

Date: Monday, May 29, 2017
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:

Board

A. Law Director, Development Services, (Chair)
P. Mochrie Deputy City Manager
J. Dobrovlny General Manager of Engineering
G. Kelley General Manager of Planning and Development Services

Advisory Panel

K. Smith Representative of the Design Professions (Urban Design Panel)
K. Maust Representative of the Vancouver Heritage Commission
B. Jarvis Representative of the Development Industry
R. Wittstock Representative of the Design Professions
M. Pollard Representative of the General Public
N. Lai Representative of the General Public

Regrets

R. Chaster Representative of the General Public
H. Aguirre Puértolas Representative of the General Public
H. Ahmadian Representative of the Development Industry

ALSO PRESENT:

City Staff:

J. Greer Assistant Director of Processing Centre - Development
P. Cheng Development Planner
L. King Project Facilitator

137 KEEFER STREET - DP-2017-00379 - ZONE CD-1
Delegation
Douglas Hammias, Architect, Stantec Architecture

Recording Secretary: C.Lade

1. MINUTES

None.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 137 Keefer Street - DP-00379 - ZONE CD-1
(COMPLETE APPLICATION)

Applicant: 137 Keefer Street Corp

Request: to develop on this site a 9-storey, 14 unit multiple dwelling building with a retail unit on the main floor.

Development Planner's Opening Comments

Mr. Paul Cheng, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

Paul Cheng took questions from the Board and Panel members.

Applicant's Comments

The applicant is aware of the conditions and took no issue with the conditions.

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

Comments from other Speakers

Speaker, one Mr. Gair Williamson of G. Williamson Architects, did the original design for Keefer. Mr. Williamson outlined the rules for building of the light well. Because the guidelines for light wells are only for rooming houses and hotels, specifically to 'adjacent' light, not applicable in this case. Mr. Williamson recommended using the 70' degree angle. The issue of concern is livability, and the resolution is to re-work the unit coordinates.

The second speaker, Ms. Paula Palyga, came as an owner and president of the strata of the building. Ms. Palyga asserted the staff report, does not flag the heritage status of the building. The building was re-developed, and Ms. Palyga outlined the history and is concerned about losing the Heritage Assets. The zoning allows the height, but it is not an entitlement. Parking for this site has been approved by the other building. The new buildings will block sunlight and surround their building with concrete and a view of a pool. The front patio is compromised. There will be a hardship for several reasons. Ms. Palyga asked the Board to consider the bigger picture by considering the existing heritage assets to improve the project. Ms. Palyga outlined the specific requests for the project.

The third speaker Mr. Rick Michaels noted that the entire by-law needed to be considered. The massing and overall design of the building needs to be considered. The lightwells, if they do

not serve the existing building they will not serve the proposed building. The concept for supporting window wells is static, both in the past and now.

The fourth speaker Mr. Justin Roach mentioned that the light well is completely impactful to their space. The light from the light well comes into their dining area.

The fifth speaker Mr. David Demers, noted that the neighbours were not opposed to the development, but mentioned that there should be some compensating values for the development.

Speakers took question from the Board and Panel members.

Panel Opinion

Panel members offered a range of comments on the proposal, including:

Chair Kim Smith, Urban Design Panel, stated the lightwell should be considered under the broader context, for example the livability of the units. The livability of the light well affects the heritage and urban context. Pulling back the building a meter would help both buildings a lot. The light well has to be made into a livable solution for both buildings.

Panel member Beau Jarvis noted that the rules were in place when the homes were purchased but understandably the neighbours are affected. Mr. Jarvis asserted concerns about removing a meter from the development. The setback was cautioned to be 'arbitrary'. The HRA for Keefer should be opened. The light amplification is worth exploring as something that is feasible.

A panel member noted there was a conflict. Development would be considered, but in regards to the encouraged development in Chinatown more could be done to take concerns into consideration.

A panel member mentioned that it was a bit 'odd' that the heritage commission did not see the proposal. Secondly, there is support for the addition of a depth and width of the lightwell. The intention should be to bring in light.

Panel member Mr. Lai, noted the history to the development and noted the complexity of solutions. Mr. Lai recommended putting the proposal back to the developers to produce a solution.

Board Discussion

Mr. Dobrovolny noted the scale and development is appreciated. Mr. Dobrovolny was disappointed that there was not solution to mitigate the impact the impact as best as possible. The project is special. Mr. Dobrovolny is disappointed that the process did not create a livable compromise. The hope was to send it back to staff to work out a solution.

Mr Mochrie noted that the Council objectives should be under consideration and a balance between other considerations.

Mr. Kelley asked what it would mean to refer the project to staff to resolve the details of the proposal based on the comments from staff and public. Mr. Kelley noted there was more work to be done in terms of more precise direction.

Mr. John Greer recommended directing the decision to the Director of Planning Mr. Kelley.

Motion

It was moved by J. Dobrovolny and seconded by P.Mochrie, and was the decision of the Board:

THAT the Board APPROVE Development Application No. DP-2017-00379, in accordance with the Staff Committee Report dated May 29, 2017, with the following amendments

Amend condition 1.1 to read as follows:

Substantial increase in the proposed width and performance for natural light access of the lightwell, thereby further mitigating the proposal's impact on the existing balconies of the neighbouring building at 133 Keefer, to the satisfaction of the Director of planning. Furthermore, it is understood that a revision to the Heritage Revitalization Agreement of 133 Keefer, at a future date, may be entertained to address privacy concerns for the residents of 133 Keefer, once/if the building forms for both 137 Keefer and 129 Keefer are confirmed as approved Development Permits.

OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 5:30 pm.