

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 |
|---------------|--------------|---------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------|------------|
| 2026-02-17 | 10:19 | CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street | Oppose | <p>This project is not a residential building it is a hotel. This project does not provide housing intended to support a healthy community, it provides short-term transient accommodation that is not suitable for a residential area. The Broadway Plan provides ample opportunities for hotel accommodations in non-residential areas. Providing fully furnished units, the vast majority of which are less than 400 ft2 with many units less than 300 ft2 does not support residential use. Residents do not live in extremely compact studio units for any length of time, especially when they have no ability to personalize the space. The City's housing policies indicate that compact living units require a high level of indoor and outdoor amenity spaces to support the residents and create community yet this project provides minimal residential amenities, further reinforcing that it is intended to serve as short-term transient accommodation. The Broadway Plan does not include any provisions for additional City facilities to support population growth. This proposal compounds this by not providing adequate on-site spaces to meet the needs of the future residents. The original proposal was granted additional height and density based on it achieving specific affordable housing requirements and a family friendly unit mix embedded in the Broadway Plan, which are being abandoned in this revised proposal yet the additional height remains and density is increased through various floor area exemptions tied to the increase of approximately 200 units. Family friendly unit requirements are intended to create complete communities. Instead of providing the minimum 35% of units as family friendly units, the project provides no 3-bedroom units (instead of the required 10%) and only 7% of the units are 2-bedroom (instead of the required 25%). The proposed partnership with VCH does not support the rationale that this project is providing housing for healthcare employees. Supporting our healthcare workers requires ensuring that the building provide housing that supports diverse needs, family friendly units and creates a sense of community that supports stable long-term housing. The requirement for the building operator to simply inform VCH of potential tenancy opportunities prior to tenating a room does nothing to support healthcare workers and reinforces that this project will be used to provide hotel accommodation. The original project was not designed to respond to the existing setting and places undue hardship on adjacent lands by limiting their future redevelopment potential by failing to provide adequate setbacks or considering how the development would fit within the overall redevelopment of the block. The proposed revisions expand on the lack of any site specific design considerations, will place additional pressure on area amenities/services and does not provide housing that will support a healthy and vibrant community. The redevelopment of Heather Place, which is directly adjacent to this site, embodies how a thoughtfully designed project can provide much needed family-oriented affordable housing that contributes to the community.</p> | W.H. Craig | Fairview | |