ensure building grades and property lines shown on the landscape and architectural drawings match the latest City supplied building grades plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Urban Design

- 2.1 Arrangements are to be made to the satisfaction of the Director of Planning and the Director of Legal Services for a Statutory Right-of-Way (SRW) for public life use over the proposed Privately Owned Public Space (POPs).

Note to Applicant: The final dimensions are to be determined through the Development Permit process but should be consistent with this Rezoning Application. Refer also to Urban Design Condition 1.1(a).

Engineering

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a resolution approving the cancellation of Strata Plans 972, 997, 998, 1066, 1069, and 1070 and the dissolution of the strata corporation as noted in Section 272 of the Strata Property Act. The registration of a reference plan and an indefeasible title for the new parcel by the Land Title Office.
- 2.3 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of the newly cancelled Strata Plans (972, 997, 998, 1066, 1069, and 1070) to create a single parcel.
- 2.4 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

Note to Applicant: The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: <https://council.vancouver.ca/20231003/documents/r2.pdf> and will be due prior to issuance of the Development Permit.

- (a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin Martin dated September 26, 2025, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm on Willow Street. Should the development require water service connections larger than 200 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300mm.

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Note to Applicant: Implementation of development(s) at 816 W 13th Avenue does not require any sewer upgrades.

Note to Applicant: Development to be serviced to the existing 600 mm STM and 300 mm SAN sewers in W 13th Avenue.

Development to be installed with backflow preventor within the property and upstream of storm service connection to sewer mains as per City's standard.

The City of Vancouver will deliver the sewer upgrades on Willow Street as it is part of the Willow Trunk UDCL (2023-2032). The applicant is to regularly inform the Development Water Resources Management (DWRM) Branch (utilities.servicing@vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the DWRM Branch in scheduling the sewer delivery. If the DWRM Branch is not kept informed of the developer's schedule, the Occupancy permit approval may not meet the developer's schedule.

The City of Vancouver Council has approved a Vancouver Building Bylaw change that has taken effect on January 1st, 2026. The onsite rainwater release rate requirement has been changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area,

and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements. More information is available at vancouver.ca/rainwater.

- (c) Provision of street improvements, and appropriate transitions, along W 13th Avenue adjacent to the site, including:
- (i) Minimum 2.0 m wide front boulevard
 - (ii) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Curb bulge, including relocation of the existing catch basin and road reconstruction as required to accommodate the curb bulge;
 - (iv) Raised pedestrian crossing, including corner curb ramps on both sides of the crossing;
 - (v) Relocation or replacement of the existing street light into the new front boulevard;
- Note to applicant: removal of any City inventoried street trees are contingent on collecting appraisal value. Please contact PBdevelopment.trees@vancouver.ca for removal and payment protocol as applicable.
- (vi) 50 mm depth mill and inlay from curb to curb along the site's frontage;
 - (vii) New concrete curb and gutter.
- (d) Provision of street improvements, and appropriate transitions, along Willow Street adjacent to the site, including:
- (i) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;
 - (ii) Corner curb ramp;
 - (iii) Curb bulge, including relocation of the existing catch basin and road reconstruction as required to accommodate the curb bulge;
 - (iv) 50 mm depth mill and inlay from curb to curb along the site's frontage;
 - (v) New concrete curb and gutter.

Notes to Applicant: The City will provide a geometric design for all of these street improvements.

- (e) Provision of street improvements along the lane, adjacent to the site and appropriate transitions, including the following:
 - (i) Full depth pavement reconstruction;
Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards.
 - (ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Willow St.
- (f) Provision of speed humps in the lane south of W 13th Avenue between Laurel St and Willow St.
- (g) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:
 - (i) Installation of a bioswale feature on W. 13th Avenue located in the west end of the front boulevard at the existing catch basin, to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.
 - (ii) Installation of a bioretention system in curb bulge located at the corner of Willow and W 13th Avenue, to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of plants, growing medium, and perforated pipe sub drain connected to the sewer system. To be coordinated with Streets and Transportation.
 - (iii) Installation of a subsurface infiltration trench at the existing catch basin in the lane, to treat and retain 90% of average annual rainfall from the laneway, to the greatest extent practical.

Note to Applicant: These improvements generally include a subsurface storage area filled with drain rock.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the [Rain City Strategy](#). The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.
- (h) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (i) Provision of Willow Street and W 13th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.

- (j) Provision of new or replacement duct bank that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical, communication ducts and cables, and connect to existing electrical and communication infrastructure.

The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

- (k) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

- (l) Provision of installation of parking regulatory signage on streets adjacent to the site.

Housing

- 2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all residential units as for-profit affordable housing units, excluding Seniors Supportive or Independent Living Housing, for a term equal to the longer of 60 years and life of the building, subject to the following conditions and requirements:
 - (a) A no separate-sales covenant is required.
 - (b) A no stratification covenant is required.
 - (c) None of the units are to be rented for less than 90 consecutive days at a time.
 - (d) The average starting monthly rents for each unit type will for initial occupancy not exceed the rents outlined by Section 3.1A (e) of the Vancouver Development Cost Levy By-Law.
 - (e) A rent roll is to be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services, which reflects the agreed initial monthly rents as of occupancy.
 - (f) Following initial occupancy, on a change in tenancy for a dwelling unit, the starting rent for such new tenancy will be not exceed the rents outlined by

Section 3.1A (e) of the Vancouver Development Cost Levy By-Law for that unit type at the time of the change in tenancy;

- (g) The applicant will enter into an agreement with Vancouver Coastal Health (VCH) to offer to rent all the for-profit affordable rental housing units to VCH employees and will submit this agreement to the City prior to issuance of the Occupancy Permit for the new building;
- (h) The owner must demonstrate that satisfactory efforts have been made to rent all vacant units to VCH employees, by providing a statutory declaration to the City on an annual basis confirming:
 - (i) that there has been a minimum 30 day period where the owner and VCH have collaborated to rent any vacant unit to VCH employees;
 - (ii) that efforts were made to rent all vacant units, including at a minimum:
 - 1. that the owner is seeking tenants from a VCH nomination list of current VCH employees requiring housing, and
 - 2. that advertising of vacant units has been promoted through healthcare employee networks on an ongoing basis;
 - (iii) that following this 30 day period and if the owner cannot find a qualifying tenant, the vacant unit may be rented to the general public while prioritizing the unit to employees in the healthcare sector;
- (i) If the agreement between the owner and VCH expires, the terms of the housing agreement will continue to be in effect, and reasonable commercial efforts will be made to enter into a new agreement between the owner and a healthcare organization, submitted to the City, where all vacant units will be offered to rent to employees in the healthcare sector;
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.

- 2.6 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Broadway Plan and the Tenant Relocation and Protection Policy that is effective at the time of submission of the Development Permit Application;
 - (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to

redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant;

- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation or temporary rent top-up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top up option must also be provided with the Interim Tenant Relocation Report; and

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building, or another building (if applicable) and their starting rent, and for those not returning to the new building, the outcome of their search for alternate accommodations and the total monetary value given to each tenant (moving costs, financial compensation, total rent-top up amount, any other compensation).

Public Art

- 2.7 Execute an agreement satisfactory to the Director of Legal Services and the ACCS Deputy General Manager, Arts, Culture & Tourism (ACT) for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.

- (a) Consult with the Head of Public Art regarding opportunities for investment in public spaces as per the *Broadway Plan*.
- (b) Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A: Art on Site, or Option B: 60% cash-in-lieu of art.

Note to Applicant: Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

2.8 The following conditions must be met prior to enactment of the rezoning:

- (a) Submit a site disclosure statement to Environmental Services;
- (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

APPENDIX C
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

"816-860 West 13th Avenue and 2915-2925 Willow Street [CD-1 #] [By-law #] C-2"

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule B [Intermediate Zone] by adding the following:

"[CD-1 #] [By-law #] 816-860 West 13th Avenue and 2915-2925 Willow Street"

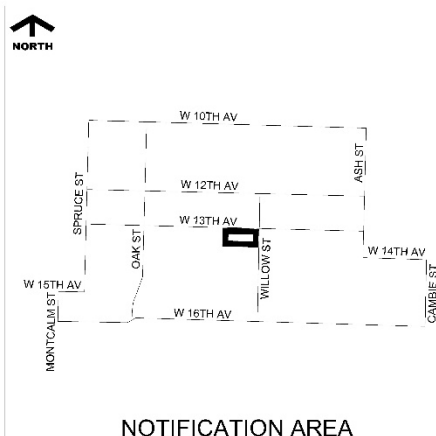
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APPENDIX D ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	November 10, 2025	https://www.shapeyourcity.ca/ 816-860-w-13-ave-and-2915-2925-willow-st-2
Postcard mailed	December 1, 2025	3,027 notices mailed
Site sign installed	November 17, 2025	n/a
Online comment form	November 2025 to December 2025	30 submissions • 15 responses support • 13 responses opposed • 2 responses mixed
Question and Answer (Q&A) period (1 weeks)	December 3, 2025 to December 9, 2025	3 submissions
Other input (phone calls, direct emails, etc.)	November 10, 2025 to January 6, 2025	2 submissions
Total webpage views	November 10, 2025 to December 16, 2025	354 page views
Total Submissions (Comments submitted + questions asked + other input methods)		35 submissions

Map of Notification Area



A summary of public input is provided below, organized by topic.

Areas of support:

- **Housing for healthcare staff:** The proposed workforce housing for VCH staff at a discounted rate is supported. This would directly address housing challenges faced by essential workers and support staff retention.
- **Proximity to essential services:** The site's immediate proximity to VGH was viewed as a major benefit, reducing long commutes, improving work-life balance for shift workers, and enabling better emergency and on-call response.
- **Community benefits:** Affordable housing for healthcare workers strengthens the healthcare system overall, improves patient care, and benefits the wider community.

Areas of concern:

- **Building height:** The two 21-storey towers are out of character with the surrounding low-rise residential area. It will result in loss of sunlight and shadowing.
- **Unit mix and livability:** High proportion of very small studio units, lack of family-sized homes, limited balconies, and minimal indoor and outdoor amenities. The project resembles short-term or hotel-style accommodation rather than long-term housing suitable for families or stable communities.
- **Traffic:** Existing congestion, limited street parking, school drop-off pressures, and hospital-related traffic. Increasing the unit count without corresponding infrastructure upgrades will worsen traffic gridlock, parking shortages, and overall neighbourhood disruption.

Response to Public Comments

- Height, density, and shadows: The proposal meets the height and density policies contained in the Plan. See the Form of Development section of the report.
- Unit mix and livability: Vancouver Coastal Health has outlined a demand primarily for studios and 1-bedroom units, with some demand for 2-bedrooms among its workforce. Conditions have been included to ensure each unit has access to private outdoor space, in the form of either patios or balconies, to ensure the livability of units.
- Traffic, safety, parking, and congestion: Rezoning conditions require improvements to address safety for all road users. This includes intersection upgrades along 13th Avenue and Willow Street including upgraded street lighting, new sidewalk and curb ramp improvements, and the installation of parking signage. The Parking By-law does not require minimum parking requirements except for accessible parking, visitor spaces, and bike parking. In addition, the site is located in close proximity to the frequent transit bus network and future Oak-VGH Subway station.

APPENDIX E
DRAFT TENANT RELOCATION PLAN / HOUSING

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	The choice of either: • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: - o 4 months' rent for tenancies up to 5 years; - o 5 months' rent for tenancies over 5 years and up to 10 years; - o 6 months' rent for tenancies over 10 years and up to 20 years; - o 12 months' rent for tenancies over 20 years and up to 30 years; - o 18 months' rent for tenancies over 30 years and up to 40 years; - and - o 24 months' rent for tenancies over 40 years. Or: • For tenants that wish to exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building. •
Notice to End Tenancies	• Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	• A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	• Staff have distributed a tenant needs assessment survey. These survey will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers	• For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.

to Appropriate Housing	
First Right of Refusal	• The applicant to offer all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less.

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APPENDIX F PUBLIC BENEFITS

City-wide DCL ^{1,2}	\$954,818
Utilities DCL ¹	\$3,404,448
Public Art ³	\$549,892
TOTAL	\$4,909,159

Other Benefits (non-quantifiable components): 507 rental units of which 100% of the units will be rented out at Class B DCL waiver rents, secured for the greater of 60 years or the life of the building.

¹ Based on rates in effect as of December 10, 2025 and the proposed 24,765.9 sq. m (266,578 sq. ft.) of residential floor area and 1,035.5 sq. m (11,146 sq. ft.) of commercial floor area. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for more details.

² This application has requested and is expected to be eligible for a Class B (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The value of the City-wide DCL waiver on the residential floor area is estimated to be \$4,589,645.

³ Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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APPENDIX G REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
816 West 13th Avenue	005-809-916	Strata Lot 2 District Lot 526 Strata Plan VR. 998 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
818 West 13th Avenue	006-289-991	Strata Lot 1 District Lot 526 Strata Plan VR. 998 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
826 West 13th Avenue	006-289-126	Strata Lot 2 District Lot 526 Strata Plan VR. 997 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
828 West 13th Avenue	002-726-670	Strata Lot 1 District Lot 526 Strata Plan VR. 997 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
834 West 13th Avenue	005-095-743	Strata Lot 2 District Lot 526 Strata Plan VR. 1069 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
836 West 13th Avenue	006-379-915	Strata Lot 1 District Lot 526 Strata Plan VR. 1069 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
844 West 13th Avenue	002-896-231	Strata Lot 2 District Lot 526 Strata Plan VR. 1070 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
846 West 13th Avenue	002-693-330	Strata Lot 1 District Lot 526 Strata Plan VR. 1070 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
856 West 13th Avenue	003-056-562	Strata Lot 2 District Lot 526 Strata Plan VR. 1066 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
860 West 13th Avenue	003-091-660	Strata Lot 1 District Lot 526 Strata Plan VR. 1066 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.

2915 Willow Street	006-285-881	Strata Lot 1 District Lot 526 Strata Plan VR. 972 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
2925 Willow Street	006-285-899	Strata Lot 2 District Lot 526 Strata Plan VR. 972 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.

Applicant Team

Applicant	PC Urban (13th and Willow) Holdings Corp.
Developer	PC Urban (13th and Willow) Holdings Corp.
Architect	Francl Architecture Inc.

Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	R3-3	CD-1
Site Area	3,486.6 sq. m (37,529 sq. ft.)	3,486.6 sq. m (37,529 sq. ft.)
Land Use	Residential, Commercial	Residential, Commercial
Maximum FSR	2.70	7.4
Maximum Height	23.0 m (75 ft.)	66.6 m (219 ft.)
Floor Area	9,414 sq. m (101,332 sq. ft.)	25,801.4 sq. m (277,724 sq. ft.)
Unit Mix	n/a	390 Studio 78 1-bedroom 39 2-bedroom 507 Total
Natural Assets	26 existing on-site by-law trees and 30 City trees	4 City trees to be retained 26 on-site and 26 City trees to be removed 31 new on-site and City trees To be confirmed at development permit stage

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