


COUNCIL AGENDA/INFORMATION

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 Director	 CAO
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DISTRICT OF WEST VANCOUVER
750 – 17TH STREET, WEST VANCOUVER, BC V7V 3T3

COUNCIL REPORT

Date: September 4, 2013 File: 1010-20-12-053
From: Lisa Berg, Senior Community Planner
Subject: **Official Community Plan Amendment, Rezoning and Development Permit Application No. 12-053 for 370 and 380 Mathers Avenue (Unitarian Church site)**

RECOMMENDED THAT:

1. Official Community Plan Amendment, Rezoning and Development Permit application 1010-20-12-053 for 370 and 380 Mathers Avenue (Unitarian Church site) be revised to address outstanding items identified during the Community Consultation Meeting held on April 24, 2013 and by the Design Review Committee on May 30, 2013 prior to advancing in the application review process, specifically:
 - a. to reduce the size and/or number of units and modify unit layouts to reduce density;
 - b. to provide for adequate visitor parking;
 - c. to provide more contextual information (for re-submission to the Design Review Committee);
 - d. to increase useable open space, provide private outdoor space for the units and provide landscape buffers between the neighbours;
 - e. to ensure ease of vehicle turnaround within driveways;
 - f. to introduce more variety, materiality and roof forms and consideration to the Elliott house; and
 - g. to provide details about the proposed sustainability measures and landscape.
2. Staff report back to Council with a review of the revised development plans and recommended next steps on advancing the application once the outstanding items are addressed.

Purpose

This report deals with an application for an Official Community Plan (OCP) amendment, Rezoning and a Development Permit for 370 and 380 Mathers Avenue (see Appendix A – Context Map). The proposed development site includes the Unitarian Church property (370 Mathers Avenue) and the adjacent property (380 Mathers Avenue known as the “Elliott House”). The development proposal is for 19 strata homes, consisting of 11 detached dwellings and 8 attached dwellings. On March 18, 2013 Council directed staff to consult with the community on the development proposal. The purpose of this report is to advise Council on:

- the outcome of the Community Consultation Meeting held on April 24, 2013;
- the outcome of the Design Review Committee Meeting held on May 23, 2013; and
- the suitability of the development proposal for further consideration.

1.0 Background

1.1 Prior Resolutions

March 18, 2013 – Council directed that community consultation on Official Community Plan Amendment, Rezoning and Development Permit Application No. 12-053 take the form of Design Review Committee consideration and a public meeting in April 2013. Following the community consultation on the development proposal, staff was directed to report back on the results, provide a complete review of the development proposal and recommend next steps.

1.2 History

A previous application for an Official Community Plan (OCP) amendment, rezoning and a development permit for this site (File No. 1010-20-08-014) was submitted in 2008. The initial proposal was for 48 units and an FAR of 0.7, and was later revised to 33 units and an FAR of 0.62.

Two public meetings were held on that application, one by the District in May 2009, and one by the applicant in October 2010. At the District-hosted consultation meeting in 2009, the issues identified were density, traffic and loss of neighbourhood character. At that time, residents identified concerns with other recent home construction in the area, loss of trees, proposed uses for Hugo Ray Park and associated traffic.

Despite the revisions made to the proposal in 2010 in response to neighbourhood concerns, this application was ultimately abandoned by the applicant.

The table in Appendix B provides a comparison between the current and previous applications.

2.0 Policy

2.1 Official Community Plan

Housing

Redevelopment of the site is guided by OCP Policy H3 which recognizes that opportunities occur in limited site-specific situations where a housing need may be addressed in a manner that is consistent with the Principles of the OCP. This policy specifies that applications for such site specific zoning or OCP amendments within a single family area should apply in limited circumstances and be subject to Council's Public Involvement Policy and defined criteria; namely that development would have minimal impact on established areas in terms of access, traffic, parking, and obstruction of views and the site would provide a degree of physical separation (e.g. a road, green belt, alternate use, or change in natural grade) from the surrounding neighbourhood. This proposal is evaluated against the criteria of Policy H3 in Section 4.1 of this report.

Community Dialogue

While not official District policy, the final report and recommendations of the Community Dialogue on Neighbourhood Character and Housing Working Group (September 2008) provides further direction for the review of this development application; specifically, the proposed housing types and unit sizes, and how these could address community objectives for greater housing diversity in established neighbourhoods.

Heritage

The proposed development site includes the Elliott House at 380 Mathers Avenue. This building is identified in the "West Vancouver Survey of Significant Architecture: 1945 – 1975"¹ as a 'primary' heritage resource. This property was nominated to the West Vancouver Community Heritage Register in May 2008, but has not been added. Applicable heritage policies in the OCP are as follows:

- Policy HE1 Encourage the preservation, retention and maintenance of buildings, sites and landscapes listed in the municipal heritage inventories.
- Policy HE2 Where retention is not possible or is not desired, cooperate with owners in documenting heritage features of buildings and sites for the Municipal archives.

¹ This the District's inventory of significant mid-century modern buildings.

2.2 Bylaw

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).
- 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.

PA2 zoning permits places of worship and single family dwellings (as per the regulations of the RS3 zone). Based on the minimum lot size in RS3 of 1,115 square metres, the subject site could be developed with six single family lots. See the map in Appendix C which shows neighbourhood zoning.

3.0 Council Priorities

Council has identified five priority areas to guide budget decisions and work plans for the remainder of its term. These priority areas are rooted in the Community Strategic Plan and have been updated to reflect past work and achievements. Housing and neighbourhood character is one of the five priority areas, which builds on the outcomes of the 2008 Community Dialogue on Neighbourhood Character and Housing.

4.0 Analysis

4.1 Discussion

The Site

The site is bounded by a townhouse development to the south (Esker Lane), Mathers Avenue to the north, and single family dwellings to the east and west (Mathers Mews). The site is 8,825.5 square metres (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.

The Unitarian Church and child daycare are located at 370 Mathers Avenue. The church wishes to relocate to a new facility at a more accessible location on the North Shore.

A vacant single family dwelling is located at 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.

The Proposal

The proposal is for a residential development comprising of 19 strata units (11 detached and 8 attached). Key features of the proposal include:

- Two-storeys plus basement units, with attached two-car garages and private driveways.
- A Floor Area Ratio (FAR) of 0.41.
- A total of 44 parking spaces: 38 within private enclosed garages plus six visitor parking spaces.
- Four different unit types and sizes²: 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 Residence” 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.
- One detached unit fronting Mathers Avenue is provided with an “S” shaped driveway to preserve mature trees and complement the single family neighbourhood character of the street.
- Addressing the challenge of the site planning by incorporating a curved entrance driveway and breaking up the long narrow site with a mid-site landscape feature.

Preliminary landscape plans maintain the treed character of the site, provides privacy for the abutting homes, and incorporates storm water management feature at the south end of the site. A traffic study has been submitted by the applicant, which concludes that the proposed 19-unit residential development will have a nominal traffic impact on weekdays, and significantly less traffic on Sundays than the existing uses on the site. Emergency vehicle and pedestrian access is provided to Lawson Avenue.

See the Project Profile in Appendix D.

Neighbourhood Context & Character

The site is located within a neighbourhood that is generally defined as the area bounded by Stevens 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.

² Floor areas presented exclude basements and garages.

Within the neighbourhood, there are a variety of land uses and densities occurring. Immediately to the south of the site is Esker Lane, a 12-unit townhouse development. To the immediate west is Mathers Mews, a bare-land strata with eight single family dwellings. There are two additional properties that are zoned PA2 (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.

The proposed FAR of 0.41 for the site is similar to the density at Esker Lane (0.425 FAR), the townhouse strata development immediately to the south. Mathers Mews to the west is approximately the same density as the surrounding single family neighbourhood (maximum 0.35 FAR).

Official Community Plan H3

The following table evaluates the proposal against the criteria set out in OCP Policy H3:

	H3 Criteria	Evaluation
1a	Minimal impact on established areas in terms of access	<ul style="list-style-type: none"> • Single driveway access for 380 Mathers Avenue (Elliott Residence site) is in keeping with existing single family access in the neighbourhood. • A single access point from Mathers Avenue for the remainder of the development will maintain the single family presence to the street. • Curved driveway access will buffer the development from Mathers Avenue and provides opportunity to preserve mature trees. • Closure of Lawson Avenue to vehicle access will eliminate traffic cut-through to the remainder of the neighbourhood.
1b	Minimal impact on established areas in terms of traffic & parking	<ul style="list-style-type: none"> • Trip generation for the proposed development during peak hours will shift from heavy peak times associated with public assembly use to what is typical of single family residential development. • Resident and visitor parking is provided on-site. • Quantity of visitor parking requires further review.
1c	Minimal impact on established areas in terms of obstruction of views	<ul style="list-style-type: none"> • The proposed development does not impact view corridors from Mathers Avenue. • The proposed dwelling units are in keeping with typical single family residential building heights, however the site planning of the units requires further modification to avoid large amounts of building bulk adjacent to existing neighbours.

	H3 Criteria	Evaluation
2	Provides a degree of separation	<ul style="list-style-type: none"> The proposed project does not provide full separation from the surrounding neighbourhood, and setbacks and site planning require modification. Buffering opportunities along the east and west property lines need improvement where feasible. The north property line is buffered by Mathers Avenue and preservation of mature trees.
3	Appropriate housing types may include smaller townhouse units, low-rise multiple family housing, supportive housing, rental housing or housing that meets adaptable design guidelines	<ul style="list-style-type: none"> This is a mixture of single family and two-family housing. Units are designed to accommodate ageing in place by providing master suite options on the main living floors.
4	Housing intended for people with special accessibility needs, including certain forms of seniors' housing, should be located on relatively flat sites, close to transit, services and amenities	<ul style="list-style-type: none"> There is no public transit in the neighbourhood. The site slopes at an average of 16%. While the neighbourhood is well serviced with public assembly and park uses, there are no neighbourhood commercial services. <p><i>Note: the proposed housing is not specifically intended for people with special accessibility needs.</i></p>
5	Ensure siting, design and building form contribute to the desired neighbourhood character	<ul style="list-style-type: none"> The proposed density requires refinement to align with neighbourhood character. The proposed site plan and building character and massing require modifications to enhance the proposal and fit contextually within the existing neighbourhood.

Community Consultation Meeting

A Community Consultation Meeting was hosted by the District on April 24, 2013 to obtain community comment and feedback on the proposal. A notice of the meeting was mailed to owners and residents within a defined notification area approved by Council on March 18, 2013. Notice of the meeting was also posted to the District website and on the Community Calendar.

The Community Consultation Meeting was attended by approximately 60 people and facilitated by District staff. The meeting began with an Open House where display boards and materials were set up around the room and members of the public were given the opportunity to discuss the project one-on-one with District staff and the applicant. The Hugo Ray Neighbourhood Committee³ also had materials on display and they were included on the agenda.

³ The Hugo Ray Neighbourhood Committee is a community group that focuses on land use issues within the Hugo Ray Neighbourhood.

The meeting started with a staff presentation, including the background on a District-hosted neighbourhood visioning workshop held in May 2009. The public input from that workshop was summarized and was made available at the meeting as an information handout.

A brief overview of the application review process was given and then the applicant made a presentation on the proposal. The presentations concluded with the Hugo Ray Neighbourhood Committee sharing their views and opinions on the proposal. Concerns and issues expressed by the audience were responded to by District staff and the applicant's team and were captured in meeting notes recorded by District staff. A questionnaire was also made available at the meeting.

Staff received 35 completed questionnaires, a copy of the Hugo Ray Neighbourhood Committee's presentation and a duplicate copy of a petition, which was originally received by Council before the meeting. Full copies of the correspondence are available on file.

The questionnaires are characterized as follows: (an analysis of the received materials is included in Appendix E):

- 88% of the questionnaire respondents identified themselves as living within the defined notification boundary for the meeting.
- 100% of the questionnaire respondents were opposed to the 19-unit proposal.
- Questionnaire respondents were interested in various off-site amenities that would result from development of the site such as traffic calming measures, sidewalks, trail linkages to the Capilano River area and a playground at Hugo Ray Park.

In summary, the proposal does not have neighbourhood support and was heavily criticized by those in attendance at the Consultation Meeting, and through written letters and petitions that were received leading up to the meeting. Community concerns are:

1. that the proposed density will result in the loss of neighbourhood character;
2. that the project would compound traffic in the neighbourhood;
3. there is a lack of public transit in the area;
4. that there would be a loss of privacy for adjacent neighbours resulting from tree removal, the proposed housing forms and the overall site design.

Design Review Committee

The DRC considered the proposal at its May 30, 2013 meeting, and members were generally critical of the proposal. Most DRC members felt that there was not enough contextual information provided to adequately comment on the relationship between the proposal and the surrounding community.

The DRC passed the following recommendation:

“THAT the Design Review Committee has reviewed the project and recommends RESUBMISSION that addresses the following concerns:

- Adequate visitor parking to be addressed;
- More context be given in resubmission;
- Concern for more private outdoor space for the units while providing adequate landscape buffer between neighbours;
- Ease of vehicle turn around within driveways;
- Style of buildings and introduce more variety, materiality and roof forms and consideration to the Elliott House;
- Reduce size and/or number of units and modify layout to reduce density and increase useable open space and private outdoor space; and
- Detail sustainability measures and landscape.”

Minutes from the Design Review Committee are attached as Appendix F.

Evaluation: Land Use

A key objective of the Official Community Plan is to “*provide for a diversity of housing types in keeping with existing neighbourhood qualities to accommodate a balanced and diverse population.*” The proposal for 370 and 380 Mathers Avenue would provide for housing variety within an existing neighbourhood. This was identified through the Community Dialogue on Neighbourhood Character and Housing as a desired approach in West Vancouver to meet the community’s social, economic and environmental sustainability objectives.

The Hugo Ray Neighbourhood feels strongly that any development beyond single family homes is inappropriate. However, at the Community Consultation Meeting, some questionnaire respondents were open to the idea of alternatives to single family development, including townhouses, coach houses, or secondary suites.

While community consultation on this project reveals that the proposal is not supported by the neighbourhood, redevelopment of the site with an increase in density beyond that of single family would fulfil broader community housing objectives as identified in the OCP.

Evaluation: Housing Type, Scale and Fit

A greater diversity of housing types in this neighbourhood is supported by OCP policies, the Community Dialogue on Neighbourhood Character and Housing and the Housing Action Plan. However, the scale and the fit of new housing units on this site must be revised to address concerns within the neighbourhood and expressed by the Design Review Committee, such as:

- Increasing the amount of green space on the property;
- Increasing the amount of yard space for each unit;
- Reducing the number of units to improve the project fit within the existing neighbourhood;
- Reducing the size of units to address scale and provide a greater variety of housing option and pricing; and
- Exploring a mix of single family dwellings with suites or coach houses.

Staff is of the opinion that reducing the number and size of units would address the Design Review Committee's concerns over the scale and fit of the development. Staff believes that the neighbourhood will be reluctant to support anything greater than single family homes on the site.

Looking beyond the number of units proposed, there are steps that can be taken to improve the fit of the buildings on the site, for example:

- Refining the site plan to avoid segregating the detached units from the attached units.
- Increasing the yards (along the east and west property lines) to allow for greater landscaping, buffering and separation.
- Re-evaluating the proposed tree retention plans and looking for opportunities to save more trees.
- Increasing the amount of useable outdoor space for each unit.
- Increasing the length of the driveways to provide additional visitor parking.
- Increasing the yards between the proposed units and adjusting their siting relative to adjacent neighbours.

The applicant has attempted to break-up the long narrow appearance of the site by adding in a curved driveway entrance and adding a mid-site landscape feature. Staff recommends that the applicant consider additional measures to reduce the visual length of the driveway. Double stacking the units across from each other only exacerbates the length of the site and creates a tunnel of garage faces with very similar looking buildings. This also creates the illusion of a solid wall of building bulk from the perspective of adjacent neighbours. Revising the site plan and introducing more variety in the proposed building architecture and materiality would assist in improving the overall site design.

Evaluation: Access, Traffic and Parking

Vehicle access to the site would be limited to Mathers Avenue. Access through the site to Lawson Avenue would be restricted to emergency vehicle access and pedestrians. Consequently, it would not be necessary for vehicle traffic to travel through the eastern portion of the neighbourhood to reach the site.

The community has expressed concern about traffic, particularly the impact of increasing traffic in an area that has limited access to arterial routes. Peak traffic on Mathers Avenue and Hadden Drive is unsatisfactory to the neighbourhood due to the other churches, the cemetery and Hugo Ray Park.

In terms of the existing situation, the Unitarian Church generates traffic through its regular services, the day care and other programming that occurs. Peak traffic hours fluctuate based on what is happening on a day-to-day basis, with Sunday being the highest traffic volume generating day. The proposed development would change the nature of traffic generated by the site. The traffic study that the applicant supplied suggested that while Sunday peak traffic would disappear, traffic typically associated with residential use could be absorbed in the neighbourhood without adding to further traffic problems. While the neighbourhood remains sceptical of the study, staff has reviewed the study and is supportive of the findings.

4.2 Sustainability

The applicant has provided a sustainability strategy which includes targets related to environmental protection, water efficiency, energy and atmosphere, materials and resources and indoor environmental quality. Key sustainable features include:

- preservation of significant groves of trees at the north end of the site, through the site, and along the south property line;
- incorporation of native, non-invasive and drought tolerant landscaping for low irrigation demands;
- on-site storm water management strategies such as bio-swales, retention ponds and permeable pavement;

- employment of energy modelling to inform the design during decision making, incorporating Energy Star appliances and low flow plumbing fixtures;
- focus on designing for and sourcing materials that contain recycled content or are from local sources;
- inclusion of best practices for construction waste management;
- implementation of an Indoor Air Quality Management Plan, focusing on product selections that do not contain VOCs; and
- maximizing natural lighting through design, such as a combination of clerestory windows and adequate external shading.

Further details of the sustainability measures and commitments are required in order to determine if the proposal is in keeping with community goals of promoting green developments.

4.3 Consultation/Communications Process

As described in this report, this application was presented at a Community Consultation Meeting and was considered by the Design Review Committee. Project updates were posted on the District website.

If Council approves the staff recommendation on this project, staff would work with the applicant to revise the proposal and then take the application back to the Design Review Committee for further consideration. Once the applicant addresses DRC and staff concerns, the application will return to Council to determine the next steps in the application review process, which may include direction to prepare bylaws and a draft development permit.

4.4 Conclusion

Staff recommends that the preliminary development plans be revised in response to items raised by the neighbourhood at the Community Consultation Meeting and by the Design Review Committee, primarily over concerns of density, site planning, context and fit and building form and character prior to advancing in the approval process.

Further, should this application proceed in the development review process, the applicant should be required to work with the District to document the heritage features of the Elliott House (380 Mathers Avenue) for the Municipal archives.

5.0 Options

(as recommended by staff)

- A. The proposed development plans be revised in response to concerns raised at the Community Consultation Meeting and from the Design Review Committee prior to advancing in the application review process;

(or, alternatively)

- B. Same as Option A, but the with further direction on modifications to the project; or
- C. Reject the application.

Author:



Lisa Berg, Senior Community
Planner

Appendices:

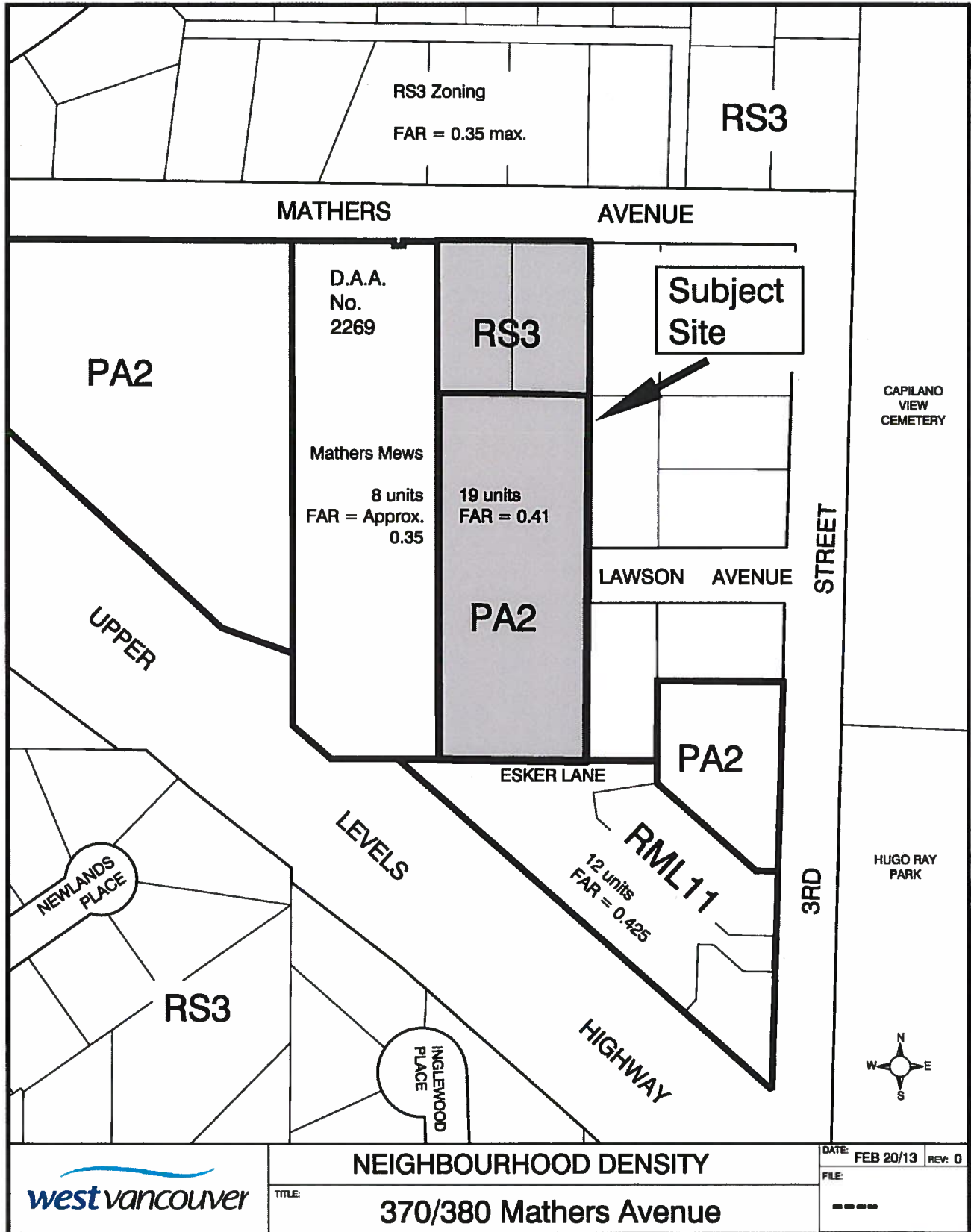
- A – Context Map
- B – Application Comparison Chart
- C – Neighbourhood Zoning
- D – Project Profile
- E – Community Consultation Meeting, April 24, 2013
- F – Design Review Committee Consideration, May 30, 2013
- G – Development Proposal Booklet

APPENDIX B

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

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

APPENDIX C



westvancouver

TITLE: **NEIGHBOURHOOD DENSITY**
370/380 Mathers Avenue

DATE: FEB 20/13 REV: 0
 FILE: -----

APPENDIX D

PROJECT PROFILE

at February 15, 2013

Application:	OCP/RZ/DP No. 12-053
Project:	Residences on Mathers
Applicant:	Matrix Architecture (for the owners)
Address:	370 & 380 Mathers Avenue
Other Comments:	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 ⁴ ZONE: CD	
		RS3	PA2		
1.	Gross Site Area:	1,115 sqm	1,672.5 sqm	8,825.5 sqm	
2.	Building Area:	n/a	n/a	3,560 sqm (+ exemptions)	
3.	FAR	0.35	n/a	0.41	
4.	Yards:				
	Front Yard (north, Mathers Avenue)	9.1m	9.1m	7.7m	
	Rear Yard (south)	9.1m	9.1m	10.3m	
	Side Yard (east & west)	1.52m	10% or 6m	4.3m	
	Combined Side Yard	20% or 4.9 to 12.1m	25% or 12.1 to 30.4m	17.1 % or 8.6m	
5.	Building Height:	7.62m	13.7m	<i>Varies by unit type & 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.	No. of Storeys:	2 +bsmt	2	2 +basement	
7.	Highest Building Face	6.7m	n/a	varies	
8.	Site Coverage	30%	40%	32%	
9.	Parking:	1/ dwelling	1/ 4m of pews; or 1/ 9.5sqm of assembly, plus 1.25/ classroom & 1/ dwelling	<i>2/ dwelling plus visitor:</i> <ul style="list-style-type: none"> • 2/ unit = 38 spaces (garages) • Surface visitor = 6 spaces Total: 44 spaces <i>Note: driveways designed for additional parking</i>	

⁴ Source: Information provided by applicant

APPENDIX E

COMMUNITY CONSULTATION MEETING, APRIL 24, 2013

The Meeting

This meeting was hosted by the District and attended by an estimated 60 people. Presentation boards describing the project, the approval process and the broader neighbourhood were on display for attendees to review.

District staff opened the meeting with:

- a review of the Visioning Workshop held by the District in May 2009 and general comments from the neighbourhood at that time;
- an overview of how the current application was modified prior to Council directing that Community Consultation take place; and
- a summary of the approval process and where the project currently sits in this process.

Oliver Webbe from Darwin Construction then described the proposed project and gave details about the design, site layout and landscape design. The project traffic engineer from Bunt Engineering gave a brief summary of the traffic count that was completed and responded to a few questions from members of the audience.

Bob Thomson and Dave Lust representing the Hugo Ray Neighbourhood Committee gave a presentation about the position of the neighbourhood residents, how it would impact the community and why the proposal is inappropriate for the area. The public was then invited to ask questions, provide comments and complete a comment sheet if desired.

People spoke in opposition to the project. The most common concerns expressed were:

- Density: those in attendance were 100% opposed to the proposed 19 dwelling units and felt that 5 or 6 dwelling units (possibly with secondary suites or coach houses) would be in keeping with surrounding neighbourhood zoning and neighbourhood character;
- Traffic: with proximity to Hugo Ray Park, the cemetery, other multifamily developments in the neighbourhood, cut-through traffic and other churches, those in attendance felt the neighbourhood is overly subjected to too much traffic and adding in an additional 19 homes would only exacerbate unacceptable traffic levels;
- Site Planning: tree removal, driveway placement, and yards were not supported;
- The Church: people expressed concerns with the purported financial gains for the Unitarian Church after benefiting from not paying taxes for many years and the neighbourhood will be left with the land development proposal when they leave.

Bob Sokol, Director of Planning, Land Development and Permits closed the meeting confirming that Council will consider the next steps for this project and this would occur once staff reports out on the community consultations. It was anticipated that staff would be able to report out to Council before summer, however this was not achieved thus reporting out is to occur in the fall.

Attendees

While approximately 60 people attended the meeting, 49 people signed in and 35 people completed questionnaires.

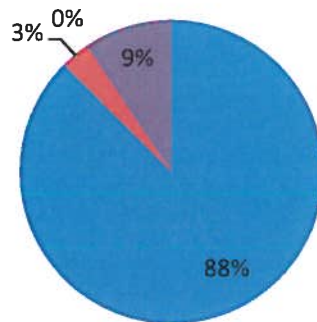
Questionnaire Responses

Those in attendance were invited to complete a brief questionnaire prepared by the District. 35 completed questionnaires were returned.

1. Please tell us who you are. *Total responses: 32*

Community Consultation Meeting on the Residences on Mathers Proposal at 370/380 Mathers Avenue

■ Hugo Ray Neighbourhood ■ West Vancouver ■ North Vancouver ■ Other

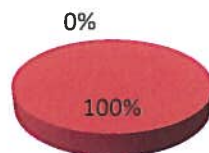


28 respondents (88%) identified themselves as being from the area within the Hugo Ray Neighbourhood (as defined on the notification map approved by Council). One individual identified themselves as a West Vancouver resident living outside of the Hugo Ray Neighbourhood while three people noted they were from elsewhere.

2. 19 strata homes are proposed: 11 detached and 8 attached (in 2 units per building in four buildings).
 - a. Do you support this many homes on this site? *Total responses: 33*

Density

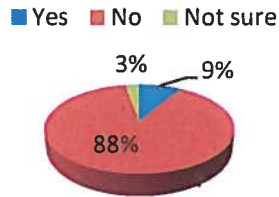
■ Yes ■ No ■ Not sure



No respondents (100%) supported the proposed 19 houses on the site. A few comments were made that up to 6 single family homes, possibly with coach houses or secondary suites would be appropriate.

- b. Do you support the proposed mix of detached and attached units? *Total responses: 34*

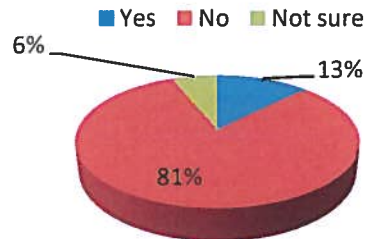
Mix of Units



31 respondents (88%) did not support the proposed mix of detached and attached unit types. 3 respondents supported the mix and one person wasn't sure. Some specific comments to this question were that the mix of units (including duplexes) would change the character of the neighbourhood and cause traffic issues and that more green space should be added by adjusting the yards.

- c. The detached homes range in size from 2,106 square feet to 2,475 square feet (plus basements). The attached homes are 1,834 square feet each (plus basements). Do you think this is an appropriate mix of unit sizes? *Total responses: 32*

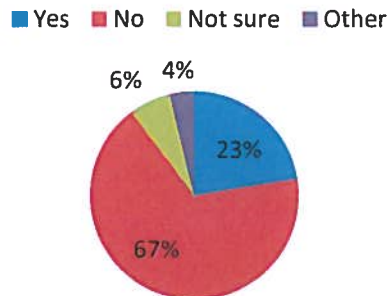
Home Size



26 respondents (81%) did not think the proposal contained an appropriate mix of unit sizes. 4 respondents (13%) thought the mix was appropriate while 2 respondents (6%) weren't sure. Comments suggested that the square footage of the units proposed was too high for 'downsizers' nor did they promote 'affordability.'

3. Current zoning of the site allows for the development of 6 single family houses with secondary suites. Would you support alternatives to single family housing on the site, and if so how many? For example: townhouses, coach houses, etc. *Total responses: 30*

Alternatives

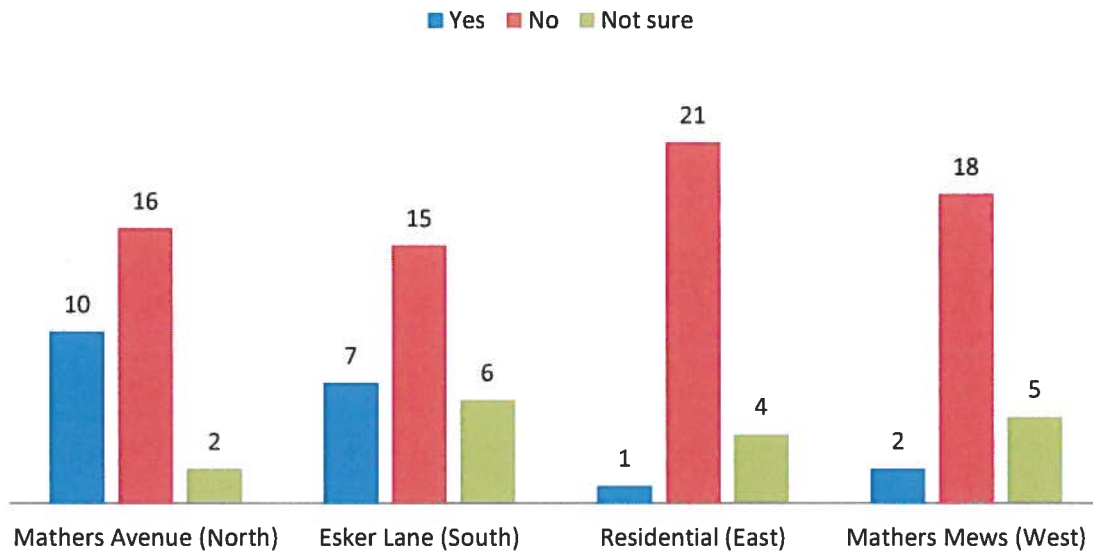


21 respondents (70%) did not support any alternatives to single family dwellings on the site. 7 respondents (23%) supported an alternative to single family dwellings (i.e. townhouses or coach houses), 2 respondents (7%) weren't sure and none supported or suggested another type of housing

Comments ranged from not supporting any development on the site, to six single family dwellings, six single family dwellings with coach houses and/or secondary suites, to 12 townhouses.

4. Do you think the proposed yards (setbacks from property lines) are appropriate?
 - a. Mathers Avenue (North): 7.7 m (25.4 ft) Total responses: 28
 - b. Esker Lane Development (South): 10.3 m (33.7 ft) Total responses: 28
 - c. Residential Development (East): 4.3 m (14 ft) Total responses: 26
 - d. Mathers Mews Development (West): 4.3 m (14 ft) Total responses: 28

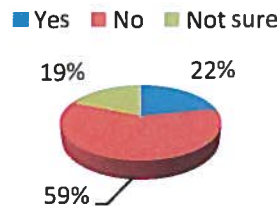
Yards



The majority of respondents did not think that the proposed yards were appropriate from the property lines. One comment raised concern for the loss of privacy for adjoining properties resulting from the development and that yards should be increased if there were to be trees protected or for increased buffering.

5. Vehicle access to the site is proposed from Mathers Avenue, with “emergency access only” access from Lawson Avenue. Do you agree with this arrangement? *Total responses: 32*

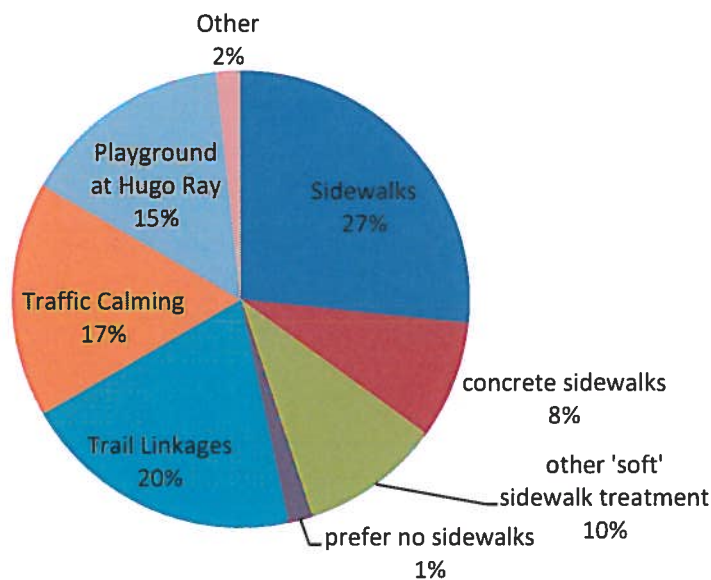
Emergency Access to Lawson Avenue



19 respondents (59%) did not agree that Lawson Avenue should be used for ‘emergencies only.’ A couple of comments suggested that Lawson Avenue should be left open to facilitate 4 or 6 single family dwellings.

6. If development occurs on this site, what type of improvements would you like to see outside of the site but in the neighbourhood? *Total responses: 60 (Note: people were free to select multiple categories on this question)*

Desired Neighbourhood Improvements



16 respondents (27%) identified sidewalks as a desired neighbourhood improvement (with a further 12 respondents specifying preferred treatments), 12 respondents (20%) noted that trail linkages to Capilano River/Canyon as desired, 10 respondents (17%) thought further traffic calming in the area would be appropriate and 9 respondents (15%) thought a playground at Hugo Ray Park would be beneficial.

Ideas for desired neighbourhood improvements included:

Roads/Traffic Calming: making Hadden Drive one-way southbound from Mathers Avenue to Burhill, introducing speed bumps, and adding street lighting and bus service to the area.

Trails: many respondents suggested trail linkages to Capilano Trail/River/Canyon area and to Ambleside and Park Royal

Other Correspondence

The Hugo Ray Neighbourhood Committee provided a copy of a petition that was previously received by the District and Council on April 24, 2013.

How the meeting was advertised

A mailed invitation to the meeting was sent out to owners and occupiers within a boundary on a map approved by Council. In addition, the meeting was posted to the Community Calendar and the District's website was updated to include the meeting and provide details of the proposal.

APPENDIX F

DESIGN REVIEW COMMITTEE CONSIDERATION

May 30, 2013 Meeting Minutes Regarding the proposal for 370/380 Mathers Avenue (Residences on Mathers)

4.1 370/380 MATHERS AVENUE, 19 RESIDENTIAL UNITS FILE: 1010-20-12-053

Background:

Geri Boyle advised that a previous application was brought to the Committee to redevelop the property; the application did not proceed but was for a higher density both in terms of number of units and floor area. The current application was originally for 24 units. In response to initial staff review and a neighbourhood petition, the application was revised to 19 ground oriented units in a mixture of detached and attached units. The community does not support the project and is concerned that this project would set precedent for other church properties in the immediate neighbourhood.

Project Presentation:

Oliver Webbe, President of Darwin Properties opened the presentation, he gave background on evolution of design, proposing to preserve residential feel along Mathers and maintain landscape buffer to the neighbouring single family dwellings. The target market is downsizing residents with ability to age in place and young families.

Architect Paul Lebofsky of Matrix Architecture and Claudia Frizzera of Eckford Tyacke and Associates Landscape Architects reviewed the proposal details and noted its response to community objectives and neighbourhood context.

Committee Questions:

The Committee provided questions, with the applicants' response in *italics*, including the following:

- Are inside roads maintained by the Municipality? *Entire site owned by Strata including roads, which will be constructed like traditional roads.*
- Do you permit parking on the road and if so how managed? *The strata would manage the road. Feel the 6 additional parking stalls will meet the visitor parking requirements.*
- Lot of reference made to context, don't see any pictures that give idea how buildings fit into context?
- Why choose Thompson residence as vocabulary of project as opposed to Elliot house? *Thompson house represents typology found throughout West Vancouver.*
- Fence going over retaining wall. Don't see detail, does it tie into vocabulary and respond to this type of development? *Style of fence very clean and modern, cedar fence fits well as high quality wood*
- What is the width of the road (drive aisle)? *6 metres.*
- Areas on plan do they include basement? *No excluding basement.*

- Is road running through property used by neighbourhood? *The road through the church property is a private driveway. It is primarily used by the church and is one way coming in off Mathers and out through Lawson.*
- What is landscape treatment of side yards? *Lawn and hedging against fence, evergreen and native trees, hedge broken with smaller trees, east side existing hedge proposing to retain.*
- What is shallowest unit driveway? *Typically 20ft. smallest is 18ft.*
- How did you arrive at sizes for the units in context of empty nesters and young families? *Unit count is similar to development south of property. Unit sizes based on target market; master suite on ground floor for age in place, and basement provides opportunity for home office or media room.*
- Thompson house wonder if height an issue as a lot of hip roofs? *Not concerned with height as it is lower than single family house height, choice of roof mainly stylistic. Glass in Garage door assume it should be safety glass?*
- Why not go with all single family dwellings? *Wanted diversity in product type and provide different housing options.*
- Entrances to most units are rather deep covered porch areas. Any thought to bringing in natural light into entry? *Feel the 9 ft. ceiling should allow enough light but could consider skylight or trellising.*
- Do the terraces off the dining room/living areas go to the edge of property? *Outdoor terraces 8 ft. deep.*

Committee Comments:

Members' comments on the application included:

- Not adequate contextual information provided, not convinced the vocabulary selected is the correct one.
- After visiting the site I understand why you selected the Thompson house as reference as see a lot of peaked roofs including the other development to the west. Like the neutral colour scheme but wonder if there should be more variation as looks monotonous.
- Lawn shapes too small and awkward and will be hard to maintain. Can't comment on planting as no plant list provided. Consider augmenting hedging to give privacy to neighbours. Don't understand the paving scheme; feel it makes it look patchy. Like to see larger patios as seem too tight and barely useable. Don't feel you should hold residents here to a tighter standard than the neighbours for visitor parking. Feel development quite sensitive to neighbourhood don't mind density and don't feel the traffic will impact neighbourhood.
- If have driveway aprons for visitor parking, you may have to have something imbedded in strata bylaw to not allow residents to keep vehicles in their driveway. Does not feel like a significant misfit in density but when you look at size of homes at 3200 sq.ft, it is only 300 sq.ft. smaller than a home on a 60 ft lot. When look at the issues of small outdoor spaces feel too packed in, don't mind density but overall footprint, FSR and size of homes seems too broad shouldered, if took one module out of the duplexes the site would have a lot more breathing room; feel too tight right now.

- Information on sustainability initiatives seems quite thin; needs to be revisited. Insufficient information to let us know how context arrived at to make it convincing.
- Struggle understanding how it fits into context, drawings don't go too far outside the property when it comes to your references. Dead end feel to this development, needs to have a more cul-de-sac feel or space to turn around in. Concern about very small yards - will be dark and mossy; don't feel yards generous enough for type of housing. Guest parking a big concern. Concern that development is quite dense.
- Project is very dense, typical townhouse yard is 20 – 25 ft. and these units would have 14 ft. from the building to the fence; the patio space is smaller than a small bedroom. Also not enough space allocated for a privacy buffer as don't have the depth, terraces in pits will be shaded out and not used. Supposed to be houses may as well be townhouses as they are so close together. Don't see fit to neighbourhood, development to the west side angled so more free space between the buildings; feel like 2 or 3 too many buildings.
- Understand fit between Elliot house and peak roof houses around feel it works well. Surprised how large the size of the houses are given your target audience, understand the house sizes most needed in West Vancouver are around 1500 sq.ft. or less; by reducing the FSR fulfill the need by families and seniors downsizing and make the site plan looser and reduce some of the other challenges. No light into the basement gives no opportunity for a suite. Reduce FSR 500 sq.ft. for each unit and bumped up the economically green initiatives. Smaller units better than what you have right now and make environmentally more sensible leading edge project.
- Find individual massing of buildings and architectural expression quite competently handled; however do have problem seeing how that fits into the neighbourhood without knowing context; opportunity to bring variety into roof forms and bring elements of Elliot house including flat roof into some of the houses to make variety rather than monotonous same pitch roof on every single house
- Units are crowding site, very little outdoor space that is useable. Give some variety to the units; bring elements in architecture of Elliot house into the development. Maybe reduce the size of the units and a variety of units to make more of a community and create more opportunity for a mix community within the development. Cul-de-sac without a turnaround creates a difficult situation.

The presenters clarified that only one unit has terraced sunken yard and that as the density is similar to Esker Lane, the proposal fits from a contextual perspective.

Resolution:

It was Moved and Seconded:

THAT the Design Review Committee has reviewed the project and recommends RESUBMISSION that addresses the following concerns:

- Adequate visitor parking to be addressed
- More context be given in resubmission
- Concern for more private outdoor space for the units while providing adequate landscape buffer between neighbours
- Ease of vehicle turnaround within driveways
- Style of buildings and introduce more variety, materiality and roof forms and consideration to the Elliott house
- Reduce size and/or number of units and modify layout to reduce density and increase useable open space and private outdoor space
- Detail sustainability measures and landscape

CARRIED