

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-18	17:01	CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street	Support	Please see attached letter.	Fernando Pica		Appendix A
2026-02-18	18:52	CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow Street	Support	The project meets the Broadway plan intention for use and density. Housing supply is much needed in this city. I support the application.	Ke Jiang	Grandview-Woodland	



Vancouver Coastal Health

601 W. Broadway, 11th floor
Vancouver, BC V5Z 4C2
604 875 4280

September 29, 2025

Dear Mayor Ken Sim and Vancouver City Council,

Re: Supportive Workforce Housing for VCH at 13th & Willow

Vancouver Coastal Health (“VCH”) is the largest employer in the City of Vancouver, with over 12,000 staff and approximately 4,500 new recruits annually. Rising housing costs are severely impacting our ability to attract and retain essential healthcare workers. Today, 35% of Vancouver General Hospital (“VGH”) employees face commutes exceeding two hours, often crossing multiple bridges and passing several other major hospitals. This compromises workforce stability, productivity and patient care.

PC Urban and Harrison Street Capital (the “Owners”) have approached VCH on their proposed purpose-built rental development at 13th & Willow Street (the “Development”), located one block from the VGH Campus.

VCH and the Owners are negotiating memorandum of understanding regarding the nature and benefits that would attribute to VCH and its workforce. The Owners have proposed to grant VCH in respect of the Development (the “MOU”). Key features of the MOU include:

- Approximately 500 rental homes offered as priority to VCH staff, ensuring long-term access and priority allocation. Fully furnished, all-inclusive homes, with all utilities, Wi-Fi, and furnishings included—providing “plug-and-play” affordability that traditional below-market rental programs do not address.
 - An emphasis on Studio and one-bedroom suites as VCH does not see the demand for three bedroom units.
- Priority access to an 11,000 sq. ft. extended-hours childcare facility offered to VCH staff.
- Rental pricing for VCH staff targeted at least 15% below market rates in the area. Any potential municipal or tax savings will be passed on directly to VCH staff.

Further to VCH’s April 15, 2025 letter of support, the parties also intend to prepare further written documents confirming the Owners will:

- Arrange priority access to the childcare spaces at an 11,000 sq. ft. extended-hours childcare facility for VCH staff and medical staff through the childcare operator;

With an estimated 1,000+ homes urgently needed for VCH staff in the City of Vancouver, this project is a crucial step forward. By providing stable, affordable housing for essential healthcare workers, the 13th & Willow development will help strengthen the City’s healthcare system, improve staff recruitment and retention, and ultimately benefit the broader Vancouver community.

The MOU and other contemplated binding legal arrangements are in progress and we anticipate that a successfully completed agreement will make a positive contribution to addressing the housing needs of our Health Care Workers at Vancouver Coastal Health.



Vancouver Coastal Health

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Yours truly,

s.22(1) Personal and Confidential
[Redacted signature]

Fernando J. Pica, CPA
Chief Financial Officer & VP Strategic Business Services
Vancouver Coastal Health

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