

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	21:37	CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street	Oppose	<p>I am writing to share my concerns regarding the proposed rezoning application. Upon reviewing the design and characteristics of the development, it appears that the project is primarily oriented toward serving as a hotel or short-term rental operation, rather than as a genuine residential building. The majority of the units are fully furnished micro-units—many under 400 square feet and some under 300 square feet—which suggests an emphasis on transient accommodation rather than long-term residency. The limited opportunity for occupants to personalize their living spaces, along with the minimal provision of residential amenities, further indicates that the project is not designed to foster permanent community members.</p> <p>This approach seems to diverge from the intent of the Broadway Plan, which was developed to support sustainable community growth and includes ample opportunities for hotel and short-term accommodation in appropriate non-residential zones. Introducing what is effectively a hotel into a residential area may circumvent these established guidelines and could challenge the Plan’s vision for healthy, inclusive, and stable communities. Furthermore, the absence of meaningful amenities and a diverse mix of family-sized units lessens the potential for genuine community-building. The proposal also places additional pressure on local services and infrastructure, as there are no provisions for new City facilities to support the anticipated population increase.</p> <p>Allowing this project to function as a de facto hotel in a residential zone raises questions of fairness and equity. Licensed short-term accommodation providers are required to operate in commercial zones, pay higher commercial property taxes, collect hotel tax, and contribute to the sustainable tourism economy. Permitting this development to operate with hotel-like privileges, without the same obligations, creates an uneven playing field and may undermine the City’s regulatory framework.</p> <p>It is also concerning that the revised proposal appears to move away from the commitments made under the original approval, which focused on delivering affordable, family-friendly housing as outlined in the Broadway Plan. The new proposal eliminates all three-bedroom units—contrary to the required ten percent—and offers only seven percent two-bedroom units, well below the required twenty-five percent. These changes represent a significant reduction in the diversity of housing options originally promised, and the increases in height and density, which were justified by the commitment to affordable, family-oriented housing, now seem difficult to support.</p> <p>The proposed partnership with Vancouver Coastal Health (VCH) does not appear to provide substantial support for healthcare worker housing. Simply notifying VCH of available vacancies does not fully address the need for stable, family-friendly, and community-oriented homes for healthcare employees. A more robust approach would include a variety of unit sizes and appropriate amenities to meet the needs of healthcare workers and their families.</p> <p>In light of these concerns, I respectfully request that the City reconsider this rezoning application in its current form. I believe that a development that supports both equitable accommodation and long-term community wellbeing, would be a better fit for our neighbourhood and the proposal as presented would be better suited to an area designated for commercial use or short term accommodation.</p>	Katie Ferland	Fairview	