

## MEMORANDUM

Date: May 23, 2013 Our File: 1010-20-12-053  
To: Design Review Committee  
From: Lisa Berg, Senior Community Planner  
Re: **OCP/RZ/DP No. 12-053 for 370 & 380 Mathers Avenue (Unitarian Church Site)**

---

**Application Type:** Official Community Plan Amendment, Rezoning and Development Permit for a proposed 19-unit ground-oriented residential development at 370 and 380 Mathers Avenue (see Appendix A – Context Map).

### **The Proposal:**

The subject proposal was first submitted in August 2012 for 24 units with an FAR of 0.51. The applicant has revised the proposal in response to initial staff review and due to the receipt of a petition submitted to the District by area residents in advance of Council considering whether to advance the project to a District lead community consultation. Council approved proceeding to a Community Consultation Meeting, which was held on April 24, 2013. Key features of the revised and current proposal include:

- 19 strata homes consisting of 11 detached dwelling units and 8 attached dwelling units.
- FAR 0.41.
- 44 parking spaces: 19 two-car garages and 6 visitor parking spaces. In addition, the driveways in front of the garages are of sufficient length to allow for additional parking.
- Four different unit styles and floor areas: 10 detached units ranging from 196 to 198 square metres (2,106 to 2,126 square feet) each; one detached unit fronting Mathers Avenue (“Elliott House” replacement) at 230 square metres (2,475 square feet); and eight attached units with a floor area of 170 square metres (1,834 square feet) each. All floor areas noted exclude basements and garages.
- The Elliott House is proposed to be demolished. The replacement house is proposed to be architecturally treated differently than the rest of the houses by borrowing design elements inspired by the Elliott House such as a flat roof and wide eaves.
- An “S” shaped entrance driveway to the site to preserve a mature treed entrance to complement the single family street character on Mathers Avenue.
- Incorporation of a curved driveway on the site to respond to the long, narrow site and breaking up land uses between detached units on the north two-thirds of the site and attached units on the southern third of the site with a mid-site landscape feature.

Date: May 28, 2013  
To: Design Review Committee  
From: Lisa Berg, Senior Community Planner  
Re: **OCP/RZ/DP No. 12-053 for 370 & 380 Mathers Avenue (Unitarian Church Site)**

---

Page: 2

- Traffic study submitted concludes that the 19-unit development would have a nominal traffic impact on weekdays and significantly less traffic on Sundays than the existing public assembly uses.
- Emergency vehicle and pedestrian access to Lawson Avenue (existing traffic from the site to Lawson Avenue would be closed off).
- Preliminary storm water management design feature at the south end of site and plans for tree retention; both are high level at this time and will require further refinement and details.

Appendix B contains the complete Project Profile.

### **Background & Context:**

The proposal is for redevelopment of 370 and 380 Mathers Avenue with 19 strata homes, consisting of 11 detached dwellings and 8 attached dwellings.

#### *The Site*

The site consists of two properties which total 8,825.5 square metres (2.2 acres) in area. Access is from Mathers Avenue to the north and Lawson Avenue to the east. It has a north to south slope of approximately 16% and contains stands of mature coniferous trees.

#### *Existing Site Uses*

The Unitarian Church and child daycare occupy 370 Mathers Avenue. A vacant single family dwelling occupies 380 Mathers Avenue. This house is known as the “Elliott House,” which is identified in the West Vancouver Survey of Significant Architecture: 1945 – 1975” as a ‘primary’ heritage resource. Although nominated to West Vancouver’s Heritage Register, it has not been added.

#### *Neighbourhood Context*

The site is located within a neighbourhood that is generally defined as the area bounded by Stephens Drive to the north, Capilano View Cemetery and Hugo Ray Park to the east, the Upper Level Highway (Highway No. 1) to the south and Hadden Creek to the west. Adjacent land uses include a townhouse development to the south (Esker Lane – 12 units), Mathers Avenue to the north, and single family dwellings to the east and west (Mathers Mews – 8 single family strata development). There are two additional properties in the neighbourhood that are zoned Public Assembly 2 (Places of Worship), which are occupied by the Baptist Church (to the west) and the Kingdom Hall of Jehovah’s Witnesses (to the east). The remainder of the neighbourhood consists of single family dwellings within the RS3 zone (Single Family Dwelling Zone 3).

Appendix C contains contextual neighbourhood map comparing zoning and density.

### **History:**

This site was the subject of a development proposal in 2008 that was submitted by a different applicant. The initial 2008 proposal was for 48 units and an FAR of 0.7, and was later revised to 33 units and an FAR of 0.62.

Date: May 28, 2013  
To: Design Review Committee  
From: Lisa Berg, Senior Community Planner  
Re: **OCP/RZ/DP No. 12-053 for 370 & 380 Mathers Avenue (Unitarian Church Site)**

---

Page: 3

Two public meetings were held about the 2008 proposal: one by the District in 2009 and one by the previous applicant in October 2010. Issues identified related to density, traffic and loss of neighbourhood character.

Appendix D contains a comparison chart between the previous and current proposal, and revisions.

The revised proposal for 33 units was reviewed by the DRC on January 20, 2011 where the following motion was passed:

*THAT the Design Review Committee SUPPORTS an increase in density for 370 & 380 Mathers Avenue and recommends RESUBMISSION of the Elliott Commons 33 Lot Subdivision addressing the following issues:*

- 1. creating a more efficient site layout by reducing the amount of roadway;*
- 2. retain and restore the Elliott House;*
- 3. create a greater sense of community and a higher level of amenity;*
- 4. create a more appropriate contemporary character.*

The application was ultimately abandoned by the previous applicant and it did not proceed.

#### **DRC Review:**

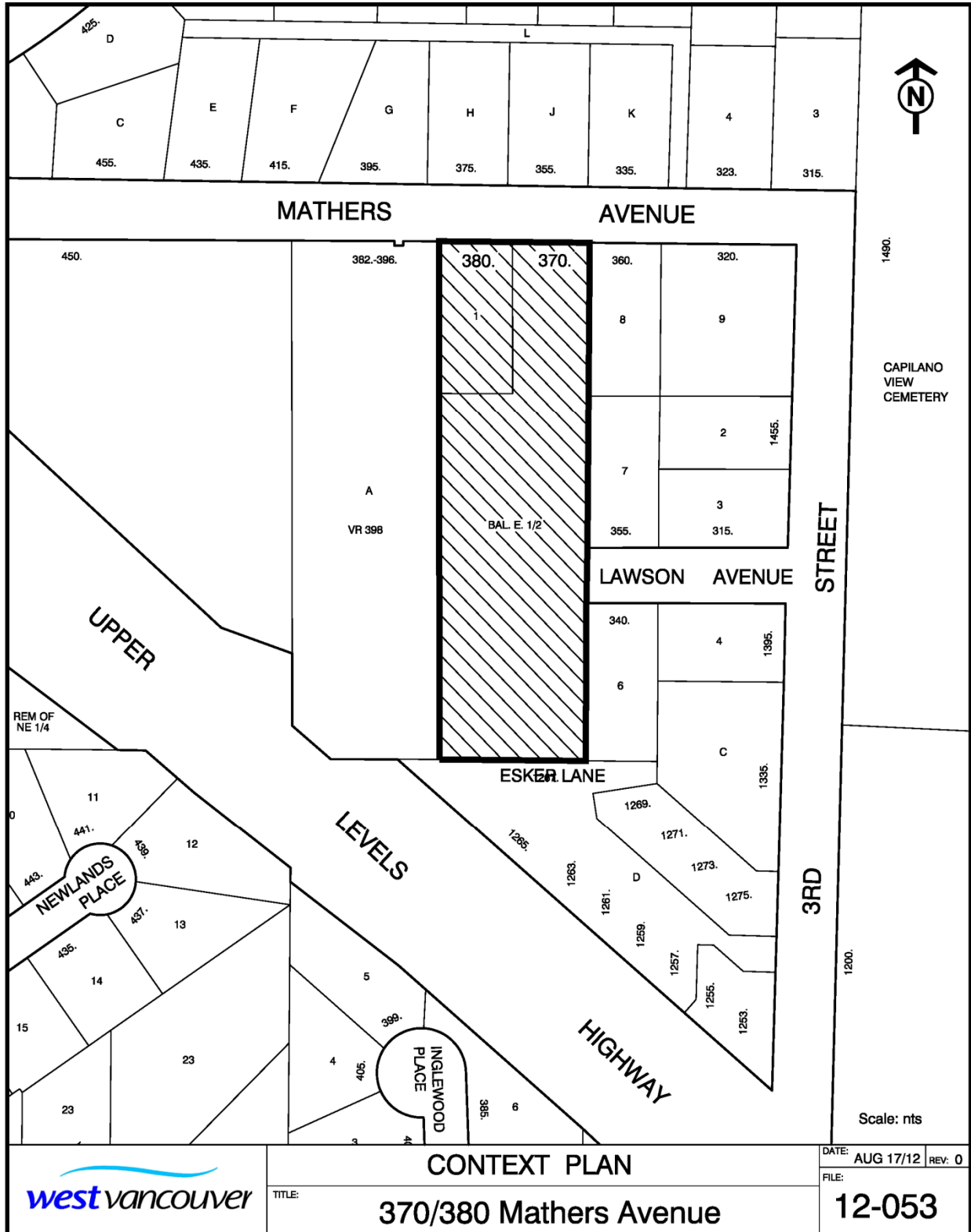
Specific questions that staff is seeking comments on are:

1. How does the proposal interact with the overall neighbourhood context and adjacent properties?
2. Is the proposed density appropriate for the neighbourhood?
3. Is the proposal sympathetic to the neighbourhood in terms of privacy, overlook and siting?
4. Does the proposed landscape design fit with neighbourhood character and provide a degree of physical separation?
5. Is traffic circulation and parking adequately addressed?
6. What are the general comments on the proposed sustainability measures?

#### Appendices:

- A- Context Map
- B- Project Profile
- C- Neighbourhood Zoning & Density Map
- D- Application Comparison Chart
- E- Development Proposal Booklet as of March 28, 2013

# Appendix A - Context Map



# Appendix B – Project Profile

## PROJECT PROFILE

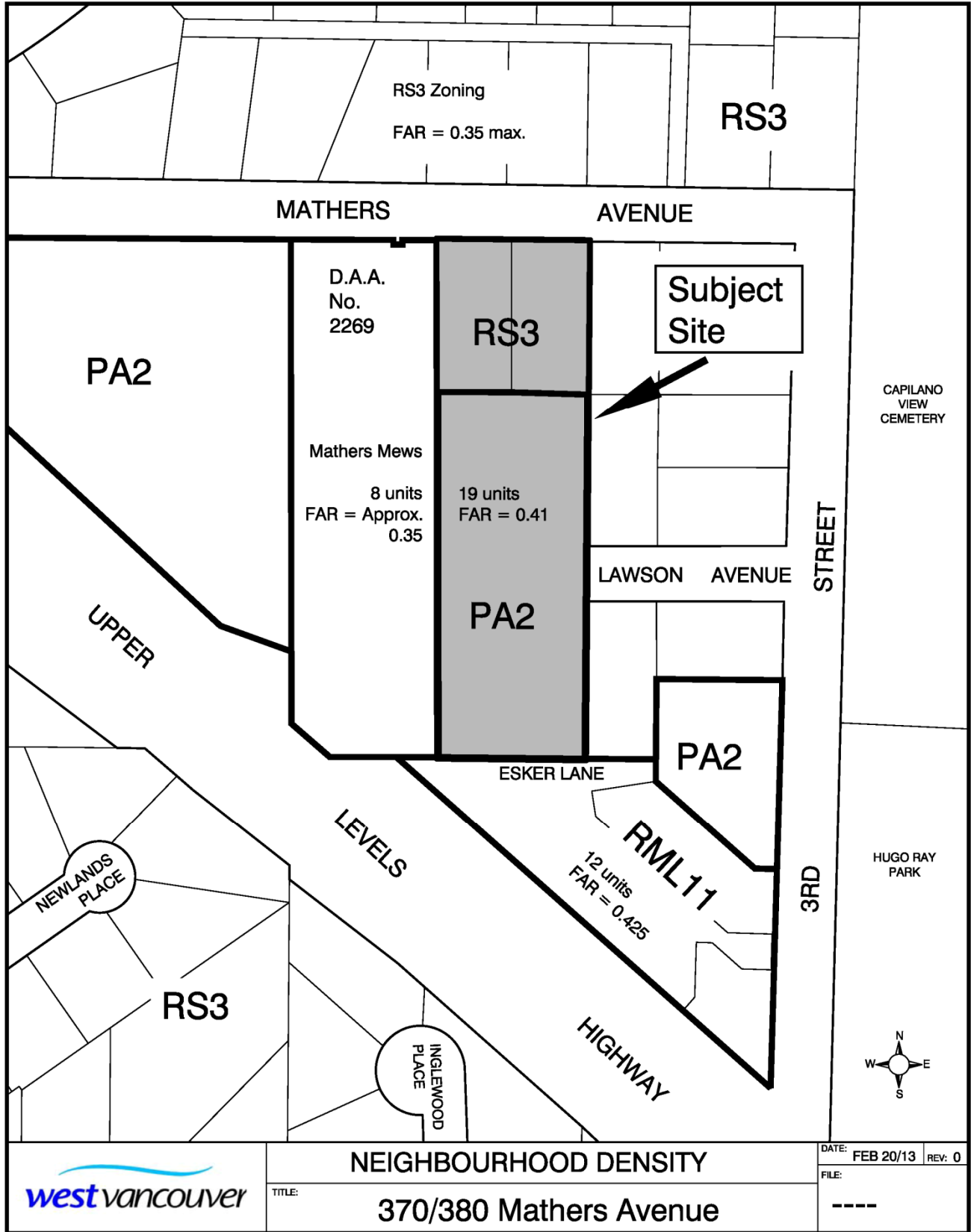
at February 15, 2013

<b>Application:</b>	<b>OCP/RZ/DP No. 12-053</b>
<b>Project:</b>	Residences on Mathers
<b>Applicant:</b>	Matrix Architecture (for the owners)
<b>Address:</b>	370 & 380 Mathers Avenue
<b>Other Comments:</b>	Proposal is to consolidate the two lots and rezone them to a Comprehensive Development (CD) zone for 19 strata homes, consisting of 11 detached units and 8 attached units.

		EXISTING ZONES:		PROPOSED <sup>1</sup> ZONE: CD
		RS3	PA2	
1.	<b>Gross Site Area:</b>	1,115 sqm	1,672.5 sqm	8,825.5 sqm
2.	<b>Building Area:</b>	n/a	n/a	3,560 sqm (+ exemptions)
3.	<b>FAR</b>	0.35	n/a	0.41
4.	<b>Yards:</b>			
	<b>Front Yard (north, Mathers Avenue)</b>	9.1m	9.1m	7.7m
	<b>Rear Yard (south)</b>	9.1m	9.1m	10.3m
	<b>Side Yard (east &amp; west)</b>	1.52m	10% or 6m	4.3m
	<b>Combined Side Yard</b>	20% or 4.9 to 12.1m	25% or 12.1 to 30.4m	17.1 % or 8.6m
5.	<b>Building Height:</b>	7.62m	13.7m	<i>Varies by unit type &amp; location:</i>
				Unit A   6.6 to 6.8m
				Unit B   6.7 to 6.9m
				Unit C   6.4m
				Unit D   7.1 to 7.3m
6.	<b>No. of Storeys:</b>	2 +bsmt	2	2 +basement
7.	<b>Highest Building Face</b>	6.7m	n/a	varies
8.	<b>Site Coverage</b>	30%	40%	32%
9.	<b>Parking:</b>	1/ dwelling	1/ 4m of pews; or 1/ 9.5sqm of assembly, plus 1.25/ classroom & 1/ dwelling	<i>2/ dwelling plus visitor:</i>  • 2/ unit = 38 spaces (garages) • Surface visitor = 6 spaces  Total: 44 spaces <i>Note: driveways designed for additional parking</i>

<sup>1</sup> Source: Information provided by applicant

# Appendix C – Neighbourhood Zoning & Density



*west* vancouver

TITLE:

NEIGHBOURHOOD DENSITY

370/380 Mathers Avenue

DATE: FEB 20/13 REV: 0

FILE: -----

## Appendix D – Application Comparison Chart

The table below summarizes the essential differences between the previous application and the current proposal, and revisions.

	<b>Summer 2009 (No. 08-014)</b> <i>(Previous Applicant)</i>	<b>December 2010 (No. 08-014)</b> <i>(Revised Proposal, Previous Applicant)</i>	<b>August 2012 (No. 12-053)</b> <i>(Original Proposal)</i>	<b>February 2013 (No. 12-053)</b> <i>(Current Proposal)</i>
<b>Units</b>	48	33	24	19
<b>Average Unit Area</b>	130 m <sup>2</sup> (1,400 ft <sup>2</sup> )	167 m <sup>2</sup> (1,798 ft <sup>2</sup> )	SFD: 197m <sup>2</sup> (2,121 ft <sup>2</sup> ) Duplex: 170m <sup>2</sup> (1,834 ft <sup>2</sup> )	SFD: 197m <sup>2</sup> (2,121 ft <sup>2</sup> ) Duplex: 170m <sup>2</sup> (1,834 ft <sup>2</sup> )
<b>Floor Area (excluding garages)</b>	6,217 m <sup>2</sup> (66,920 ft <sup>2</sup> )	5,512 m <sup>2</sup> (59,335 ft <sup>2</sup> )	4,521 sqm (48,646 sqft)	3,560 sqm (38,307 sqft)
<b>FAR</b>	0.7	0.62	0.51	0.41
<b>Site Coverage</b>	52%	38%	37%	32%
<b>No. of Storeys</b>	1 to 2 storeys	3 storeys	2 + basement	2 + basement
<b>Building Height</b>	7.6 m (±25 ft)	11 m (±36 ft)	7.2 m (23.6 ft)	7.2 m (23.6 ft)
<b>Parking Ratio</b>	2:1 + 6 visitor	2.7:1 +10 visitor	2:1 + 5 visitor	2:1 + 6 visitor