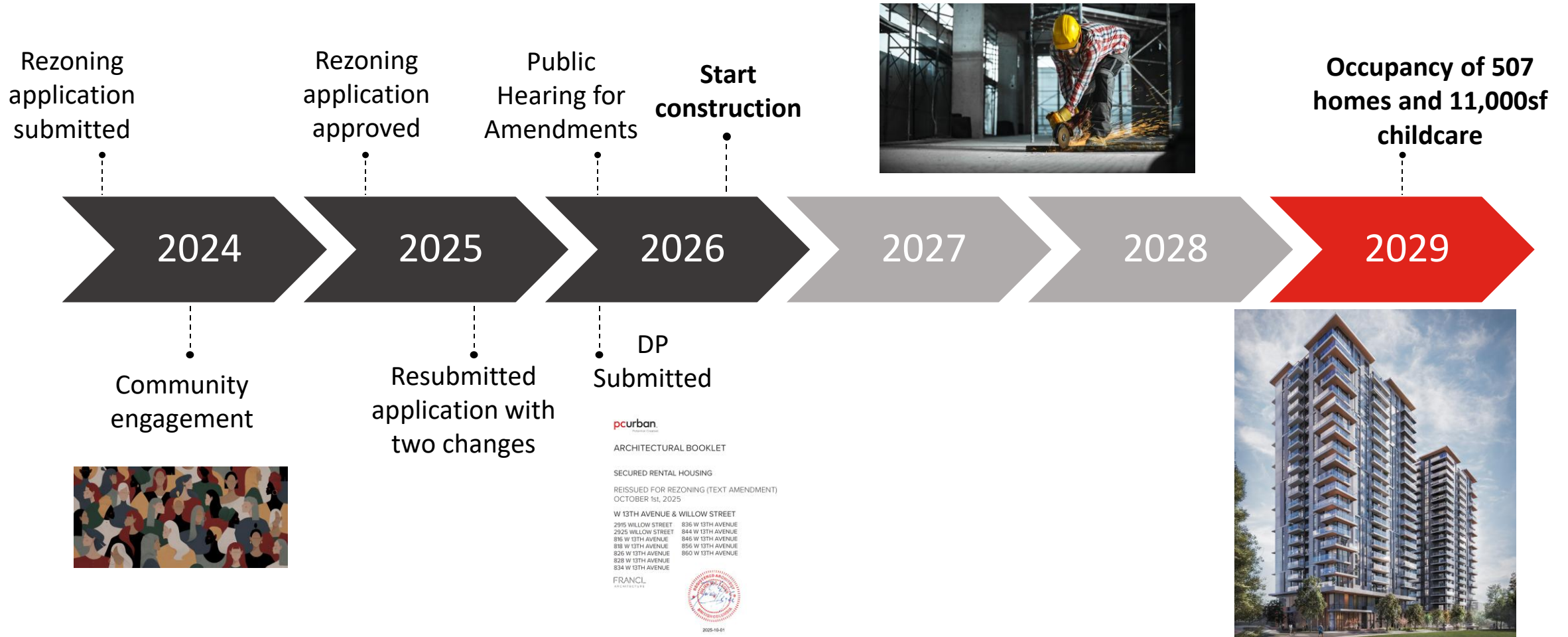


An architectural rendering of a modern residential development. The scene is viewed from an elevated perspective, looking down into a central courtyard. On either side are multi-story apartment buildings with light-colored facades and large glass windows. The courtyard is lush with greenery, including various trees and a large, flat-roofed area with a green roof. In the center of the courtyard, there is a wooden play structure with slides and climbing equipment. People are depicted walking on paths, sitting on benches, and playing in the courtyard. In the background, a city skyline is visible under a blue sky with light clouds.

# 13<sup>th</sup> & Willow

February 2026

# Project Timeline: Ready to Deliver Workforce Housing



Repositioned and ready to start construction.

# At the Doorstep of Healthcare Excellence

## Prime Location at 13th & Willow

- **No Tenant Displacement:** Adds over 500 new rental homes without displacing tenants
- 37,500 sf site: Directly across from the VGH campus and other healthcare oriented facilities
- Amenity-rich Fairview neighbourhood: Walking distance to shops, parks, and two new SkyTrain stations



# Proposed Changes for Workforce Housing

- **Rezoning approved** April 2025 for two 21-storey buildings with 3 levels of parking, large-scale daycare and extensive amenities. **No changes** proposed to **use, height, density, general design.**
- **Proposed amendments:** workforce housing for healthcare staff providing ready-to-live homes, fully furnished and inclusive of utilities and WiFi
  - **Reduction in family units:** focusing on 1-beds, increasing total homes from 354 to 507
  - **Change to the affordability requirements:** from 20% of the area at BMR to 100% of move-in ready homes at discounted rents aligned with the West Area DCL Maximum Rents
- Maximize long term affordability for hundreds of homes prioritizing healthcare workforce



# Building a Resilient Vancouver

Help address Vancouver's crisis in housing, childcare and healthcare  
talent attraction and retention

Support healthcare workers by providing over 500 new homes in a prime location

Move-in ready attainable homes centrally located near transit

Improves healthcare delivery and enhances quality of life

Provides a large, extended care childcare offering, unique to BC and of significance for  
healthcare workers

Improves emergency preparedness

Let's Invest and Build a Resilient, Affordable, and Healthy City