

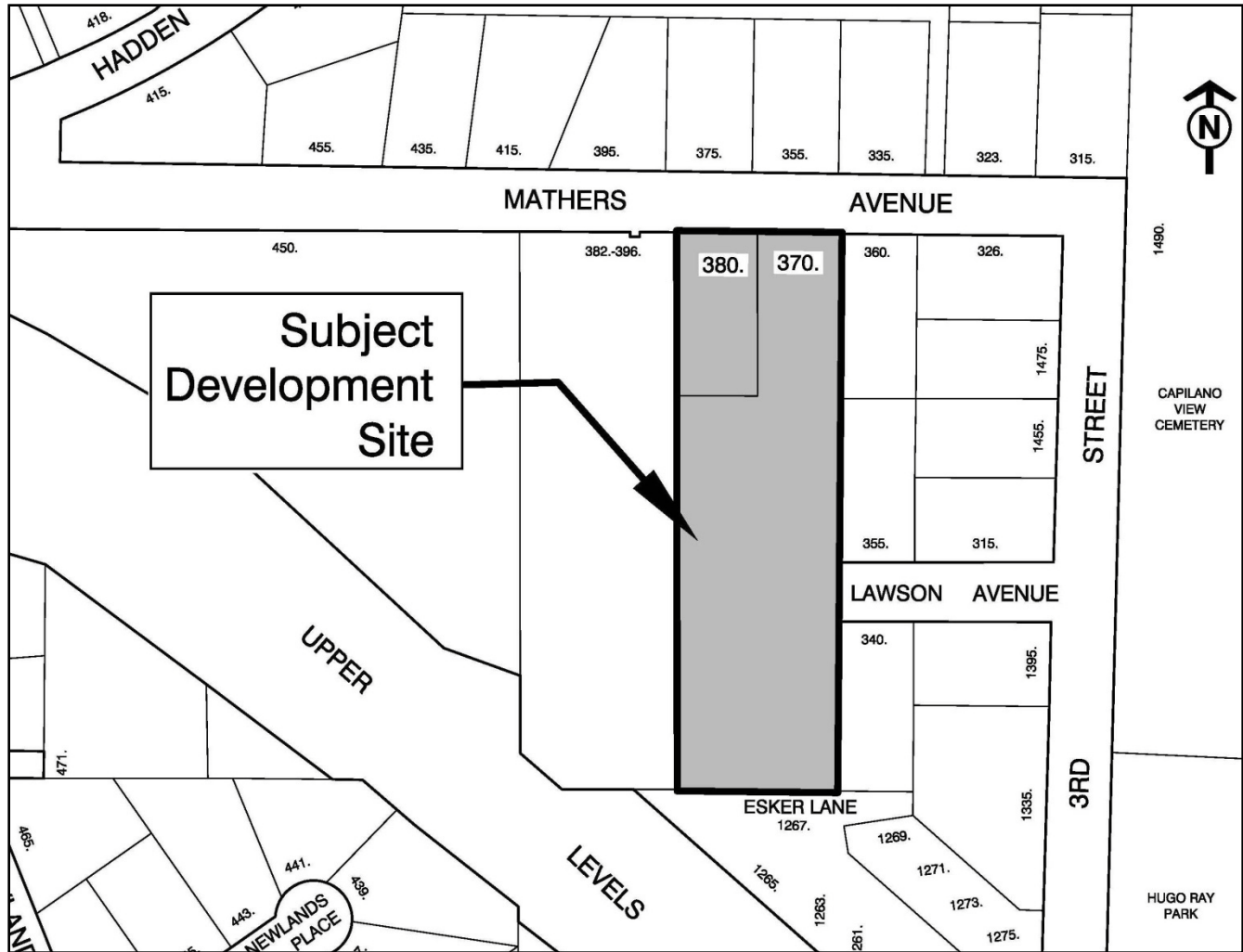
Residences on Mathers

370 & 380 Mathers Avenue

***Official Community Plan Amendment,
Rezoning & Development Permit
No. 12-053***

February 16, 2015

Residences on Mathers

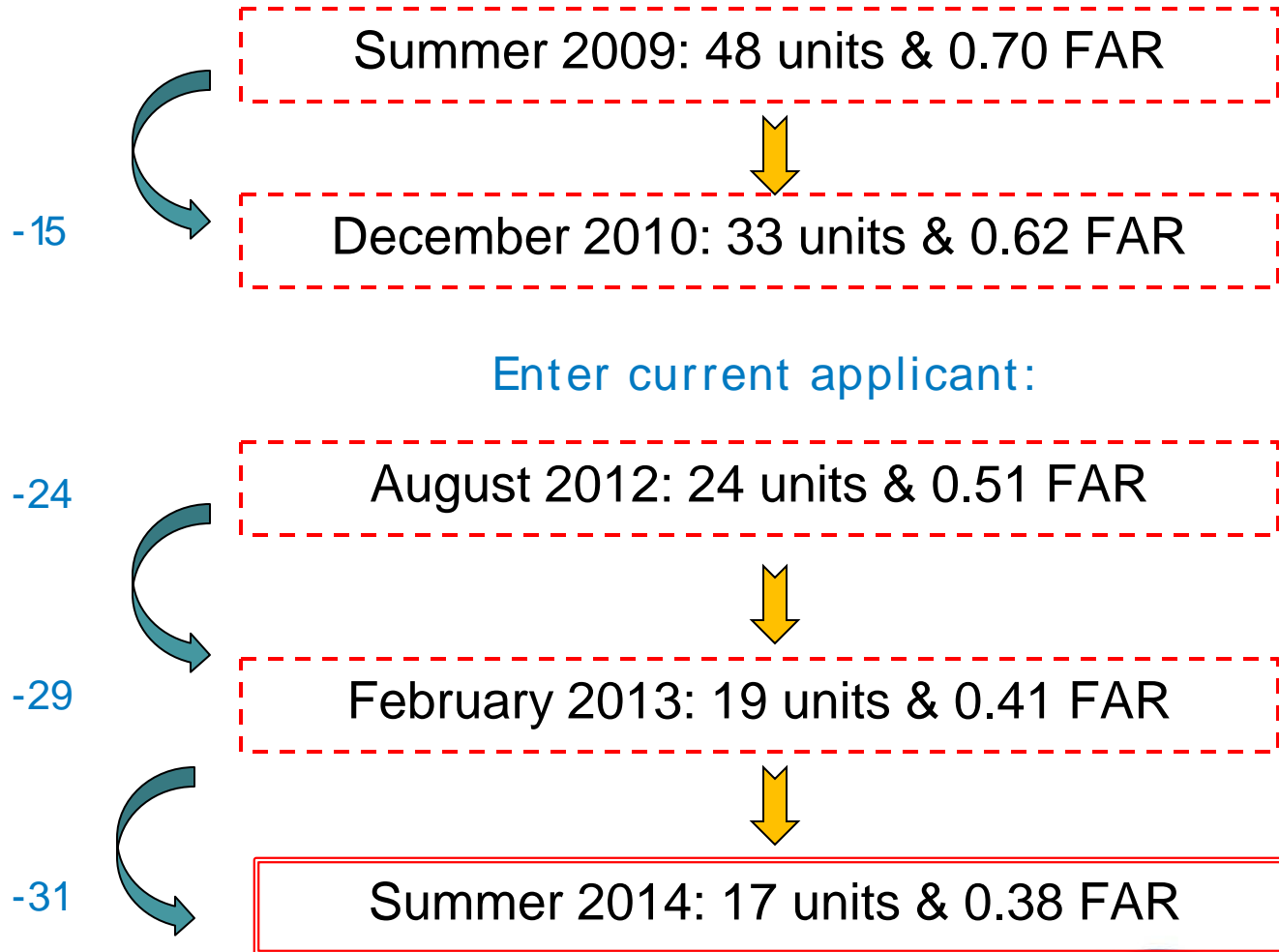


“Unitarian Church Site”



Timeline & Density Review

Reducing
Density



Enter current applicant:

August 2012: 24 units & 0.51 FAR

February 2013: 19 units & 0.41 FAR

Summer 2014: 17 units & 0.38 FAR



Recent Background Info

March 18, 2013: Council directed Community Consultation on the 19-unit proposal:

- Public Meeting: April 24, 2013
- DRC Consideration: May 30, 2013

September 23, 2013: Council directed staff to work with applicant to revise the proposal

➤ *Applicant placed plans 'on hold' for 1 year*

Summer 2014: applicant approached the District with a revised proposal: 19 to 17 units

- DRC Consideration: September 25, 2014
- Open House: November 25, 2014



The Proposal

Official Community Plan (OCP) Amendment, Rezoning and Development Permit No. 12-053:

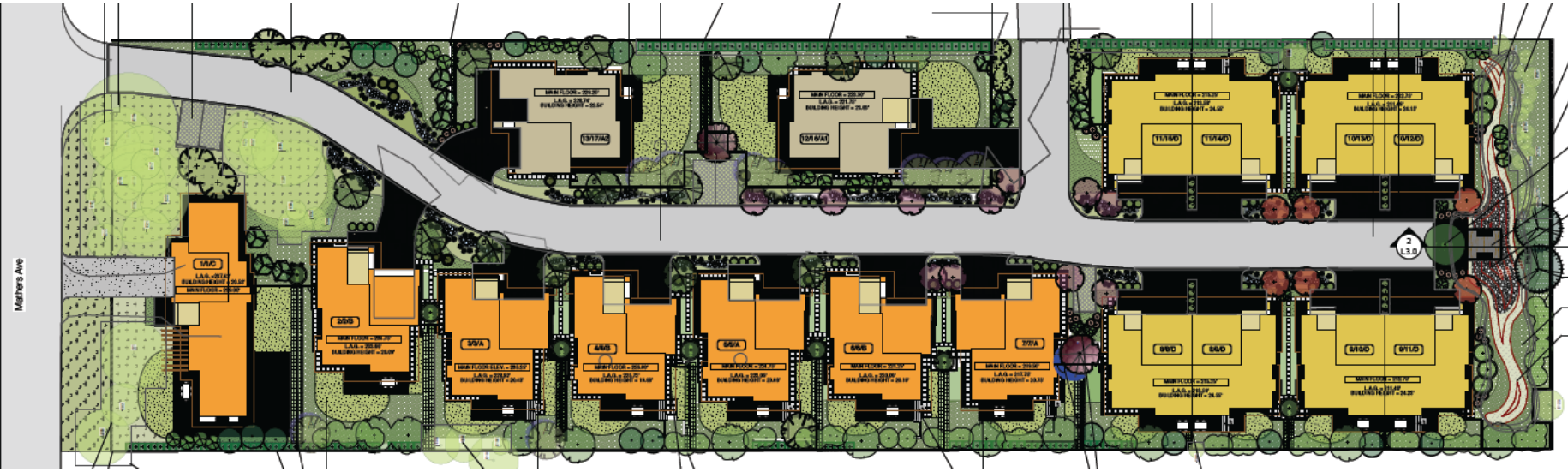
- 17-unit strata development:
 - 9 single family dwellings
 - 8 duplex units

Key Features:

- A Floor Area Ratio (FAR) of 0.38
- Two-storey plus basement units, with attached garages.
- 39 parking spaces: 34 within the garages, plus 5 visitor
- Five different unit types and sizes:
 - Eight houses ranging from 2,214 to 2,343 sq ft
 - One house fronting Mathers Avenue 2,460 sq ft
 - Eight duplexes 1,945 sq ft each
- Access from Mathers Avenue; Lawson Avenue for pedestrian and emergency access only.



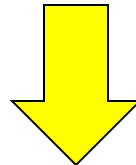
Site Plan



Neighbourhood Character

Development Control Measures:

- Tree retention at the entrance and rear
- Single curving driveway access
- Replacement “Elliott House” of similar scale and architecture
- Tree planting and hedging
- Construction of smaller dwellings
- Closing Lawson Avenue (emergency & pedestrians only)
- Onsite storm water management



All secured through a Development Permit



Housing Diversity

2008 Community Dialogue: **84%**
believed a greater variety of
housing types is needed in West
Vancouver

The proposal:

1. Fills a housing gap by providing smaller units
2. An increase of 6,360 sq ft more floor area than what RS3 allows
3. Compatible with surrounding neighbourhood context



Design Review Committee

September 25, 2014

Recommended **SUPPORT** subject to:

1. Review of the planting plan
2. Viability of western lawn areas
3. Architectural vocabulary with the Elliott House
4. Develop green building strategy
5. Storm water management and pavers
6. Simplification of the colour palette



Community Meeting

- ❑ Open House on November 25, 2014
- ❑ Notices were mailed to the surrounding community (area previously approved by Council)
- ❑ 27 people attended

Discussions focused on:

- Changes between the previous proposal for 19 units and the current proposal for 17 units
- View studies
- Landscaping changes
- Overall site planning



Community Meeting Continued

Comments:

Opposed

- Neighbourhood remains opposed to the proposal and to any development beyond that of single family residential.

Concerns: threat to existing neighbourhood character, privacy for adjacent homes & traffic

Support

- Plan brings development controls (for neighbourhood character)

Concern: developing the site with 6-single family lots (permitted under existing zoning) would remove any neighbourhood say in how the site develops



Staff Recommendation

Advance the proposal and direct staff to:

- Prepare bylaws to amend the Official Community Plan and Zoning Bylaw;
- Draft a proposed Development Permit;
- Draft a Tree Protection Covenant; and
- Present a Development Agreement Bylaw (to secure a Community Amenity Contribution).



Questions

