

# 1780 Fir St development application comments

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## **SURVEY RESPONSE REPORT**

18 February 2020 - 13 August 2023

### **PROJECT NAME:**

1780 Fir St (DP-2022-00814) development application

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**Q1** | **Your comments:**

This rezoning application by BHA Architecture Inc is an important step in addressing the housing crisis in Vancouver. The proposal to develop a six-storey mixed building with 20% allocated to Moderate Income Rental Housing Program, will help to increase the housing supply and provide much-needed affordable housing options for the community. The inclusion of 859.02 m<sup>2</sup> (9,246 ft.) of commercial space at grade, and the total floor area of 7,891.91 m<sup>2</sup> (85,012 sq. ft.) with a total floor ratio of 2.30 FSR, aligns with the city's guidelines for responsible development and helps to create a vibrant and inclusive community. Although the inclusion of three levels of underground parking, accessed from W 2nd Ave, may not be the most sustainable solution, the overall benefits of increasing housing supply and providing affordable housing options for the community outweighs the negative aspect of parking. Overall, this rezoning application should be supported as it will help to address the need for more housing in the community and support the City's overall goal of creating livable, affordable and inclusive communities

1/13/2023 03:51 PM

A co-op would be better than moderate income housing or market rental housing as rent is too expensive and this does not address affordability. The height of the building is reasonable for the area. The shape of the lot is odd and doesn't seem like it would fit. There needs to be green space, maybe along the tracks.

1/13/2023 06:18 PM

Looks great, we desperately need more housing, now is not the time to be picky, especially when it's replacing a depressing parking lot.

1/13/2023 10:49 PM

20% for low income housing is not enough. Should be 50% at least. I strongly opposed the development project.

1/15/2023 08:40 PM

Would this impact the potential re-activation of rail line for between Senawk/Granville Island, and either Canada Line or Main Street? I would be opposed IF the project would derail train route either by design (occupies land needed for rail line infrastructure) or policy -etc. transportation infrastructure not permitted within certain distance of residential housing....) This would be my one and very significant concern related to this development.

Mistake , if you want families to live in the City of Vancouver you need

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1/16/2023 12:44 PM

to push developments to supply 3 bedrooms units at least 20%

1/16/2023 03:43 PM

As a nearby neighbour to the site, I support this development application. The proposed building fits in well with its surroundings and will put an open lot to good use. Ground level retail will directly benefit the surrounding community. The building is appropriately sized for its neighbours. The Armoury District is slowly but surely becoming one of Vancouver's iconic neighbourhoods, and this building will help it happen. Overall our neighbourhood is close to downtown and transit and is well-suited for increased density.

1/17/2023 02:49 PM

I have more questions than comments. Where is the development capital coming from? Is BHA the sole developer? The following questions will be familiar to you: how will this development provide truly affordable housing when only 20% is so marked? Does this truly fit with the city's priority of enabling affordable housing? Is the City's MIRHPP still relevant when "moderate" rental is unaffordable for so many people? Question: given the needs of especially young families to be housed in this area of Vancouver, how does a building with maximum 2 BR 'family-oriented' actually work? One child? Also, If the 'path' retained to the north becomes a rail bed again for arterial transit to assist other (Senawk) residents, will this affect the development? Staff assured council at the rezoning hearing this line width would suffice.

1/18/2023 10:35 AM

I have lived in the area since 2004 and love it. It has felt like a little parcel of peace yet so close to so many wonderful amenities. I understand, however, that with time comes change. With the massive Squamish development now underway to be followed I'm sure by the Concord Pacific (the old Molson property), it will result in the highest FSR in North America. Adding yet more density to an area that will be overcrowded with little available parking seems unwise. Is this what Vancouver wants to be known for? I see that 20% of the units (which I'm sure will be the most undesirable) are slotted for "moderate income rental housing". What is the definition of moderate? We need people in service jobs in the city. These are NOT the people who would fit into the "moderate" category, however it is defined. I suspect that a professional couple and young families would also barely be able to qualify. And what about infrastructure? Access to the Squamish lands is restricted and most will be coming off of 1st Ave. With the potential for 9000 units between Senakw and Concord Pacific, is more really required?

I live nearby and this neighbourhood is very central and will only be a

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1/18/2023 11:13 AM

couple blocks away from the Broadway subway. We are in the midst of a massive housing supply shortage crisis. Why is this project so modest? This project should be a minimum 20 storey development with hundreds of homes. A lack of vision and ridiculous antiquated zoning laws is what got us into this housing crisis. We need to act boldly and build more Senakw style developments if we truly want to make housing affordable and accessible. Minimum height requirements should be enforced in such a dense neighbourhood adjacent to the downtown core and bounded by a new SkyTrain line. I would urge this project be rejected and the developer encouraged to come back with a much more ambitious proposal.

1/19/2023 08:57 AM

Nothing in particular to comment, other than I support this!

1/19/2023 09:19 AM

I am supportive of additional housing and medium density in false creek. I hate high density development in medium density neighborhoods

1/19/2023 01:06 PM

I would want to ensure there is an alley running completely behind it where the parkade entrance would be so no entrance off of Fir or West 2nd snarling up traffic.

1/19/2023 01:09 PM

the complex is too big not suit for the neighbourhood

1/19/2023 04:33 PM

I think it would be a good addition to the neighbourhood. That corner now is kind of a waste of space and the area gets pretty messy looking with blackberry bushes and garbage.

1/20/2023 02:19 PM

We can imagine having / and would appreciate more retail shops in this area - mainly a convenience store or market place for locals to walk to for groceries, etc... However, it's hard to imagine more people living in this already densely populated area - and certainly having more vehicles on these small roads... We hope & trust that the COV will do right by this area. Regards, an owner at Mariner Point.

1/20/2023 03:00 PM

It diminishes greatly the open sunshine light to properties north and east affecting 200 or so residents of Mariner and the Lagoons. It takes away open park-like space. The overall effect is to reduce the livability of the area and may force me to sell.

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1/20/2023 03:15 PM

Concerns: traffic from underground parking feeding onto already busy west 2 nd ( 050 bus, hop on trolleys, delivery vans,, local traffic, pedestrians, etc), seems overdevelopment on small lot, presence of retail/restaurants would add to traffic congestion. This development may impede movement of traffic and people from planned Senakw project. Too much on too small a lot!

1/20/2023 05:17 PM

Hello Staff, and Council, I am watching to see how the city deals with the "un-affordability" crisis of our homes. We not only have a homeless crisis but also an un-affordability crisis. The same old same old, business-as-usual does not give me confidence that the city is "getting it" Only 20% is so marked to accommodate the need of the majority of Vancouver residents. Why is the affordability in a building not proportional to the population that actually needs it and can afford it? Does this truly fit with the city's priority of enabling affordable housing? Rents are unaffordable for so many people these days, and this is not something that is sudden and surprising, but has been manufactured over the last 40 years. And then we have the issue of family housing. How does maximum 2 BR accommodate families ? I can go on. But let's begin there.

1/20/2023 07:07 PM

I'm all for it. This area has excellent transit, shouldn't need too much parking space. High density without parking makes the transit even better. We need the retail space as well.

1/24/2023 12:55 PM

Please provide access to 'Landscape Drawing' noted in Design Rationale. I don't understand building setbacks on W. 2nd, or Fir - This proposal does not appear to provide adequate area for street trees and/or generous sidewalk- pedestrian space. This is part of the Granville Island corridor, needing to be a gracious 'neighborhood' experience. (Both on W. 2nd and Fir) Pls advise

1/24/2023 01:51 PM

Some major concerns we have in this neighbourhood are #1- The huge Senakw development with 6000 residential units that will house up to 9000 people being built a block down the street. #2- The Molson Brewery site which is also going to be huge. #3- This proposed site at 2nd and Fir St. is a concern because; - There is not the infrastructure to accommodate all of these new developments! These developments will overwhelm the area with well over 10,000 more people in a few blocks. - There will be 3 main residential driveways within a small area were there is foot traffic ( residential and tourist's) and tour buses and residential cars entering and exiting on to 2nd. Ave. There is already a safety concern in the tourist season regarding people trying to get in and out of their driveways. -

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Our building being below where this development is being built will take away what sunlight we have in our condo. Being overshadowed by this is a very big concern! - The noise from the intended restaurant behind will add to the decline in our quality of life here. We are Not in favour of a six story building which will stand properly at 7 stories higher than where our homes sit! It is being built to the detriment of us local tax paying residents! Thank you for considering a smaller development that would enhance the community not change it!

1/25/2023 08:58 AM

1) The loading off Fir St is immediately across from laneway. Given the building south of the lane will be an auto dealership (DP-2021-00320) with substantial number of internal parking, traffic study should be provided demonstrate current loading location will not overload the intersection or create traffic congestion and hazard, taking into account the future auto dealership. 2) Related to (1): developer should demonstrate reason why loading cannot be located underground, access via the parkade entrance east of site. The current parking count is 23 stalls above bylaw requirements. An entire underground story can be utilized for loading and services. The amount of parking allowed in this project completely contravenes the City's vision of public transportation especially given the Broadway Subway Project and Arbutus Greenway. 3) The greenway design currently proposed by the City is to connect the seawall to Arbutus Greenway via Pine Street. It is unclear why a continue bike lane is required around the site. The extra ROW freed up can be used to widen landscape boulevard and public amenity (e.g. bench seating), and provide additional screening to traffic. 4) Provide landscape buffer to screen the service driveway and in front of the oil-filled transformers. The above should be studied in conjunction with the residential building across the street (1628 W1st avenue, the "Galleria"), and residence north of site, given their direct sightline. 5) The current design of the service driveway does not establish a defined formal and spatial relationship with the building. Given the transient nature of its use, CPTED will be an issue especially after hours. It is currently present itself as a "free for all" ambiguous space for congregation and temporary storage, and garbage dump. The service driveway should be used as a small park and playground to service the new families moving in (for a project with 100 units packed in this building it is very unlikely that amenity for families cannot be sufficiently accommodated inside the building or on patios.) 6) Similar to above, the current plaza is under-designed and does not activate the space or provide any amenities to the neighborhood, nor does it form a clear relationship with the multiple CRU exiting to it. 7) Provide comprehensive, holistic design of Fir Street road alignment between 1st and 2nd avenue, given multiple projects currently being reviewed / designed at the location. Streetscape, landscape buffer, curbside extension, etc. on both sides of street should be considered.

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8) Note: On Page A1.03 the back lane has mistakenly labeled "West 1st Avenue" and should be corrected Thank you very much for considering the above. Sincerely.

1/26/2023 08:35 AM

Too tall: this building, on the north side, is effectively 7 storeys tall. Overshadowing buildings behind it (Mariner Point Strata).

1/26/2023 12:39 PM

It is not clear to me what access there will be on the north side of the property to the old railway right-of-way; and then through the residential area. I would like to discourage foot traffic from moving from this development through the Mariner Walk buildings in order to get to the seawall or Granville Island.

1/26/2023 04:47 PM

Dear Sir or Madam, I am a condo owner at 1508 Mariner Walk located off of West 2nd Street. I am also an interior designer and I have designed several multi-family projects worked with several developers over the years. I am wondering why this 1780 Fir Street project is a rental property, and why these units and project are not able to be purchased? Point is, I am very concerned about the high density of the project, its location and most importantly it being a rental property with "Moderate Income Rental" Why does the City of Vancouver pick this location for discounted renters? Especially when its neighbors across the road own loft condos in the iconic Waterfall Building that are worth over one million dollars and pay taxes to suit. As well as all of the waterfront properties, this is a prime location. It is just is not right. From my previous experience as a pre-construction home owner in Olympic Village for over ten years, the social housing and moderate income rental building that was built next door to the Olympic Village development brought in a lot of crime to the community. The Olympic Village residents are very furious about that. You should ask the city to take note of this case example. Why do you want to repeat this? I remember how it was before they built the low income housing, everything really changed after and how it tarnished the new neighborhood. This is not necessary to be located there. The low income residents are begging for money in front of the Olympic Village shops and disturbing the residents and owners in the Olympic Village community. Bringing in crime, breaking into cars and garbage rooms in the parkade. When a city has beautiful developments with properties worth over one million dollars they should not be mixing it with low income housing. It is not right to the owners who are paying a lot of money to own a property there and paying property taxes. The Olympic Village owners did not buy there to purchase this extra baggage. Please recognize how low income housing can tarnish the beauty of a community. With this rental project at 1780 Fir Street, I am concerned of the same outcome

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happening here, this is all very similar to the Olympic Village Development and catering to the low income housing. Why do you want to built such a beautiful building for that purpose? I am also worried about the impact this will have on Granville Island. This is an incredible tourist attraction, please do not let the low income residents and their friends come and destroy this area. Loitering in front of the shops and bringing crime and ugliness to the community. Given the entire city, is there not any other alternative location for this? Please consider other ways to develop this prime land. I am in support of it being a condo project however one that could have units for sale that people can purchase. Bringing up the value of the community. Or alternatively an office project like a WeWork or otherwise and retail, it be great for that use. The Armoury District has a lot of great potential. Let's think of building on that. Be creative instead! This is a prime area and a fantastic location to develop. Please re-think of the long term investment and impact this will have on the community. We need to think smart about building a richer community for all in the long run. Best regards, Karen Wichert 604-764-6386

1/26/2023 06:45 PM

Although I support the prospect of affordable housing, as a resident of Mariner's point I do have concerns about additional traffic filtering onto West 2nd. The proposal seems to be overlarge for the small space being developed.

1/26/2023 10:13 PM

Concerns: 1) If they were to tear the building down, would that affect the local businesses negatively, especially now after the effects of 3 years of Covid? If so, we do not agree with the construction; In other words: What would happen to the business that are already established there? 2) When it comes to 20% allocated to Moderate Income Rental Housing Program, it sounds like this is another gentrification project to sell expensive apartments that people that work here can't afford. They should also look into including co-ops and affordable housing. 3) Construction pollution.

1/27/2023 04:50 PM

I think the project is too large in scale as it encroaches on existing residential directly to the east. Scale it back as to allow breathing space for residents and wildlife. The height of the project is acceptable but entry to parking should have more than 1 access point so as not to congest car, bike, bus, people traffic on west 2nd. Access from Fir St north of west 2nd is more appropriate especially during busy Granville Island days.

1/27/2023 06:02 PM

A structure of this size in this space will affect the immediate surrounding in a Multitude of ways. First the proposed 3 level



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underground parking suggest added congestion and does not fit in with the green climate change mandate the city aspires to. The single lane configuration in this area is already full of bus traffic, bicycles, pedestrians, passenger vehicles and delivery vans. Proximity to Granville island creates bottlenecks of high season vehicles, tour buses, pedestrians, bicycles which creat a safety issue at the best of times. The Senajw project in close proximity will impact the area in a huge way, along with the proposed Molson redevelopment. In keeping with the city's long term plan to green our city and provide low income housing as well as address the looming climate change issues; I feel this project and use of space needs to be paused and certainly reconsidered.

No to development.

1/30/2023 07:50 AM

This building seems very unfitting for the rest of the neighbourhood and the flow of the area and Granville Island

5/03/2023 09:51 AM

Arthur Erickson and Nick Milkovich designed the Waterfall Building 28 years ago and guided it through the 6 year process of permitting and construction. I am the developer. The Waterfall Building is the last development on the street in the 22 years since it was awarded the Lt. Governor's Gold Medal Award in Architecture. It set the standard and the expectation for the area and was held up by the City of Vancouver as a model for the future of the city when developers had other ideas for the Olympic Village. The proposed development at 1780 Fir Street falls far from this standard and in fact substantially detracts from the achievement of the Waterfall Building. The proposal places an unrelieved block structure directly across from the Waterfall Building, rising above it for nearly its entire frontage on West 2nd. There is nothing "respectful" in this, to either the Waterfall Building or the pedestrian boulevard. The proposed building would obliterate the northern exposure of the Waterfall Building and dominate the street which it meets with a narrow strip of sidewalk on which 2 way pedestrian movement would feel crowded and uncomfortable. The inevitable streetscape of signboards and retail flags that follows such marginalized retail frontage will be a blight on the sidewalk and the neighborhood. The pictures produced in support of this proposal do not convey the effect that this development would have on the neighborhood. The utter dominance of the structure over the Waterfall Building is in full view, but the unbalanced sidewalk depths are buried in shadow lines or simply blurred in every picture. In one picture a West 2nd sidewalk terminates mid-block in a grass strip at the east side parking entry. No site plan has been included with these drawings which makes it impossible to check dimensions. The

5/04/2023 10:41 AM

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drawings also do nothing to convey the effect of future development on CPR lot 6 and the redevelopment of the building to its west, which will complete the occlusion of the boardwalk if they follow the same pattern. When CPR first offered the right of way lots for sale they accepted my offers on 1780 Fir Street and site 6 across the street which I now own. I also own 1508 West 2nd on the east side of the Waterfall Building. We worked on different ideas for 1780, but as our work progressed it was made clear that the city sponsored rezoning and building form was not negotiable which caused me to pass on the site. Apart from my feelings about the design, at the time I did not believe this was a financially viable plan and that things would change in time to favor a building better suited to the site and area. The current proposal exceeds this envelope by eliminating the stepped form that reduced massing along West 2nd. I understand that the stepping was a specific accommodation reached through the rezoning process to neighborhood concerns. This is a significant change, particularly when the published envelope was a product of public consultation and that the information that I was given when I was working on the site was that such changes would not be considered. This site is hobbled by site specific zoning which prevents a better solution from being realized, such as a high rise of the same floor area. An example of a suitable style was designed by Henriquez beside my Copper Building at 1529 West 6th. This lovely building design naturally fits the corner site and would be easily adapted in a way that enhances the grand boulevard without the imposing mass of the current zoning and consequent proposal. I believe that the developer would respond to this suggestion with some enthusiasm. I urge the Development Permit Board to consider the following: 1. Set sidewalk depths to match the south side of the street, with a parallel street tree row. 2. Not to permit the proposed excursion from the original envelope included with the rezoning. 3. Consider suggesting to Council changes in the zoning to allow a different building form. I would welcome further discussion on this. Sincerely, Stephen Hynes

5/25/2023 11:11 AM

The proposed building is quite large for such a small parcel of land. I understand that something better could be done with the parking lot (though parking is already difficult and limited in the area, before this potential addition to the neighbourhood) BUT this small slice of land can't possibly accommodate the scale of this building. There is little foot traffic at this intersection, due to the draw of Granville Island just down the block and most businesses are either destination businesses -patrons drive there, or cyclist friendly. Parking is already difficult, as mentioned and now the plans seems to be to plop a large building on a small plot of land. This needs to be rejected and a more reasonable plan implemented. Thank you

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6/12/2023 11:12 AM

Please delay as long as possible. Would like to see reduced large truck traffic in the neighbourhood. Dump trucks on 2nd Ave arriving prior to building operations beginning and idling, blocking sight lines to the east of the main exit from Mariner Point and the Lagoons - over approx 300 home owners. Coordinate building actions with completion of other property that is at corner of 2nd and Fir - West side and the Indegious Group 11 buildings - Dump trucks and cement trucks blocking areas, including in and out of Granville Island. Parking- should also require access 2nd loction onto Fir St.

6/12/2023 11:15 AM

Please delay as long as possible. Would like to see reduced large truck traffic in the neighbourhood, as a pedestrian, there are inadequate flag people directing trucks and traffic. Dump trucks on 2nd Ave arriving prior to building operations beginning and idling, blocking sight lines to the east of the main exit from Mariner Point and the Lagoons - over approx 300 home owners. Coordinate building actions with completion of other property that is at corner of 2nd and Fir - West side and the Indegious Group 11 buildings - Dump trucks and cement trucks blocking areas, including in and out of Granville Island. Parking- should also require access 2nd loction onto Fir St. Endeavour to keep dust down during excavation process. Maintain some of the trees between our property and the new development - cleaning the air.

6/12/2023 03:11 PM

With development around the Burrard St bridge for the next 9 or 10 years the truck traffic has become unbearable. In the morning there are tandem dump trucks streaming down Fir to pickup and take out fill. This will be replaced with concrete trucks as the building proceeds. 2nd Ave also has a commercial development in progress across the street. Adding another big development on the corner of fir and second.will make getting around and finding parking impossible. This area would make a great green space.

6/14/2023 08:39 AM

Hi, I live in the neighborhood and I am curious to why everything else is only zoned to be 4 storeys and this building is 6 storeys.

6/24/2023 03:58 AM

Too high density for this mixed-industrial area, too high elevation for the surrounding area - will impact negatively on the surrounding streets/building with shadow dispursion,. Consider smaller number of housing units to commercial space, reduce number of floor elevation, increase share/percentage of units allocated to moderate income housing program. This area has been able to keep its charm and low density of housing to business mix because it has been specifically zoned in this manner. Such an increase of residential units continues

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to deteriorate the overall livability and negatively impact on density. It has always been mixed industrial with low residential density in this quarter, please keep it that way.

please approve!

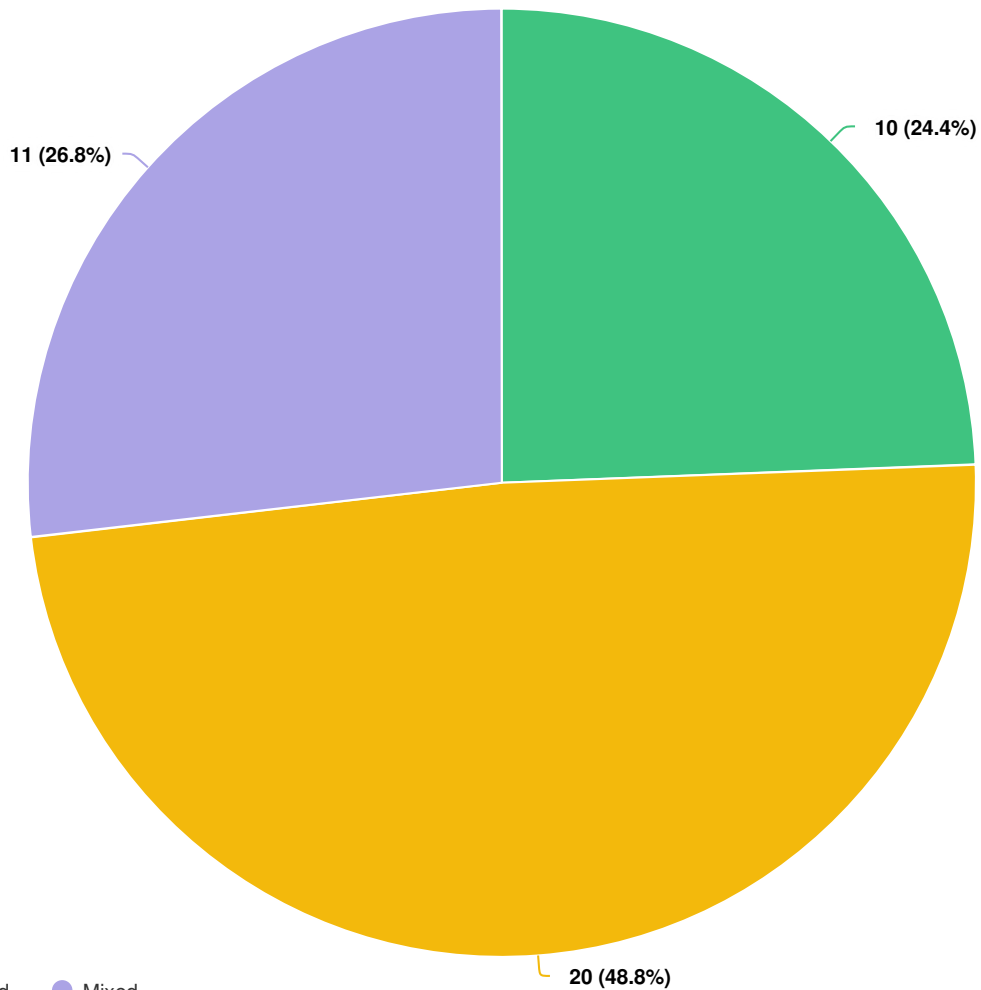
7/10/2023 08:41 PM

8/07/2023 09:17 PM

I think this looks like a great development for the area. I love that it's mixed use and I think it will fit right in with the neighborhood. I think this part of the city could really use some redevelopment as it is so close to downtown and has so much potential to be a great dense neighbourhood and this is exactly the type of development we should be building. I think the shape and size of the building are absolutely appropriate and it looks great from the outside. However, I do question why we need 3 levels of parking. seems excessive for a city trying to move away from car dependency. I'm hoping a lot of that is bike parking.

**Mandatory Question** (41 response(s))

**Question type:** Essay Question



**Question options**

- Support
- Opposed
- Mixed