

Background

The site consists of two properties:

- **380 Mathers Avenue** makes up the northwest frontage of the site and is zoned RS3 (Single Family Residential Zone 3). The Elliott House is located on this property. This building is identified in the “West Vancouver Survey of Significant Architecture: 1945 – 1975” as a ‘primary’ heritage resource. This property was nominated to the West Vancouver Community Heritage Register in May 2008, but it has not been added.
- **370 Mathers Avenue** comprises the majority of the site area and is split zoned: RS3 along the frontage of Mathers Avenue, and PA2 – Public Assembly Zone 2 (Places of Worship) on the balance of the property. The Unitarian Church is located on this property. The main church was constructed in 1970 and an education building was added behind it in 2002.

The site is bounded by a townhouse development to the south (Esler Lane), Mathers Avenue to the north, and single family dwellings to the east and west (Mathers Mews).

The site is 8,885 square metres (95,600 square feet or 2.2 acres) in area, with access from Mathers Avenue to the north and Lawson Avenue to the east. It has a north to south slope of approximately 16%. Stands of mature coniferous trees are located throughout the site.

Responses to DRC

The applicant has revised the proposal in an attempt to respond to the recommendations made by the DRC:

1. Reducing the density:
 - a. Decreasing number of units from 19 to 17.
 - b. Elimination of two detached units along the east property line.
 - c. Minor adjustments to the floor area of the units.
 - d. Results in a reduction in FAR from 0.41 to 0.38.
2. Revising the architectural expression of the detached units along the west property line to reflect the modernist language of the Elliott House.
3. Revising the materiality of the units.
4. Reorienting the detached units along the east property line in a north and south direction and planting a green strip between them.
5. Increasing the setback from the back of the detached units along the west property line.

6. Reducing the width of the green space between the detached unit and the duplex dwelling along the west property line to:
 - a. increase the amount of space between each detached unit along the west property line; and
 - b. increase the space between the Elliott replacement house (fronting onto Mathers) and the detached unit behind it.
7. Redistributing visitor parking (5 spaces total):
 - a. 2 spaces near the entrance;
 - b. 2 spaces mid-site; and
 - c. 1 space between the SFD and duplex along the west property line.
Note: the amount of visitor parking spaces has not changed, however there are two less units proposed, and the driveways have been designed to accommodate additional parking.

The re-submission also includes additional context images and a material board will be supplied at the meeting for review.

Proposal Summary

- 17 units: 9 detached and 8 attached.
- A Floor Area Ratio (FAR) of 0.38
- Two-storeys plus basement units with attached two-car garages.
- A total of 39 parking spaces: 34 within private enclosed garages plus six visitor parking spaces. Driveways designed to accommodate additional parking.
- One detached unit fronting Mathers Avenue (replacement Elliott House).
- Singular curved vehicular site access (to preserve mature tree stand and to maintain single-family street character).
- Storm water management feature at the south end of the site.

Items to Address

Overall, the Committee is requested to determine how well the re-submission responds to the items raised at the May 2013 meeting, specifically in regard to:

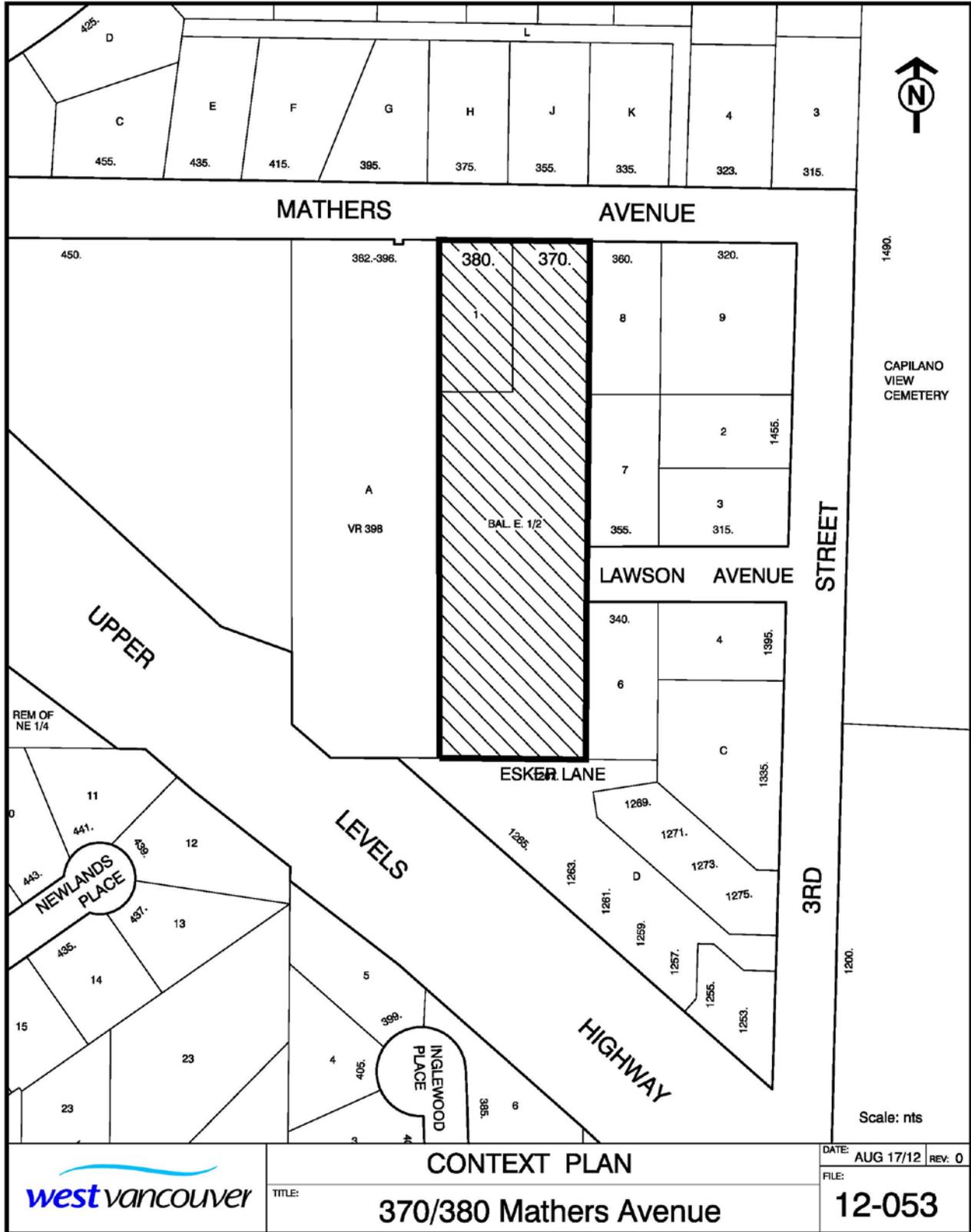
1. The revised project's interface with the adjacent neighbours (privacy, overlook, siting, etc).
2. Driveways, visitor parking and site access.
3. Revised architecture, materiality and colour.
4. Overall site planning and green space/outdoor space.
5. Comments on the proposed sustainability measures.

Appendices:

A – Context Map

B – Revised Design Booklet

APPENDIX A – CONTEXT MAP



CONTEXT PLAN
370/380 Mathers Avenue

DATE: AUG 17/12 REV: 0
 FILE: **12-053**

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