



CITY OF RICHMOND

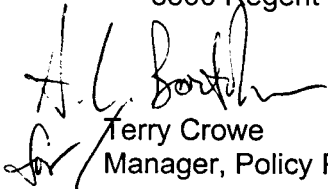
REPORT TO COMMITTEE

TO: Planning Committee **DATE:** December 15, 2000
FROM: Terry Crowe **FILE:** 4057-07
 Manager, Policy Planning
RE: Proposed Convertible House Demonstration Project

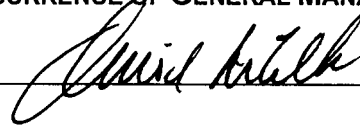
STAFF RECOMMENDATION

That Council authorize staff to:

- seek proposals, through a public tendering process, from qualified builders who would work with the City to prepare a design, based on Mr. Otto Dovernel's concept, and build a convertible house demonstration project on the City owned lot at 3860 Regent Street, and;
- take the necessary steps to subdivide into two 33 ft. (10.05 m) lots, the City owned lot at 3860 Regent Street to facilitate this development.


 Terry Crowe
 Manager, Policy Planning

Att.

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Lands and Property	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Purchasing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

STAFF REPORT

ORIGIN

This report:

- seeks Council direction to staff to undertake the necessary steps to proceed with the development of a “convertible house” demonstration project on a City owned lot at 3860 Regent Street (see Attachment 1).

FINDINGS OF FACT

Staff have been approached recently by Mr. Otto Dovernel, a Richmond resident and retired builder, who is seeking the City's assistance in developing a demonstration project for a “convertible house” on a City owned lot at 3860 Regent Street. Mr. Dovernel previously brought forward the concept of a “convertible house” to Council in 1994 and at that time, sought the City's assistance in undertaking such a demonstration project on the same lot.

A convertible house:

- is a single family house that is designed to be easily converted into a single family home plus a suite while maintaining the appearance of the single family home;
- is designed for one owner and not for strata ownership;
- is a method of increasing density in single family neighbourhoods without changing the character of those neighbourhoods; and
- provides an option which is both relatively affordable and adaptable to changing house needs at various stages of the family cycle.

The subject property at 3860 Regent Street is serviced and is 66 ft. (20.12m) by 120 ft. (36.58 m). The property is abutted by Lord Byng Elementary School on the south, multi-family housing to the east and north and single family homes to the west.

On September 12, 1994, Council authorized staff to proceed with the convertible house demonstration project on the City owned lot at 3860 Regent. The process included taking necessary steps to rezone the site to allow such a use, subdivision to two 33 ft. (10.05 m) lots and the preparation of necessary Bylaws to release funds to finance the project (construction) from the Affordable Housing Statutory Reserve Fund.

At that time, the demonstration project was seen as an opportunity:

- for the City to take a leadership role in an affordable housing demonstration project;
- for residents to view the house and see the benefits of this form of housing and evaluate it in terms of neighbourhood compatibility; and
- to promote interest in this type of basic, affordable housing within the building industry.

On August 28, 1995, Council rezoned the west half of the subject site to a Comprehensive Development District (CD/44) which is intended to accommodate a convertible single family house which is designed to permit the inclusion of a secondary suite within the principal structure. The east half of the lot is zoned for School and Public Use (SPU). The lot still needs to be subdivided into two 33 ft. (10.05 m) wide lots.

A working group comprised of Mr. Dovel, his associate Ken Farrish and City staff was established to oversee the project. An architect, Mr. Stuart Howard, was retained by the City to develop and refine Mr. Dovel's original concept into a design that was deemed appropriate for Richmond's families and neighbourhoods and which could readily be marketed.

In a report dated September 8, 1995, staff reported to Council on the status of the project, noting Mr. Dovel's concerns about Stuart Howard's proposed design for the house and subsequent affordability of the project. Mr. Howard's proposed design is included as Attachment 2 and Mr. Dovel's original concept is included as Attachment 3.

On October 10, 1995, Council unanimously defeated a motion which sought endorsement of the preliminary design of the house and authorization for staff to continue working towards a final design of the house. Given Council's direction in 1995, no further work on the project was undertaken. Before proceeding further on the concept of a demonstration project, staff again seek Council's direction and authorization to proceed to undertake the necessary steps on developing the demonstration project.

ANALYSIS

Project Merits

The convertible housing concept has a number of merits. From an OCP/Policy perspective the convertible house project supports:

- Council's objectives of encouraging a broad variety of housing types, universally designed dwelling units, tenures and price ranges suitable to meet the needs of everyone in the community including families, singles, couples, people with disabilities and seniors.
- OCP policies of encouraging:
 - single family character housing in the City's neighbourhoods
 - variety of tenure, especially private market rental housing choices
 - entry level and affordable housing choices through the private market

In more specific terms, the convertible house:

- potentially makes home ownership more affordable to young families by providing a "mortgage helper";
- allows the owner to convert the space back to single family accommodation when family needs require additional space, with relatively less costs to convert;
- enables senior home owners to have rental income as well as the security of having a tenant in the suite;
- would provide the required level of health and life safety standard since the home and additional suite would be built "up front" under valid permits;

- allows home owners to separate accommodation for adult children or elderly parents;
- provides housing options for renters (and especially for those who prefer to live in a single family form of housing, who want yard access, or who wish to live in a certain neighbourhood or school catchment area) and;
- contributes to needed ground oriented housing stock in Richmond. The convertible house provides an opportunity to integrate additional housing into a neighbourhood without substantially changing its character or form.

The site is appropriately zoned and well located for such a demonstration project. It includes rear access for the extra parking necessary for a convertible house and the location is also easy to access for visitors during the demonstration phase of the project.

If successful, the house design could be replicated in other areas of the City. The demonstration project also presents an opportunity to incorporate new energy efficiency and construction techniques into the design of the house.

A similar demonstration house, exhibiting many of the convertible or flexible design features envisioned for this project has recently been built on the BCIT campus and will open in 2001 for public viewing and instructional purposes. The Manager of the Canadian Housing and Construction Centre which developed the BCIT demonstration project has suggested that a demonstration project in a residential neighbourhood such as proposed in Richmond, may generate additional public awareness since it has the potential to be more easily viewed by the general public than the BCIT project.

Design and Process Considerations

During the previous process in attempting to get a demonstration project built on the site, City staff spent considerable effort and time in refining the concept and working towards an acceptable final design. Before further resources are directed to this project, staff seek direction from Council to proceed and specifically to seek proposals, through a public "Request for Proposal" (RFP) process, from qualified builders who would be interested in partnering/contracting with the City in the design and construction of a demonstration project. If there is interest in the industry, a preferred builder would be selected to enter into a contract and work with the City in design, financing and construction of the demonstration house. The house would be based on Mr. Doytel's general concept. The house would be advertised and open to the public for a period of time as a demonstration house.

Success of the project will depend upon a clear work program and project responsibilities among the various resources that will be needed on such a project. Success will also depend on the marketability and acceptance of the house design. A working group consisting of City staff from Urban Development, Finance and a preferred designer and builder would be established to oversee the project.

FINANCIAL IMPACT

The City's contribution to this demonstration project, if authorized by Council, would be the cost of the zoned and serviced lot. These property improvement costs will be part of the 2001 Land Acquisition Reserve Bylaw and come from the Industrial Reserve. When the property is sold,

value will be credited to the Steveston Road Ends Reserve and the improvement costs will return to the Industrial Use Reserve.

Land Value Estimates:

- Appraisal of the subject property has not been prepared, however land sale records from March, 2000 show the sale of two 33 ft (10.05m) lots in Steveston for \$145,000. each.

Servicing Cost Estimates:

• Subdivision/Processing Fee:	\$333.00
• Lane Construction:	\$40,000.00
• Water Connection:	\$1,600.00
TOTAL	\$41,933.00

CONCLUSION

As in 1994/95, a convertible house demonstration project presents an opportunity:

- for the City to take a leadership role in an affordable housing demonstration project;
- for residents to view the house and see the benefits of this form of housing and evaluate it in terms of neighbourhood compatibility; and
- to promote interest in this type of basic, affordable housing within the building industry.

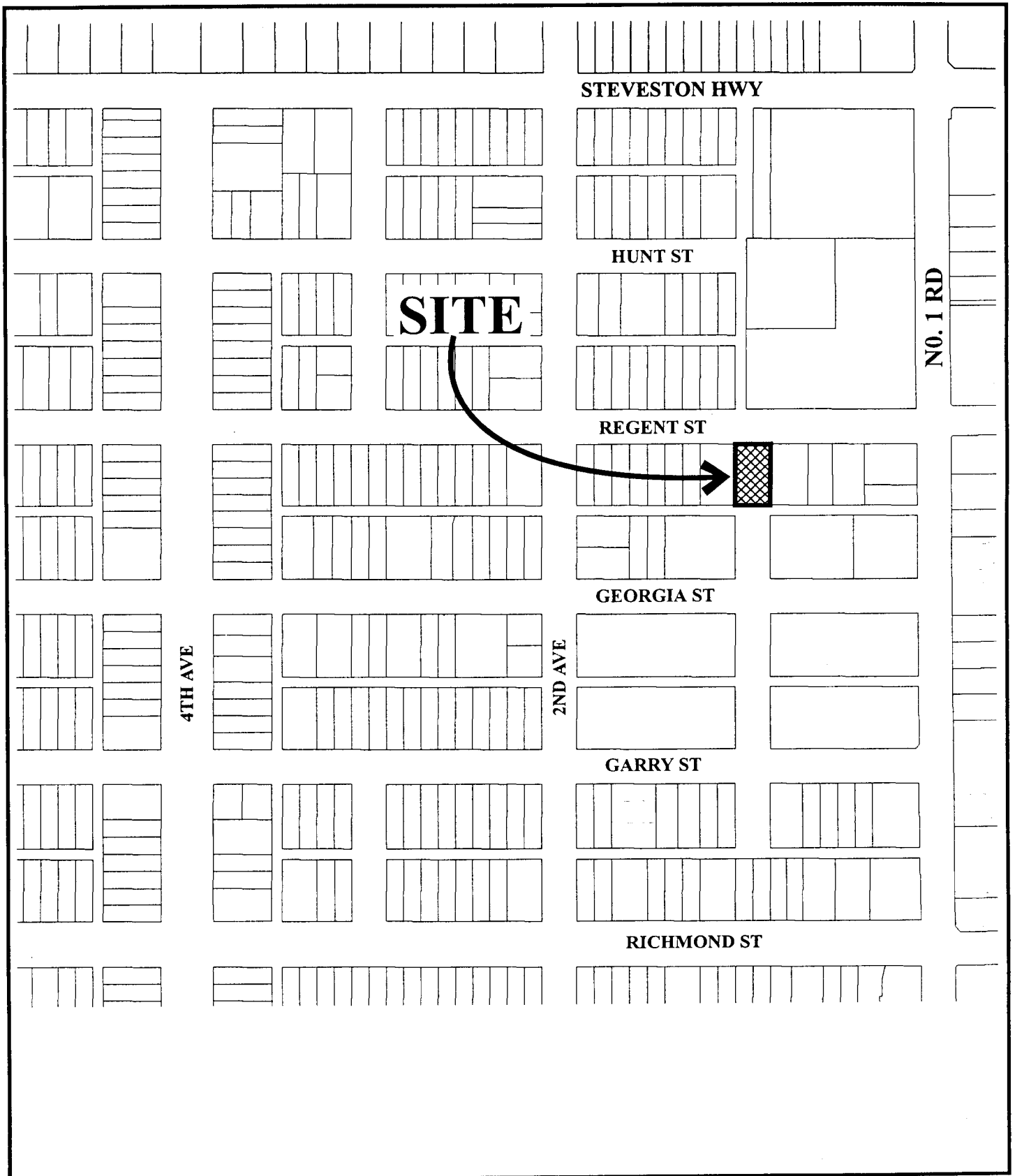
Staff recommend that Council authorize staff to:

- seek proposals, through a public tendering process, from qualified builders who would work with the City to prepare a design, based on Mr. Otto Dovel's concept, and build a convertible house demonstration project on the City owned lot at 3860 Regent Street, and;
- take the necessary steps to subdivide into two 33 ft. (10.05 m) lots, the City owned lot at 3860 Regent Street to facilitate this development.



Rob Innes
Planner

RI:cas



Attachment 1
3860 Regent Street

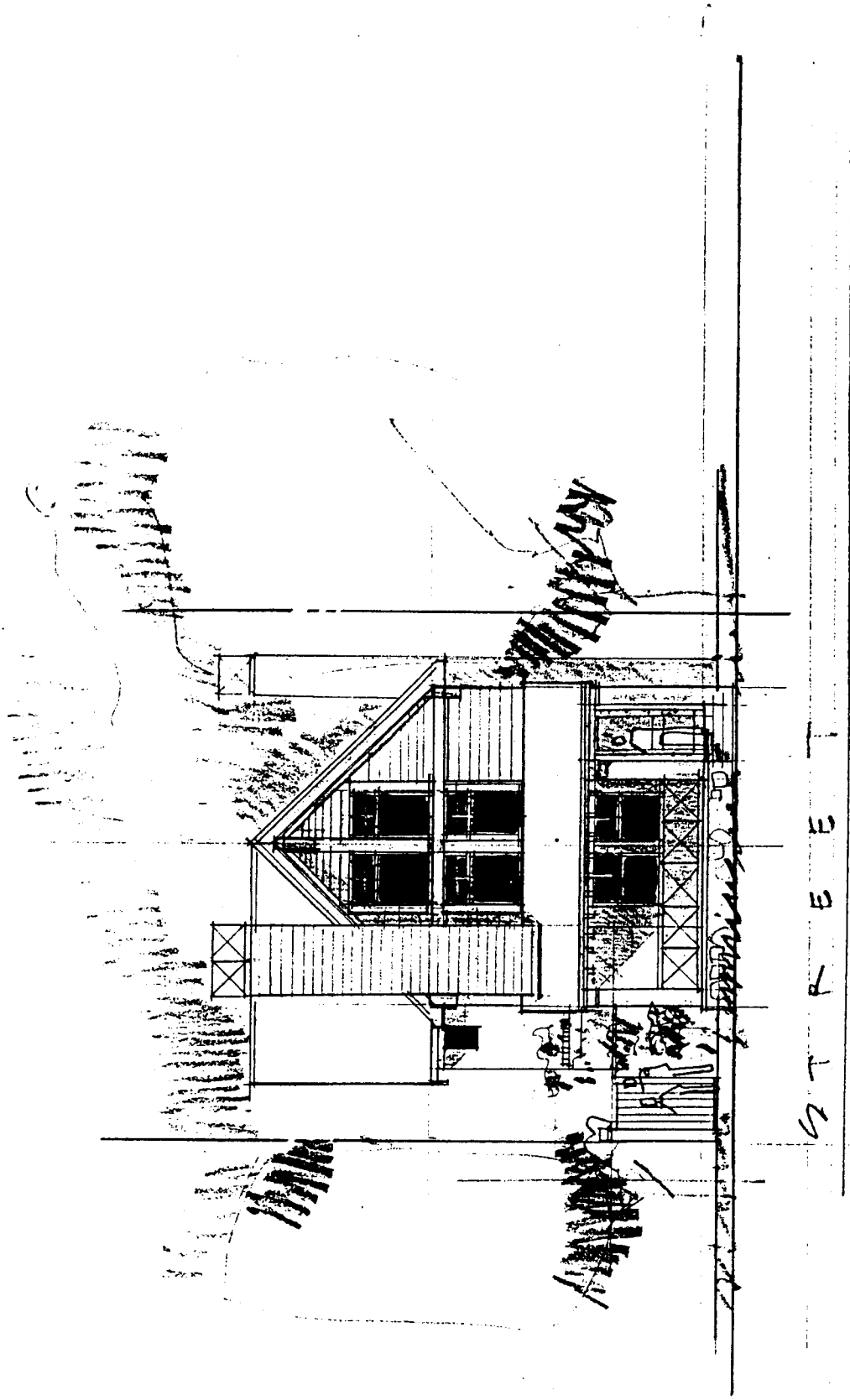
Original Date: 12/21/00

Revision Date:

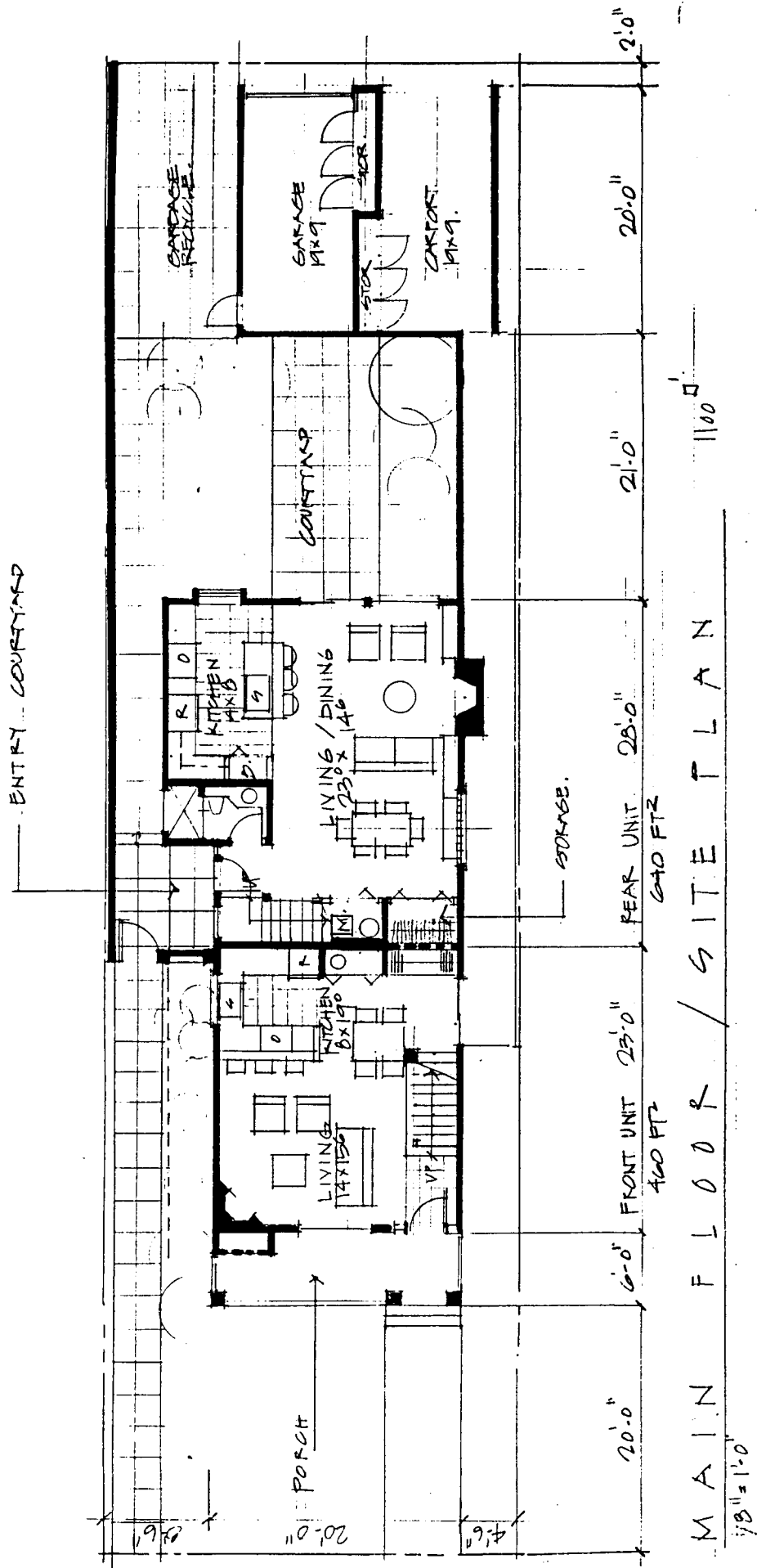
Note: Dimensions are in METRES

ATTACHMENT 2

Preliminary Design -
Stuart Howard Architects Inc.

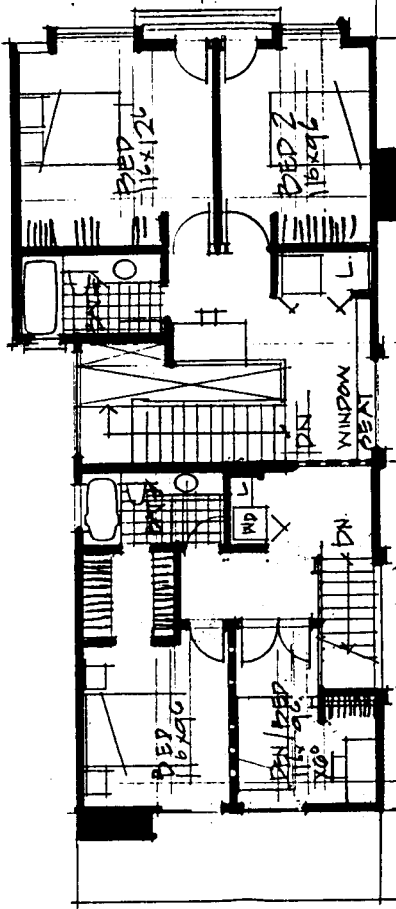


STAFF TOWNHOMES
 SYSTEMS
 JULY 20 1972



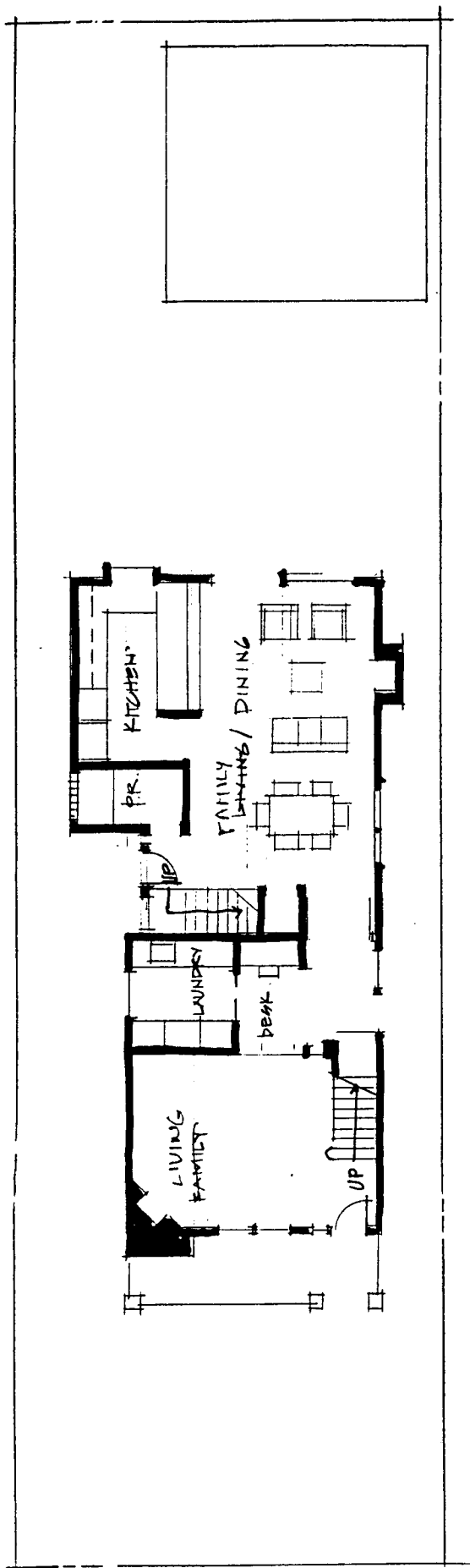
M A I N F L O O R / S I T E P L A N
 1/8" = 1'-0"

STUART HOWARD ARCHITECTS INC.
 SCHEME 2
 JULY 20 1979.



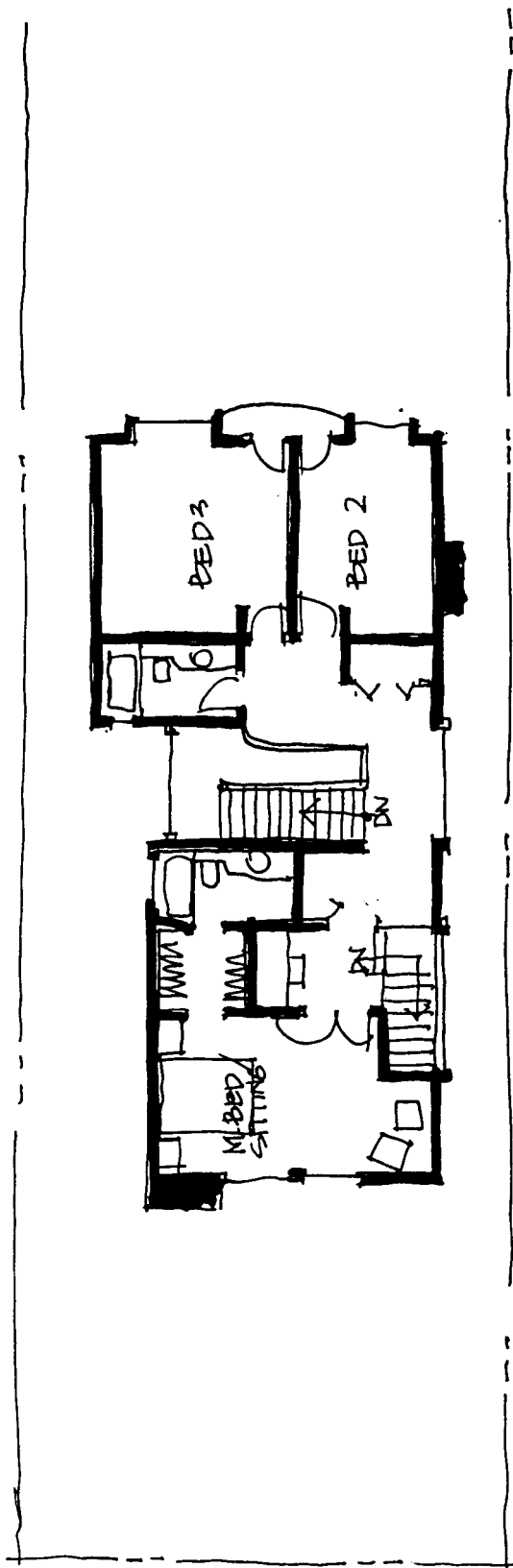
FRONT 23'-0" 460 FT² REAR 28'-0" 600 FT²

UPPER FLOOR 1060
 1/8" = 1'-0"



MAIN FLR

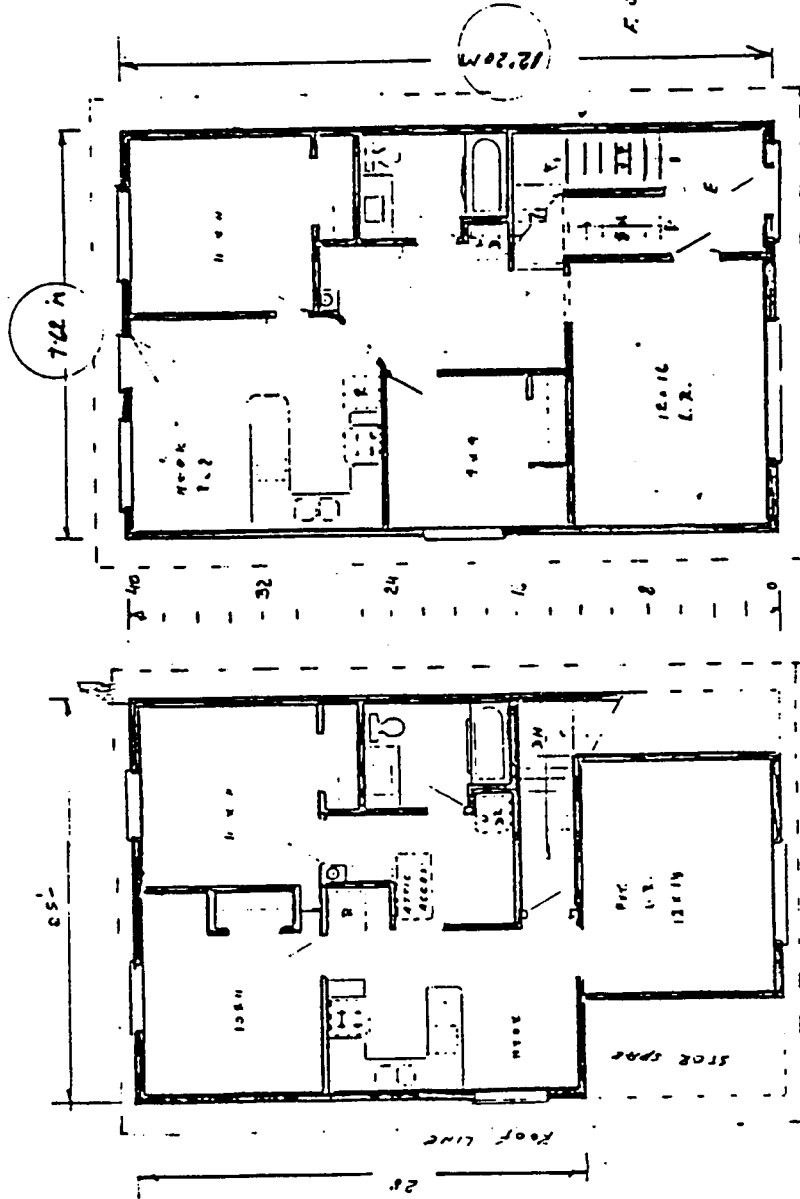
COMBINED UNIT. 1092 FT²



U P P E R F L R . C O M P I N E D .

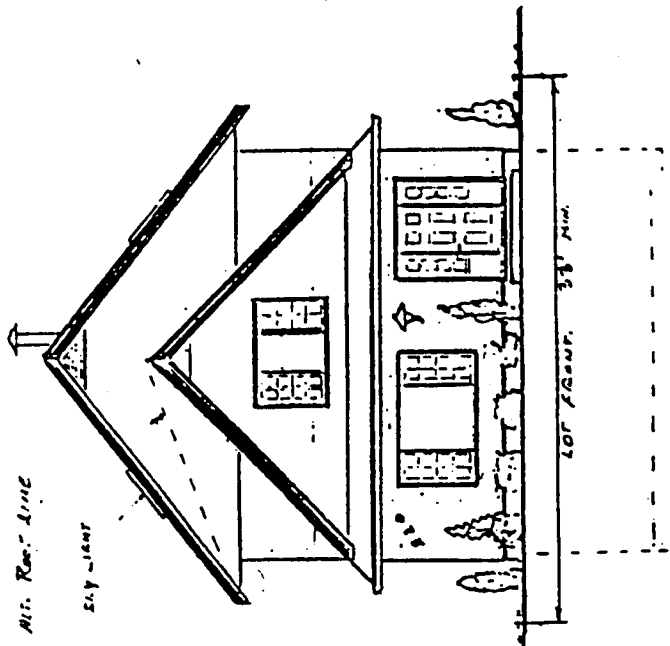
ATTACHMENT 3

Convertible House Proposal - Otto Dovertel



Main Floor 1000 sq. ft.
(93 sq. ft.)

Top Floor 880 sq. ft.
(82 sq. ft.)

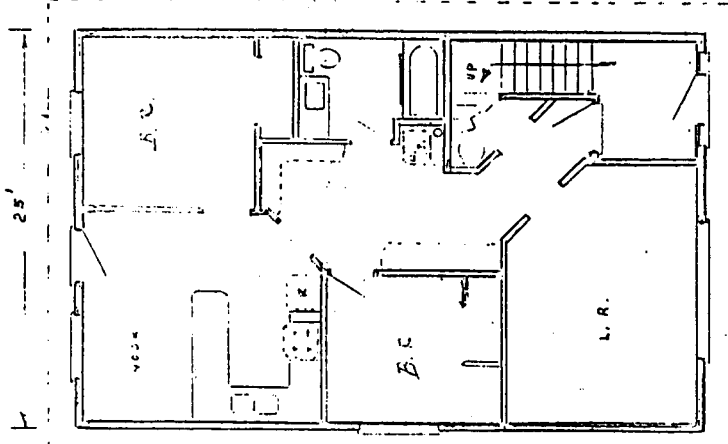
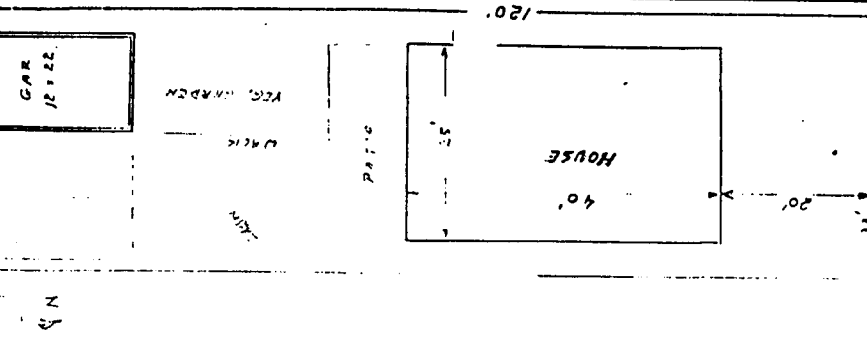


Front Elevation

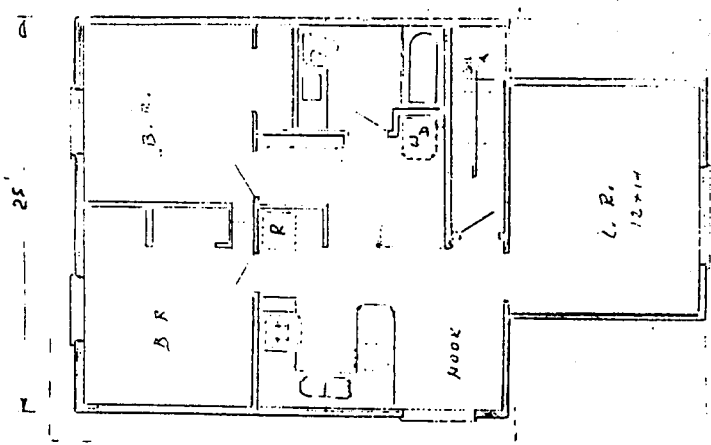
- A) This home can be a single dwelling with bedrooms on top floor, or,
- B) The top floor could be rented as a self-contained suite (legal) or,
- C) A full or partial basement could accommodate a 3rd suite.
- D) Top floor can expand into Attic 20' x 28' storage room, accessible by folding stair.
- E) Similar layout possible for side x side duplex, garage & parking at rear

Proposed "Made to Convert single dwelling"
 Dovertel Construction Ltd. Richmond, B. C.
 CANADA Tel. (604) 274-3945
 July 4th 1994 copyright O. Dov.

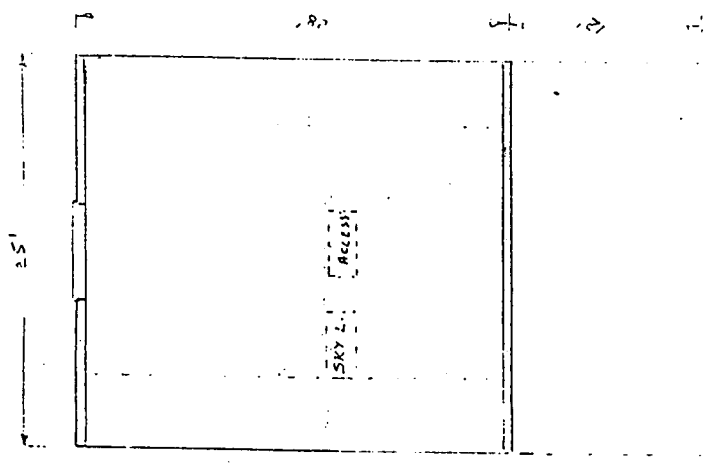
LANE



MAIN FL. 1000 ϕ
OWNER'S SITE



TOP FL. 860 ϕ
CONVERTED TO
RENTAL SITE



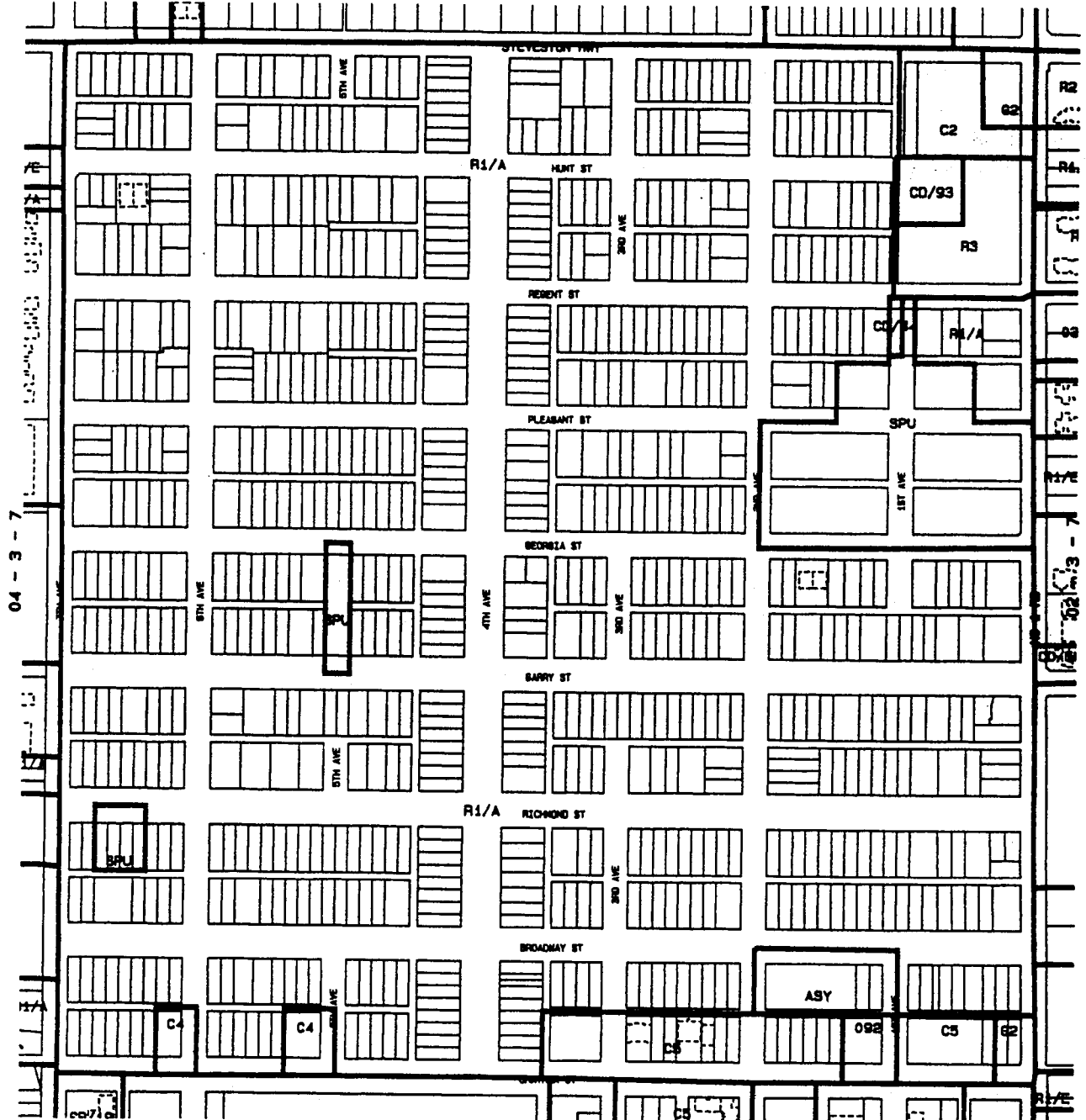
PATIO STAIR, 860 ϕ

SINGLE DWELLING - CONVERTIBLE TO RENTAL SUITE

SCALE: 1/2" = 1'-0"	APPROVED BY: COPYR. S. DOK.	DRAWN BY: U. DOK.
DATE: 22. 11. 94	REVISED	
DESIGNED TO CONVERT AT LEAST POSSIBLE - EXPENSE		
DOVERTEL CONSTR LTD (604)	DRAWING NUMBER 274 - 5945	

11 x 17 PRINTED ON NO. 3009 CLEARPRINT

34 - 4 - 7



04 - 3 - 7

10 - 3 - 7

NOTE: THIS ZONING INFORMATION SHEET FORMS PART OF A CONSOLIDATION OF THE ZONING MAP OF RICHMOND AS AMENDED TO THE DATE SHOWN IN THE TITLE BOX ON THE RIGHT. THIS IS NOT A LEGAL DOCUMENT, AND IS PUBLISHED FOR INFORMATION AND CONVENIENCE PURPOSES ONLY.

Compiled by Planning
Courtesy of Public Works



ZONING SEC. 03, 3 - 7

SCALE:
1" = 5000'
DATE:
10/12/99
APPROVAL:
AC