

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-17	11:12	CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street	Oppose	<p>Dear Mayor Sims and council,</p> <p>I am writing to you today as a resident and Strata President of [REDACTED] 4 story building immediately West of proposed plan. I ask you to consider the bigger picture when visualizing this proposal in our community. I have attached photos for perspective of impact on residents of 888 W13th and surrounding community. Currently on the 3 blocks of W13 Ave between Willow St east to Cambie St there is increased density construction in progress.</p> <p>Metro Vancouver Housing project Heather Place B in build – 87 units, Heather Place C to follow at 66+ units, Heather Place A complete (backs onto Heather B) on 14Ave – 67 occupied units. 546 W 13Ave – Soroptimist International – 135 units. The added density buildings have been designed to keep the community feel of neighborhood while adding 355+units within 3 blocks. Also 2 daycares operate between Laurel St east to Heather St. This proposal does not consider its location, surrounding or neighbourhood as designed. Nor does it consider as residents we have the right to privacy and comfort in our own units as immediate neighbors to this site. There are several aspects of this proposal that require redesign to meet recent Provincial Housing Legislation, the site context and fundamental long term planning objectives. The following aspects specifically, require revision:</p> <p>-The density of this project is being increased due to the inclusion of below market rental units. The proposed “tower in the park typology” with 3 levels of underground parking is the most expensive form of construction possible, which will require the developer to charge commensurate market rental rates to recoup their investment. Utilizing woodframe construction would be a much more cost effective way to address the City’s rental and affordable rental objectives. There will be no surprises when the affordable housing objectives being touted by this project are not realized.</p> <p>-The west side yard setback must be increased. The design proposes a 6 metre setback to the west property line. This setback does not account for the balconies that project into the west side yard setback. This setback must be increased due to the following considerations:</p> <ul style="list-style-type: none"> • Bill 47 requires the City to allow new high-density buildings with a minimum building height of 8-storeys in this area of the City. The west side yard setback must be increased to reflect at least half of the typically required tower separation of 24 metres to preserve the redevelopment potential of the adjacent sites to the west. Bill 47 obligates the City to protect the redevelopment potential for the remainder of the block, which this proposal does not accomplish. • The Vancouver Heritage Plan was approved by City Council in 2020 and supports the use of density transfers to protect heritage assets through 	Karen Konrad	Fairview	Attachment 1 Attachment 2 Attachment 3 Attachment 4 Attachment 5 Attachment 6

redevelopment. The existing building at 896 W. 13th Avenue is an identified heritage resource. Preserving the redevelopment potential of the remaining block requires the site plan reflect the potential for a building much taller than 8-storeys to be constructed on 888 W. 13th Ave as part of a comprehensive redevelopment that involves the retention of the heritage building. The developer must be required to provide development concept plans for the site to the west demonstrating this project does not impose restrictions on the potential redevelopment of the remainder of the block.

- Any intention in the Broadway Plan to restrict the number of towers per block is no longer relevant as the plan is superseded by Bill 47. Preserving the long-term redevelopment of the block requires that a minimum 12 metre setback to the west property line is provided.
- The proposal provides an approximately 24 metre setback between the two proposed buildings on the development site. The tower separation is intended to address livability concerns by ensuring there is an adequate separation between the units in these two buildings. The proposed west side yard setback results in existing residents not being afforded the same basic livability considerations that the future residents of these buildings are being provided. The projecting balconies along the west side yard impose even more impacts on the residents of the adjacent building to the west.

-The parking garage driveway must be moved to the east to for the following reasons:

- The proposed driveway location is approximately 3 metres east of the existing driveway to 888 W. 13th Avenue. The minimal driveway separation will create dangerous turning movement conflicts between vehicles exiting these driveways.
- The garage/recycling area for 888 W. 13th Avenue is located between the existing driveway for 888 W. 13th Ave and the proposed driveway serving the subject development. The turning movement conflicts created by the proximity of the driveways is exacerbated by the fencing that encloses the garbage/recycling area which significantly compromises the sight lines.
- The servicing of the garbage/recycling area requires the garbage/recycling trucks to block one or both driveways during the collection periods.
- The proposed driveway location removes any ability to provide landscaping along the west property line.

- There should be on-site allowance for additional daycare pick-up/drop-off parking. The 6 spaces proposed off the lane for pick-up/drop-off is not sufficient to support the childcare operation. The section of W. 13th Avenue between Willow Street and Laurel Street is already congested in the morning and afternoon with numerous vehicles illegally parking in the vehicle travel lanes while children are being dropped off at the existing daycare at 889 W. 13th Avenue. Daycares all experience the same peak period pick-up/drop-off so the addition of approximately 50 additional childcare spaces will result in further illegal parking that is already prevalent often creating dangerous situations on the road way.

			<p>- Tree Management Plans should be revisited to retain some of the existing trees into the redevelopment of the site. The ongoing redevelopment of Heather Place (immediately east of the subject proposal) has retained and integrated several of the existing trees into the redevelopment of the site. The Heather Place redevelopment illustrates how to successfully balance increasing affordable housing supply while respecting existing environmental assets and the subject proposal should be held to the same standard. In addition to the above outlined concerns, as a resident living immediately next door to the proposed development, the developer must be required to ensure that construction related activities do not impact existing residents use of our property or the structural integrity of existing buildings. To this effect the developer should be required to do the following:</p> <ul style="list-style-type: none"> • Conducting a pre-construction assessment documenting the condition of our building prior to any construction activity (including building demolition occurring), installing geotechnical monitoring equipment on/around our building and conducting a post construction impact assessment to ensure that there is no damage to our building resulting from construction activity. The developer is responsible for ensuring the construction does not negatively impact adjacent property and putting these measures in place is required to ensure accountability. • Prepare and implement a comprehensive plan to manage construction related dust and debris during and post construction. The developer should be required to enter into an agreement with our strata corporation to ensure that our building is restored to the condition that existed prior to any construction, including covering costs associated with any exterior cleaning of windows and cladding along with repairing any damages. • Prepare and implement a comprehensive construction traffic management plan to manage employee parking and construction related deliveries. The plan must consider: <ul style="list-style-type: none"> o the existing daycare operation 889 W. 13th Avenue and implement appropriate vehicle movement time restrictions to avoid impact on the daycare operation and the associated use of the outdoor play space; and o the existing on-street resident permit parking area on 13th Ave. The area is already subject to high on-street parking demand due to the proximity to the hospital and there is limited resident permit parking in the area. Every effort should be made to ensure limited impact on street parking availability. <p>The density of daily hospital foot and car traffic must also be considered as it is already excessive. Likewise, the proposed project for 900-990 W12 Ave creating a VCH campus of services will only sky rocket this even more. As a long time resident, I consider VCH proposal far more important to the neighborhood and Vancouver community than the current proposed added density from 816-860 W13 Ave 2915-2925 Willow St. The neighborhood clearly supports densification, is currently adding density however as designed this project is not positioned nor will enhance or help our community in away.</p>			
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2025-04-17	11:40	CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street	Oppose	I am opposed to this development in our neighbourhood, especially a building of this height which I feel is totally inappropriate in this area where established buildings are significantly smaller in size and height. I have submitted a document with further details/comments.	John Larsen	Fairview	Appendix A
2025-04-17	15:12	CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street	Oppose	<p>While this rezoning proposal may technically comply with the Broadway Plan and meets shadow and sunlight guidelines, it raises serious concerns for the surrounding community.</p> <p>Less than a stone’s throw away, the City of Vancouver built two low-income housing buildings—both capped at seven stories. That project showed what sensible, community-oriented planning looks like: modest in scale, respectful of the neighborhood, and directly focused on addressing affordability. This rezoning proposal, by contrast, is a clear example of profit-maximizing development cloaked in the language of compliance.</p> <p>There are also no concrete plans to manage the inevitable traffic and congestion this development will bring—especially troubling given its proximity to a major hospital where emergency vehicle access is critical. Vague “traffic calming” measures that amount to roadblocks and car deterrents do little to address the actual problem.</p> <p>It’s time to call this what it is: a development engineered to exploit the allowances of the Broadway Plan, not a thoughtfully crafted project for the benefit of the community. If the Plan permits 22 stories plus one more for a daycare, that’s exactly what the developer will propose—because the goal is to maximize height, not community value. And history shows us how this plays out: Olympic Village was once promised to be two-thirds affordable housing. Less than five years later, those commitments vanished and Olympic Village is now strictly home to some of the highest priced condos in Vancouver.</p> <p>Without real guarantees, this risks becoming another speculative build designed to enrich developers—not to solve the housing crisis or support long-term affordability. And it sets a dangerous precedent: that ticking the right boxes is enough, even when the result undermines the livability, character, and needs of the area.</p>	Calvin Cheng	Fairview	

Report date range from: 4/16/2025 3:00:01 PM to: 4/17/2025 5:00:00 PM

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2025-04-17	15:39	CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street	Oppose	<p>The proposed towers are too tall for our neighbourhood, the west tower is too close to the 4 story condo building - I recommend the towers be reduced in height and that green space be moved between the west tower and 888 West 13th - not between the towers.</p> <p>Another suggestion is to purchase 888 West 13th and the single home on the corner of 13th and Laurel Street and make 3 towers.</p>	Laura Barnes	Fairview	

Appendix A

April 17, 2025

Re: Rezoning application for 816-860 W 13th Ave and 2915-2925 Willow St

Thank you for this opportunity to voice my opinion about the development proposed for the corner of Willow and 13th Ave.

This development raises several concerns in my mind as a building of 20 plus stories that will squat in a neighbourhood of condo buildings and single-family homes between three to four stories. Admittedly, there are higher buildings to the west, but the height of this building is currently unprecedented. I also note that further west, along 13th Ave, 14th Ave, and others, there are proposals for future development along a similar scale to 816-860 W 13th Ave and 2915-2925 Willow St. In fact, a proposal at Laurel and 12th Ave includes two large towers side by side.

Allowing these kinds of developments gives me cause to consider what kind of city Vancouver will eventually become. With the increase of this kind of density in our neighbourhoods, there will be an inevitable impact on the current quality of life.

Shadow impact

An article in the Vancouver Sun April 30, 2024, titled *Shade problem stretches far beyond Brentwood's high-rises*, outlined the effect of towers and their shadows on neighbouring buildings. The author, Douglas Todd, makes a compelling case about the negative impact of shadows on the surrounding properties.

Traffic Congestion

The addition of some 300 units with their respective vehicles will add to the already considerable congestion and traffic. With parking along both sides of 14th Ave, single lane traffic is reduced to "wait and proceed" while cars jockey to get down the street. There is also the consideration of the impact on current local traffic during the several years of expected construction.

Affordability

"Affordable Housing" is the catchphrase being tossed about from all levels of government, especially at the federal level on the eve of a federal election. I don't know what that really means much less how we can achieve it. What I do know is that far too many young people have had to abandon their dream of owning a home or even an apartment in Vancouver. According to an article by Kerry Gold on March 21, 2025, in the Globe and Mail entitled *High-rise towers not the answer to the housing affordability crisis in Vancouver, critics say*. The author raises many points about the downside of high-rise developments from the perspective of affordability.

Medical Services

Has there been any studies done to predict the impact on the local medical services available? When my wife and I moved into this area, we were several years using a local walk-in clinic before finding a family physician for our regular health concerns. Even at that, we now experience the same problems as everyone else, waiting months for referrals for things like specialist care or access to diagnostics like MRIs. How does the dramatic increase of density from the collective

high-rise buildings get absorbed into the already overstretched available health services in this neighbourhood?

Other Amenities

While I am fortunate as a retiree, to be able to pick and choose when I go shopping for groceries or other necessities, when I do try to go shopping at peak times, like weekends or Friday evening, there is a noticeable crush of people trying to rush through their shopping on their limited available free time away from their work. Other concerns include increased pressure on parking, infrastructure such as hydro demands, water, and sewer. Which have obviously been scrutinized carefully by the City to ensure that the existing infrastructure can handle the increased density. I assume this to be the case.

Earthquake stability

With the Cascadia Fault 100 km off our coast. And the inevitability of this fault to slip at some point in the future, I ask “are all these buildings in Vancouver (and those downtown) being erected to a seismic standard to withstand up to a level 8 (or higher) quake”? We know that Cascadia will move at some point, the question remains as to when that might happen. Our level of pre-planning and prudent foresight will determine the survivability of this future event. Predictions in 2010 give a 37% chance of a level 8 quake within 50 years. But it could be tomorrow. You no doubt remember the shake we had on February 21 this year, that reminded us that the earth is on the move. A quick online search will reinforce that fact and underscore that the ground is constantly in flux.

In summary, I would like to express overall disappointment in the flood of high-rise buildings into established neighbourhoods of much lower building height. If I were to be cynical, I would suggest that Vancouver City is viewing this as an easy way of increasing tax base by bulldozing three condos of 20 or 30 residents and adding 300 taxable units in their place. Tell me I’m wrong.

I understand the need for more housing. But again, I am skeptical when I see “affordable units” on the rezoning application billboards I see on every street in our area. These high-rise buildings are incompatible with existing neighbourhoods where the roof lines are significantly lower. This approach is not making Vancouver more “liveable”. Our city is shifting from a desirable place to live into something else. We are losing the charm and beauty of our neighbourhoods that was once Vancouver, into glass and concrete fortresses.

I thank you for taking the time to allow me to forward my opinion.

Sincerely,

John Larsen