

**Date:** September 18, 2023  
**Time:** 3:00 p.m.  
**Place:** Virtual WebEx and In-Person at Joe Wai Room, City Hall

---

**PRESENT:****Board**

A. Law General Manager, Development, Buildings & Licensing  
C. Okell Director, Permitting Services (Chair)  
J. Olinek Director, Development Planning  
L. LaClaire General Manager of Engineering

**Advisory Panel**

C. Taylor Representative of the Urban Design Panel  
G. Song Representative of the Design Industry  
J. Carrierra Representative of the Development Industry  
K. Krangle Representative of the General Public  
M. Moore Representative of the General Public

**Regrets:**

C. Vaness Representative of the General Public  
D. Pretto Representative of the Development Industry  
J. Evans Representative of the Heritage Commission  
M. Joko Representative of the General Public  
M. Gordon Representative of the Heritage Commission

**ALSO PRESENT:****City Staff:**

D. Lee, Engineering Services  
H. Kobayashi, Development Planning  
J. Greer, Development Services  
JL. Borsa, Development Services  
K. Spaans, Urban Design & Development Planning  
L. Brunn, Housing Policy and Regulations  
L. Berdahl, Development Services  
L. Chang, Landscape Planning

**1780 Fir St. (COMPLETE APPLICATION) DP-2022-00814 – FCCDD****Delegation:**

Duff Marrs, BHA Architecture Inc.

**Recording Secretary:** M. Sem

---

**1. MINUTES APPROVED**

It was moved by Lon LaClaire and seconded by Andrea Law and was the decision of the Board to approve August 21, 2023 meeting minutes.

**2. BUSINESS ARISING FROM THE MINUTES**

None.

**3. 1780 Fir St. (COMPLETE APPLICATION) DP-2022-00814 – FCCDD**

Applicant: BHA Architecture Inc.

Request: To develop this site with a six (6) storey mixed-use building; containing, retail at grade and 100 rental dwelling units, of which 20% of the residential floor area is allocated to below market units, over three (3) levels of underground parking, with vehicular access off West 2nd Ave.

**Planner's Comments**

Hiroko Kobayashi, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

**Applicant's Comments**

The applicant will work with staff to meet the conditions for approval.

The applicant and staff took questions from the Board and Panel members.

**Speakers Comments**

**Stephen Hegyes**, resident of Vancouver, urged the Board to put the current proposal on hold. He noted concerns with lack of sensitivity to the community character, the proposed development presents itself as a great wall, an impenetrable edge, contrary to planning principle number one of the City of Vancouver; the proposed height and massing of the project stands in direct opposition to the City of Vancouver's development plan, which outlines a suggested building envelope, differences are stark as proposed, lacking terraces, stepped forms, softening overall massing was assured by City Vancouver development plan; the building setbacks at West Second and Fir St. appears to be well below recommended standards, not allowing for pedestrian friendly sidewalks, street trees and community connectivity. Stephen noted Granville Island is undoubtedly one of the jewels in our City's crown and it deserves the utmost respect in terms of its integration with the surrounding street communities, neighborhoods and overall connectivity.

**James Harry**, resident of Vancouver and Artist, noted the relationship between Granville Island and Senakw is going to be a very impactful and meaningful situation for all residents of City of Vancouver. He noted moving forward we need to think about how this is going to culturally shape and form the future for xʷməθkʷəyəm (Musqueam) Indian Band, Sk̓w̓x̓w̓ú7mesh (Squamish) Nation, and səliłwətaʔ (Tseil-Waututh) Nation. This is a huge opportunity to think about how to acknowledge that history and incorporate this into the design and identity of our City. James noted moving forward into the future, we need to think about this as collaborators, and in collaboration how this will affect change.

**Stephen Hynes**, Builder of the Waterfall Building, presented a video of the proposal and provided recommendations. Stephen noted the proposed building does not work in this location. It requires a different form. The high rise with its generous setbacks allows easy pedestrian and bicycle interaction around the entire site within today's road alignment. Construction costs today are both the same for both buildings. The developer will do better financially and the legacy of the area set by Arthur Erickson will be preserved.

**Peter Milkovich**, resident of Vancouver, noted this project lacks community connection. It needs to look deeper at the community connection between Senakw and Granville Island and the community that lives and works in this space right now. This is where people are going to meet, cross paths, communicate, talk to each other, what we see is a building which has been expressed by many here that turns its back on community and the connection between Senakw and Granville Island.

**Jared Levitsky**, resident of Vancouver, noted the design and location of the building will create crowding on the street, which will impact the traffic flow and general feeling in the neighbourhood for pedestrians and all users (i.e. cyclists, paddlers.).

**Nima Rabbani**, resident of the Waterfall building, noted it is good to see the City of Vancouver trying to accommodate low and moderate income families into the neighbourhood. The bad – the exact site which now serves as a parking lot was home to people of the First Nations; Nima encouraged City of Vancouver to have more input from those same people in making decisions. Nima noted he would like to see the design of the building match the context to fit with the surrounding buildings. In his opinion, it looks like “Beauty and the Beast”.

**Susan Massong**, resident of the Waterfall Building, noted she would like to see something more pedestrian friendly and inclusive for all – pedestrians, cyclists, wheelchair users, children and dog. Susan acknowledged the City of Vancouver has done an amazing job in making the City wheelchair accessible.

**Phil Yacht**, resident in the Waterfall Building, noted the design and proposed location blocks all the views of every unit and the Waterfall Building. He complimented Stephen Hynes's proposed presentation as an alternative design possibility. Phil noted the building 'plunks' down on top of an established pedestrian path to Granville Island, which is expected to be pedestrianized.

**Craig Massong**, resident of the Waterfall building, noted he is not opposed to further development but the location of the proposed development should be more representative of the neighbourhood. He would like to second the proposal put forward by Mr. Hynes with regards to an alternative solution that would be a better fit for the neighbourhood.

**Russil Wvong**, resident of Vancouver, noted support for this project and the need to build more supportive housing. The current housing shortage in the City of Vancouver is unsustainably exclusive, people want to live where they work but prices and rents end up rising to unbearable levels forcing people to give up and leave. The situation is especially bad for younger people.

### Panel Comments

**Craig Taylor** echoed Jason Olinek's comment - the overall form and development for this site is in compliance as set out by council.

Craig encouraged a greater contextual fit to the area as it relates to the overall form and massing.

Craig encouraged more three-bedroom family units.

Craig noted support to staff recommendations to improvements to residential entry, the restaurant and retail frontages.

**Gloria Song** suggested reducing the building massing and distinguish facades. The building's mass appears large for this corner location. Consider using vertical separation to visually break up its length. Explore the use of distinct materials to better integrate with the neighborhood context. Treat the elevation design on the Fir Street side differently from the 2nd Ave. side. Avoid a mirrored appearance along the centerline.

Gloria encouraged incorporating a few three-bedroom units to cater to the needs of medium to large families.

Gloria suggested rectifying irregular unit shape by implementing a setback in these units to create a terrace along the north PL line. This adjustment will enhance functionality but also address the triangular corner concern.

**Joe Carriera** noted support for this project as it will provide much needed housing.

Joe echoed Gloria Song's comment that the triangular unit can be improved.

Joe encouraged applicant team to review the French door balconies by providing more personal outdoor space.

**Karenn Krangle** noted support for this project as it will add to the much needed rental and moderate income housing.

Karenn noted this building needs to a much better contextual fit for the neighbourhood.

Karenn appreciates staff recommendations for more responsive materials and improvements to the amenity space.

Karenn echoed Joe Carreira's comments regarding the French balconies by providing as much personal outdoor space as possible.

Karenn echoed comments from other Panel members there is a need for more three bedroom family units.

**Monica Moore** noted support for this project and additional rental spaces that will be brought to the city.

Monica noted the commercial and retail space will bring more vibrancy to the neighbourhood.

Monica echoed comments from other Panel members there is a need for more three bedroom family units.

### **Board Discussion**

**Jason Olinek** thanked all members of the public and the advisory panel for their thoughtful suggestions and comments.

Jason noted there needs to be solutions to housing and that starts with approvals. He noted this project is an approved form of development by council, it's 20% below market and it's achieving that priority, it's important to keep that in mind and keep that process moving forward.

Jason noted for the applicant team to pay particular attention to the commentary around architectural expression and further exploration of ideas on indigenous representation.

Jason acknowledged comments made by members of the public regarding public realm and noted the conditions in the report have addressed these concerns.

Jason noted support for this project.

**Andrea Law** thanked all members of the public and the advisory panel for their thoughtful suggestions and comments.

Andrea noted satisfaction that the conditions have been carefully crafted to address the concerns raised by members of the community.

Andrea acknowledged and noted appreciation to the comments made on having better indigenous representation incorporated as part of the site design.

Andrea noted it is important to acknowledge the council approved amendments to update the FCCD official development plan. This was instrumental in providing the policy direction to enable this form of development that is before us today.

Andrea noted support for this project.

**Lon LaClaire** thanked everyone for their work.

Lon noted he echoed all comments made by Jason Olinek and Andrea Law.

Lon acknowledged comments made by members of the public regarding the pedestrian connections. Lon noted the setbacks that the Engineering department provided as requirements for this site was based on a well-designed walking, cycling and future streetcar requirements. He is confident that in the next round of design iterations that we will start to see those walking cyclists and transit combinations incorporated.

All board members voted in favor of the application to move forward subject to the conditions noted in the Staff Committee Report.

**Motion**

The decision of the Board: THAT the Board APPROVE Development Application **DP-2022-00814** subject to the conditions in accordance with the Staff Committee Report dated August 16, 2023.