



City of Richmond

Report to Committee

Planning and Development Department

TO PLN - JULY 16, 2013

TO COUNCIL - JULY 22, 2013

To: Planning Committee
From: Wayne Craig
Director of Development

Date: June 21, 2013
File: RZ 13 - 631467
12-8060-20-9028

Re: Application by Johnny W.W. Leung Architect for Rezoning at 6433 Dyke Road from Single Detached (ZS6) - London Landing (Steveston) to Heritage Two-Unit Dwelling (ZD4) - London Landing (Steveston)

Staff Recommendations:

1. That Richmond Zoning Bylaw 8500 Amendment Bylaw 9028, to create the "Heritage Two-Unit Dwelling (ZD4) - London Landing (Steveston)" and for the rezoning of 6433 Dyke Road from "Single Detached (ZS6) - London Landing (Steveston)" to "Heritage Two-Unit Dwelling (ZD4) - London Landing (Steveston)", be introduced and given first reading.

Wayne Craig
Wayne Craig
Director of Development

WC:bk
Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	<i>me Craig</i>
Sustainability	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	

Staff Report

Origin

Johnny W.W. Leung, Architect has applied to the City of Richmond for permission to rezone the property at 6433 Dyke Road (**Attachment 1**) from “Single Detached (ZS6) - London Landing (Steveston)” to “Heritage Two-Unit Dwelling (ZD4) - London Landing (Steveston)” to permit the development of a two-unit dwelling on the subject property. The proposed zone would be a new site-specific zoning for the subject property.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

To the North: Existing Multiple-family development, zoned “Town Housing (ZT43) – London Landing (Steveston)”;

To the East: Existing Two-Unit Dwelling, zoned “Heritage Two-Unit Dwelling (ZD1) – London Landing (Steveston)”;

To the South: Foreshore of the Fraser River (across Dyke Road) zoned “School & Institutional Use (SI)”;

To the West: Existing Multiple-family development, zoned “Town Housing (ZT43) – London Landing (Steveston)”

Related Policies & Studies

Steveston Area Plan

The subject property is located within the Steveston Area Plan, Schedule 2.4 of the Official Community Plan (OCP). The Land Use Map in the Steveston Area Plan designates the subject property for “Heritage Residential”. This designation is intended to accommodate “...residential structures of recognized importance, or new structures designed to a distinctive heritage appearance reflective of Steveston’s character.”

Under the guidelines for this area, new development in the “Heritage Residential” area should:

1. Exhibit a similar scale, form, massing, character, architectural details and features (e.g., porches), and materials as that of London Farm, the McKinney House, and any other relocated houses;
2. Where buildings front Dyke Road, exhibit a strong single-family home character regardless of the number of units contained within a single structure; and
3. Use colour to reinforce the intended “heritage appeal” of this area and its image on the waterfront.

The proposed two-unit dwelling meets these criteria, and staff supports the design.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw No.8204. In accordance with the Floodplain Management Implementation Strategy, a Restrictive Covenant for Flood Indemnity specifying the minimum flood construction level of 2.9 m geodetic survey datum is required prior to final adoption of Zoning Amendment Bylaw No. 9028. A 6.0 m wide statutory right-of-way for dyke access will be required over the south portion of the site.

Affordable Housing Strategy

The Richmond Affordable Housing Strategy a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications. The applicant has agreed to provide a voluntary cash contribution for affordable housing based on \$1 per square foot of building area for this development (i.e. \$3,745.00). This contribution has been reviewed and is endorsed by Community Services.

Public Input

A rezoning notice sign was placed on the property the first week of May 2013. In response to the signage, staff has received:

Two emails from residents in support of the pathway proposal; and

One email seeking additional information on the proposed rezoning.

Staff responded to the latter email with the requested information. No additional correspondence was received.

Consultation

Heritage Commission

The proposed rezoning was referred to the Heritage Commission for review as the subject property is designated for "Heritage Residential" use. The proposal reviewed at the May 15 2013 meeting of the Commission, and was endorsed. The Chair of the Commission made a motion to bring the item back for review at the June 16 2013 meeting for further review. Staff were able to provide updated house designs at the meeting, and the revised proposal was supported as being consistent with the Steveston Area Plan guidelines and the "Heritage Residential" land use designation. Draft minutes of the June 16, 2013 meeting of the Heritage Commission are provided (**Attachment 3**).

Staff Comments

Analysis

Previous Development Application (RZ 02 – 207804)

A development application to amend the CD50 zone for the subject property was submitted in 2002, in order to increase the maximum house size permitted under the CD50 zone to a maximum FAR (Floor Area Ratio) of 1.0. Bylaw No. 7721 to amend CD50 zone for the subject site received third reading on November 15, 2004. Subsequent to the Public Hearing the owner did not actively pursue resolution of condition of Final Adoption, and the file was closed and the bylaw was abandoned in November of 2009.

Proposed Use

The proposed two-unit dwelling is consistent with the Neighbourhood Residential designation in the Official Community Plan, and the “Heritage Residential” designation in the Steveston Area Plan. The adjacent site to the north and west is designated is similarly designated and is occupied by single family dwellings to the west and townhouses to the north. The property to the east at 6461 / 6463 Road is occupied by an existing two-unit dwelling, which was approved under Rezoning Application RZ 03 -237482. The proposed two-unit dwelling for the subject property would be compatible with these uses.

Heritage Character

The general heritage residential character of the area is defined by two existing single family homes, both of which are designated heritage resources: the McKinney House at 6471 Dyke Road, and the Abercrombie House at 13333 Princess Street. We note that both the McKinney House and the Abercrombie House were relocated to their current locations from elsewhere in Richmond.

As a component of the rezoning application, staff has undertaken a review of the character of the proposed two-unit dwelling, and have worked with the project architect to ensure that the proposed building design would be compatible with existing heritage residential character of the surrounding area. As the subject lot is the last un-developed parcel in the area, ensuring design compatibility has been a key component of the review of the proposal.

The proposed design of the two-unit dwelling meets several guidelines of the Steveston Area Plan: the face of the house oriented towards Dyke Road has the appearance of a single family dwelling; a wrap-around porch has been proposed for the two-unit dwelling, which is a feature found on a number of houses to the west; proposed building materials include horizontal hardie-plank siding and hardie shingles for the gable ends, also consistent with materials used on surrounding homes; accent materials include a cultured stone base, high profile asphalt roof shingles, wooden railings and posts, double wood painted columns; and window detailing is consistent with the intended heritage character of the area.

The rezoning considerations include a requirement for the owner to submit a set of building permit-ready building design drawings, in accordance with the house plans attached as Attachment 4 to this report.

Proposed Zoning

In order to accommodate the proposed two-unit dwelling, the applicant has applied to rezone the site from “Single Detached (ZS6) - London Landing (Steveston)” to a new site-specific “Heritage Two-Unit Dwelling (ZD4) - London Landing (Steveston)” zone. This zone is similar to the site specific “Heritage Two-Unit Dwelling (ZD1) – London Landing (Steveston)” zone for the adjacent property at 6461 and 6463 Dyke Road, but has been tailored for the subject application.

Details of the proposed zone are provided in the following table:

	Proposed ZD4	Existing ZD1 (east adjacent two-unit dwelling)
FAR	0.7	1.0 - .76 for building; .24 for covered areas open on one side
Building Coverage	50%	50%
Height	12.5 m No more than two habitable storeys	15.0 m

The proposed site-specific zone will be an effective transition from the larger two-unit dwelling to the east to the lower density single family homes west of the subject property.

Road Dedication

Dedication of a 1.5 m wide portion of the site at the north-east corner has been identified as a requirement of the rezoning. The dedication will provide the additional road width to facilitate access to and from the subject property and from the two-unit dwelling to the east at 6461 and 6463 Dyke Road. A statutory right-of-way of 0.6 m along the east property line is also required for boulevard widening.

Driveway Access

The subject property was included in the rezoning application of the west adjacent property. Under this rezoning, a Section 219 Restrictive Covenant was registered on the title of the subject property, prohibiting any direct access to Dyke Road and requiring access only from Princess Lane. The proposed site access satisfies the requirements of this covenant.

Parking

Richmond Zoning Bylaw No. 8500 requires that a two-unit dwelling provide 2.0 parking spaces per dwelling unit. The proposed design (**Attachment 4**) illustrates that the east-most unit will feature a side-by-side two-car garage, and the west-most unit would provide parking in a single car garage. A second parking space for the west-most unit is proposed at-grade, along the west side of the house. Although this portion of the site is encumbered with a statutory right-of-way for storm drainage, the terms of the right-of-way allow the area to be used for vehicle parking. With the combination of garage parking spaces and at-grade parking, the proposed two-unit dwelling would meet the bylaw requirements for off-street parking.

Riparian Setback Requirements

The subject property is adjacent to a watercourse which falls within the City's Riparian Management Area network. This watercourse is classified as fish habitat as it contributes water flow to downstream habitat (Fraser River).

Under the requirements of the provincial Riparian Areas Regulation, variances to established riparian setbacks require assessment by a Qualified Environmental Professional (QEP). The owners have provided a QEP report (**Attachment 5**) which assessed a variance to the established 15 metre Riparian Management Area (measured from the top of the bank) on the adjacent watercourse. The QEP recommendation is for a 10 m setback with reductions in some areas to 8 m. The variance has been approved by the Department of Fisheries and Oceans (DFO), subject to the owner installing compensatory plantings in the yard of the proposed two-unit dwelling and within the Riparian Management Area. Submission of a Landscape Plan for the compensatory plantings and a landscape security for the provision of the compensation plantings, in accordance with **Attachment 5** of this report is a condition of rezoning adoption.

Walkway

The adjacent residential development to the west was approved in April 2003, and features a meandering pedestrian path along the south property line, which ends at the east property line of the subject property. The subject property has been vacant since that time, and residents have accessed Princess Lane and Dyke Road by walking through the property, creating an informal 'walkway'.

In order to ensure that a pedestrian access is maintained to Princess Lane and Dyke Road, the owner will provide a pedestrian connection from the existing walkway to the west across the frontage of the property. This pedestrian connection will be located within the road dedication for Dyke Road.

Provision of the pathway meets the policy objective of the Steveston Area Plan (London / Princess Node) to link publicly-oriented and residential uses via an informal network of pedestrian routes. The Steveston Area Plan also provides a design guideline for the development of the area to provide linear open spaces, trails and pedestrian routes linking residents and local amenities and the river, and providing an informal network of narrow, interesting routes through the mixed use area.

We note that this location would also fall within the required riparian setback from the top of the bank, as shown on the riparian compensation plan (**Attachment 5**). The proposed walkway would taper from 2.0 m to 1.4 m in width, and would be a pervious gravel surface. The walkway to the west has been finished with paving stones, a surface treatment which – under current requirements and policy – is not supported in such close proximity to a watercourse. Staff in the Sustainability Division have recommended the gravel surface for better water infiltration and flow in the adjacent watercourse.

The provision of the walkway increases the impacts on the required 10 m riparian setback from the top of the bank of the ditch, which has been addressed through additional compensation planting along the bank, both in front of the adjacent site and in front of the the adjacent development at 6400 Princess Lane. The additional plantings in front of adjacent development would be planted within the road allowance for Dyke Road and would not impact the on-site plantings associated with that project. The walkway proposal and habitat compensation plantings has been reviewed and endorsed by the Department of Fisheries and Oceans (DFO), Sustainability staff, and by the Parks Division.

Trees

There are no trees on the subject property, but there is a tree located on the adjacent townhouse site. The branches of this tree overhang the property line, and the site plan provided indicates that minimal pruning of this tree will be required. In addition, the proposed parking area on the west side of the building will utilize hand-laid paving stones, to minimize damage to the existing root system of this tree. The project architect advises staff that no excavation within the root zone of this tree will be required.

Existing Utility Right-of-Way

There is an existing 3.0 m wide utility right-of-way (ROW) along the western portion of the subject site. The applicants have been advised that no encroachment into the ROW is permitted, including no building construction, and planting of trees, but the ROW area may be used for vehicle parking.

Discharge of Existing Restrictive Covenant

The subject lot was created as part of the rezoning and development of the adjacent (west) properties, and through the rezoning process, a Restrictive Covenant (under charge Number BP005925) was registered on the title of the lot to specify a minimum habitable elevation of 2.6 m geodetic survey datum. Since that time, the current flood protection elevation for this area has been set at 2.9 m geodetic survey datum. It is recommended that Restrictive Covenant BP005925 be discharged from the title of the lot. A new covenant will be registered to require the current flood protection standard for habitable floor area be built at 2.9 m geodetic survey datum.

Conclusion

This rezoning application to permit a two-unit dwelling complies with applicable policies and land use designations contained within the Official Community Plan and the Steveston Area

Plan. The proposed two-unit dwelling is consistent with the established land uses and urban design in the surrounding area.

The list of rezoning considerations is included as **Attachment 6**, which has been agreed to by the applicant (signed concurrence is on file).

On this basis, staff recommends support for the application.



Barry Konkin
Planner 2

BK:cas

Attachment 1: Location Map

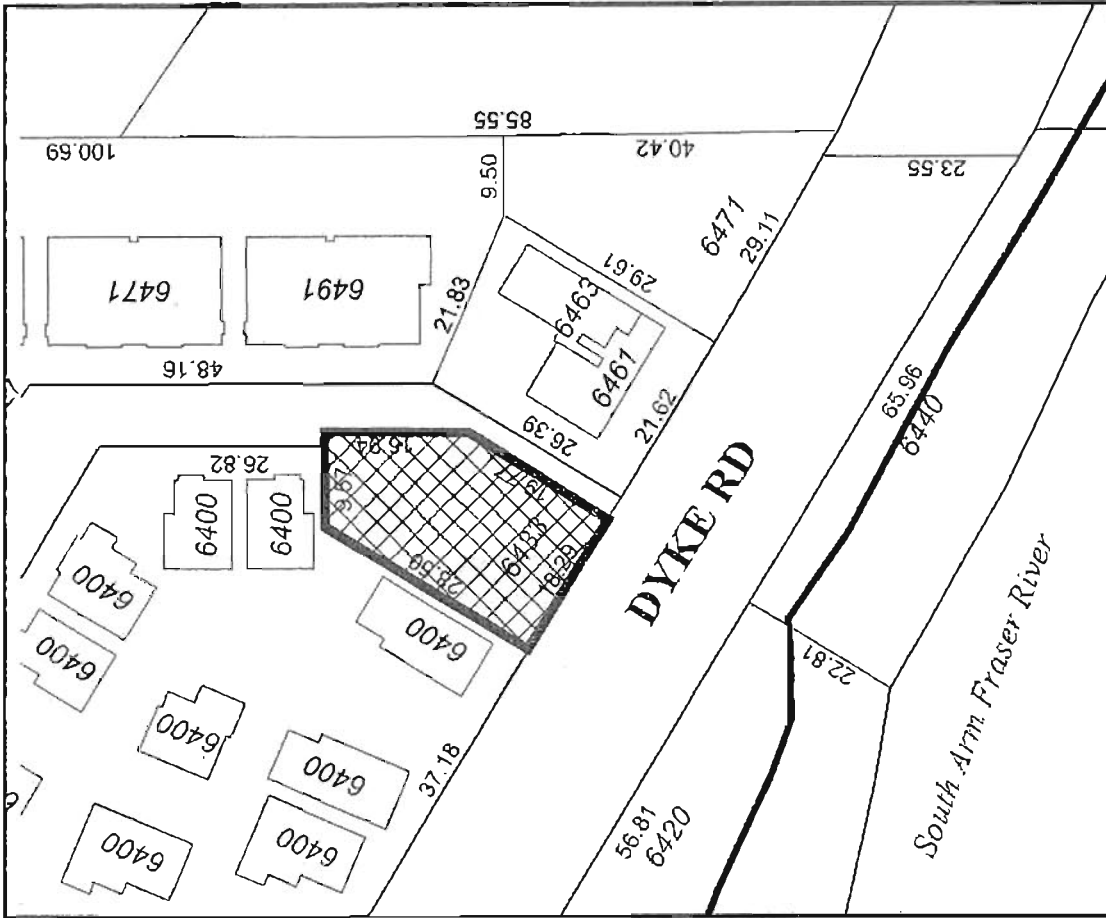
Attachment 2: Development Application Data Sheet

Attachment 3: Draft Minutes - June 16, 2103 Richmond Heritage Commission Meeting

Attachment 4: Conceptual Development Plans

Attachment 5: Riparian Assessment Report and Addendum

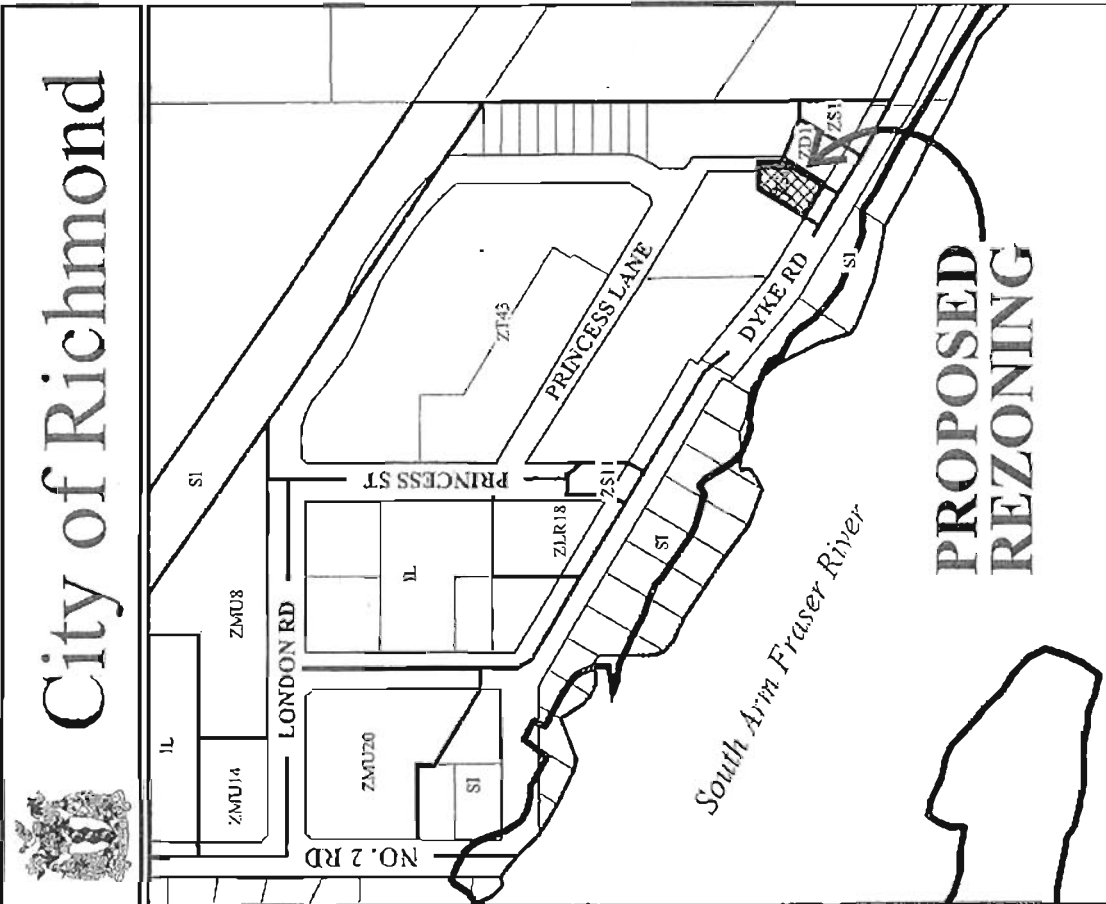
Attachment 6: Rezoning Considerations Concurrence



Original Date: 03/08/13

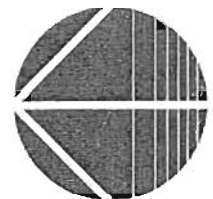
Revision Date:

Note: Dimensions are in METRES

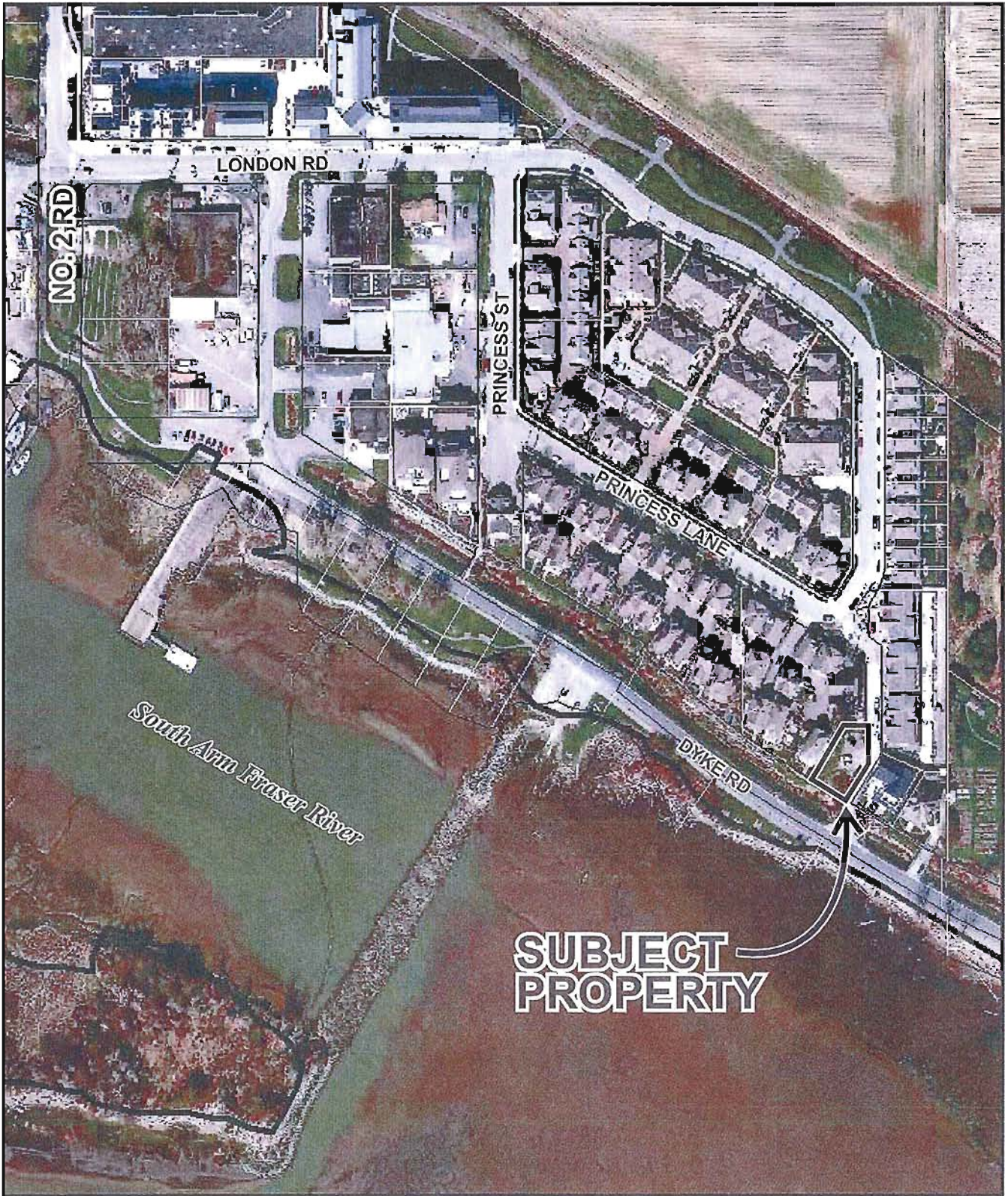


RZ 13-631467

**PROPOSED
REZONING**



City of Richmond



RZ 13-631467

Original Date: 03/08/13

Amended Date:

Note: Dimensions are in METRES



RZ 13 - 631467

Attachment 2

Address: 6433 Dyke Road

Applicant: Johnny W.W. Leung Architect

Planning Area(s): OCP - Steveston Area Plan – London-Princess Sub-Area

	Existing	Proposed
Owner:	Hui Y Li, Sui K Li, Wing H Li, Wing O Li	No change
Site Size (m ²):	536 sq.m (5,769 sq.ft)	508 sq.m (5,479 sq.ft) after road dedication
Land Uses:	Vacant	Housing, Two-Unit
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Heritage Residential	No change
702 Policy Designation:	NA	NA
Zoning:	Single Detached (ZS6) – London Landing (Steveston)	Heritage Two-Unit Dwelling (ZD4) – London Landing (Steveston)
Number of Units:	Vacant	2

	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	15.4 upa	none permitted
Floor Area Ratio:	0.7	0.7	none permitted
Lot Coverage – Building:	Max. 50%	50%	none
Lot Size (min. dimensions):	500 m ²	508.96 m ²	none
Setback – Front Yard (m):	Min. 6.5 m	6.5 m Min.	none
Setback – Side (east) (m) Side (west) (m) Side (north-east) Rear Yard (m):	Min. 2.2 m Min 3.0 m Min 1.5 m Min 6.0 m	Min. 2.2 m Min 3.0 m Min 1.5 m Min 6.0 m	none
Height (m):	12.5 m	12.5 m	none

RICHMOND HERITAGE COMMISSION
Wednesday, June 19, 2013

4. BUSINESS ARISING**a. Garden City Lands Open House**

Mr. Virani noted that he attended this Open House which was attended by stakeholder groups in Richmond to make recommendations on potential uses for the Garden City lands. Mr. Virani noted his recommendation to make a heritage park and have heritage houses moved here. It was noted that the land is under the ALR and is over 130 acres in size.

b. Application Referral Process

Discussion ensued on how the referral process can be improved. Commission members expressed interest in having a clearer process to bring things to the table and give Commission members ample time to circulate information and research before the meetings.

Discussion ensued on changing the Commission's procedure, ensuring applications are relevant to the Commission's mandate, and electronic vs. courier for distributing information. It was decided that the Commission's preference is for electronic delivery of information unless stated to staff otherwise on a case-by-case basis.

It was moved and seconded

That the Richmond Heritage Commission accept item number 4 as written, with the amendment to electronic capability instead of courier.

CARRIED

It was moved and seconded

That the Richmond Heritage Commission bring back to committee the rezoning application reviewed at last meeting to further review in more detail.

CARRIED

The Commission looked at this rezoning with the amendments made to accommodate more heritage detail on this structure. It was noted that changes have been made to the type of shingle, windows, door, and columns to keep the heritage feel. Staff also provided an update on the scale, height, pedestrian boulevard, landscaping, and enforcement procedures of certain design elements.

It was moved and seconded

That the Richmond Heritage Commission support this rezoning with the proposed changes.

CARRIED

c. 2014 Commission Meeting Dates

It was noted that the Commission meeting dates for 2014 will be January 15, February 19, March 19, April 16, May 21, June 18, July 16, with no meeting in August, September 17, October 15, November 19, and December 17, in keeping with the third Wednesday of the month format.

d. Distribution of Maps of Heritage Areas

Mr. Konkin distributed maps of the character area key map and other maps relevant to the Commission.

RICHMOND HERITAGE COMMISSION
Wednesday, May 15, 2013

5. NEW BUSINESS

- a. Discussion ensued on the Commission's mandate and current workplan. Discussion ensued on specific objectives that Commission members would like to see in the workplan including updating the heritage inventory. Commission members discussed ways of coordinating within the resources available to create a comprehensive workplan. Staff agreed to put together a summary of discussion and staff costs as well as lay the groundwork to take this to the next step.

It was moved and seconded

That the Heritage Commission enter into a workplan process with an in-house staff facilitator, while keeping in consideration cost and staff resources to establish a medium to long-term workplan.

CARRIED

- b. Discussion ensued on a recent rezoning in Steveston at Moncton and No. 2 Rd.
- c. The Commission received the invoice for their contributions to the Doors Open event.

It was moved and seconded

That the Heritage Commission will pay the invoice for their contribution to the Doors Open event.

CARRIED

- d. Staff noted that there will be a Heritage 101 workshop being put on for the Facilities division. Any Commission members who have not gone to this course yet are welcome to come. It will be from 8-3 at the Chinese Bunkhouse in Britannia. Interested Commission members are encouraged to contact Mr. Konkin.

-
- e. Rezoning Application RZ 13 -631467

Discussion ensued on a rezoning occurring in London Landing along the dyke near to the McKinney house. It was noted that this area is in the Steveston Area Plan and has been recognized as in an area of historical significance. The character of the area and proposed changes were discussed. Members are encouraged to send feedback through staff. It was noted that the Commission encourages this new building to be of heritage character in its look and feel.

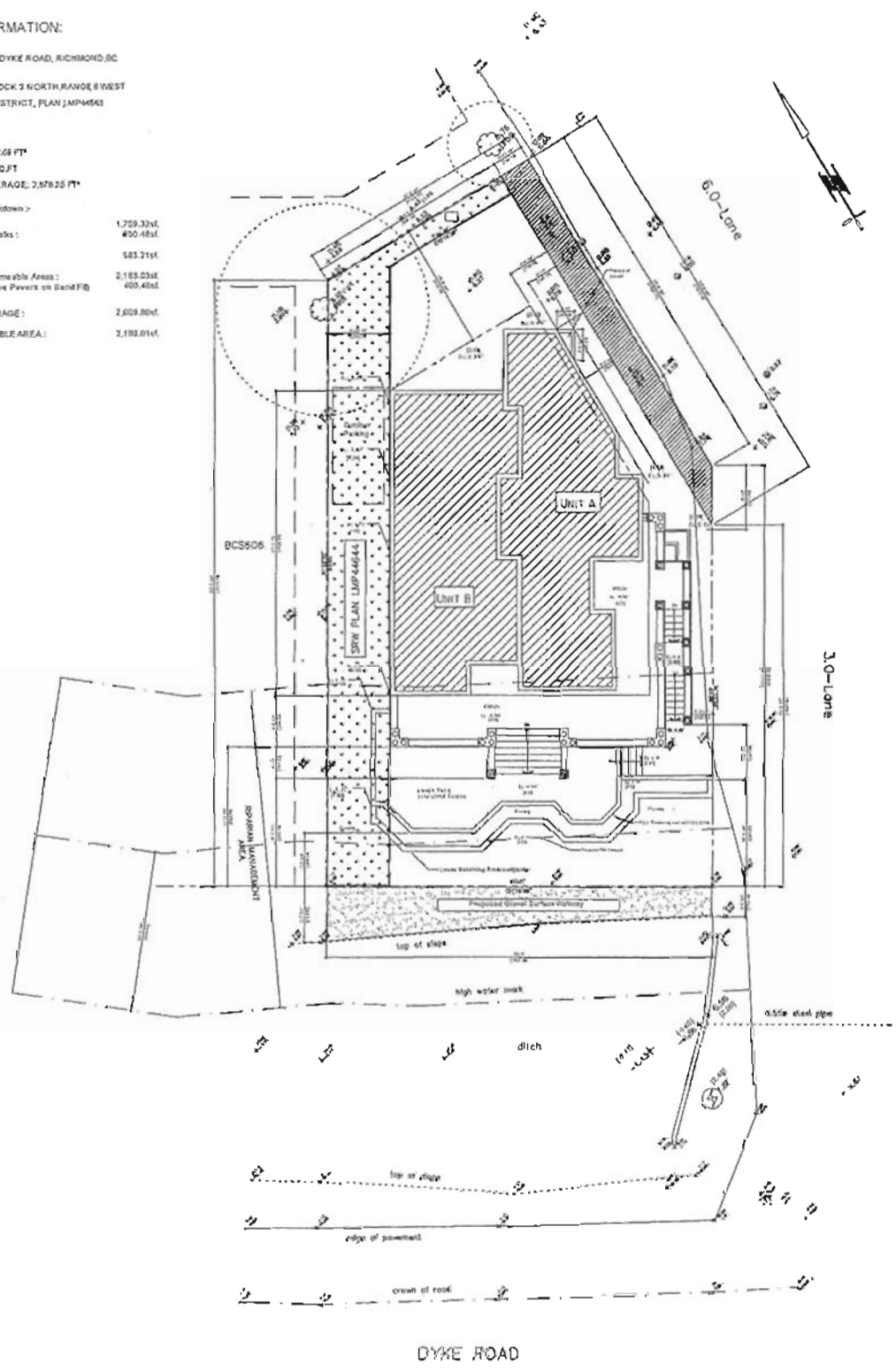
It was moved and seconded

That the Heritage Commission support this project in keeping with the heritage guidelines for the area and the keeping the heritage character of the London Princess node and strongly encourage selecting a colour from the Vancouver "True Colours" palette, and be consistent to the colours used on the properties to the west.

CARRIED

PROJECT INFORMATION:
 CIVIC ADDRESS: 6433 DYKE ROAD, RICHMOND, BC
 LEGAL DESCRIPTION:
 LOT 4, SECTION 18, BLOCK 3 NORTH RANGE 8 WEST
 NEW WESTMINSTER DISTRICT, PLAN JMPM563
 ZONE: Z02
 LOT AREA: 5,7055 FT²
 ALLOWABLE FAR: 3,166.08 FT²
 PROPOSED FAR: 20 FT²
 ALLOWABLE LOT COVERAGE: 2,879.25 FT²

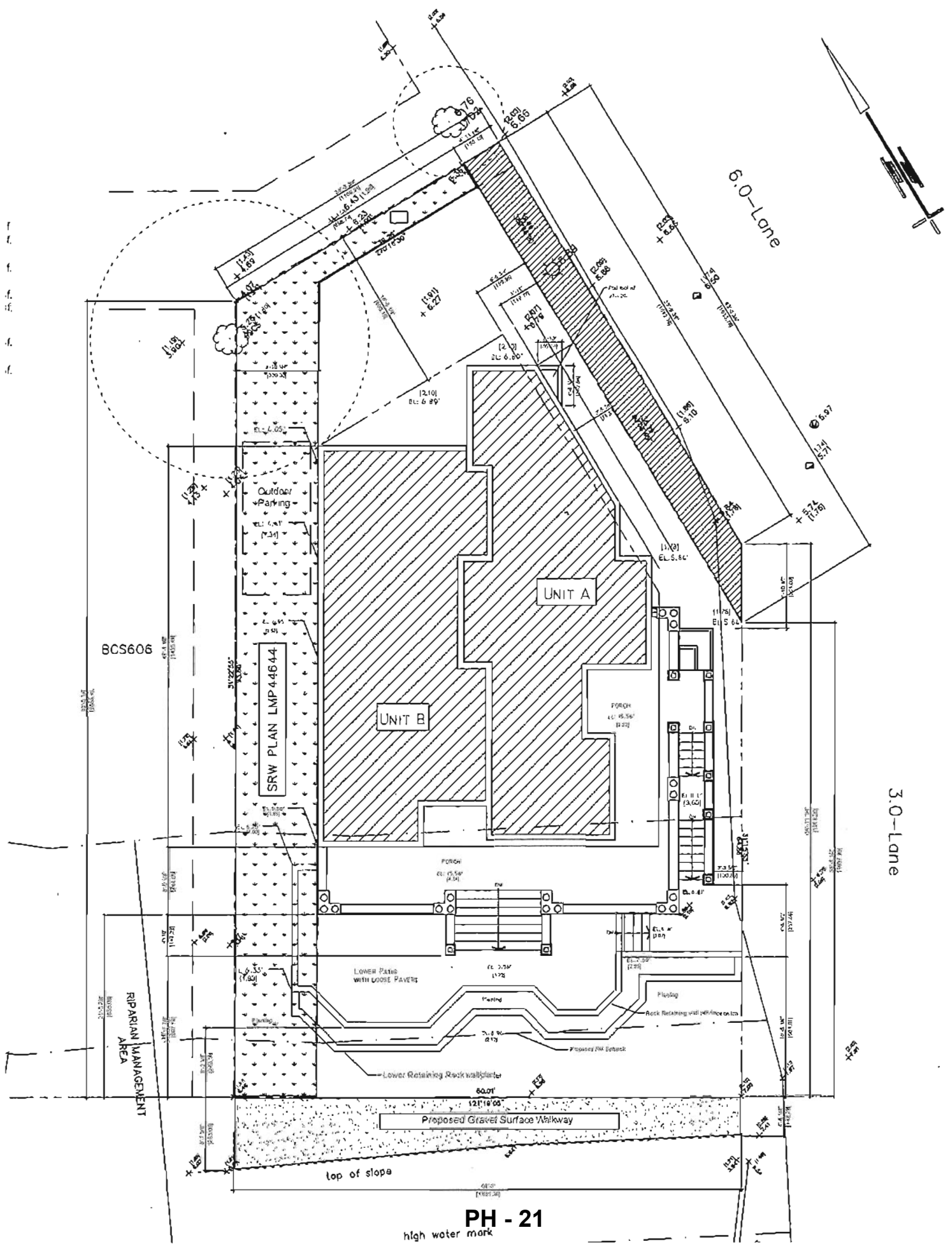
Let Coverage Breakdown:	
Building Footprint:	1,729.32sf
Deck, Stairs and Walks:	400.48sf
Driveway:	583.21sf
Landscaping and Permeable Areas:	2,163.03sf
Lower Paths: (Loose Pavers on Sand/FB)	405.48sf
PROPOSED LOT COVERAGE:	2,609.80sf
PROPOSED IMPERMEABLE AREA:	2,193.01sf



Site Plan

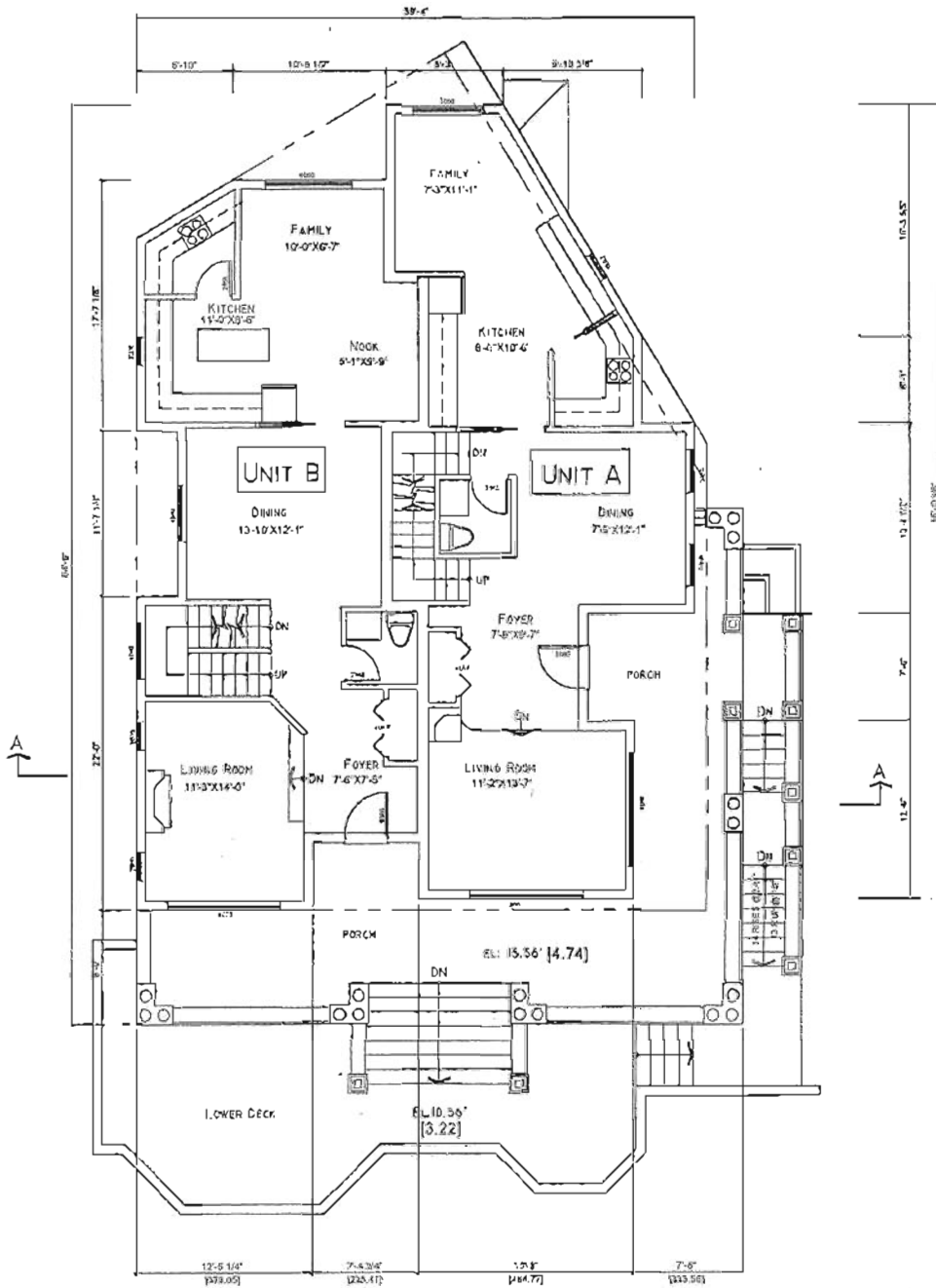
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	Johnny w.w. Leung Architect		Project: Custom Duplex	Address: 6433 Dyke Road, Richmond, BC	Site Plan 20	April 8th 2013 April 12th 2013 April 18th 2013 June 17th 2013	A-0 Sheet 1 of 7
	PH						



PH - 21

high water mark



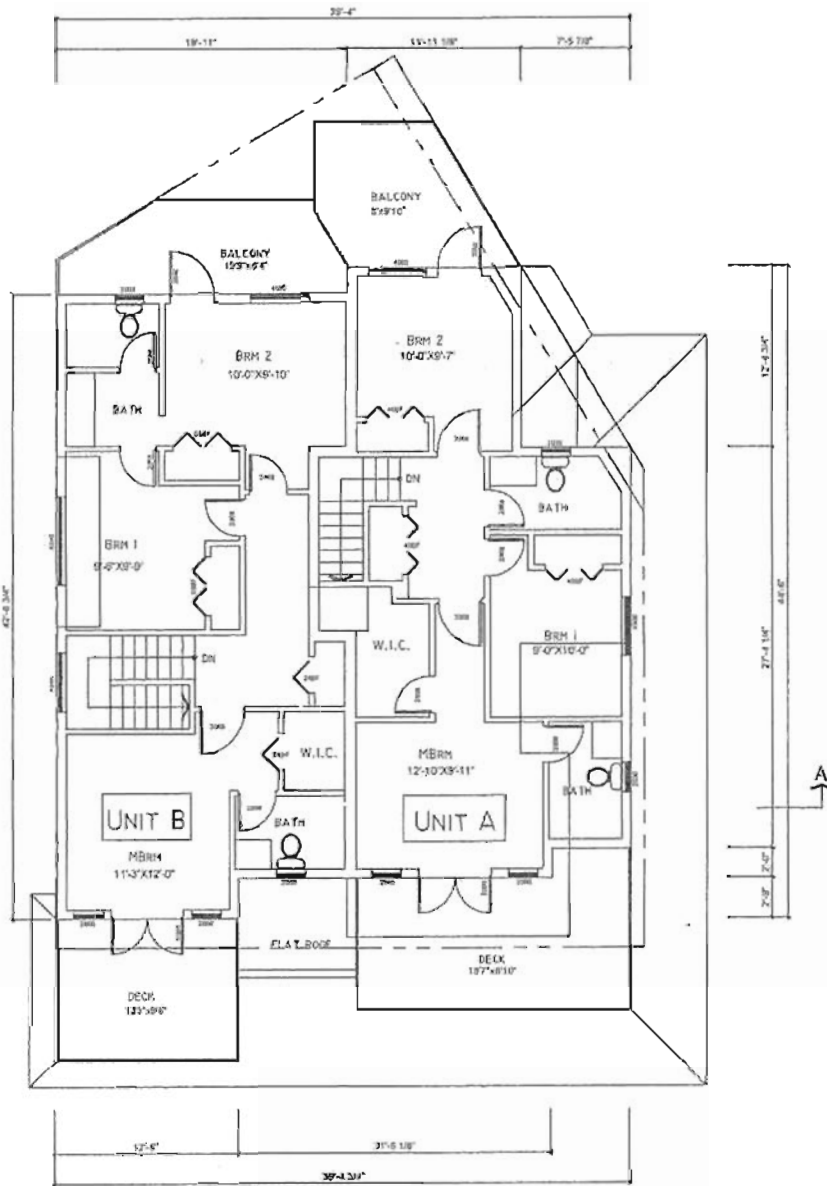
FLOOR AREA:
 UNIT A 871.00SF.
 UNIT B 888.32SF. Total Area: 1,759.32sf.

Main Level

Scale: 1/8" = 1'-0"



jwla	Johnny w.w. Leung Architect		
	Project: Custom Duplex	Address: 6433 Dyke Road, Richmond, B.C.	PH - 22
		Main Level Plan	April 8th 2013 April 18th 2013 June 17th 2013
			A-1 Sheet 2 of 7



FLOOR AREA:
 UNIT A 734.49SF.
 UNIT B 797.64SF. Total Area: 1,532.13sf.

Upper Level

Area: 1,759.06sf.

Scale: 1/8" = 1'-0"



Johnny w.w. Leung Architect

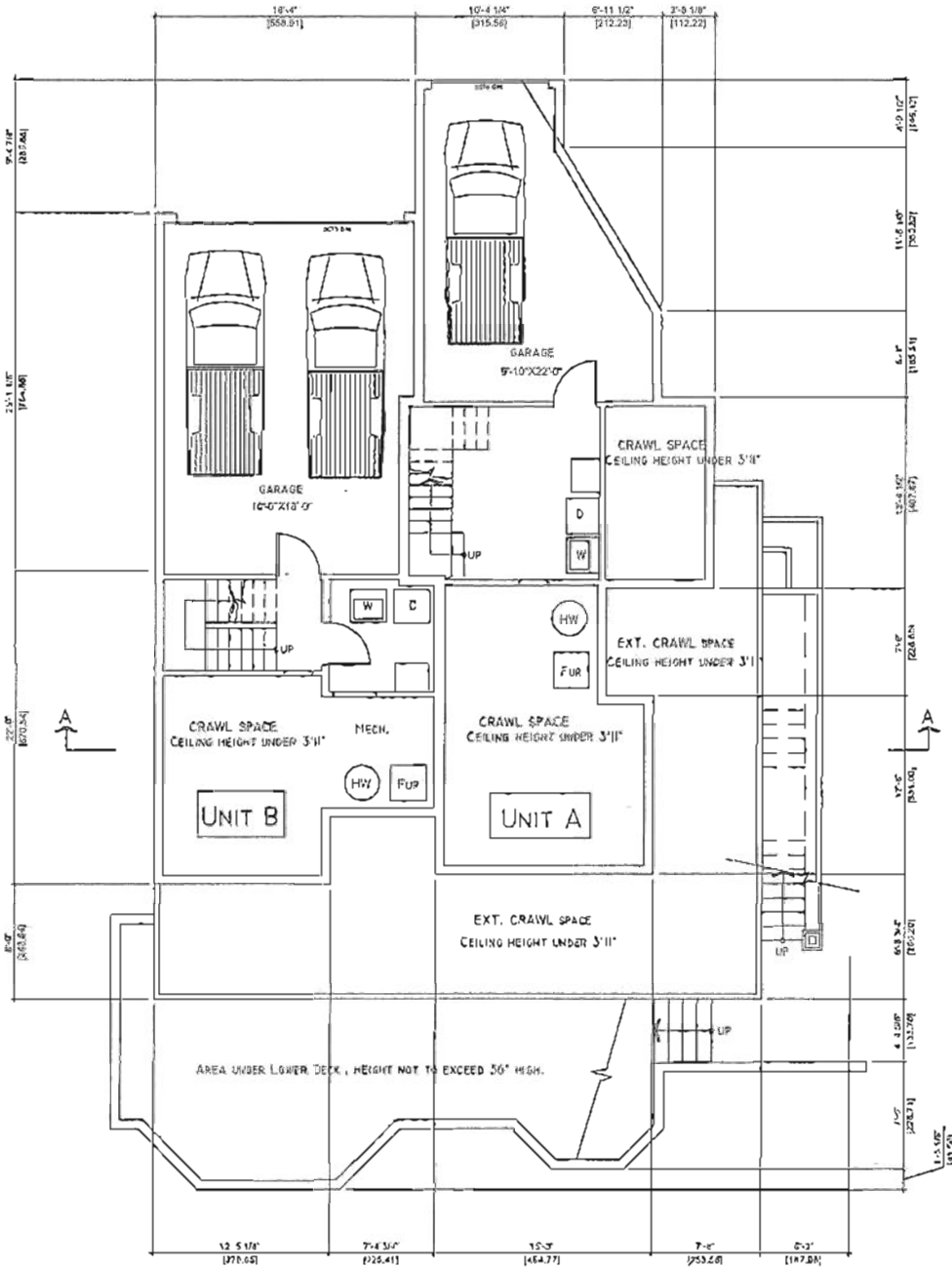
Project: Custom Duplex

Address: 6433 Dyke Road, Richmond, BC V6X 2A1

Elevations
 PH - 23

April 8th 2013
 April 18th 2013

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 Sheet 3 of 7



FLOOR AREA:
 UNIT A 154.08sf.
 UNIT B 271.43sf. Total Area: 425.51sf.

Basement Level

Scale: 1/8" = 1'-0"



Johnny w.w. Leung Architect

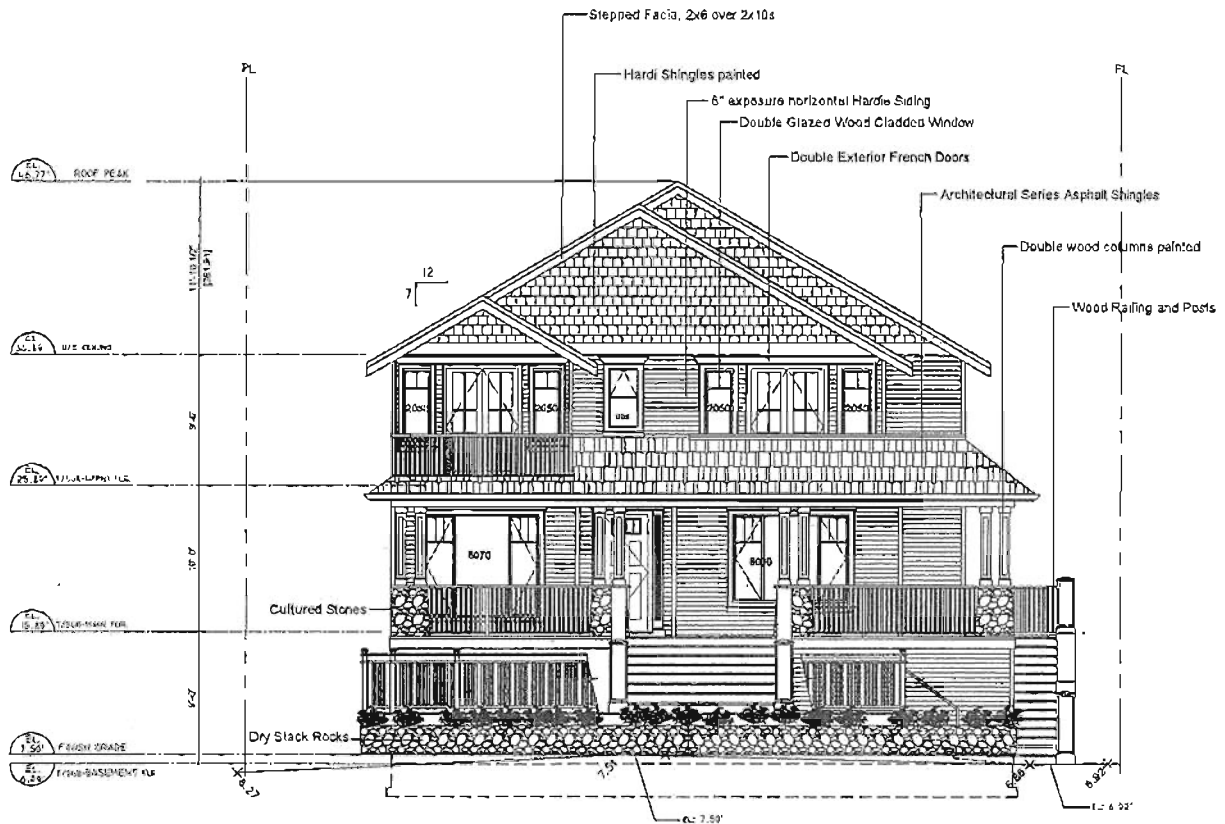
Project:
 Custom Duplex

Address:
 6433 Dyke Road,
 Richmond, B.C.

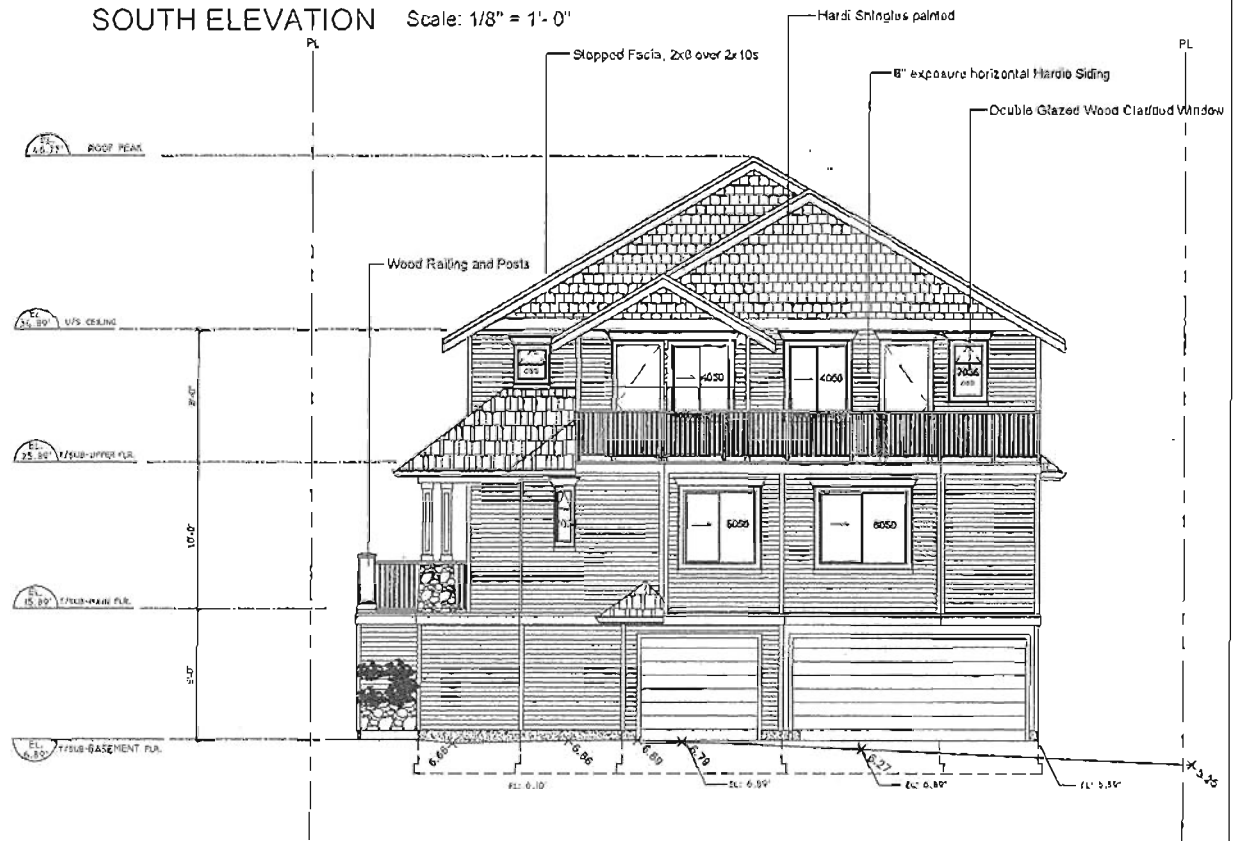
Elevations

April 8th 2013
 April 18th 2013
 June 17th 2013

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 Sheet 4 of 7



SOUTH ELEVATION Scale: 1/8" = 1'-0"



NORTH ELEVATION

Scale: 1/8" = 1'-0"

Johnny w.w. Leung Architect



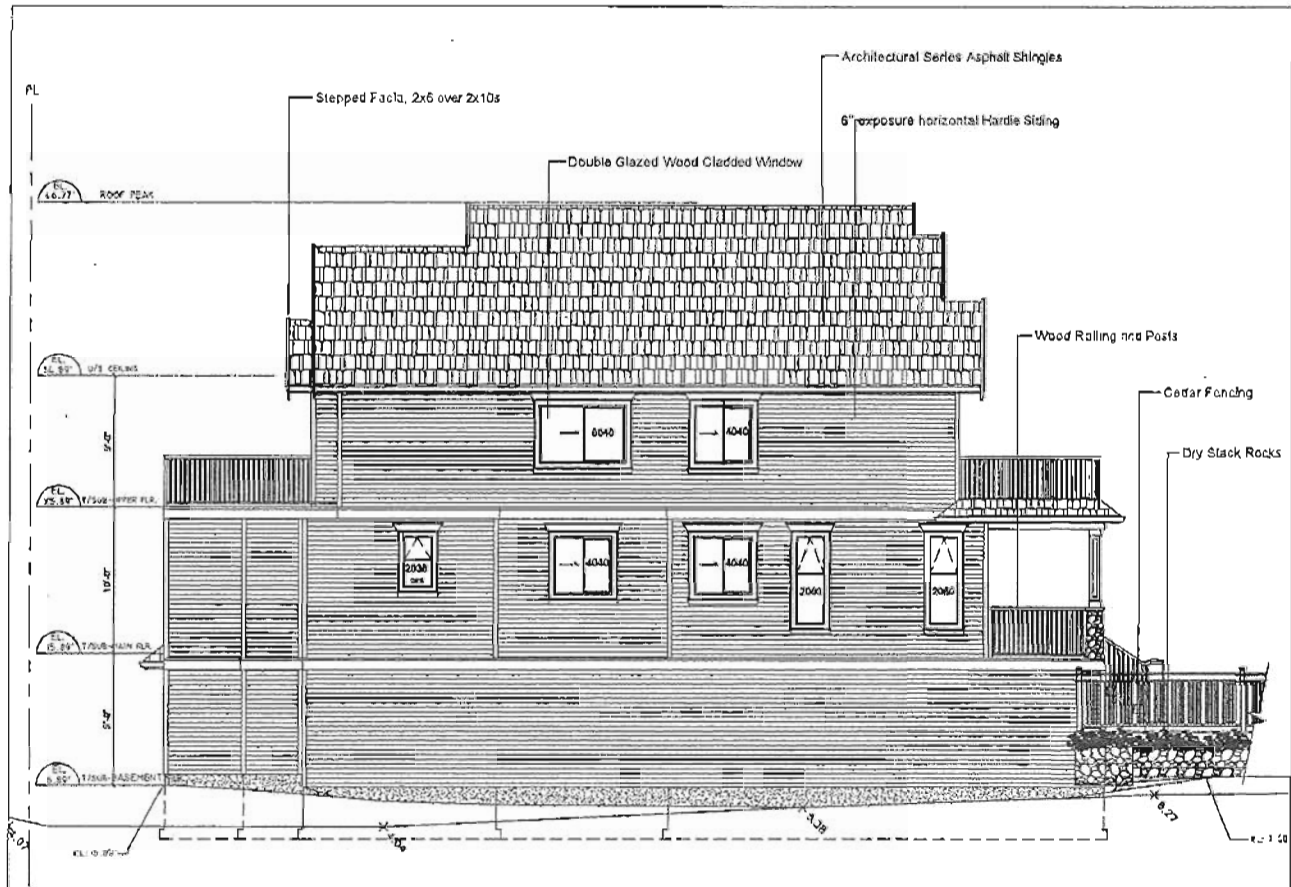
Project:
Custom Duplex

Address:
6433 Dyke Road,
Richmond, B.C.

Elevations

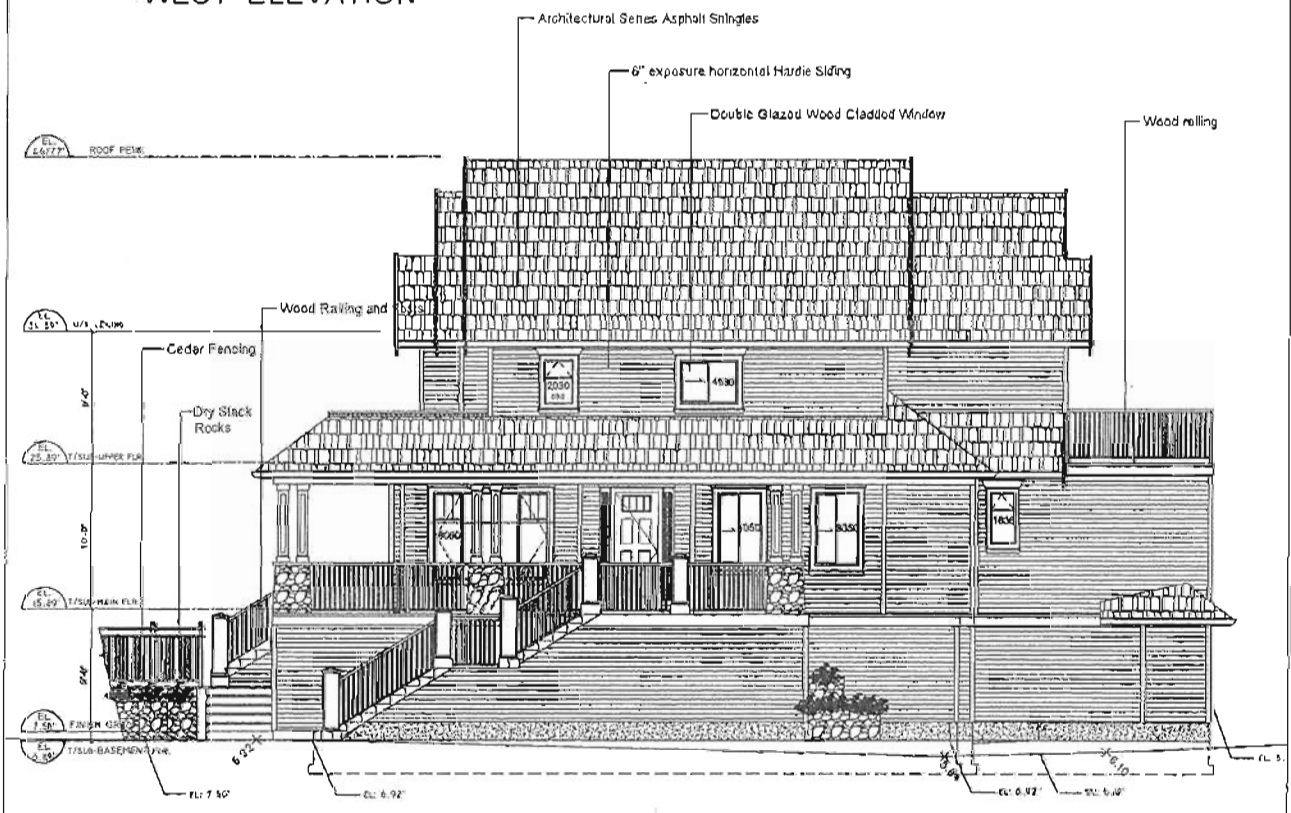
April 8th 2013
April 18th 2013
June 17th 2013

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Sheet 5 of 7




WEST ELEVATION

Scale: 1/8" = 1'-0"



EAST ELEVATION

Scale: 1/8" = 1'-0"

	<h1>Johnny w.w. Leung Architect</h1>			Elevations April 8th 2013 April 12th 2013 April 18th 2013	A-6 Sheet 7 of 7
	Project: Custom Duplex	Address: 6433 Dyke Road, Richmond, B.C.	PH-27		



envirowest consultants inc.

Suite 130 - 3700 North Fraser Way
Burnaby, British Columbia
Canada V5J 5H4

office: 604-451-0505
facsimile: 604-451-0557

December 05, 2012

Andrew Appleton
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mr. Appleton,

**RE: PROPOSED RESIDENTIAL DEVELOPMENT AT 6433 DYKE ROAD,
RICHMOND
PROPOSED SETBACKS AND RIPARIAN ENHANCEMENT**

Envirowest Consultants Inc. (Envirowest) has been retained by Johnny Leung Consultants and Associates (Proponent) to provide environmental consulting services associated with the proposed residential development at the referenced address (Property). The Property occurs adjacent to a channelized stream. This correspondence provides proposed setbacks from the drainage and associated habitat enhancements to maintain and augment ecological integrity of the drainage adjacent to the development parcel.

Property and Biophysical Overview

Please refer to Attachment A for an aerial representation and Attachment B for site photographs.

The Property occurs immediately north of the south arm of the Fraser River, and is separated from the river by a constructed dyke running along the north shoulder of Dyke Road. The Property is further bounded by single family residential dwellings to its west and east.

Existing vegetation on the Property is predominantly grasses, Himalayan blackberry (*Rubus discolor*) and sapling black cottonwood (*Populus balsamifera* ssp. *trichocarpa*). The northeast corner of the Property is comprised of a gravel parking pad.

A channelized stream fronting Dyke Road occurs along the south extent of the Property and is bounded by a constructed dyke along its south bank. Vegetation within the drainage fronting the Property is predominantly grasses, cattail (*Typha latifolia*) and Himalayan blackberry, with occasional scotch broom (*Cytisus scoparius*). Adjacent residences to the west have constructed rock retaining walls along the channel banks, and have planted primarily non-native deciduous

ornamental vegetation and manicured lawns. A pedestrian pathway has been constructed along the top-of-bank on adjacent properties.

Proposed Works, Setbacks and Riparian Enhancements

Please refer to the Landscape Plan, included as Attachment C.

The Proponent proposes to construct a residential duplex on the Property. The Property occurs within an Environmentally Sensitive Area (ESA) associated with the drainage along the south extent. As per the City of Richmond (City)'s Riparian Areas Regulation (RAR) Response Strategy, a 15 metre (m) Environmental Management Area (EMA) would be applied to this drainage. Instead, Envirowest proposes to utilize the detailed assessment methodology of the provincial RAR associated with a fish-bearing channelized stream, which applies a 10 m setback. A variance to the 10 m setback by approximately 2 m would be required. Habitat enhancements are proposed to offset the setback variance. Enhancements would comprise clearing of invasive blackberry and scotch broom and planting native shrubs within the proposed setback. As depicted in the planting plan, additional plantings east of the proposed building would further offset the 2 m variance to the proposed setback. Shrub species were selected in accordance with the provisions of the City's "Criteria for the Protection of Environmentally Sensitive Areas" design manual. The planted riparian assemblage would contribute nutrient inputs and temperature regulation to downstream reaches of the watercourse.

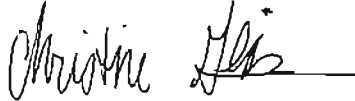
Additional measures to protect the EMA throughout the works would be followed. These include following Best Management Practices¹ for works adjacent to the watercourse.

¹ BC Ministry of Water, Land and Air Protection. 2004. Standards and Best Practices for Instream Works. Produced by Biodiversity Branch of the Ministry of Water, Land and Air Protection. Victoria, BC. 168p.

The proposed duplex at 6433 Dyke Road would occur within an Environmentally Sensitive Area associated with a channelized stream that delineates the south perimeter of the subject property. Consequently, a 10 metre (m) setback from the high-water mark is proposed, as per the detailed methodology of the provincial Riparian Areas Regulation. A 2 m variance to the 10 m setback is requested. To offset the 2 m setback loss, riparian habitat enhancements are proposed, comprising planting native shrubs, to contribute nutrients and temperature regulation to downstream fish habitat.

Please contact me at (604) 451-0505 or at gibson@envirowest.ca should you have comments or questions regarding this correspondence.

Sincerely,
ENVIROWEST CONSULTANTS INC.



Christie Gibson, B.I.T.
Project Biologist

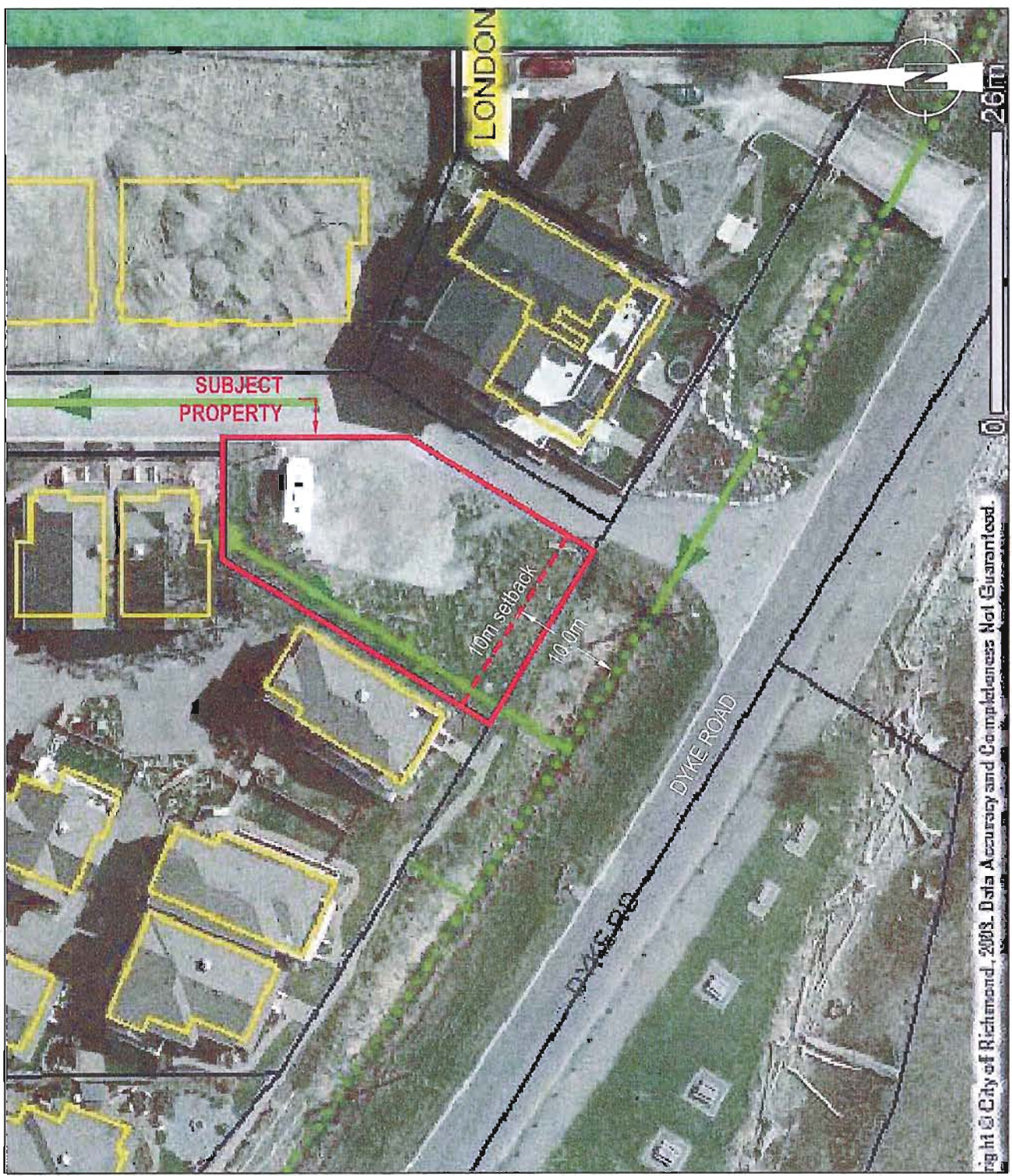
CWG

Attachments:

- A. Aerial Representation
- B. Site Photographs
- C. Envirowest Drawing No. 1750-01-01 "Landscape Plan" (December 04, 2012)

Copy: Johnny Leung

ATTACHMENT A
Aerial Representation



Right © City of Richmond, 2009. Data Accuracy and Completeness Not Guaranteed.

REFERENCE DRAWINGS
2003 Air photo From City of Richmond.

DATE: 2012-12-06 - 10:28am
PATH: \\ahlab\envirowest\Files\2012\12\Richmond\1150\1\AUC\0\Aerial\Figure 1.mxd
LAYOUT: Figure 1

JOHNNY LEUNG CONSULTANTS AND ASSOCIATES

6433 DYKE ROAD
Richmond, BC

envirowest consultants inc.
 Suite 130 - 3700 North Fraser Way
 Burnaby, British Columbia
 Canada V5J 5H4
 office: 604-451-0505
 fax: 604-451-0557
 www.envirowest.ca

AERIAL PHOTO	
FIGURE CG	DATE SZM
SCALE 1:500	DATE December 04, 2012
FIGURE 1	

ATTACHMENT B
Site Photographs



Photograph 1. South view of east property line, taken from paved parking area in northeast corner; existing Himalayan blackberry within southeast corner proposed to be replaced with native shrubs (October 15, 2012).



Photograph 2. North view of property and frontage ditch; predominant vegetation within the property is Himalayan blackberry, grasses and black cottonwood saplings; ditch vegetation predominated by cattail (November 05, 2012).



Photograph 3. West view of frontage ditch; adjacent property has pedestrian pathway, manicured lawn and planted ornamental species within and adjacent to the ditch (November 05, 2012).



Photograph 4. East view of frontage ditch; predominance of Himalayan blackberry visible within southeast corner of property and extending around a headwall; this area proposed to be enhanced with native shrubs, in addition to areas within proposed setback (November 05, 2012).

ATTACHMENT C
Envirowest Drawing No. 1750-01-01 "Landscape Plan" (December 04, 2012)



envirowest consultants inc.

Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
604-944-0502

June 19, 2013

Mr. Johnny Leung
Johnny W.W. Leung Architect
8879 Selkirk Street,
Vancouver, B.C., V6P 4J6

Dear Sir,

**RE: 6433 DYKE ROAD, RICHMOND
COST ESTIMATE – HABITAT AREA**

We have estimated costs associated with the landscaping of the Habitat Protection Area. Reference is made to Envirowest Drawings 1750-01-01 Revision 01 "Landscape Plan" (June 5, 2013). Items are summarized below not including taxes.

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Trees and Shrubs – No. 2	158	\$9.00	\$1,422.00
Labour – No. 2	158	\$5.00	\$790.00
Misc. (soil, seeding)	L/S	\$1,300.00	\$1,300.00
Gravel Pathway	L/S	\$3,000.00	\$3,000.00
Maintenance	2	\$1,000.00	\$2,000.00
Monitoring	2	\$500.00	\$1,000.00
Sub Total			\$9,512.00
Pathway including Pavers would require an additional \$800.00			
Total			\$10,312.00

I trust this information meets your needs. Please call me at 604-944-0502 should you have any questions.

Yours truly,
ENVIROWEST CONSULTANTS INC.

Pete Willows
Environmental Technician

PJW

copy Ian Whyte Envirowest Consultants Inc.
Christie Gibson Envirowest Consultants Inc.



Address: 6433 Dyke Road

File No.: RZ 13 - 631467

Prior to final adoption of Zoning Amendment Bylaw 9028 , the developer is required to complete the following:

1. Dedication of 27.18 m² for road along the north-east frontage.
2. Registration of a 0.6 m wide statutory right-of-way for public access / boulevard along the east property line. The City of Richmond will assume maintenance and liability for the right-of-way area.
3. Submission of a Habitat Restoration Plan / Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should reflect the recommendations of the December 5, 2012 report as prepared by Envirowest Consulting, and match the recommended planting plans in the report.
4. Submission of a Contract entered into between the applicant and a Qualified Environmental Professional (QEP) for supervision of any on-site works conducted within the riparian setback / protection zone. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the QEP to submit a post-construction assessment report to the City for review.
5. Submission of a Landscaping Survival Security to the City in the amount of \$10,312 for the gravel walkway and the planting to be done within the riparian area. The security shall be retained for two years. The City of Richmond Parks Department will assume maintenance and liability for the gravel walkway area.
6. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
7. Discharge of Restrictive Covenant BP005925, which specifies a minimum habitable elevation of 2.6 m GSC for flood protection purposes.
8. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
9. Registration of a 6.0 m wide statutory right-of-way for dike access along the south property line.
10. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the proposed two-unit developments (i.e. \$3,745) to the City's Affordable Housing Reserve Fund.
11. Submission of building permit-ready set of house plans, in accordance with the drawings attached as Attachment 4 to the Report to Committee dated June 21, 2013.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Provide Service Connection Designs for the proposed water, storm & sanitary connections.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.
5. A work order will be required for any improvements within the dedicated road area for Princess Lane.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9028 (RZ 13 - 631467)
6433 Dyke Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:

i. Inserting the following after Section 16.3:

16.4 Heritage Two-Unit Dwelling (ZD4) – London Landing (Steveston)

16.4.1 Purpose

The zone provides for a heritage-style two-unit **dwelling**.

16.4.2 Permitted Uses

- **housing, two-unit**

16.4.3 Secondary Uses

- **boarding and lodging**
- **home business**

16.4.4 Permitted Density

1. The maximum **density** is one **two-unit housing** unit.
2. The maximum **floor area ratio** is 0.70, together with 0.1 **floor area ratio** which must be used exclusively for covered areas of the **principal building** which are open on one or more sides.

16.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 80% of a **lot** may be occupied by **buildings, structures and non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

16.4.6 Yards & Setbacks

1. The minimum **front yard** is 6.5 m, except that entry stairs may project into the **front yard** for a distance of no more than 1.5 m.
2. The minimum **west side yard** is 3.0 m.
3. The minimum **east side yard** is 2.2 m, except that entry stairs may project into the **east side yard** by no more than 1.0 m.

4. The minimum north-east side yard is 1.5 m.
5. The minimum rear yard is 6.0 m.
6. Porches, balconies, bay windows, and cantilevered roofs forming part of the principal building may project into the exterior side yard and side yard for a distance of not more than 0.6 m.

16.4.7 Permitted Heights

1. The maximum height for principal buildings is 12.5 m, but containing not more than 2 habitable storeys.
2. The maximum height for accessory structures is 4.0 m.

16.4.8 Subdivision Provisions/Minimum Lot Size

1. The minimum lot area is 500.0 m².
2. There are no minimum frontage, lot width or lot depth requirements.

16.4.9 Landscaping & Screening

1. Landscaping and screening shall be provided according to the provisions of Section 6.0.

16.4.10 On-site Parking & Loading

1. On-site vehicle and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

16.4.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **HERITAGE TWO-UNIT DWELLING (ZD4) – LONDON LANDING (STEVESTON)**.

P.I.D. 024-669-750

Lot 4 Section 18 Block 3 North Range 6 West New Westminster District Plan LMP44643

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9028".

FIRST READING

JUL 22 2013

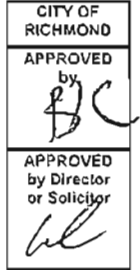
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER

BCS606 McKinney Walk Strata

c/o Unit 5, 6400 Princess Lane • Richmond, BC V7E 6P6
• Mobile: 604 813-3242 • E-Mail: moirasilcox@me.com

To Public Hearing	
Date:	Sept 3/13
Item #	1
Re:	6433 Dyke Rd RZ 13-631467

July 12, 2013

Mr Barry Konkin
Planner II, Policy Planning
City of Richmond
6911 No 3 Road
Richmond, BC V6Y 2C1

Delivered Via Email

RE: File # RZ13-631467 Application for ReZoning from ZS6 to ZD2, 6433 Dyke Road

Dear Mr Konkin:

Thank you for your response to questions detailed in our June 18, 2013 email. I am writing on behalf of eleven homeowners (Strata BCS606) who reside immediately to the west and north of 6433 Dyke Road. Would you please convey this letter to Richmond's Planning Committee and Council's July Meetings?

You indicated that the owner of this lot wants to construct a duplex home and that is why they have applied for rezoning to ZD2. We object to this lot being rezoned from the present ZS6. We have a reason; namely, that we believe zoning to ZD2 may invite a structure that will take away from the aesthetic of our "block", thereby decreasing the visual and economic values of our homes.

The awarding winning *London Landing* was approved after a long process with City Hall and the developer. The final vision called for strict requirements in the size, design and style of the homes that would span the Dyke frontage from *Walkway to Walkway*, and the homes placed immediately behind. Over the past decade or so, owners have been attracted to buy, and do carefully maintain these unique homes in the look of "old Steveston". These are among the most admired and most photographed homes in all of Richmond. Like London Farm, this section of the Dyke is a tourist destination in it's own right.

The idea of a "modest duplex" completing the eastern boundary of our "block" is so out of line with the overall look of our frontage, that we are quite shocked at the idea. While we appreciate the City process that may lead to a hearing, we find it unacceptable that such a duplex—even one that will "be designed to appear as a single dwelling from Dyke Road" could be erected on this small lot. What compelling reason is there to change the zoning of this lot; the last lot on an established single-family block?

Sincerely,

Moir Silcox, Secretary

per Shannon Mann
President, Strata BCS606

Email Copies to: BCS606 "McKinney Walk" Strata Council and Homeowners



BCS606 McKinney Walk Strata

c/o Unit 5, 6400 Princess Lane • Richmond, BC V7E 6P6
• Mobile: 604 813-3242 • E-Mail: moirasilcox@me.com

To Public Hearing
Date: <u>Sept 3 / 13</u>
Item # <u>1</u>
Re: <u>6433 Dyke Rd</u>
<u>RZ 13-631467</u>

August 26, 2013

c/o Mr Barry Konkin, Planner II, Policy Planning
City of Richmond
6911 No 3 Road
Richmond, BC V6Y 2C1

Delivered Via Email

RE: File # RZ13-631467 Application for ReZoning from ZS6 to ZD4, 6433 Dyke Road

Dear Mr Mayor and Councilmembers:

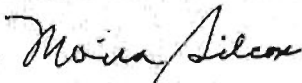
This letter is on behalf of eleven homeowners of Strata BCS606 McKinney Walk. We reside to the west and north of 6433 Dyke Road. We asked Mr Konkin to convey this letter to you at the Zoning Application Meeting scheduled for September 3, 2013.

The City's vision for the innovative *London Landing* called for strict requirements in the size, height, design and style of the houses that would span the dyke frontage from *Walkway to Walkway*. Accordingly, the developer/builder adhered to those requirements. And, over the past 10 years or so, the homeowners have been good stewards, maintaining these homes in the look of "old Steveston". As a result, these homes are among the most admired and photographed houses in Richmond. Like the London Farm, this section of the dyke-front is a tourist attraction in it's own right.

Now, the owner of 6433 Dyke Road has applied to rezone his single-family lot to a ZD4 "two-unit dwelling". We object to this lot being rezoned because we believe this will result in a structure that will materially detract from the appearance of our "dyke-front block" of single-family, detached homes. This will also diminish the appeal and economic value of our homes.

Some discussion of this rezoning application has been in the context of the existing large duplex, as well as the newly built *Currents* condos, a tall structure of multi-family homes, both on the eastside of the Walkway. We would suggest, however, that this application be more aptly judged in the context of the existing 13 single-detached houses designed and constructed as part of the original London Landing dyke-front. The idea of a "two-unit dwelling" completing the eastern boundary of our "dyke-front block" is so out of line with the overall look of our frontage, that we are quite shocked at the idea.

We appreciate the City process that includes this hearing. By this letter, we want Council to know that we find it unacceptable that a "two-unit dwelling" could be erected on this small, single-family lot. As a fee-simple lot, we realize we have almost no say in the exterior look of any new home built, as the lot is not part of a Strata. However, we respectfully request that Council set-aside the application for a change to ZD4 zoning, in favour of consistent ZS6 zoning for this last remaining dyke-front lot.

Sincerely, 

per Shannon Mann, President, Strata BCS606

Email Copies to: BCS606 "McKinney Walk" Strata Council and Homeowners

MayorandCouncillors

From: Webgraphics
Sent: Saturday, 24 August 2013 6:54 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #739)
Categories: 12-8060-20-9028 - RZ 13-631467 - 6433 Dyke Rd

To Public Hearing Date: <u>Sept 3/13</u> Item #: <u>1</u> Re: <u>6433 Dyke Rd</u> <u>RZ 13-631467</u>

Send a Submission Online (response #739)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	8/24/2013 7:03:44 PM

Survey Response

Your Name	Michael Tanlimco
Your Address	#302-6451 Princess Lane Richmond BC V7E 6R7
Subject Property Address OR Bylaw Number	6433 Dyke Road Rezoning (By Law 8500)
Comments	<p>I am against the rezoning of 6433 Dyke Road from a single detached dwelling to a two-unit dwelling. The reasons are: 1. Too much density in a small lot footprint. The lot size is less than 6,000 sq ft. 2. If re-zoned to a two-unit dwelling, there will be significant increase in car traffic through this little narrow dead-end street called Princess Lane. This Lane is the major and choice pedestrian route to the dyke for most of the London Landing and Steveston South residents. 3. As is, there's already a very high daily vehicle count passing through Princess Lane--i.e. never-ending vehicles going to and coming from the property on 6461/6463 Dyke Road (the one adjacent to 6433 Dyke Road.) 4. Significant number of children play at the beginning point of Princess Lane. Every car that enters Princess Lane poses a safety concern for the children.</p>

Howey, Heather

From: Konkin, Barry
Sent: Tuesday, 27 August 2013 11:36
To: Howey, Heather
Subject: FW: 6433 Dyke Road Development

To Public Hearing
Date: <u>Sept 3/13</u>
Item # <u>1</u>
Re: <u>6433 Dyke Rd</u>
<u>R213 - 631467</u>

Email regarding eh item on PH next week.

Regards,

Barry Konkin
Program Coordinator, Development
City of Richmond
6911 No. 3 Road
Richmond BC
TEL: 604.276.4138
FAX: 604.276.4052

From: eyestone@telus.net [<mailto:eyestone@telus.net>]
Sent: Tuesday, 27 August 2013 11:07
To: Konkin, Barry
Subject: 6433 Dyke Road Development

Dear Barry, Council and Staff;

After reviewing the above proposal, I wish to confirm that I fully support the development as proposed.

I appreciate the dedication to heritage expressed by Council and Staff.

Curtis Eyestone
McKinney Heritage House
6471 Dyke Road,
Richmond B. C.