



**City of Richmond**  
Urban Development Division

**Report to Committee**

**To:** Planning Committee

**From:** Raul Allueva  
Director of Development

**RE: APPLICATION BY PATRICK COTTER ARCHITECT FOR REZONING AT  
6461 DYKE ROAD FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD/50)  
TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/147)**

*To Council - July 26, 2004  
To Planning - Jul 20, 2004  
Date: July 9, 2004*

RZ 03-237482

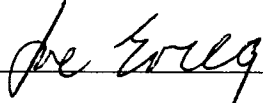
*File: 12-8060-20-7770.*

**Staff Recommendation**

That Bylaw No. 7770, to create a new "Comprehensive Development District (CD/147)" to permit the development of a heritage-style two family dwelling, and to rezone 6461 Dyke Road from "Comprehensive Development District (CD/50)" to "Comprehensive Development District (CD/147)", be introduced and given first reading.

  
Raul Allueva  
Director of Development

RA:jl  
Att. 4

<b>FOR ORIGINATING DIVISION USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>


## Staff Report

### Origin

Patrick Cotter Architect has applied, on behalf of Sean Lawson and Norm Ferguson, to rezone 6461 Dyke Road (**Attachment 1**) from “Comprehensive Development District (CD/50)” to “Comprehensive Development District (CD/147)” in order to develop a heritage style two-family dwelling (duplex). The property is designated as “Heritage Residential” in the Steveston Area Plan.

### Findings of Fact

Item	Existing	Proposed
Owner	Amber Williamson	Sean Lawson and Norm Ferguson
Applicant	Patrick Cotter Architect	No change
Site Size	605 m <sup>2</sup> (6,512 ft <sup>2</sup> )	No change
Land Uses	Single-Family Dwelling	Two-Family Dwelling
OCP Designation	Mixed Use	No change
Area Plan Designation	Heritage Residential	No change
Zoning	CD/50	CD/147
Heritage	Designated “Heritage Residential”	No change
ESA Designation	A portion of the front yard setback is designated ESA	No change

### Project Description

The proposal is to develop a two-family dwelling unit with the following building statistics:

Total Floor Area:	637 m <sup>2</sup> (6,853 ft <sup>2</sup> )
Floor Area Ratio:	1.0
Site Coverage:	50%
Front Yard Setback:	6.0 m (19.7 ft.)
Side Yard Setback:	1.5 m (5 ft.) from east property line 4.6 m (15 ft.) from the west property line
Rear Yard Setback:	3.0 m (9.8 ft.)
Height:	14 m (45 ft.)

The proposed building is comprised of three storeys over a parking level. The ground parking level consists of two garages and crawl spaces for the dwelling units. As there is a floodplain covenant registered on the property, none of the floorspace on this level may be used as habitable space. The three levels above the ground level contain the habitable floorspace for the two dwelling units.

The proposed development is a custom-designed duplex for two specific families. The plans and elevations are provided in **Attachment 2**.

A 3.0 m (9.8 ft.) right-of-way in favour of the City is registered along the west property line. This right-of-way is one-half of a 6 m (19.7 ft.) right-of-way that provides public pedestrian and emergency vehicle access to Princess Lane. The other 3.0 m of the right-of-way is located on a portion of the neighbouring lot, 6451 Princess Lane.

### **Site Context**

The site context is as follows:

North: Industrial property (zoned I2) that is designated for “Residential Use”

East: McKinney House, a single-family dwelling zoned CD/12

South: Dyke Road and the Fraser River

West: A portion of 6451 Princess Lane (industrial property) which has public rights-of-passage registered for vehicle and pedestrian access. Next to this strip of land is a vacant lot zoned CD/50 which is currently under a rezoning application to develop a heritage-style single-family dwelling.

### **Related Policies & Studies**

#### Steveston Area Plan

The lands along Dyke Road, south of Princess Lane, are designated in the Steveston Area Plan as “Heritage Residential” (**Attachment 3**). The area is anchored by two heritage buildings, McKinney House at the east end and Abercrombie House at the west end. The purpose of the “Heritage Residential” land use designation is to accommodate heritage buildings that have been moved to this area or to ensure that new buildings are designed with appropriate heritage character.

### **Staff Comments**

Staff support the proposed development as it will enhance the Dyke Road streetscape and reinforce the heritage character created by recent new developments. The property can be serviced with all relevant utilities.

There is a floodplain covenant registered on the property that prevents the use of the ground level crawl space as habitable floorspace. There is another covenant registered on the property that prevents vehicle access to the lot from Dyke Road. Access to the lot is achieved by an access agreement registered over the neighbouring property at 6451 Princess Lane.

## Analysis

### Area Development

The surrounding London-Princess Area has undergone a gradual transition from an industrial to a residential neighbourhood. New townhouse development to the west has brought new residents and vitality to the area. The heritage style displayed by these new developments further enhance the area and complement both McKinney House and Abercrombie House.

The subject property of this application, 6461 Dyke Road, and its neighbour to the west, 6433 Dyke Road, are the two remaining lots within the “Heritage Residential” area along Dyke Road that have development potential. A high quality of design and architectural detail is desired for these two prominent sites.

### Form and Massing

The subject property has a unique location between McKinney House and a pedestrian walkway. Any building on the property is expected to respond to the form and massing of McKinney House on its east side as well as enhance the public realm of the walkway on the west side.

McKinney House sets the tone for development in this area, as it is the dominant feature along Dyke Road. The house, which was elevated when it was moved to its current site, has a floor area ratio of approximately 1.0, and an overall height of 14 m (45.9 ft.).

The following criteria was used to evaluate development of the subject site:

- building has to be able to “mass up” and “stand next” to McKinney House;
- façade of the building must not overshadow McKinney House;
- building should orient towards the public walkway as well as Dyke Road;
- building should provide a sense of openness at the entrance to the pedestrian walkway; and
- building must display heritage character.

The proposed building is designed to complement McKinney House and respond to the subject site in the following manner:

- The L-shaped orientation of the building pushes the mass of the building towards the rear of the lot so that the width of the structure along Dyke Road is no wider than that of earlier new construction in the area;
- Although the highest point of the roof is at the same height as McKinney House, a portion of the roof is lower to provide a sense of increase in decreased mass;
- The building has orientation towards the public walkway and incorporates a feature at the corner to “turn the corner” from the walkway to Dyke Road;
- The building opens up at the southwest corner (entrance to the public walkway).

Staff generally support the form and massing of the proposed building. As the bulk of the building has been pushed to the rear of the site, the building does not dominate the Dyke Road streetscape or overshadow McKinney House.

A new Comprehensive Development District (CD/147) is proposed to be created to accommodate the building.

### Heritage Character

The proposed duplex is designed in a Craftsman style, similar to that of McKinney House. Elements characteristic of the Craftsman style include:

- Solid mass and strong proportions;
- Large, elevated, wrap-around covered porches;
- Shingle siding on gables, with horizontal siding on the walls;
- Paired columns;
- Bracket detailing on roof gables.

Since the subject site is located within a "Heritage Residential" area, the City's Heritage Commission was involved early on in the process to review and comment on the application. The initial design proposed for the site was similar to a side-by-side duplex. The Heritage Commission felt that the earlier design was too bulky for the site and could overshadow the prominence of McKinney House.

The applicant re-designed the building to address the concerns of the Heritage Commission. The current design of the building was presented to Heritage Commission on June 24, 2004. The Commission felt that the building design was greatly improved and addressed all their earlier concerns. The Heritage Commission unanimously endorsed the proposed building design at its meeting of June 24, 2004.

As there is no Development Permit application required after rezoning, a restrictive covenant will be registered on the property as a condition of rezoning to ensure that the building design endorsed by Staff and the Heritage Commission, as demonstrated in the attached plans (**Attachment 2**), is the one that is built on the property.

### Density, Setbacks and Open Space

#### *Density*

The proposed CD/147 zone permits a density of 1.0 FAR, which is the same as exists on the adjacent McKinney House.

### *Setbacks*

The current CD/50 zone specifies the following setbacks for a proposed building on the subject property (see **Attachment 4**):

- 7.5 m (24.6 ft.) front yard setback
- 3.0 m (9.8 ft.) side yard setback from the east property line
- 1.4 m (4.6 ft.) rear yard setback

The proposed CD/147 zone specifies different setbacks to accommodate the proposed duplex, which is designed to orient the two dwelling units south towards the river.

The front yard setback of the house is 6 m (19.7 ft.), which is consistent with McKinney House and the new detached townhouses that have been built further west. This 6 m setback also avoids any building encroachment into the front yard area, which is designated as “Environmentally Sensitive Area (ESA)” and which is also encumbered by a sanitary sewer right-of-way.

The building is set back from its east property line and from the edge of the right-of-way, at the west side of the property, by approximately 1.5 m (5 ft.). A 1.5 m side yard setback is typical for residential areas. The City’s standard Two Family Housing District (R5) only requires a side yard setback of 1.2 m (4 ft.) for a duplex.

The applicant proposes a rear yard setback of 3 m (9.7 ft.). Although this is less than other typical rear yard setbacks for single-family or two-family developments (approximately 6 m), it exceeds the 1.4 m (4.6 ft.) that is currently permitted in the CD/50 zone. The applicant has addressed privacy issues by minimizing the number of windows to habitable rooms that would overlook the neighbouring rear yard at McKinney House.

### *Open Space*

Although there is not a great deal of typical rear yard green space due to the reduced setback, the applicant notes that the outdoor living and open space for the proposed building is in the front of the house and the side (southern exposure facing Dyke Road and the pedestrian walkway). There is approximately 207 m<sup>2</sup> (2,231 ft<sup>2</sup>) of open and covered deck space at the main level and third level of the building, in addition to the front yard, which compensate for the reduced rear yards of the dwelling units.

In assessing the potential impacts of the reduced rear yard setback, Staff considered the future development potential of 6451 Princess Lane, the industrial property immediately to the north of the subject property. The industrial property is currently zoned “Light Industrial District (I2)” but is designated as “Residential” in the Steveston Area Plan.

The industrial property has the future potential of developing into a range of residential uses (e.g. single-family, two-family, townhouses, etc.). Should this happen, the setbacks along the common property line would likely be similar (3.0 m) or less.

Staff support the proposed siting of the building as it appears to have minimal impacts on surrounding properties and helps to facilitate a better relationship of the building with Dyke Road and the public walkway.

### Vehicle Access

There is a restrictive covenant registered on the property that prohibits direct vehicle access to the site from Dyke Road. There is a cross-access agreement registered between the subject property and 6451 Princess Lane to enable vehicle access from the site to connect to the public lane to the northwest.

When the 11-unit townhouse project at 6400 Princess Lane, to the west, was rezoned in 2003 (RZ 02-202859), the developer, Oris Development Co. Ltd., entered into a servicing agreement to design and construct:

- the lane to the east of the site, and
- the pedestrian trail connection from the lane to Dyke Road.

Oris Development has prepared a design for the lane and pedestrian/emergency vehicle access route within the areas covered by the right-of-way agreement. The plan includes extending the paved portion of the lane to enable vehicle access to the rear of 6461 Dyke Road. A pedestrian and emergency access only route will connect Dyke Road to the end of the paved lane. All of the proposed works can be accommodated within the total 6.0 m (19.7 m) right-of-way.

The applicant has suggested a reduction of the 3 m (9.7 ft.) wide right-of-way along the west property line to 2.25 m (7.4 ft.) to correspond with the actual alignment of the extended lane and pedestrian/emergency access route. The City will consider this reduction upon completion of the lane and pedestrian/emergency access route.

### Dyke Road frontage

A portion of a ditch that runs along Dyke Road is currently culverted and paved in front of the subject property. As there will be no vehicle access from Dyke Road, the applicant has been requested to remove the culvert and pavement and reinstate the ditch. As the area along the ditch is designated as ESA, appropriate landscaping will also be required. The crossing of the ditch to access the pedestrian/emergency vehicle route would remain in place.

### Community Contribution

The applicant has agreed to contribute \$2,000.00 to the Child Care Development Fund as the community contribution for this application.

### **Financial Impact**

None.

**Conclusion**

The proposed development is a sensitively-designed, custom two-family dwelling. It takes full advantage of its unique and desirable waterfront location and responds to the important heritage context of the area. The list of rezoning conditions, as agreed to by the applicant, is included as **Attachment 5**.

Staff feels that this building will be an attractive addition to the area. It is therefore recommended that this application be approved to proceed.

Janet Lee  
Planner 2



JL:cas

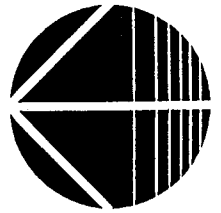
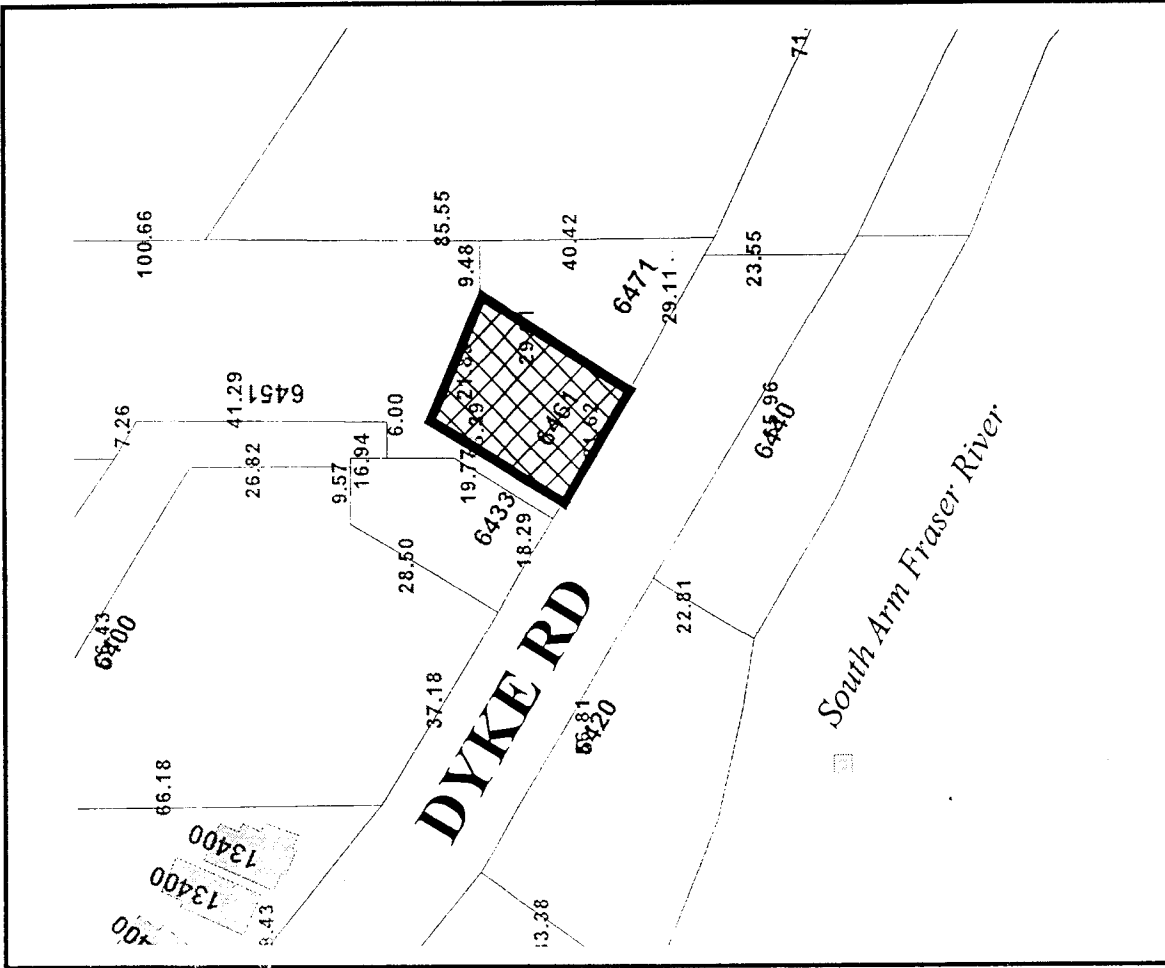
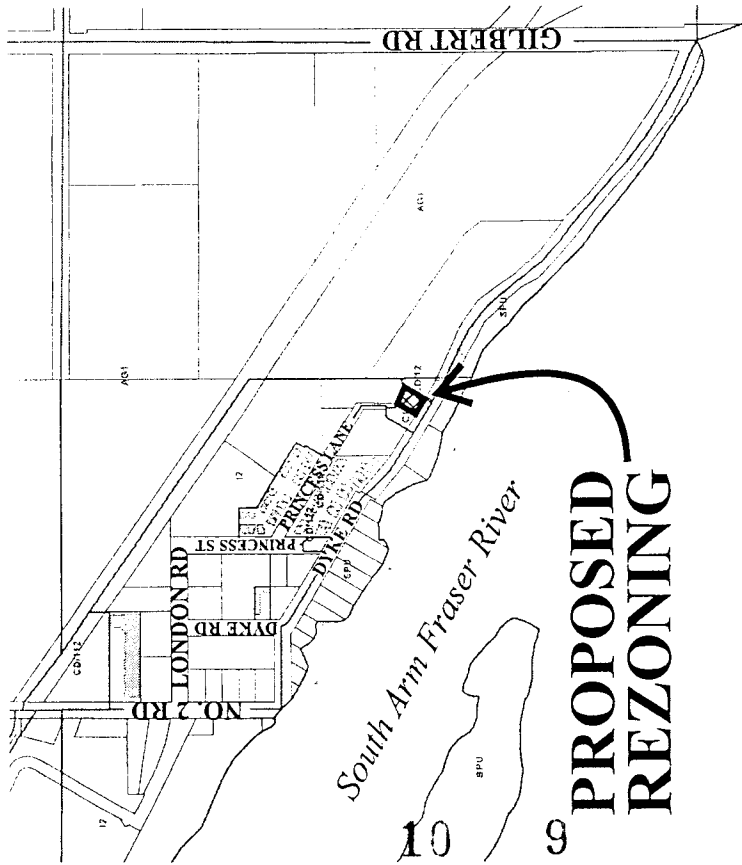
There are requirements to be dealt with prior to final adoption:

1. Registration of a restrictive covenant to ensure that the building generally complies with the plans presented with this application;
2. Enter into a Servicing Agreement to reinstate the ditch along Dyke Road frontage (to the entrance of the pedestrian/emergency vehicle access) with landscaping that generally follows the City's Recommended Plantings for Natural Areas; and
3. Contribution of \$2,000.00 to the Child Care Development Fund.





# City of Richmond



RZ 03-237482

Original Date: 07/14/03  
 Revision Date:  
 Note: Dimensions are in METRES





NOTES

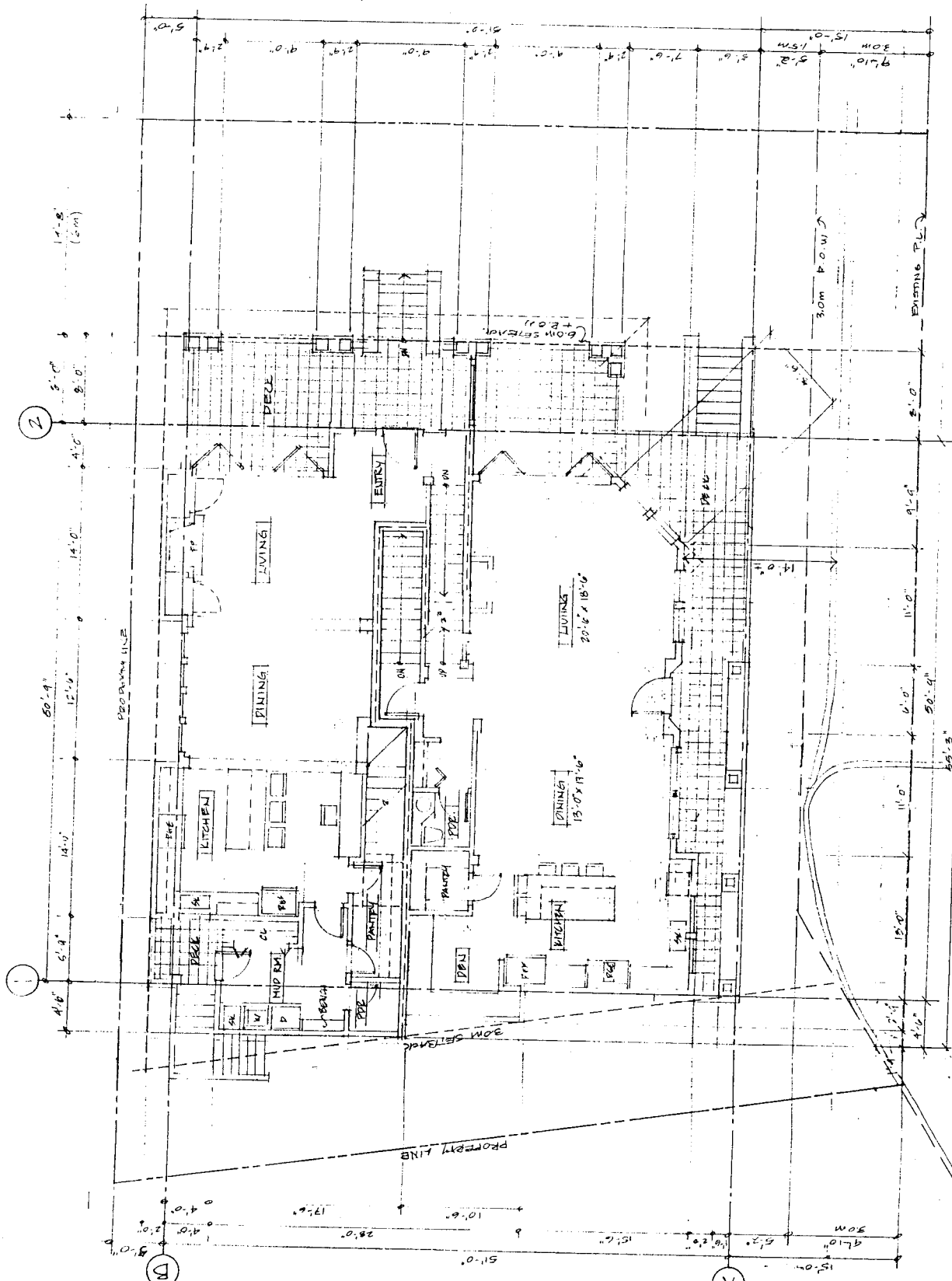
PATRICK COITNER ARCHITECT INC.

275 W. 10th St. Suite 1100  
New York, NY 10011  
Tel: (212) 512-1000  
Fax: (212) 512-1001  
www.patrickcoitner.com

RIVERFRONT RESIDENCE

PRELIMINARY FIRST LEVEL FLOOR PLAN

A-202



AREA:	WEST	EAST
	1,001 SF	1,108 SF
TOTAL:	2,109 SF (ESTIM.)	

1 FIRST FLOOR LEVEL PLAN  
2007 SCALE 1/4"=1'-0"

10 12

NOTES

NO.	DATE
1	10/15/10
2	11/10/10
3	12/15/10
4	01/20/11
5	02/10/11
6	03/15/11
7	04/20/11
8	05/25/11
9	06/30/11
10	07/31/11
11	08/31/11
12	09/30/11
13	10/31/11
14	11/30/11
15	12/31/11
16	01/31/12
17	02/29/12
18	03/31/12
19	04/30/12
20	05/31/12
21	06/30/12
22	07/31/12
23	08/31/12
24	09/30/12
25	10/31/12
26	11/30/12
27	12/31/12
28	01/31/13
29	02/29/13
30	03/31/13
31	04/30/13
32	05/31/13
33	06/30/13
34	07/31/13
35	08/31/13
36	09/30/13
37	10/31/13
38	11/30/13
39	12/31/13
40	01/31/14
41	02/29/14
42	03/31/14
43	04/30/14
44	05/31/14
45	06/30/14
46	07/31/14
47	08/31/14
48	09/30/14
49	10/31/14
50	11/30/14
51	12/31/14
52	01/31/15
53	02/29/15
54	03/31/15
55	04/30/15
56	05/31/15
57	06/30/15
58	07/31/15
59	08/31/15
60	09/30/15
61	10/31/15
62	11/30/15
63	12/31/15
64	01/31/16
65	02/29/16
66	03/31/16
67	04/30/16
68	05/31/16
69	06/30/16
70	07/31/16
71	08/31/16
72	09/30/16
73	10/31/16
74	11/30/16
75	12/31/16
76	01/31/17
77	02/29/17
78	03/31/17
79	04/30/17
80	05/31/17
81	06/30/17
82	07/31/17
83	08/31/17
84	09/30/17
85	10/31/17
86	11/30/17
87	12/31/17
88	01/31/18
89	02/29/18
90	03/31/18
91	04/30/18
92	05/31/18
93	06/30/18
94	07/31/18
95	08/31/18
96	09/30/18
97	10/31/18
98	11/30/18
99	12/31/18
100	01/31/19
101	02/29/19
102	03/31/19
103	04/30/19
104	05/31/19
105	06/30/19
106	07/31/19
107	08/31/19
108	09/30/19
109	10/31/19
110	11/30/19
111	12/31/19
112	01/31/20
113	02/29/20
114	03/31/20
115	04/30/20
116	05/31/20
117	06/30/20
118	07/31/20
119	08/31/20
120	09/30/20
121	10/31/20
122	11/30/20
123	12/31/20
124	01/31/21
125	02/29/21
126	03/31/21
127	04/30/21
128	05/31/21
129	06/30/21
130	07/31/21
131	08/31/21
132	09/30/21
133	10/31/21
134	11/30/21
135	12/31/21
136	01/31/22
137	02/29/22
138	03/31/22
139	04/30/22
140	05/31/22
141	06/30/22
142	07/31/22
143	08/31/22
144	09/30/22
145	10/31/22
146	11/30/22
147	12/31/22
148	01/31/23
149	02/29/23
150	03/31/23
151	04/30/23
152	05/31/23
153	06/30/23
154	07/31/23
155	08/31/23
156	09/30/23
157	10/31/23
158	11/30/23
159	12/31/23
160	01/31/24
161	02/29/24
162	03/31/24
163	04/30/24
164	05/31/24
165	06/30/24
166	07/31/24
167	08/31/24
168	09/30/24
169	10/31/24
170	11/30/24
171	12/31/24
172	01/31/25
173	02/29/25
174	03/31/25
175	04/30/25
176	05/31/25
177	06/30/25
178	07/31/25
179	08/31/25
180	09/30/25
181	10/31/25
182	11/30/25
183	12/31/25
184	01/31/26
185	02/29/26
186	03/31/26
187	04/30/26
188	05/31/26
189	06/30/26
190	07/31/26
191	08/31/26
192	09/30/26
193	10/31/26
194	11/30/26
195	12/31/26
196	01/31/27
197	02/29/27
198	03/31/27
199	04/30/27
200	05/31/27
201	06/30/27
202	07/31/27
203	08/31/27
204	09/30/27
205	10/31/27
206	11/30/27
207	12/31/27
208	01/31/28
209	02/29/28
210	03/31/28
211	04/30/28
212	05/31/28
213	06/30/28
214	07/31/28
215	08/31/28
216	09/30/28
217	10/31/28
218	11/30/28
219	12/31/28
220	01/31/29
221	02/29/29
222	03/31/29
223	04/30/29
224	05/31/29
225	06/30/29
226	07/31/29
227	08/31/29
228	09/30/29
229	10/31/29
230	11/30/29
231	12/31/29
232	01/31/30
233	02/29/30
234	03/31/30
235	04/30/30
236	05/31/30
237	06/30/30
238	07/31/30
239	08/31/30
240	09/30/30
241	10/31/30
242	11/30/30
243	12/31/30
244	01/31/31
245	02/29/31
246	03/31/31
247	04/30/31
248	05/31/31
249	06/30/31
250	07/31/31
251	08/31/31
252	09/30/31
253	10/31/31
254	11/30/31
255	12/31/31
256	01/31/32
257	02/29/32
258	03/31/32
259	04/30/32
260	05/31/32
261	06/30/32
262	07/31/32
263	08/31/32
264	09/30/32
265	10/31/32
266	11/30/32
267	12/31/32
268	01/31/33
269	02/29/33
270	03/31/33
271	04/30/33
272	05/31/33
273	06/30/33
274	07/31/33
275	08/31/33
276	09/30/33
277	10/31/33
278	11/30/33
279	12/31/33
280	01/31/34
281	02/29/34
282	03/31/34
283	04/30/34
284	05/31/34
285	06/30/34
286	07/31/34
287	08/31/34
288	09/30/34
289	10/31/34
290	11/30/34
291	12/31/34
292	01/31/35
293	02/29/35
294	03/31/35
295	04/30/35
296	05/31/35
297	06/30/35
298	07/31/35
299	08/31/35
300	09/30/35
301	10/31/35
302	11/30/35
303	12/31/35
304	01/31/36
305	02/29/36
306	03/31/36
307	04/30/36
308	05/31/36
309	06/30/36
310	07/31/36
311	08/31/36
312	09/30/36
313	10/31/36
314	11/30/36
315	12/31/36
316	01/31/37
317	02/29/37
318	03/31/37
319	04/30/37
320	05/31/37
321	06/30/37
322	07/31/37
323	08/31/37
324	09/30/37
325	10/31/37
326	11/30/37
327	12/31/37
328	01/31/38
329	02/29/38
330	03/31/38
331	04/30/38
332	05/31/38
333	06/30/38
334	07/31/38
335	08/31/38
336	09/30/38
337	10/31/38
338	11/30/38
339	12/31/38
340	01/31/39
341	02/29/39
342	03/31/39
343	04/30/39
344	05/31/39
345	06/30/39
346	07/31/39
347	08/31/39
348	09/30/39
349	10/31/39
350	11/30/39
351	12/31/39
352	01/31/40
353	02/29/40
354	03/31/40
355	04/30/40
356	05/31/40
357	06/30/40
358	07/31/40
359	08/31/40
360	09/30/40
361	10/31/40
362	11/30/40
363	12/31/40
364	01/31/41
365	02/29/41
366	03/31/41
367	04/30/41
368	05/31/41
369	06/30/41
370	07/31/41
371	08/31/41
372	09/30/41
373	10/31/41
374	11/30/41
375	12/31/41
376	01/31/42
377	02/29/42
378	03/31/42
379	04/30/42
380	05/31/42
381	06/30/42
382	07/31/42
383	08/31/42
384	09/30/42
385	10/31/42
386	11/30/42
387	12/31/42
388	01/31/43
389	02/29/43
390	03/31/43
391	04/30/43
392	05/31/43
393	06/30/43
394	07/31/43
395	08/31/43
396	09/30/43
397	10/31/43
398	11/30/43
399	12/31/43
400	01/31/44
401	02/29/44
402	03/31/44
403	04/30/44
404	05/31/44
405	06/30/44
406	07/31/44
407	08/31/44
408	09/30/44
409	10/31/44
410	11/30/44
411	12/31/44
412	01/31/45
413	02/29/45
414	03/31/45
415	04/30/45
416	05/31/45
417	06/30/45
418	07/31/45
419	08/31/45
420	09/30/45
421	10/31/45
422	11/30/45
423	12/31/45
424	01/31/46
425	02/29/46
426	03/31/46
427	04/30/46
428	05/31/46
429	06/30/46
430	07/31/46
431	08/31/46
432	09/30/46
433	10/31/46
434	11/30/46
435	12/31/46
436	01/31/47
437	02/29/47
438	03/31/47
439	04/30/47
440	05/31/47
441	06/30/47
442	07/31/47
443	08/31/47
444	09/30/47
445	10/31/47
446	11/30/47
447	12/31/47
448	01/31/48
449	02/29/48
450	03/31/48
451	04/30/48
452	05/31/48
453	06/30/48
454	07/31/48
455	08/31/48
456	09/30/48
457	10/31/48
458	11/30/48
459	12/31/48
460	01/31/49
461	02/29/49
462	03/31/49
463	04/30/49
464	05/31/49
465	06/30/49
466	07/31/49
467	08/31/49
468	09/30/49
469	10/31/49
470	11/30/49
471	12/31/49
472	01/31/50
473	02/29/50
474	03/31/50
475	04/30/50
476	05/31/50
477	06/30/50

NOTES

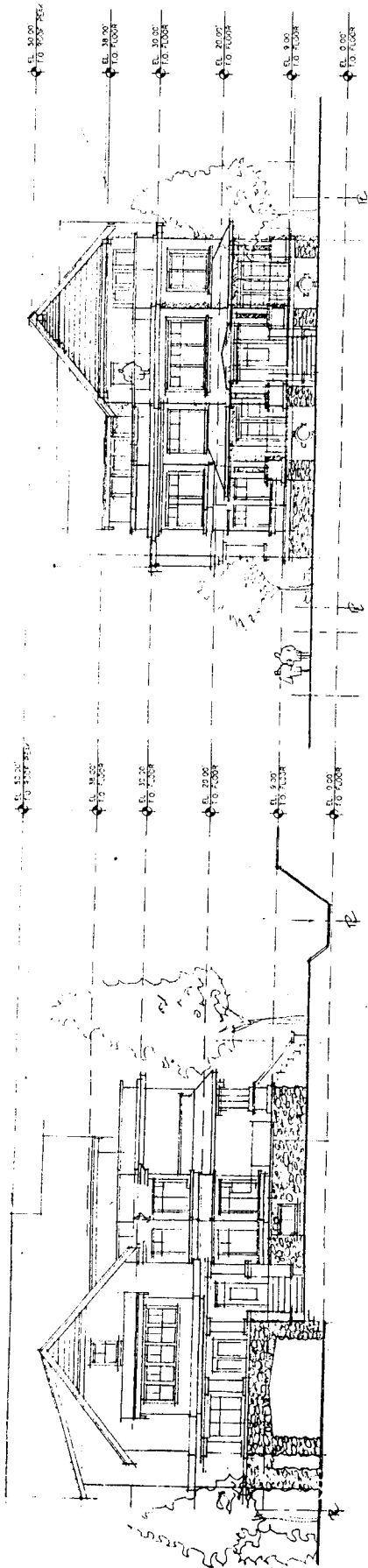
GENERAL NOTES:  
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.  
2. FINISHES TO BE DETERMINED BY THE ARCHITECT.  
3. SEE SCHEDULE FOR MATERIALS AND FINISHES.  
4. SEE SPECIFICATIONS FOR CONSTRUCTION DETAILS.  
5. SEE NOTES ON OTHER SHEETS FOR GENERAL NOTES.

**PATRICK COTTER ARCHITECT INC.**  
275 PONDVIEW DRIVE, S.E. MARIETTA, GA 30067  
TEL: 770.428.1111  
FAX: 770.428.1112  
WWW.PATRICKCOTTERARCHITECT.COM

PROJECT: RIVERFRONT RESIDENCE  
DATE: 10/15/10

NO.	DATE
1	10/15/10
2	11/10/10
3	12/15/10
4	01/15/11
5	02/15/11
6	03/15/11
7	04/15/11
8	05/15/11
9	06/15/11
10	07/15/11
11	08/15/11
12	09/15/11
13	10/15/11
14	11/15/11
15	12/15/11
16	01/15/12
17	02/15/12
18	03/15/12
19	04/15/12
20	05/15/12
21	06/15/12
22	07/15/12
23	08/15/12
24	09/15/12
25	10/15/12
26	11/15/12
27	12/15/12
28	01/15/13
29	02/15/13
30	03/15/13
31	04/15/13
32	05/15/13
33	06/15/13
34	07/15/13
35	08/15/13
36	09/15/13
37	10/15/13
38	11/15/13
39	12/15/13
40	01/15/14
41	02/15/14
42	03/15/14
43	04/15/14
44	05/15/14
45	06/15/14
46	07/15/14
47	08/15/14
48	09/15/14
49	10/15/14
50	11/15/14
51	12/15/14
52	01/15/15
53	02/15/15
54	03/15/15
55	04/15/15
56	05/15/15
57	06/15/15
58	07/15/15
59	08/15/15
60	09/15/15
61	10/15/15
62	11/15/15
63	12/15/15
64	01/15/16
65	02/15/16
66	03/15/16
67	04/15/16
68	05/15/16
69	06/15/16
70	07/15/16
71	08/15/16
72	09/15/16
73	10/15/16
74	11/15/16
75	12/15/16
76	01/15/17
77	02/15/17
78	03/15/17
79	04/15/17
80	05/15/17
81	06/15/17
82	07/15/17
83	08/15/17
84	09/15/17
85	10/15/17
86	11/15/17
87	12/15/17
88	01/15/18
89	02/15/18
90	03/15/18
91	04/15/18
92	05/15/18
93	06/15/18
94	07/15/18
95	08/15/18
96	09/15/18
97	10/15/18
98	11/15/18
99	12/15/18
100	01/15/19
101	02/15/19
102	03/15/19
103	04/15/19
104	05/15/19
105	06/15/19
106	07/15/19
107	08/15/19
108	09/15/19
109	10/15/19
110	11/15/19
111	12/15/19
112	01/15/20
113	02/15/20
114	03/15/20
115	04/15/20
116	05/15/20
117	06/15/20
118	07/15/20
119	08/15/20
120	09/15/20
121	10/15/20
122	11/15/20
123	12/15/20
124	01/15/21
125	02/15/21
126	03/15/21
127	04/15/21
128	05/15/21
129	06/15/21
130	07/15/21
131	08/15/21
132	09/15/21
133	10/15/21
134	11/15/21
135	12/15/21
136	01/15/22
137	02/15/22
138	03/15/22
139	04/15/22
140	05/15/22
141	06/15/22
142	07/15/22
143	08/15/22
144	09/15/22
145	10/15/22
146	11/15/22
147	12/15/22
148	01/15/23
149	02/15/23
150	03/15/23
151	04/15/23
152	05/15/23
153	06/15/23
154	07/15/23
155	08/15/23
156	09/15/23
157	10/15/23
158	11/15/23
159	12/15/23
160	01/15/24
161	02/15/24
162	03/15/24
163	04/15/24
164	05/15/24
165	06/15/24
166	07/15/24
167	08/15/24
168	09/15/24
169	10/15/24
170	11/15/24
171	12/15/24
172	01/15/25
173	02/15/25
174	03/15/25
175	04/15/25
176	05/15/25
177	06/15/25
178	07/15/25
179	08/15/25
180	09/15/25
181	10/15/25
182	11/15/25
183	12/15/25
184	01/15/26
185	02/15/26
186	03/15/26
187	04/15/26
188	05/15/26
189	06/15/26
190	07/15/26
191	08/15/26
192	09/15/26
193	10/15/26
194	11/15/26
195	12/15/26
196	01/15/27
197	02/15/27
198	03/15/27
199	04/15/27
200	05/15/27
201	06/15/27
202	07/15/27
203	08/15/27
204	09/15/27
205	10/15/27
206	11/15/27
207	12/15/27
208	01/15/28
209	02/15/28
210	03/15/28
211	04/15/28
212	05/15/28
213	06/15/28
214	07/15/28
215	08/15/28
216	09/15/28
217	10/15/28
218	11/15/28
219	12/15/28
220	01/15/29
221	02/15/29
222	03/15/29
223	04/15/29
224	05/15/29
225	06/15/29
226	07/15/29
227	08/15/29
228	09/15/29
229	10/15/29
230	11/15/29
231	12/15/29
232	01/15/30
233	02/15/30
234	03/15/30
235	04/15/30
236	05/15/30
237	06/15/30
238	07/15/30
239	08/15/30
240	09/15/30
241	10/15/30
242	11/15/30
243	12/15/30
244	01/15/31
245	02/15/31
246	03/15/31
247	04/15/31
248	05/15/31
249	06/15/31
250	07/15/31
251	08/15/31
252	09/15/31
253	10/15/31
254	11/15/31
255	12/15/31
256	01/15/32
257	02/15/32
258	03/15/32
259	04/15/32
260	05/15/32
261	06/15/32
262	07/15/32
263	08/15/32
264	09/15/32
265	10/15/32
266	11/15/32
267	12/15/32
268	01/15/33
269	02/15/33
270	03/15/33
271	04/15/33
272	05/15/33
273	06/15/33
274	07/15/33
275	08/15/33
276	09/15/33
277	10/15/33
278	11/15/33
279	12/15/33
280	01/15/34
281	02/15/34
282	03/15/34
283	04/15/34
284	05/15/34
285	06/15/34
286	07/15/34
287	08/15/34
288	09/15/34
289	10/15/34
290	11/15/34
291	12/15/34
292	01/15/35
293	02/15/35
294	03/15/35
295	04/15/35
296	05/15/35
297	06/15/35
298	07/15/35
299	08/15/35
300	09/15/35
301	10/15/35
302	11/15/35
303	12/15/35
304	01/15/36
305	02/15/36
306	03/15/36
307	04/15/36
308	05/15/36
309	06/15/36
310	07/15/36
311	08/15/36
312	09/15/36
313	10/15/36
314	11/15/36
315	12/15/36
316	01/15/37
317	02/15/37
318	03/15/37
319	04/15/37
320	05/15/37
321	06/15/37
322	07/15/37
323	08/15/37
324	09/15/37
325	10/15/37
326	11/15/37
327	12/15/37
328	01/15/38
329	02/15/38
330	03/15/38
331	04/15/38
332	05/15/38
333	06/15/38
334	07/15/38
335	08/15/38
336	09/15/38
337	10/15/38
338	11/15/38
339	12/15/38
340	01/15/39
341	02/15/39
342	03/15/39
343	04/15/39
344	05/15/39
345	06/15/39
346	07/15/39
347	08/15/39
348	09/15/39
349	10/15/39
350	11/15/39
351	12/15/39
352	01/15/40
353	02/15/40
354	03/15/40
355	04/15/40
356	05/15/40
357	06/15/40
358	07/15/40
359	08/15/40
360	09/15/40
361	10/15/40
362	11/15/40
363	12/15/40
364	01/15/41
365	02/15/41
366	03/15/41
367	04/15/41
368	05/15/41
369	06/15/41
370	07/15/41
371	08/15/41
372	09/15/41
373	10/15/41
374	11/15/41
375	12/15/41
376	01/15/42
377	02/15/42
378	03/15/42
379	04/15/42
380	05/15/42
381	06/15/42
382	07/15/42
383	08/15/42
384	09/15/42
385	10/15/42
386	11/15/42
387	12/15/42
388	01/15/43
389	02/15/43
390	03/15/43
391	04/15/43
392	05/15/43
393	06/15/43
394	07/15/43
395	08/15/43
396	09/15/43
397	10/15/43
398	11/15/43
399	12/15/43
400	01/15/44
401	02/15/44
402	03/15/44
403	04/15/44
404	05/15/44
405	06/15/44
406	07/15/44
407	08/15/44
408	09/15/44
409	10/15/44
410	11/15/44
411	12/15/44
412	01/15/45
413	02/15/45
414	03/15/45
415	04/15/45
416	05/15/45
417	06/15/45
418	07/15/45
419	08/15/45
420	09/15/45
421	10/15/45
422	11/15/45
423	12/15/45
424	01/15/46
425	02/15/46
426	03/15/46
427	04/15/46
428	05/15/46
429	06/15/46
430	07/15/46
431	08/15/46
432	09/15/46
433	10/15/46
434	11/15/46
435	12/15/46
436	01/15/47
437	02/15/47
438	03/15/47
439	04/15/47
440	05/15/47
441	06/15/47
442	07/15/47
443	08/15/47
444	09/15/47
445	10/15/47
446	11/15/47
447	12/15/47
448	01/15/48
449	02/15/48
450	03/15/48
451	04/15/48
452	05/15/48
453	06/15/48
454	07/15/48
455	08/15/48
456	09/15/48
457	10/15/48
458	11/15/48
459	12/15/48
460	01/15/49
461	02/15/49
462	03/15/49
463	04/15/49
464	05/15/49
465	06/15/49
466	07/15/49

NOTES:



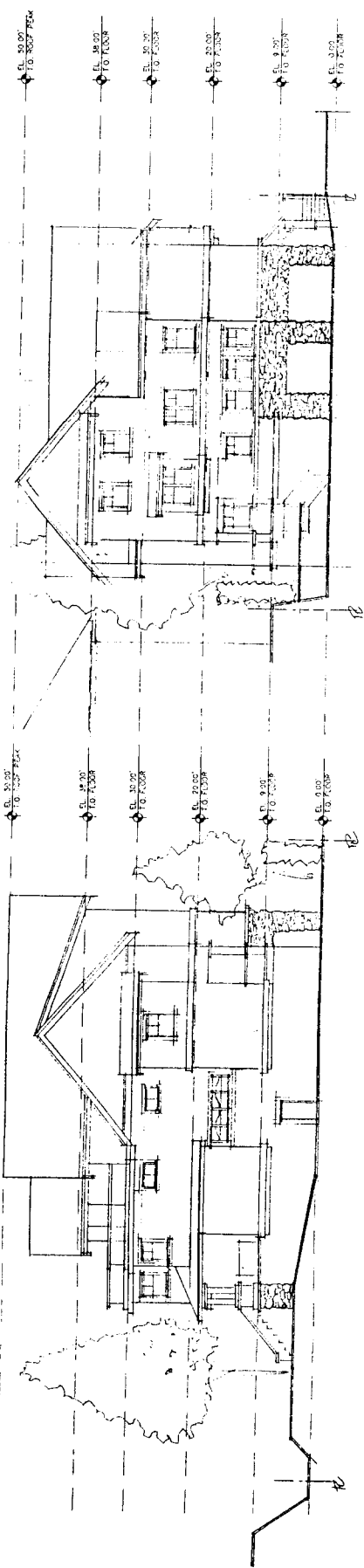
1 WEST BUILDING ELEVATION  
SCALE 1/8"=1'-0"

2 SOUTH BUILDING ELEVATION  
SCALE 1/8"=1'-0"

DATE	
BY	
CHECKED	
SCALE	
PROJECT	
NO.	
SHEET NO.	

**PATRICK COTTE ARCHITECT INC.**  
 2747 FRENCH CREEK, SUITE 100, W.A. 98.1  
 TEL: (206) 835-1110  
 FAX: (206) 835-1111  
 1100 1st Avenue, Seattle, WA 98101

RIVERFRONT RESIDENCE

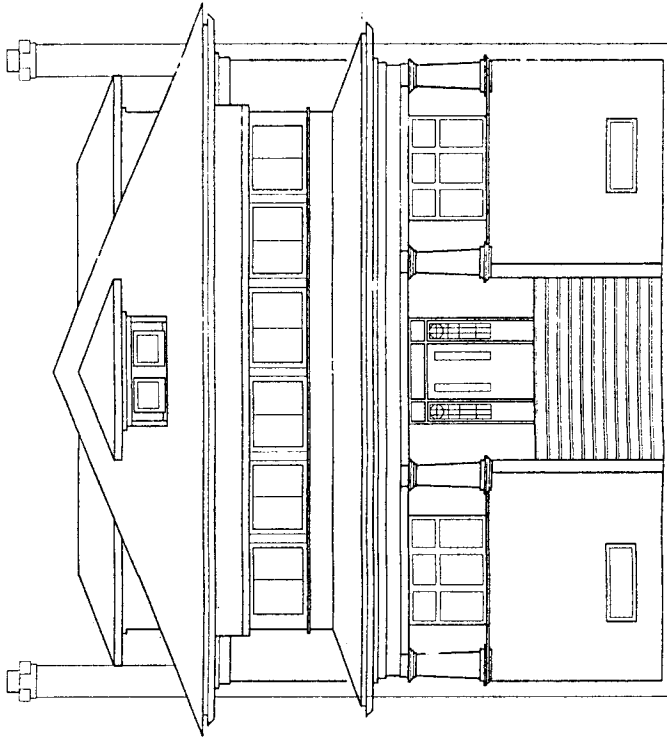


3 NORTH BUILDING ELEVATION  
SCALE 1/8"=1'-0"

4 EAST BUILDING ELEVATION  
SCALE 1/8"=1'-0"

SCHEMATIC BUILDING ELEVATIONS

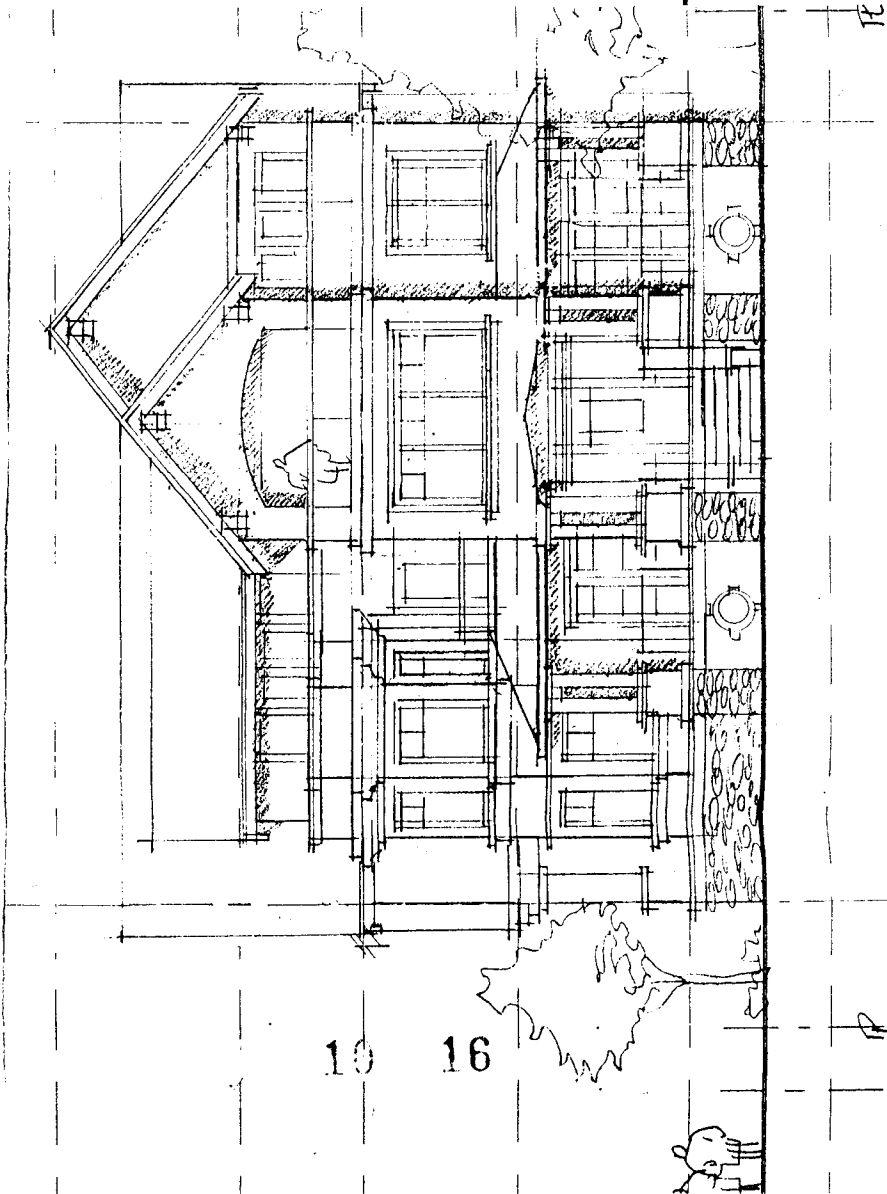
A-301



1 STREETSCAPE ELEVATION

1/8"=1'-0"

1  
A101



10 16

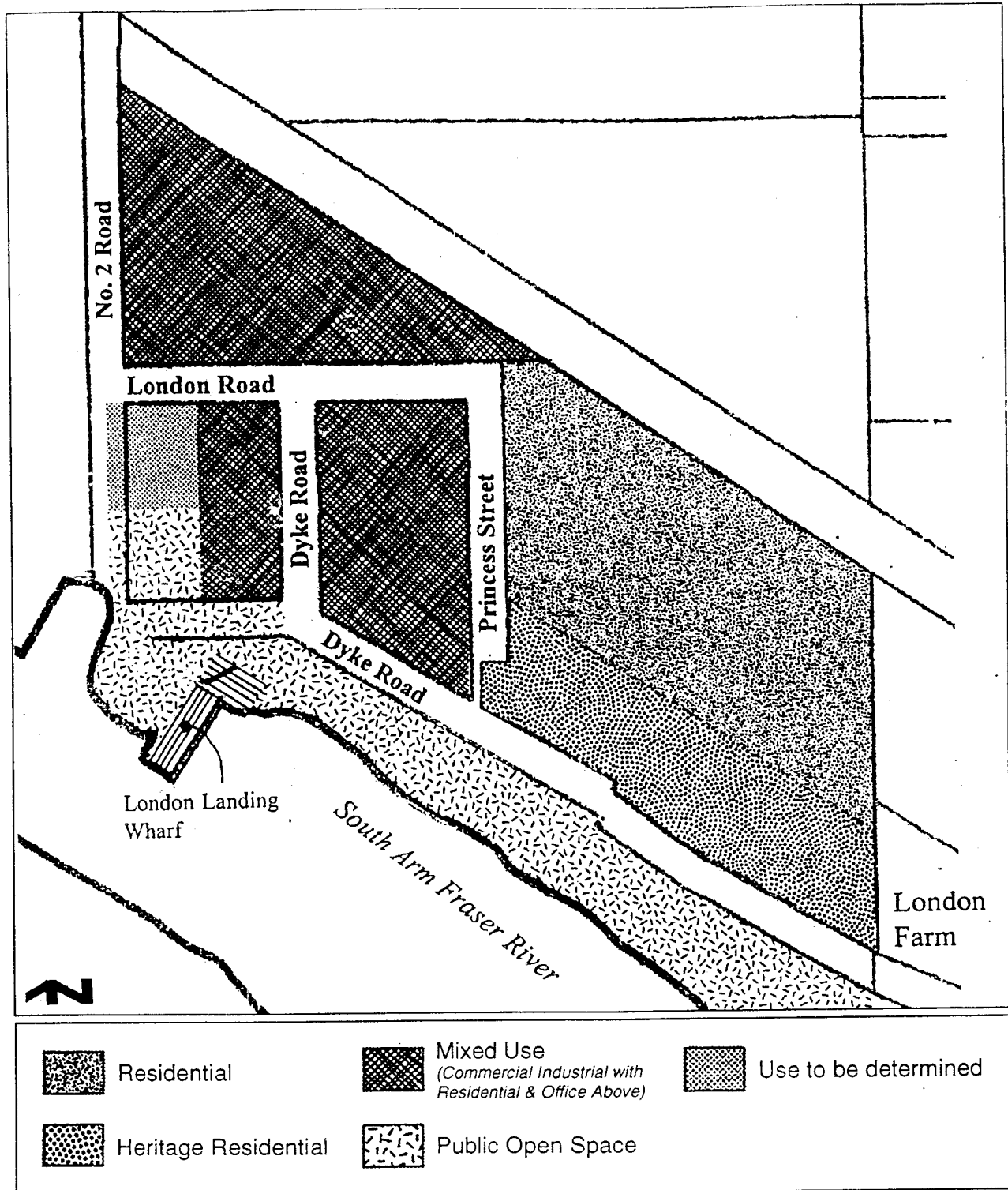
12

12

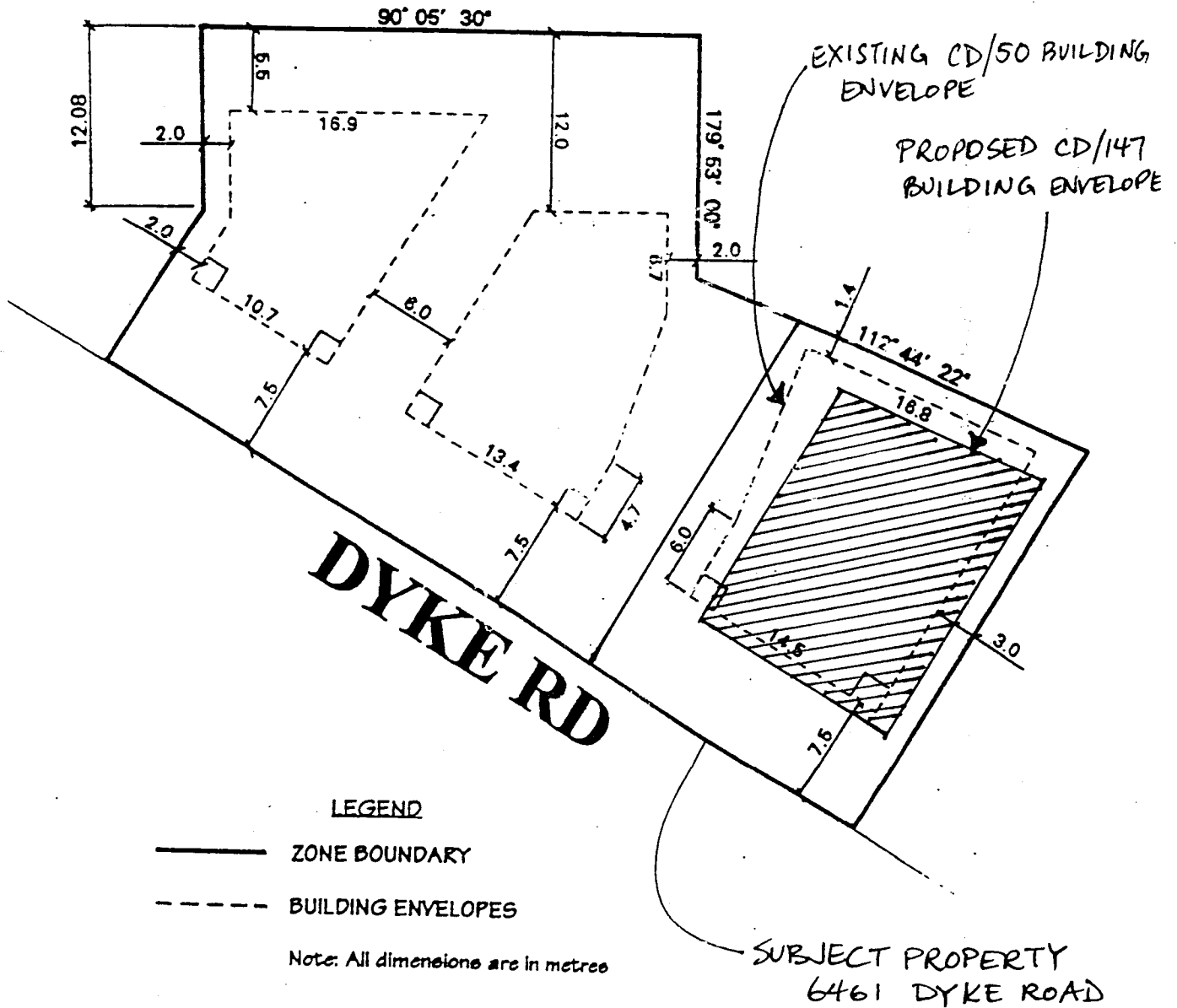


City of Richmond

# London/Princess Land Use Map



.02 Diagram 1



291.50.6 MINIMUM BUILDING SEPARATION SPACE

.01 1.2 m (3.937 ft.)

291.50.7 MINIMUM LOT SIZE

.01 A dwelling shall not be constructed on a lot which is less than 535 m<sup>2</sup> (5,758.88 ft<sup>2</sup>) in area. 10 18

## Conditional Rezoning Requirements

6461 Dyke Road RZ 03-237482

*Please fax this form back to Janet Lee at (604) 276-4052 by Wednesday, July 7, 2004.*

Prior to final adoption of Zoning Amendment Bylaw 7770, the developer is required to complete the following requirements:

1. Registration of a restrictive covenant that limits development to the siting and general building design presented with this application;
2. Enter into a Servicing Agreement\* to reinstate the ditch along Dyke Road frontage (to the entrance of the pedestrian/emergency vehicle access) with landscaping that generally follows the City's Recommended Plantings for Natural Areas; and
3. Contribution of \$2,000.00 to the Child Care Development Fund.

\*Note: This requires a separate application.



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 7770 (RZ 03-237482)  
6461 DYKE ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.134 thereof the following:

**“291.147 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/147)”**

The intent of this zoning district is to accommodate a heritage-style two family dwelling.

**291.147.1 PERMITTED USES**

**RESIDENTIAL**, limited to **Two-Family Dwelling**;  
**BOARDING & LODGING**, limited to two persons per **dwelling unit**;  
**HOME OCCUPATION**;  
**ACCESSORY USES**, but excluding **secondary suites**.

**291.147.2 PERMITTED DENSITY**

- .01 Maximum Number of Dwellings: Two.
- .02 Maximum **Floor Area Ratio**: 1.0; together with 0.04 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; AND FURTHER an additional 50 m<sup>2</sup> (538.21 ft<sup>2</sup>) which may be **used** for **accessory buildings** and off-street parking.

**291.147.3 MAXIMUM LOT COVERAGE**

50% for **buildings** only; provided that a **lot** shall not be covered by a combination of **buildings, structures** and non-porous surfaces to a greater extent than 80%.

**291.147.4 MINIMUM SETBACKS FROM PROPERTY LINES:**

- .01 **Front Yard**: 6 m (19.685 ft.)

EXCEPT THAT entry stairs may project into the front yard setback for a distance of not more than 1.8 m (5.906 ft.);

- .02 **Side Yard:** 1.5 m (4.921 ft.) from the east side property line  
4.5 m (14.764 ft.) from the west side property line

EXCEPT THAT porches, balconies, bay windows, entry stairs and cantilevered roofs forming parts of the **principal** building may project into **side yards** for a distance of not more than 0.6 m (1.969 ft.);

- .03 **Rear Yard:** 3 m (9.843 ft.)

EXCEPT THAT porches, balconies, bay windows, entry stairs and cantilevered roofs forming parts of the principal **building** may project into **rear yards** for a distance of not more than 0.6 m (1.969 ft.);

**291.147.5 MAXIMUM HEIGHTS**

- .01 Principal **Building:** 14 m (45.932 ft.)
- .02 Accessory **Buildings:** 5 m (16.404 ft.)
- .03 **Structures:** 20 m (65.617 ft.)

**291.147.7 MINIMUM BUILDING SEPARATION SPACE**

- .01 1.2 m (3.937 ft.)

**291.147.6 MINIMUM LOT SIZE**

- .01 A dwelling shall not be constructed on a **lot** of less than 605 m<sup>2</sup> (6,512 ft<sup>2</sup>) in area."

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/147)**.

P.I.D. 025-460-021

Lot A Section 18 Block 3 North Range 6 West New Westminster District Plan BCP264

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7770”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 26 2004

CITY OF RICHMOND
APPROVED for content by originating dept. <i>B.</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

10 22