



**To:** Planning Committee  
**From:** Wayne Craig,  
Director, Development

**Date:** March 9, 2018

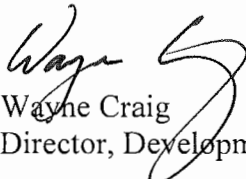
**File:** HA 17-775892

**Re:** **Application by David Lin for a Heritage Alteration Permit at 6471 Dyke Road (McKinney House)**

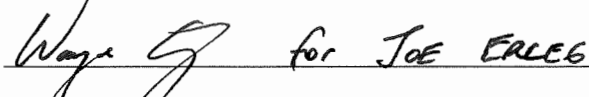
**Staff Recommendation**

That a Heritage Alteration Permit be issued which would:

1. Permit exterior alterations to historic windows, porch and upper balcony, painting of the exterior cladding, the demolition of an existing non-historic rear addition and the construction of a new rear addition to the heritage-designated house at 6471 Dyke Road, on a site zoned "Single Detached Housing (ZS1) – London Landing (Steveston)"; and
2. Vary the provision of Richmond Zoning Bylaw 8500 to reduce the required minimum rear yard setback from 5.0 m to 4.2 m.

  
Wayne Craig  
Director, Development

WC: mp  
Att. 7

| REPORT CONCURRENCE |                                     |  |
|--------------------|-------------------------------------|--|
| <b>ROUTED TO:</b>  | <b>CONCURRENCE</b>                  | <b>CONCURRENCE OF GENERAL MANAGER</b>  |
| Policy Planning    | <input checked="" type="checkbox"/> |  |

## Staff Report

### Origin

David Lin has applied for a Heritage Alteration Permit for the heritage-designated house, known as the McKinney House, at 6471 Dyke Road (Attachment 1) in order to restore and rehabilitate exterior features, as well as to remove an existing non-historic rear addition and construct a new, larger rear addition. The existing rear addition is two-storey and is 40 m<sup>2</sup> (429.6 ft<sup>2</sup>) in floor area; the proposed addition is two-storey and is approximately 85 m<sup>2</sup> (914.7 ft<sup>2</sup>) in floor area and will accommodate a pool and sauna room in the lower level.

The McKinney House was constructed in 1911 and is an excellent example of Foursquare Edwardian-era architecture with Craftsman influences. The house became a protected heritage property in 1988 through Heritage Designation Bylaw No. 5186. In 1993, the house was moved from its original location at 5791 Steveston Highway to its current location, and Bylaw 5186 was repealed and replaced with Heritage Designation Bylaw 6130. The Statement of Significance which describes the heritage value of the building is included in Attachment 2.

### Surrounding Development

The property at 6471 Dyke Road is surrounded by the following sites.

- To the North: Townhouses (known as “Princess Lane”) on a site zoned “Town Housing (ZT43) – London Landing (Steveston)”.
- To the East: City-owned London Farm heritage site, protected by Heritage Designation Bylaws No. 3515, 3528 and 3711, on a site zoned “Agriculture (AG1)”.
- To the West: A two-family dwelling on a site zoned “Heritage Two-Unit Dwelling (ZD1) – London Landing (Steveston)”.

### Development Information

The attached Development Application Data Sheet (Attachment 3) provides a comparison of the proposed development with the applicable requirements.

### Related Policies & Regulations

#### 2041 Official Community Plan and Steveston Area Plan

The City’s 2041 Official Community Plan Section 4 “Vibrant Cities” includes city-wide direction and policy to “preserve, promote and celebrate community heritage”.

The Steveston Area Plan seeks to “conserve significant heritage resources throughout the Steveston area”. Policy 4.1 (h) specifies that the Standards and Guidelines for the Conservation of Historic Places in Canada (“S&Gs”), prepared by Parks Canada, be used for heritage resource management. The S&Gs are applied under the “Analysis” section to assess the impact of the

proposed interventions (i.e. alterations) on the heritage value and character-defining elements of the McKinney House, as identified in the Statement of Significance for the property.

#### Heritage Procedures Bylaw 8400

Under Section 4.1.3 of the City's Heritage Procedures Bylaw 8400, a Heritage Alteration Permit is required for any exterior alterations to a property that is protected through a Heritage Designation Bylaw. As the house at 6471 Dyke Road is protected under Heritage Designation Bylaw No. 6130, a Heritage Alteration Permit is required.

#### **Public Consultation**

A development sign has been installed on the subject property. The owner has also spoken to the immediate neighbours to the north and west about the proposed alterations and has provided written correspondence from the neighbours in support of the proposal (Attachment 4).

#### **Richmond Heritage Commission**

The application was presented to the Richmond Heritage Commission on September 27, 2017 and was supported. An excerpt of the Richmond Heritage Commission meeting minutes is included in Attachment 5.

#### **Zoning Compliance/Variances**

The applicant requests to vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard setback from 5.0 m to 4.2 m.

Staff support the requested variance for the following reasons:

- *The requested variance is minor as only the northwest portion of the proposed rear addition will encroach onto the minimum required setback of 5.0 m due to the curved building form.*
- *The second storey of the new rear addition will be set back at a distance of 5.1 m from the property line shared with the townhouse development adjacent to the north.*
- *6' high wooden fence and 8' cedar hedging will be provided along the rear and side property lines surrounding the rear addition to minimize overlook impact on the adjacent neighbours.*
- *The immediately adjacent neighbours provided written correspondence in support of the proposed development.*

In order to ensure that the proposed rear yard landscaping works are completed and adequately maintained, the applicant is required to provide a landscape security of \$5,170 before the issuance of a Building Permit.

## **Analysis**

### Existing Legal Encumbrance

A flood plain covenant was registered on the title of the subject property in 1992. The existing flood plain covenant will be replaced with a new flood covenant to reflect the current Flood Plain Construction Level requirement of 2.9 m.

### Heritage Impact Assessment

The following is a detailed list of the proposed alterations.

- Extensive repair of all 31 historic wood window sashes in the front, side and rear facades of the main and upper storeys and replacement of hardware and lower wood sashes that are beyond repair as necessary on a like-for-like basis
- Replacement of all six (6) attic wood sashes that are rotten with double-glazed wood sash windows on a like-for-like basis
- Installation of two (2) new wood windows to replace the smaller wood windows at basement level in the front façade and repair of the nine (9) existing basement windows and the garage door
- Installation of one kitchen window on the main floor in the west façade, where there is none existing
- Replacement of the existing aluminum basement door in the west façade with a new wood door with true-divided lite wood bars and clear tempered glass
- Removal of the non-historic gate from the porch and glazing enclosure of the upper front balcony to restore their original appearance, and restoration of the wood railings for the porch
- Two new wood French doors to replace the two existing non-historic doors in the front façade to provide access to upper floor balcony
- Removal of a 1990s rear addition to be replaced with a new addition that is compatible but distinguishable from the heritage house
- Painting of all existing facades, and the new rear addition, in colours selected from the Benjamin Moore Historic Colours collection

The guidelines that apply to heritage resources in Steveston are the Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada ("S&Gs"). The standards are principles that apply to all historic places and features, whereas the guidelines are specific to each type of historic place and/or materials; together they are applied to assess the overall impact of proposed alterations on the heritage value and character-defining elements of historic places.

### *National Standards*

The following are applicable S&G "standards" (Attachment 6) most relevant to the proposed alterations to the McKinney House.

- Do not remove, replace or substantially alter its intact or repairable character-defining elements.

- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
- Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

The proposal is supportable because the porch and balcony will be restored, most of the wood windows will be retained and restored, the existing cladding materials will be retained and repainted, and the new rear addition is compatible, subordinate to, and distinguishable from the main house.

#### *National Guidelines*

The following are excerpts from the S&G “guidelines” (Attachment 7), which are most relevant to proposed exterior alterations to the McKinney House.

- Repairing or replacing materials to match the original as closely as possible both visually and physically.
- Repairing windows, doors and storefronts by using a minimal intervention approach. Such repairs might include the limited replacement in kind, or replacement with an appropriate substitute material, of irreparable or missing elements, based on documentary or physical evidence.
- Reinstating an open porch or balcony that was enclosed.
- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.

The applicant has provided a report by a qualified consultant for the existing conditions of all wood window sashes and hardware and restoration work, as well as the fabrication and installation of two new basement windows on the front façade, and one in the west façade to provide light into a kitchen. This involves cutting into the lap siding but is supportable because the number, location, size and style of the windows is compatible with the design of the heritage house overall.

The proposal includes the removal of enclosures from the front porch and balcony to restore the architectural features to their original appearance, and a new wood barrier to meet the British Columbia Building Code. The proposed work is consistent with the national guidelines.

The existing rear addition is not historic, utilitarian and has no heritage value. Staff support its replacement with the proposed new addition with a design that is compatible with the style, form, massing, and finishes of the heritage home. Specifically, the new portion is a contemporary interpretation of an Arts & Crafts style, which blends well with Arts & Crafts-influenced features of the home such as support columns, hipped-shape roof and wood shingles.

Details of the proposed pool and sauna room will be reviewed through the building permit application process to ensure that they meet any applicable requirements including safety, engineering and environmental requirements.

The choice of paint colours is appropriate and supported by staff; the proposed “Newburyport Blue” and “Monterey White” are chosen from Benjamin Moore’s Historic Colour collection.

### **Conclusion**

The proposed alterations are consistent with the Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada, and the proposed variance for the rear yard setback is minor and potential overlook concerns is minimized through additional landscaping and fencing.

Staff recommend that the Heritage Alteration Permit be endorsed, and issuance by Council be recommended.



Minhee Park  
Planner 2, Policy Planning

MP:cas

- Attachment 1: Location Maps for Subject Site at 6471 Dyke Road
- Attachment 2: Statement of Significance for the McKinney House
- Attachment 3: Development Application Data Sheet
- Attachment 4: Letter/Email Correspondence from Immediate Neighbours
- Attachment 5: Excerpt from the September 27, 2018 Richmond Heritage Commission Minutes
- Attachment 6: Excerpt from the National Standards
- Attachment 7: Excerpt from the National Guidelines

**The following are to be met prior to the issuance of a Building Permit:**

1. Submission of a Letter-of-Credit for the rear yard landscaping in the amount of \$5,170
2. Discharge of the flood plain covenant registered on title under BF171515
3. Registration of a replacement flood covenant on title
4. Engineering infrastructure improvements, which include but are not limited to:

Water Works

1. At the Developer's cost, determine the loading and service line capacity requirement due to development, and complete.
2. At the Developer's cost, the City is to upgrade the water service line to 25 mm at minimum, or larger if determined by engineer, with water meter and meter box as per bylaw 5637.

Storm Sewer Works

There is currently no established drainage for the property. As per the City's Building Regulation Bylaw section 4.1.1 (a), a building permit cannot be issued to a property which is not being serviced by a City storm sewer or does not have approval for the installation of an alternative storm water disposal system. The installation of a storm service connection will be required and it will be reviewed and approved through the building permit process. Environmental staff review will be required via the building permit approval process because the existing drainage system fronting the property is a Riparian Management Area ditch. The applicant may be required to obtain the services of a Qualified Environmental Professional (QEP) to conduct the required environmental review.

Sanitary Sewer Works

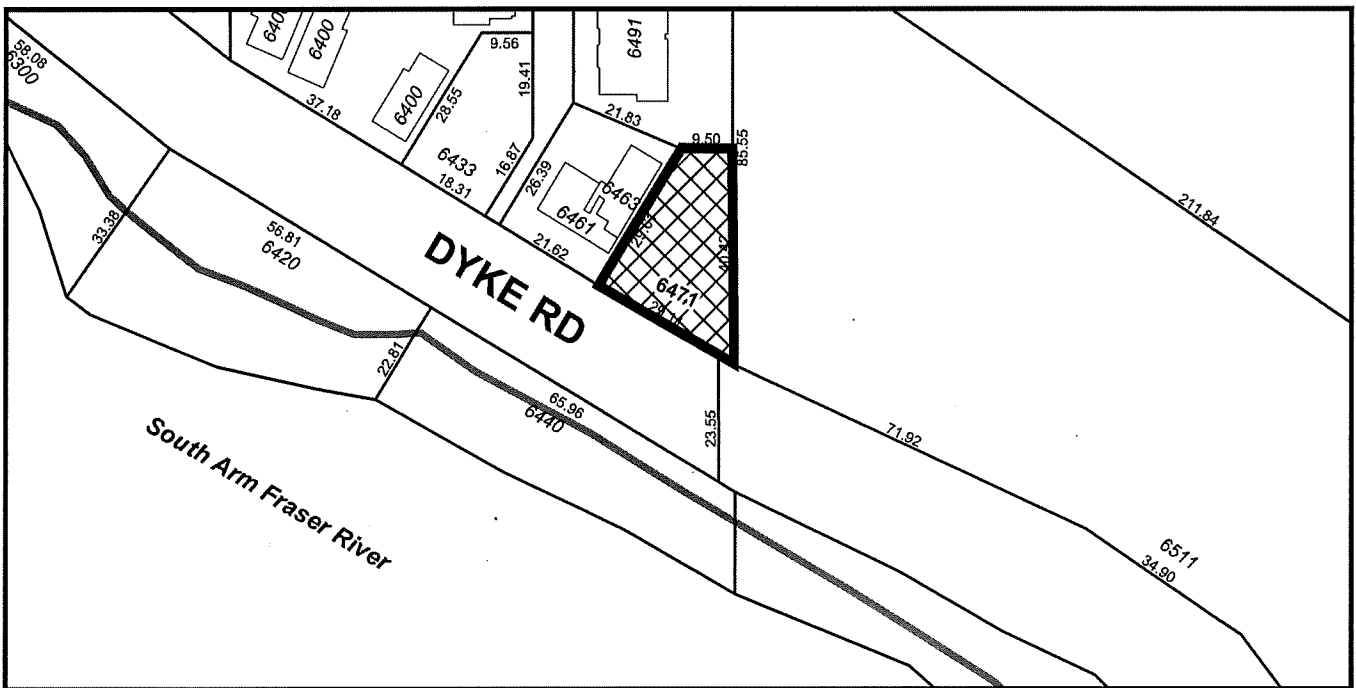
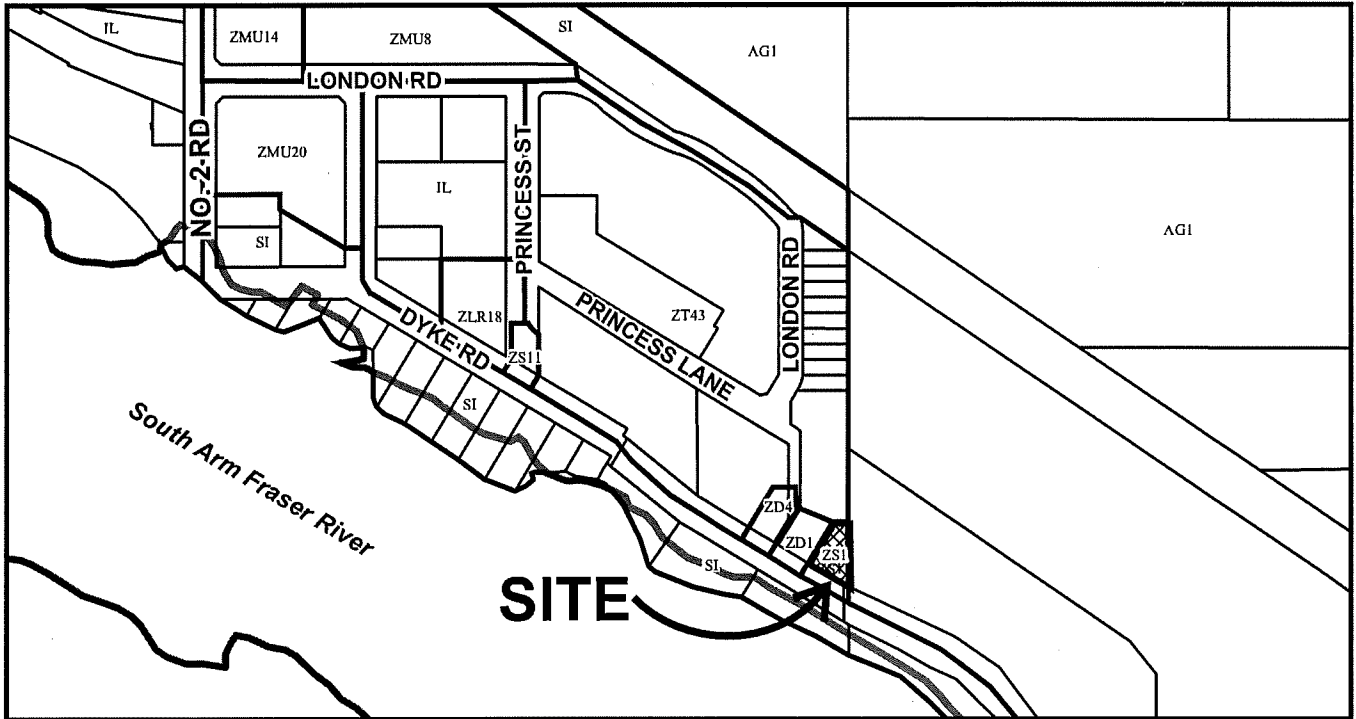
1. At the Developer's cost, a professional engineering report which confirms that the sanitary system can support the additional loading for the pool and hot tub; otherwise,
2. At the Developer's cost, the City is to upgrade the downstream sanitary infrastructure to allow for the additional loading.

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Signed Date



# City of Richmond



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|--|-----------------------|--|
|  | <h2>HA 17-775892</h2> | <p>Original Date: 07/13/17<br/>Revision Date:<br/>Note: Dimensions are in METRES</p> |
|--|-----------------------|--|





# City of Richmond



HA 17-775892

Original Date: 07/13/17

Revision Date:

Note: Dimensions are in METRES

PLN - 142



# M<sup>C</sup>KINNEY HOUSE

## STATEMENT OF SIGNIFICANCE

JULY 2017

**DONALD LUXTON**  
AND ASSOCIATES INC



PLN - 143

## STATEMENT OF SIGNIFICANCE



**Current Address:** 6471 Dyke Road, Richmond, British Columbia

**Original Owners:** James and Jane McKinney

**Date of Construction:** 1911

### **Description of Historic Place**

The two and one-half storey McKinney House is located at 6471 Dyke Road along the Fraser River in the historic Steveston neighbourhood of Richmond. The Foursquare style, Edwardian-era, Sears, Roebuck and Company Catalogue residence was constructed in 1911, originally along Steveston Highway, and moved to its present location in 1993. Situated on a large, south-facing lot, the house is characterized by its hipped-roof with symmetrical hipped dormers, decorative bevelled glass windows, and full-width verandah.

### **Heritage Value of Historic Place**

The McKinney House is valued as one of the oldest remaining houses in Steveston and for its association with original owners and prominent residents James and Jane McKinney. The house is also significant as an excellent example of a Sears, Roebuck and Company Catalogue house exhibiting Foursquare Edwardian-era architecture.

Steveston, located at the southern-most end of the city of Richmond, began its modern development in the nineteenth century as an agricultural community. In 1880, William Herbert

Steves, the son of Manoh Steves, the first newcomer in the area, bought land and began to develop a townsite that would rival that developing in Vancouver. Steveston's surrounding agricultural area thrived, producing a wide range of crops. Dairy farming, as well as vegetable and berry growing, were also highly successful. James and Jane McKinney, who had arrived in the area from Ontario, were well-known landowners in early Steveston, buying large swaths of land in the young municipality of Richmond. In addition to traditional farming pursuits on their land, the McKinneys also grew and bred plants, leading to the establishment of the larger of two loganberry wineries in Richmond, the Myrtina (Myrtena) Winery, during the 1930s. The McKinneys built this home in Steveston in 1911 along Steveston Highway, where it was surrounded by newly settled farms and newly-built farmhouses. Their home has been connected to the greater Steveston community for more than century.

The McKinneys were among the early citizens to settle in Steveston. James McKinney arrived in the 1890s as a tax collector and customs agent for the federal government and capitalized on the fervor surrounding the Gold Rush and the subsequent real-estate boom. Though briefly leaving Steveston for Vancouver, James, Jane, and their six children soon moved back, ordering *The Hamilton* home from the Sears, Roebuck and Company Catalogue in 1908. McKinney made significant upgrades to the original Sears plan with the goal of constructing an unrivalled residence in Steveston. The McKinney House arrived from Chicago in 1911, as the pre-war economic boom was reaching its peak. The house was a known centre of community life in the area, as the McKinneys were active residents, assisting in the founding and building of the South Arm Presbyterian Church, volunteering with the Liberal party and the Kiwanis club, and hosting Liberal functions, Red Cross teas and fashion shows in the house. The McKinneys remained in the house until 1948, when it was sold to the Scollon family. In 1992, the house was purchased by Curtis and Eileen Eyestone, who subsequently moved the residence to its current location along Dyke Road.

The McKinney House is an excellent example of Foursquare Edwardian-era architecture, with Craftsman influences. The symmetrical design of Foursquare houses originated as a reaction to the more elaborate and flamboyant Victorian styles, which often included ornate mass-produced elements. The typical Foursquare house was constructed from quality local materials, most often fir and cedar in British Columbia. The interior layout was oriented for the maximum amount of interior room space, while large and plentiful windows provided the maximum amount of light and views. The house features a hipped-roof with symmetrical hipped dormers, decorative bevelled glass windows on the ground floor, and a full front verandah with four square tapered porch columns. The McKinney House is a prominent local landmark, and a significant surviving example of Richmond's historic housing stock.

#### **Character-Defining Elements**

The elements that define the heritage character of the McKinney House are its:

- residential use for more than a century;
- residential form, scale and massing as expressed by its two and one-half storey height with square plan and hipped-roof;
- wood-frame construction including narrow lapped siding on the ground floor and twin-coursed shingling on the second floor;
- features of the Edwardian-era Foursquare style including: its symmetrical design, hipped-roof structure with hipped roof dormers on each side, bellyband, bay window with hipped-roof on the east elevation, full-width front verandah with hipped roof and balcony above,

STATEMENT OF SIGNIFICANCE: MCKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND

- square tapered verandah columns and closed balustrade, its closed soffits with dentil coursing, closed soffit ceiling and tongue and groove wooden deck;
- wooden windows including double-hung, casement, and decorative bevelled and stained glass assemblies; and
  - two symmetrical exterior masonry chimneys on both the east and west elevations.

## RESEARCH SUMMARY

**ADDRESS:** 6471 Dyke Road, Richmond, British Columbia

**ORIGINAL OWNERS:** James and Jane McKinney

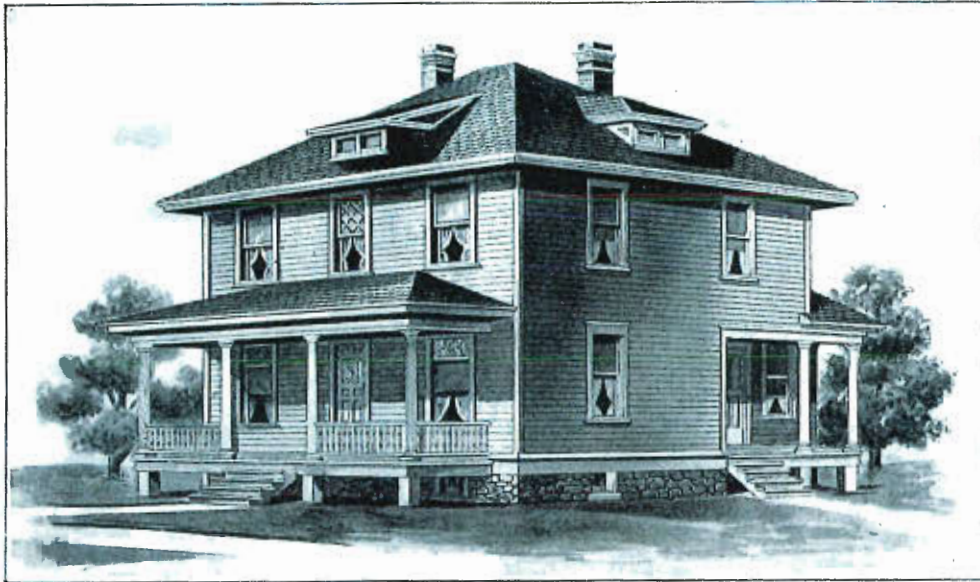
**DATE OF CONSTRUCTION:** 1911, ordered from a 1908 Sears, Roebuck and Company Catalogue



Ca. 1914 image of the McKinney House, shortly after its completion, City of Richmond Archives

**\$2,065<sup>00</sup> Completely BUILDS AND FINISHES  
This \$3,000.00 Ten-Room Residence**

As Proven by Our FREE Plans, Specifications and Complete Itemized Bill of Materials.  
THESE PLANS ARE FREE OF CHARGE TO YOU ON CONDITIONS EXPLAINED ON PAGE 2.



**MODERN HOME No. 102**

This house contains ten conveniently and economically arranged rooms as shown on the two floor plans.

The arrangement of this house is as follows:

**FIRST FLOOR.**

Parlor.  
Large Reception Hall.  
Living Room or Library.  
Dining Room.  
Kitchen.  
Pantry.  
Front Porch, 7 feet by 25 feet.  
Rear Porch, 4 feet by 15 feet 6 inches.

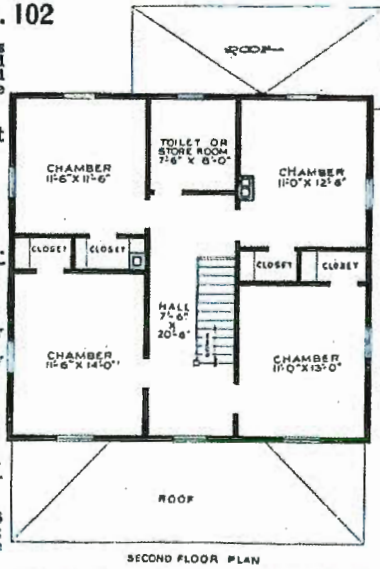
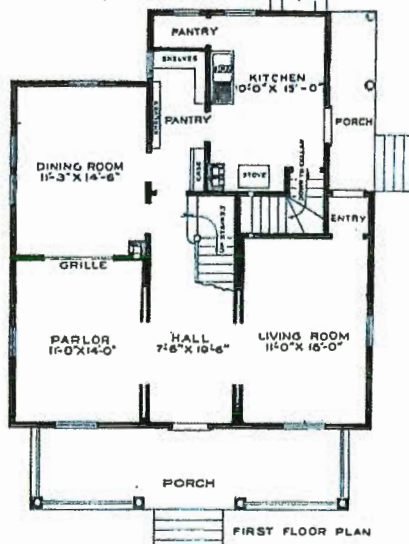
**SECOND FLOOR.**

Bedroom.  
Bedroom.  
Bedroom.  
Bedroom.  
Bathroom or Store-room.  
Large Hall.  
Length of building 36 feet, exclusive of porches; width, 32 feet, exclusive of porches.

This house is one of the most economical to build. Being practically square, every inch of space can be utilized to the very best advantage. It has proven to be a favorite in all parts of the country. It is the best house ever built in recent years under \$3,000.00. The material we specify is always the best. Send for the plans (blue prints), specifications and bill of materials which we will send you free on conditions as explained on page 2.

Any of the houses shown in this book can be arranged with bathroom for a small additional charge. Write for particulars.

Sears, Roebuck & Co., Chicago, Ill.



STATEMENT OF SIGNIFICANCE: MCKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND



Moving of the McKinney House, August 1, 1993, *The Review*





STATEMENT OF SIGNIFICANCE: MCKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND





**HA 17-775892**

**Attachment 3**

Address: 6471 Dyke Road

Applicant: David Lin

Owner: Ramzi Astifo and Fatin Herbert

Planning Area(s): Steveston – London/Princess Node

Floor Area 551 m<sup>2</sup>

|                               | Existing  | Proposed  |                |
|-------------------------------|---|---|----------------|
| Site Area:                    | 620 m <sup>2</sup>  | 620 m <sup>2</sup>  |                |
| Land Uses:                    | Single Detached Housing                                       | Single Detached Housing with Secondary Suite                  |                |
| OCP Designation:              | Neighbourhood Residential                                     | Neighbourhood Residential                                     |                |
| Zoning:                       | "Single Detached Heritage (ZS1) – London Landing (Steveston)" | "Single Detached Heritage (ZS1) – London Landing (Steveston)" |                |
| Number of Units:              | 1   | 2   |                |
|                               | Bylaw Requirement   | Proposed  | Variance       |
| Floor Area Ratio:             | 1.0   | 0.89  | none permitted |
| Lot Coverage:                 | Max. 45% (buildings)<br>70% (non-porous)                      | 36% (buildings)<br>61% (non-porous)                           | n/a            |
| Setback – Front Yard (south): | Min. 6.0 m  | 6.2 m   | n/a            |
| Setback – Rear Yard (north):  | Min. 5.0 m  | 4.2 m*  | *variance      |
| Setback – Side Yard (west):   | 1.2 m   | 2.09 m  | n/a            |
| Setback – Side Yard (east):   | 1.2 m   | 1.7 m   | n/a            |
| Height (m):                   | 15 m  | 10.72 m   | n/a            |
| Lot Size:                     | 620 m <sup>2</sup>  | 620 m <sup>2</sup>  | n/a            |
| Parking Spaces:               | 2   | 2   | n/a            |
| Live landscaping              | Min. 20%  | 30%   | n/a            |



223 – 11121 HORSESHOE WAY  
RICHMOND B.C V7A 5G7  
Ph:(604)271-0220 Fax: (604)271-0224  
www.bowerpmi.com

Feb 14, 2018

Ramzi Astifo  
6471 Dyke Rd  
Richmond B.C


Re: Neighbour approval for renovation of 6471 Dyke Rd.

As management agent for Strata Plan BCS 4226 "Currents", I advise that the strata council has reviewed your plans to renovate and add an addition to your property.

The council thanks you for reaching out to and explaining the work to be performed and approves the work and plans as you have presented them.

Thank you

BOWER PROPERTY MANAGEMENT INC.



Richard Ertner  
Strata manager

## Park,Minhee

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**From:** Ramzi Astifo <ramzi@pwprofiles.com>  
**Sent:** Thursday, 15 February 2018 21:59  
**To:** Park,Minhee; David Lin  
**Subject:** Fwd: 6471 Dyke Rd  
**Attachments:** 6471 Dyke Rd.docx; ATT00001.htm

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Sent from my iPhone

Begin forwarded message:

**From:** "Gale Rocky" <galeroc@shaw.ca>  
**Date:** February 15, 2018 at 9:56:46 PM PST  
**To:** <ramzi@pwprofiles.com>  
**Subject:** 6471 Dyke Rd

Hello Ramzi

Attached please find a note regarding your proposed renovations. I hope this is sufficient for your needs, if not please feel free to contact me again.

Regards  
Gale Rocky

City of Richmond  
6911 No # 3 Rd  
Richmond, B.C.  
V6Y 2C1

February 15, 2018

To whom it may concern

This is to inform you that I have been contacted by my neighbour Mr. Ramzi Astifo, and he has explained his plans for renovations of his house and property at 6471 Dyke Road. My home is next door at 6461 Dyke Rd and I would like you to know that I have no objections to this occurring. If you have any other questions or concerns feel free to contact me.

Sincerely

Gale Rocky  
604-271-3391

## Park,Minhee

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**From:** Ramzi Astifo <ramzi@pwprofiles.com>  
**Sent:** Monday, 19 February 2018 07:52  
**To:** Park,Minhee  
**Subject:** Fwd: 6471 Dyke Road (full plans)

----- Forwarded message -----

From: Sean Lawson <sean@stevestonrealestate.com>  
Date: Mon, Feb 19, 2018 at 7:50 AM  
Subject: Re: 6471 Dyke Road (full plans)  
To: Ramzi Astifo <ramzi@pwprofiles.com>

To whom it may concern,

Please except this email as our official approval of your plans for the renovations and addition to your home neighbouring our home at 6463 Dyke road, Richmond.

We are pleased that this beautiful heritage home will get these updates and improvements ensuring it will remain a fixture of our neighbourhood.

Please feel free to contact me if you require anything further.

Pat Guzzo  
and

**Sean Lawson**  
**President**



StevestonRealEstate

Phone: 604.274.7326

Fax: 604.274.7320

12235 No 1 Road

Richmond, BC

V7E 1T6

Sent from my iPhone

On Feb 15, 2018, at 3:36 PM, Ramzi Astifo <ramzi@pwprofiles.com> wrote:

Hi Sean,

Attached are my most recent plans.

----- Forwarded message -----

From: Ramzi Astifo <ramzi@pwprofiles.com>  
Date: Thu, Feb 8, 2018 at 12:52 PM  
Subject: Fwd: 6471 Dyke Road (full plans)  
To: <lesa@pwprofiles.com>

**Excerpt of Minutes**  
**Richmond Heritage Commission**  
Held Wednesday, September 27, 2017 (7:00 pm)  
M.2.004  
Richmond City Hall

**Development Proposal – Heritage Alteration Permit for 6471 Dyke Road (McKinney House)**

Ramzi Astifo, owner, and David Lin, architect, joined the Commission to present on the Heritage Alteration Permit proposed for this property.

Staff provided an overview of this proposal and distributed a memo with the proposed changes. It was noted that this building is protected through a Heritage Designation Bylaw and therefore requires a Heritage Alteration Permit for any changes.

The applicants provided information on the history of this building, its move in the 1990s, the proposed modifications, materials (current and proposed), building envelope issues and rain screen proposal. The applicant and staff noted that specific attention was given to ensure that the proposed composite siding to replace the existing wood siding (damaged and degrading) would match the look of the existing wood. An overview of the new addition and indoor pool at the rear of the house was provided as well.

The applicants noted their desire to keep the building as close to the original construction of the McKinney House and referenced a photo (taken circa 1915) as the intended vision of the proposed modifications to the exterior.

Changes to the building through the Heritage Alteration Permit included replacing and repairing all wood windows, alterations to the exterior cladding, removal of non-historic glazing enclosures, restoring certain elements to its original form, removal of an addition constructed in the 1990s, removing the enclosed balconies to return to the original historic form, removing 2 accessory buildings on the property, and requesting a minor variance to the rear yard setback allow for a small building encroachment for the proposed new addition.

For the new rear addition proposed, staff and the applicant noted that the design of this addition was intentionally designed to be distinctive in form and character from the original house, but has design features incorporated into the architectural detailing that relate to the historic arts and crafts character of the house. It was noted that this approach is in keeping with heritage best practices for building additions.

Discussion ensued on measures being taken to protect the building from the humidity of the pool, as well as potential landscaping, privacy issues and roofing materials.

Members discussed building materials including the wood frame windows and exterior plank siding. In response, the applicant confirmed that they had contracted a wood window manufacturer that specializes in wood window replacement and repair.

It was noted that some of the modifications are to parts of the building that are not referenced in the building's statement of significance or a heritage defining character element of the building.

It was moved and seconded:

*That the Richmond Heritage Commission support the Heritage Alteration Permit for proposed modifications to the existing heritage designated site at 6471 Dyke Road as presented to the Commission including the request for variance for the rear setback to accommodate the proposed new building addition.*

*Carried*



# THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

## General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

### **Additional Standards Relating to Rehabilitation**

- 10.** Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
- 11.** Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- 12.** Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

### **Additional Standards Relating to Restoration**

- 13.** Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- 14.** Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

## GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

|    | Recommended   | Not Recommended  |
|----|---|--|
| 10 | <b>Updating</b> and adapting maintenance activities, as conditions and knowledge about the materials and maintenance products and methods evolve.                       |  |
| 11 | <b>Cleaning</b> materials only when necessary, to remove heavy soiling or graffiti. The cleaning method should be as gentle as possible to obtain satisfactory results. |  |
| 12 | <b>Carrying</b> out cleaning tests, after it has been determined that a specific cleaning method is appropriate.  |  |
| 13 | <b>Protecting</b> adjacent materials from accidental damage during maintenance or repair work.  | Allowing character-defining elements to be exposed to accidental damage by nearby work.                  |
| 14 | <b>Repairing</b> or replacing materials to match the original as closely as possible, both visually and physically.   | Using inappropriate or untested materials or consolidants, or using untrained personnel for repair work. |

## ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

|    | Recommended   | Not Recommended   |
|----|---|---|
| 15 | <b>Replacing</b> character-defining materials with compatible substitute materials, when the original is found to accelerate deterioration and only after thorough analysis and monitoring confirms that the material or construction detail is problematic. Substitute materials should be as durable as the overall assembly to maintain its expected service life. | Using new materials and new technologies that do not have a proven track record.<br><br>Replacing deteriorated character-defining elements using new materials or technologies to improve durability, when the original material performs adequately. |

## ADDITIONAL GUIDELINES FOR RESTORATION PROJECTS

|    | Recommended   | Not Recommended  |
|----|---|--|
| 16 | <b>Documenting</b> materials dating from periods other than the restoration period before their alteration or removal. If possible, selected samples of these materials should be stored to facilitate future research. | Failing to document materials that are not from the restoration period before removing them. |

## GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

|    | Recommended   | Not Recommended  |
|----|---|--|
| 11 | <b>Protecting</b> adjacent character-defining elements from accidental damage, or exposure to damaging materials during maintenance or repair work.   |  |
| 12 | <b>Replacing</b> in kind extensively deteriorated or missing parts of windows, doors and storefronts, where there are surviving prototypes.   | Replacing an entire functional or decorative element, such as a shutter with a broken louver, or a door with a missing hinge, when only limited replacement of deteriorated or missing part is possible.<br><br>Using a substitute material for the replacement part that neither conveys the same appearance as the surviving parts of the element, nor is physically or visually compatible. |
| 13 | <b>Testing</b> proposed interventions to establish appropriate replacement materials, quality of workmanship and methodology. This can include reviewing samples, testing products, methods or assemblies, or creating a mock-up. Testing should be carried out under the same conditions as the proposed intervention. |  |
| 14 | <b>Documenting</b> all interventions that affect the building's windows, doors and storefronts, and ensuring that the documentation is available to those responsible for future interventions.   |  |

## ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

|    | Recommended  | Not Recommended   |
|----|--|---|
| 15 | <b>Repairing</b> windows, doors and storefronts by using a minimal intervention approach. Such repairs might include the limited replacement in kind, or replacement with an appropriate substitute material, of irreparable or missing elements, based on documentary or physical evidence. | Replacing an entire window, door or storefront when the repair of materials and limited replacement of deteriorated or missing elements is feasible.<br><br>Failing to reuse serviceable hardware, such as sash lifts and sash locks, hinges and doorknobs.                 |
| 16 | <b>Replacing</b> in kind irreparable windows, doors or storefronts based on physical and documentary evidence. If using the same materials and design details is not technically or economically feasible, then compatible substitute materials or details may be considered.                | Removing an irreparable window, door or storefront and not replacing it, or replacing it with a new one that does not convey the same appearance or serve the same function.<br><br>Stripping storefronts of character-defining materials or covering over those materials. |
| 17 | <b>Replacing</b> missing historic features by designing and installing new windows, doors and storefronts based on physical and documentary evidence, or one that is compatible in size, scale, material, style and colour.  | Creating a false historical appearance because the new window, door or storefront is incompatible, or based on insufficient physical and documentary evidence.  |

## ADDITIONAL GUIDELINES FOR RESTORATION PROJECTS

| Recommended  | Not Recommended  |
|--|--|
| <p>28 <b>Repairing</b> entrances, porches and balconies from the restoration using a minimal intervention approach, such as patching, splicing, consolidating or otherwise reinforcing its materials and improving weather protection.</p>   | <p>Replacing an entire entrance, porch or balcony from the restoration period when the repair of materials and limited replacement of deteriorated or missing parts is possible.</p>   |
| <p>29 <b>Reinstating</b> an open porch or balcony that was enclosed.</p>   |  |
| <p>30 <b>Replacing</b> in kind an entire entrance, porch or balcony from the restoration period that is too deteriorated to repair, using the physical evidence as a model to reproduce the assembly. The new work should be well documented and unobtrusively dated to guide future research and treatment.</p> | <p>Removing an irreparable entrance, porch or balcony from the restoration period and not replacing it, or replacing it with an inappropriate entrance, porch or balcony.</p> <p>Reinstating an entrance, porch or balcony detail that is damaging to character-defining elements.</p> |

### REMOVING EXISTING FEATURES FROM OTHER PERIODS

- |  |   |
|--|---|
| <p>31 <b>Removing</b> or altering a non character-defining entrance, porch or balcony from a period other than the restoration period.</p>   | <p>Failing to remove a non character-defining entrance, porch or balcony from another period that confuses the depiction of the building's chosen restoration period.</p> |
| <p>32 <b>Retaining</b> alterations to entrances, porches or balconies that address problems with the original design, if those alterations do not have a negative impact on the building's heritage value.</p> | <p>Removing alterations to an entrance, porch or balcony that serve an important function in the building's ongoing use, such as a ramp or handrail.</p>                  |

### RECREATING MISSING FEATURES FROM THE RESTORATION PERIOD

- |  |   |
|--|---|
| <p>33 <b>Recreating</b> a missing entrance, porch or balcony, or one of its features, from the restoration period, based on physical or documentary evidence; for example, duplicating a fanlight or porch column.</p> | <p>Constructing an entrance, porch or balcony that was part of the building's original design but was never actually built, or a feature thought to have existed during the restoration period but for which there is insufficient documentation.</p> |
|--|---|

## ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

| Recommended  | Not Recommended   |
|--|---|
| <b>ADDITIONS OR ALTERATIONS TO THE EXTERIOR FORM</b>   |   |
| <p>11 <b>Accommodating</b> new functions and services in non-character-defining interior spaces as an alternative to constructing a new addition.</p>  | <p>Constructing a new addition when the proposed functions and services could be accommodated by altering existing, non-character-defining interior spaces.</p>   |
| <p>12 <b>Selecting</b> a new use that suits the existing building form.</p>  | <p>Selecting a use that dramatically alters the exterior form; for example, demolishing the building structure and retaining only the street façade(s).</p>   |
| <p>13 <b>Selecting</b> the location for a new addition that ensures that the heritage value of the place is maintained.</p>  | <p>Constructing a new addition that obscures, damages or destroys character-defining features of the historic building, such as relocating the main entrance.</p>   |
| <p>14 <b>Designing</b> a new addition in a manner that draws a clear distinction between what is historic and what is new.</p>   | <p>Duplicating the exact form, material, style and detailing of the original building in a way that makes the distinction between old and new unclear.</p>  |
| <p>15 <b>Designing</b> an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.</p>   | <p>Designing a new addition that has a negative impact on the heritage value of the historic building.</p>  |
| <b>HEALTH, SAFETY AND SECURITY CONSIDERATIONS</b>  |   |
| <p>16 <b>Adding</b> new features to meet health, safety or security requirements, such as an exterior stairway or a security vestibule in a manner that respects the exterior form and minimizes impact on heritage value.</p>   | <p>Constructing a new addition to accommodate code-required stairs or elevators on a highly visible, character-defining elevation, or in a location that obscures, damages or destroys character-defining elements.</p>                                 |
| <p>17 <b>Working</b> with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building.</p>                        | <p>Making changes to the exterior form without first exploring equivalent health, safety and security systems, methods or devices that may be less damaging to the character-defining elements and overall heritage value of the historic building.</p> |
| <b>ACCESSIBILITY CONSIDERATIONS</b>  |   |
| <p>18 <b>Finding</b> solutions to meet accessibility requirements that are compatible with the exterior form of the historic building. For example, introducing a gently sloped walkway instead of a constructed ramp with handrails in front of an historic building.</p> | <p>Radically altering the building's exterior form to comply with accessibility requirements.<br/><br/>Relocating primary entrances when undertaking interventions to accommodate accessibility-related features.</p>                                   |
| <p>19 <b>Working</b> with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on the character-defining elements and overall heritage value of the historic building.</p>        | <p>Altering character-defining elements, without consulting the appropriate specialists and users.</p>  |



# City of Richmond

## Heritage Alteration Permit

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

File No.: HA 17-775892

To the Holder: David Lin

Property Address: 6471 Dyke Road

Legal Description: LOT 1 SECTION 18 BLOCK 3 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 11588

(s.617, *Local Government Act*)

1. (Reason for Permit)
  - Designated Heritage Property (s.611)
  - Property Subject to Temporary Protection (s.609)
  - Property Subject to Heritage Revitalization Agreement (s.610)
  - Property in Heritage Conservation Area (s.615)
  - Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued to authorize all works related to exterior alterations and new construction in Attachment 1, Plan #1 to Plan #10.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to reduce the minimum rear yard setback from 5.0 m to 4.2 m.
4. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
5. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF

DELIVERED THIS DAY OF , 2018

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.

David Lin Design Studio

915 Fisher Street White Rock, B.C. Canada V8B 4K4  
Tel: (604) 981-1307 email: bkg@dlstudio.com

GENERAL NOTES

1. ALL WORK TO COMPLY TO INTERIOR FINISHES AND FINISHES CODE 3112 (INTERIOR FINISHES) AND 3113 (EXTERIOR FINISHES).
2. FINISHES WILL BE IN ACCORDANCE WITH THE FINISHES CODE 3112 (INTERIOR FINISHES) AND 3113 (EXTERIOR FINISHES).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE FINISHES CODE 3112 (INTERIOR FINISHES) AND 3113 (EXTERIOR FINISHES).
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9. ALL WORK SHALL BE IN ACCORDANCE WITH THE FINISHES CODE 3112 (INTERIOR FINISHES) AND 3113 (EXTERIOR FINISHES).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE FINISHES CODE 3112 (INTERIOR FINISHES) AND 3113 (EXTERIOR FINISHES).

Project Title:  
**ZS-1 RESIDENCE**  
6471 Dyke Road Richmond,  
B.C., V7E 3R3  
LOT 1 SEC. 18 BLOCK 3 NORTH RANGE 6  
WEST N.W.D. PLAN LMP

Drawing Title:

SITE PLAN

Sheet No.:

A1

Date: March 12, 2018

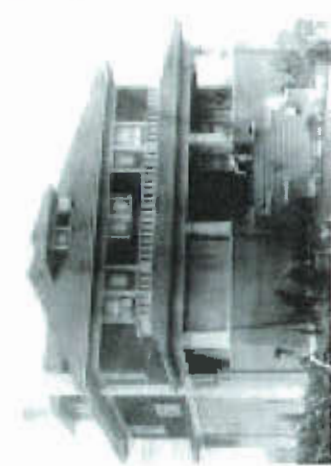
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Drawn: CC

Reviewed: DL

plan#1

| PROJECT DATA               |   |
|----------------------------|---|
| Address:                   | 6471 Dyke Road, Richmond, B.C. V7E 3R3  |
| Zoning:                    | ZS1   |
| Description:               | LOT 1 SEC. 18 BLOCK 3 NORTH RANGE 6 WEST N.W.D. PLAN LMP<br>SINGLE FAMILY DWELLING WITH SECONDARY SUITE |
| Lot Size:                  | 620.0 sqm (1874.0 sq ft)  |
| Lot Coverage:              | Proposed: 65% (64.1)<br>Permitted: 50% (49.1)   |
| Density:                   | Proposed: 87% (84.5)<br>Permitted: 100% (97.0)  |
| Existing Basement          | 1708.06   |
| Existing Main Floor        | 1079.08   |
| Existing Upper Floor       | 1259.87   |
| Existing ABC               | 614.24  |
| Subtotal                   | 5295.25   |
| Disconnect Basement        | -206.87   |
| Disconnect Main Floor      | -222.37   |
| Subtotal                   | -429.24   |
| Addition Basement          | 892.40  |
| Addition Main Floor        | 924.29  |
| Subtotal                   | 1816.69   |
| Extra Covered Porch        | 186.27  |
| Total Proposed             | 6933.37   |
| Covered Deck:              | Proposed: 10% (64.1)<br>Permitted: 10% (64.1)   |
| Impermeable Site Coverage: | Proposed: 60% (64.1)<br>Permitted: 70% (64.1)   |
| On-Street Parking:         | Proposed: 2<br>Required: 2  |



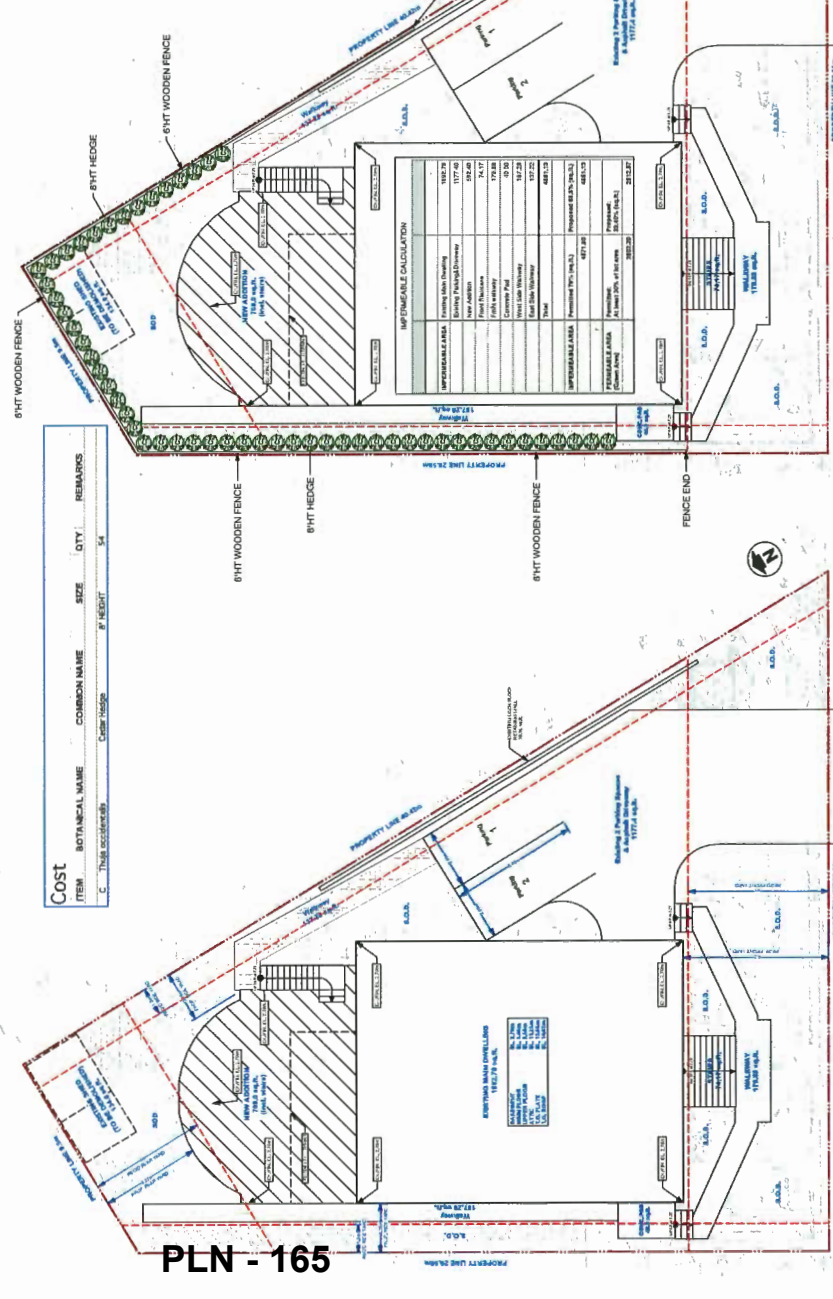
⑤ McKinney House 1915



④ CONTEXT AERIAL



③ CONTEXT PLAN



PLN - 165

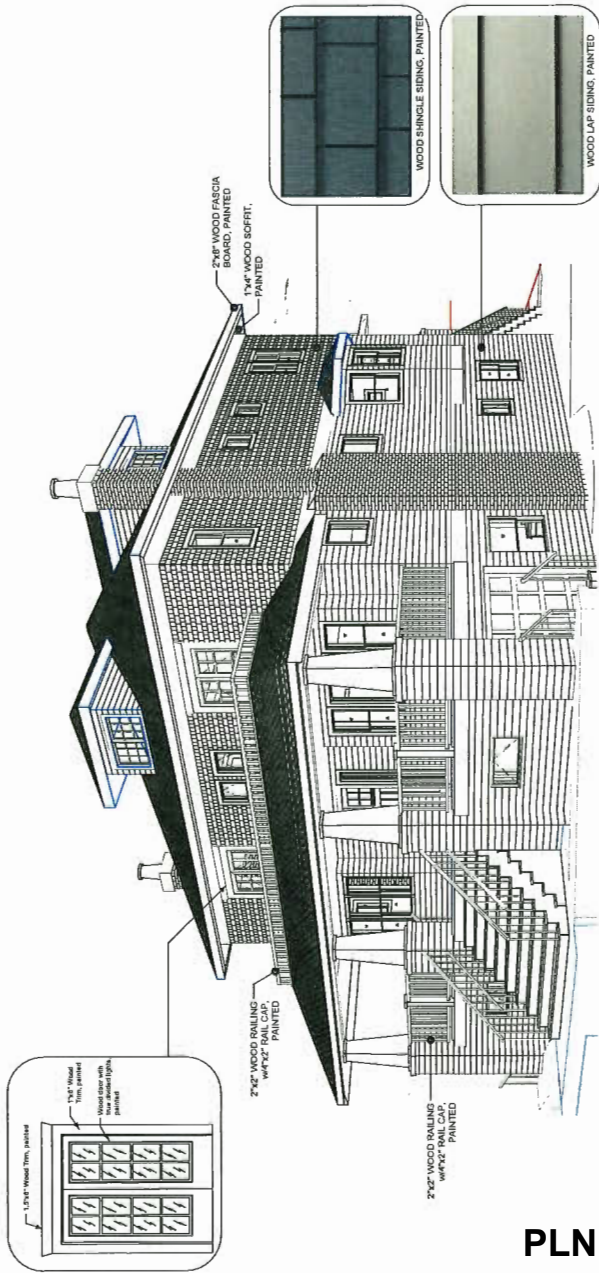
② LANDSCAPE PLAN Scale 1/8"=1'-0"

① SITE PLAN Scale 1/8"=1'-0"

HA 17-775892



1 2 3 4 5 6 7 8 9 10



① PROPOSED FRONT ELEVATION

PLN - 166



1 2 3 4 5 6 7 8 9 10

HA 17-775892

plan # 2

David Lin Design Studio

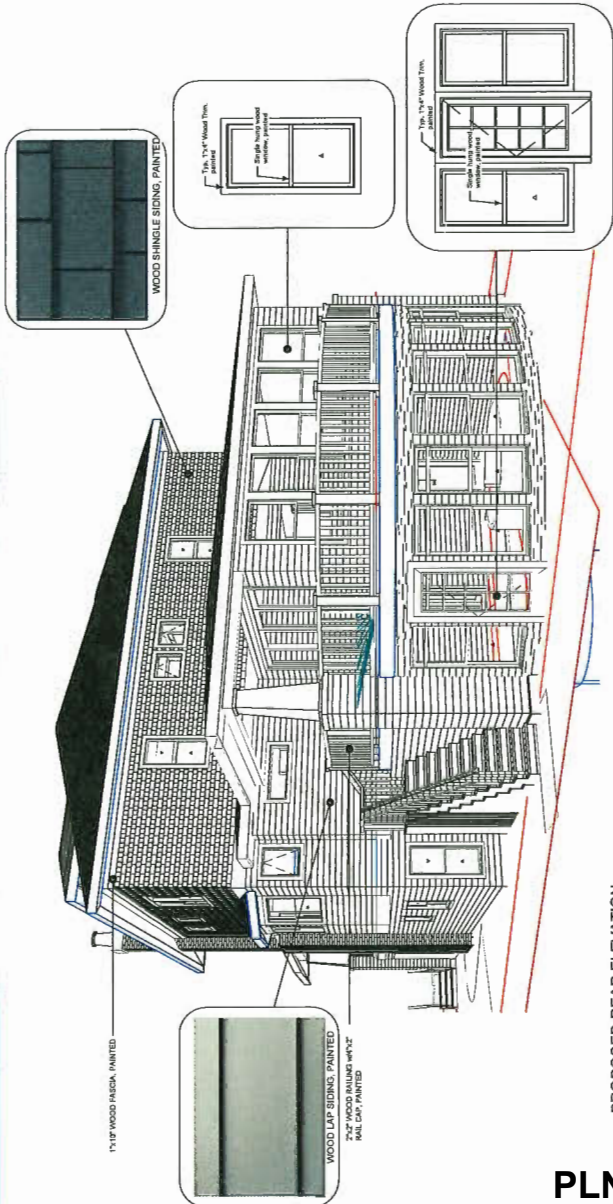
916 Fisher Street, White Rock, B.C. Canada, V4B 4K4  
Tel: (604)961-1307, email: bzayoung@dmns.com

Project Title: **ZS-1 RESIDENCE**  
6471 Dyke Road Richmond,  
B.C., V7E 3R3  
LOT 1 SEC. 18 BLOCK 3 NORTH RANGE 6  
WEST, N.W.D. PLAN LMP

Drawing Title:  
**DESIGN  
RATIONALE**

Sheet No.: **A3**  
Date: March 12, 2018  
Scale: AS SHOWN  
Drawn: CC  
Reviewed: DL

1 2 3 4 5 6 7 8 9 10



① PROPOSED REAR ELEVATION

PLN - 167



② EXISTING REAR ELEVATION

1 2 3 4 5 6 7 8 9 10

HA 17-775892 plan #3

David Lin Design Studio

915 Finlay Street, White Rock, B.C., Canada, V4B 4K4  
Tel: (604)981-1197 email: bagroup@dmn.com

**BUILDING FINISHES**

- ① EXISTING CEDAR SHAKE ROOF
- ② WOOD SHINGLE OR LAP SIDING, PAINTED
- ③ WOOD WINDOW, DOUBLE-GLAZED
- ④ WOOD FRENCH DOORS, DOUBLE-GLAZED
- ⑤ WOOD GARAGE DOOR, WHITES
- ⑥ CONCRETE FOUNDATION WALL
- ⑦ 4" WOOD TRIM, PAINTED
- ⑧ 2" WOOD TRIM, PAINTED
- ⑨ 2" WOOD TRIM, PAINTED VINYL METAL BUTTER
- ⑩ 2" WOOD FASCIA OR EPS TRIM, PAINTED
- ⑪ WOOD POST, TYP.
- ⑫ 48" HT. WOOD RAILING
- ⑬ BRICK, PAINTED

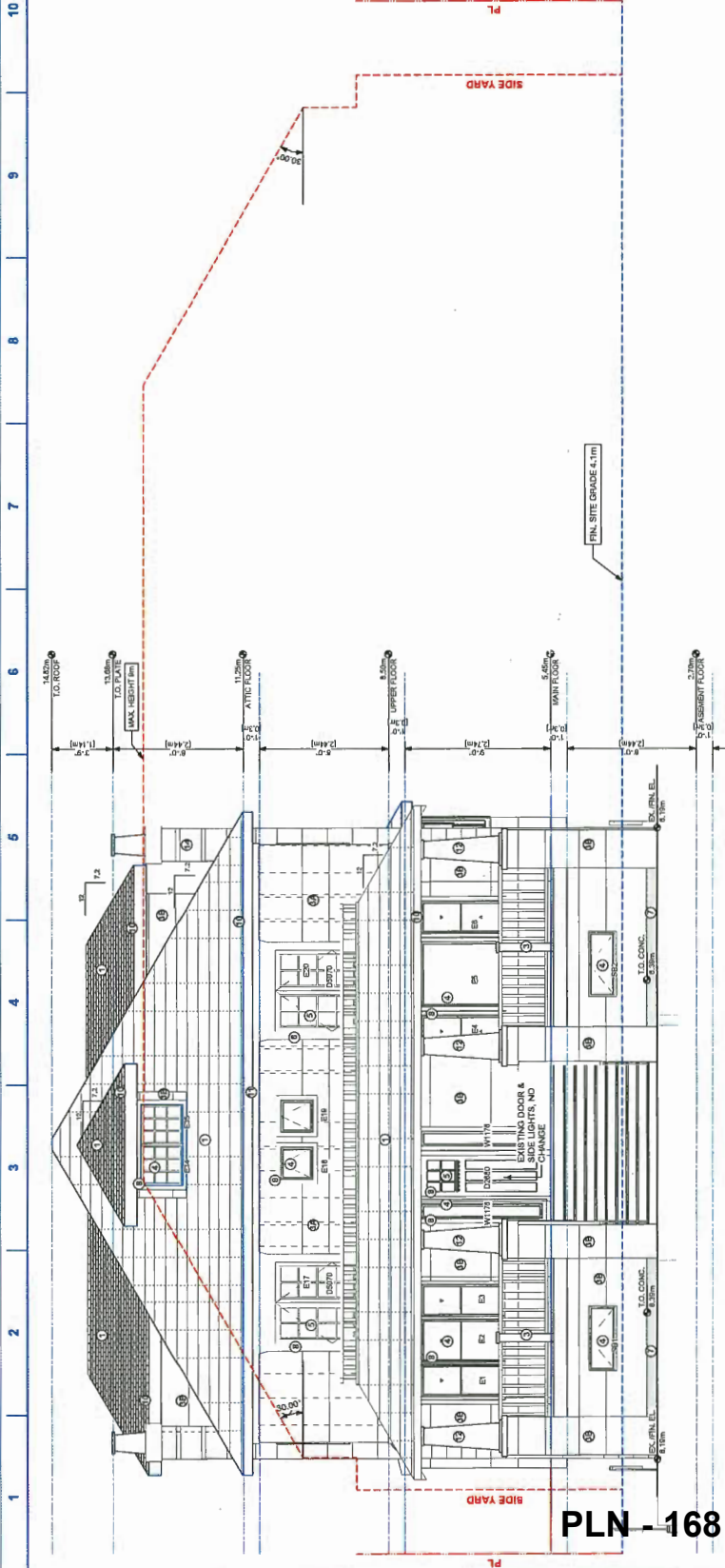
Project Title: **ZS-1 RESIDENCE**  
6471 Dyke Road Richmond, B.C., V7E 3R3  
LOT 1 SEC. 18 BLOCK 3 NORTH-RANGE 6 WEST, N.W.D. PLAN LMP

Drawing Title:

**SOUTH ELEVATION**

|           |                |
|-----------|----------------|
| Date:     | March 12, 2018 |
| Scale:    | AS SHOWN       |
| Drawn:    | CC             |
| Reviewed: | DL             |

**A4**



① PROPOSED SOUTH ELEVATION



② EXISTING SOUTH ELEVATION



③ EXISTING SOUTHEAST CORNER

HA 17-775892 plan #4

- BUILDING FINISHES**
- 1 EXISTING CEDAR SHAKE ROOF
  - 2 WOOD SHINGLE OR LAP SIDING, PAINTED
  - 3 WOOD WINDOW, DOUBLE-GLAZED
  - 4 WOOD FRENCH DOORS, DOUBLE-GLAZED
  - 5 WOOD GARAGE DOOR, WHITE
  - 6 CONCRETE FOUNDATION WALL
  - 7 4" WOOD TRIM, PAINTED
  - 8 4" WOOD TRIM, PAINTED
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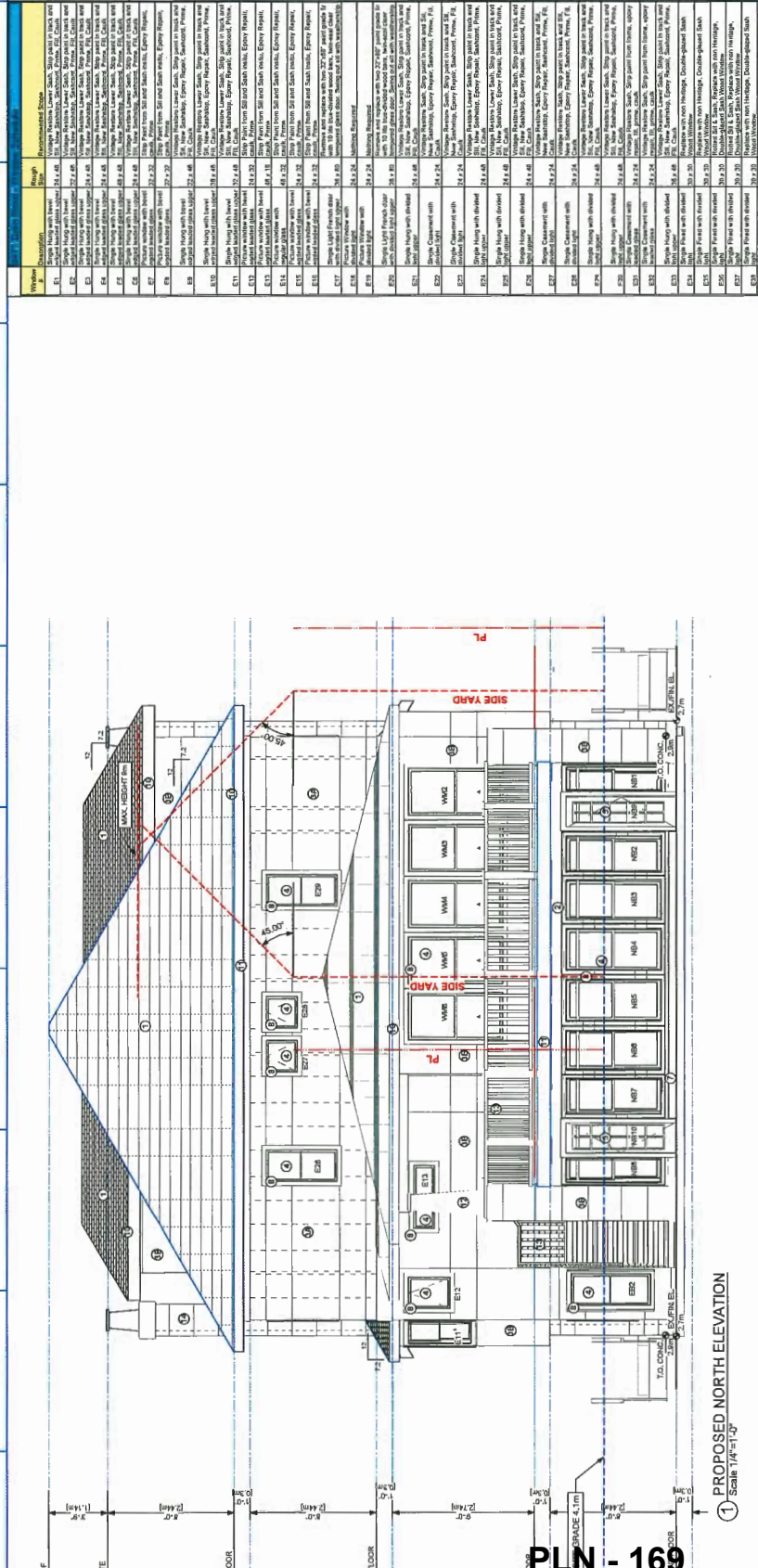
**PROJECT TITLE:**  
**ZS-1 RESIDENCE**  
 6471 Dyke Road Richmond,  
 B.C., V7E 3R3  
 LOT 1 SEC. 18 BLOCK 3 NORTH-RANGE 6  
 WEST 1/4 W.D. PLAN LMP

**Drawing Title:**  
**NORTH ELEVATION**

Date: March 12, 2018  
 Scale: AS SHOWN  
 Drawn: CC  
 Reviewed: DL

Sheet No.:  
**A5**

plan #5



| Window | Description            | Finish |
|--------|------------------------|--------|
| E1     | Single hung with level | 214.48 |
| E2     | Single hung with level | 214.48 |
| E3     | Single hung with level | 214.48 |
| E4     | Single hung with level | 214.48 |
| E5     | Single hung with level | 214.48 |
| E6     | Single hung with level | 214.48 |
| E7     | Single hung with level | 214.48 |
| E8     | Single hung with level | 214.48 |
| E9     | Single hung with level | 214.48 |
| E10    | Single hung with level | 214.48 |
| E11    | Single hung with level | 214.48 |
| E12    | Single hung with level | 214.48 |
| E13    | Single hung with level | 214.48 |
| E14    | Single hung with level | 214.48 |
| E15    | Single hung with level | 214.48 |
| E16    | Single hung with level | 214.48 |
| E17    | Single hung with level | 214.48 |
| E18    | Single hung with level | 214.48 |
| E19    | Single hung with level | 214.48 |
| E20    | Single hung with level | 214.48 |
| E21    | Single hung with level | 214.48 |
| E22    | Single hung with level | 214.48 |
| E23    | Single hung with level | 214.48 |
| E24    | Single hung with level | 214.48 |
| E25    | Single hung with level | 214.48 |
| E26    | Single hung with level | 214.48 |
| E27    | Single hung with level | 214.48 |
| E28    | Single hung with level | 214.48 |
| E29    | Single hung with level | 214.48 |
| E30    | Single hung with level | 214.48 |
| E31    | Single hung with level | 214.48 |
| E32    | Single hung with level | 214.48 |
| E33    | Single hung with level | 214.48 |
| E34    | Single hung with level | 214.48 |
| E35    | Single hung with level | 214.48 |
| E36    | Single hung with level | 214.48 |
| E37    | Single hung with level | 214.48 |
| E38    | Single hung with level | 214.48 |
| E39    | Single hung with level | 214.48 |
| E40    | Single hung with level | 214.48 |
| E41    | Single hung with level | 214.48 |
| E42    | Single hung with level | 214.48 |
| E43    | Single hung with level | 214.48 |
| E44    | Single hung with level | 214.48 |
| E45    | Single hung with level | 214.48 |
| E46    | Single hung with level | 214.48 |
| E47    | Single hung with level | 214.48 |
| E48    | Single hung with level | 214.48 |
| E49    | Single hung with level | 214.48 |
| E50    | Single hung with level | 214.48 |
| E51    | Single hung with level | 214.48 |
| E52    | Single hung with level | 214.48 |
| E53    | Single hung with level | 214.48 |
| E54    | Single hung with level | 214.48 |
| E55    | Single hung with level | 214.48 |
| E56    | Single hung with level | 214.48 |
| E57    | Single hung with level | 214.48 |
| E58    | Single hung with level | 214.48 |
| E59    | Single hung with level | 214.48 |
| E60    | Single hung with level | 214.48 |
| E61    | Single hung with level | 214.48 |
| E62    | Single hung with level | 214.48 |
| E63    | Single hung with level | 214.48 |
| E64    | Single hung with level | 214.48 |
| E65    | Single hung with level | 214.48 |
| E66    | Single hung with level | 214.48 |
| E67    | Single hung with level | 214.48 |
| E68    | Single hung with level | 214.48 |
| E69    | Single hung with level | 214.48 |
| E70    | Single hung with level | 214.48 |
| E71    | Single hung with level | 214.48 |
| E72    | Single hung with level | 214.48 |
| E73    | Single hung with level | 214.48 |
| E74    | Single hung with level | 214.48 |
| E75    | Single hung with level | 214.48 |
| E76    | Single hung with level | 214.48 |
| E77    | Single hung with level | 214.48 |
| E78    | Single hung with level | 214.48 |
| E79    | Single hung with level | 214.48 |
| E80    | Single hung with level | 214.48 |
| E81    | Single hung with level | 214.48 |
| E82    | Single hung with level | 214.48 |
| E83    | Single hung with level | 214.48 |
| E84    | Single hung with level | 214.48 |
| E85    | Single hung with level | 214.48 |
| E86    | Single hung with level | 214.48 |
| E87    | Single hung with level | 214.48 |
| E88    | Single hung with level | 214.48 |
| E89    | Single hung with level | 214.48 |
| E90    | Single hung with level | 214.48 |
| E91    | Single hung with level | 214.48 |
| E92    | Single hung with level | 214.48 |
| E93    | Single hung with level | 214.48 |
| E94    | Single hung with level | 214.48 |
| E95    | Single hung with level | 214.48 |
| E96    | Single hung with level | 214.48 |
| E97    | Single hung with level | 214.48 |
| E98    | Single hung with level | 214.48 |
| E99    | Single hung with level | 214.48 |
| E100   | Single hung with level | 214.48 |



PLN - 169

**BUILDING FINISHES**

- ① EXISTING CEDAR SHAKE ROOF
- ② WOOD SHINGLE OR LAP SIDING, PAINTED
- ③ WOOD WINDOW, DOUBLE-GLAZED
- ④ WOOD FRENCH DOORS, DOUBLE-GLAZED
- ⑤ WOOD GARAGE DOOR, VOLUTES
- ⑥ CONCRETE FOUNDATION WALL
- ⑦ 4" WOOD TRIM, PAINTED
- ⑧ 8" WOOD TRIM, PAINTED
- ⑨ 2" X 8" WOOD TRIM, PAINTED W/METAL
- ⑩ 2" X 4" WOOD FASCIA OR EPS TRIM, PAINTED
- ⑪ WOOD POST, TYP.
- ⑫ 4" X 4" WOOD RAILING
- ⑬ BRICK, PAINTED



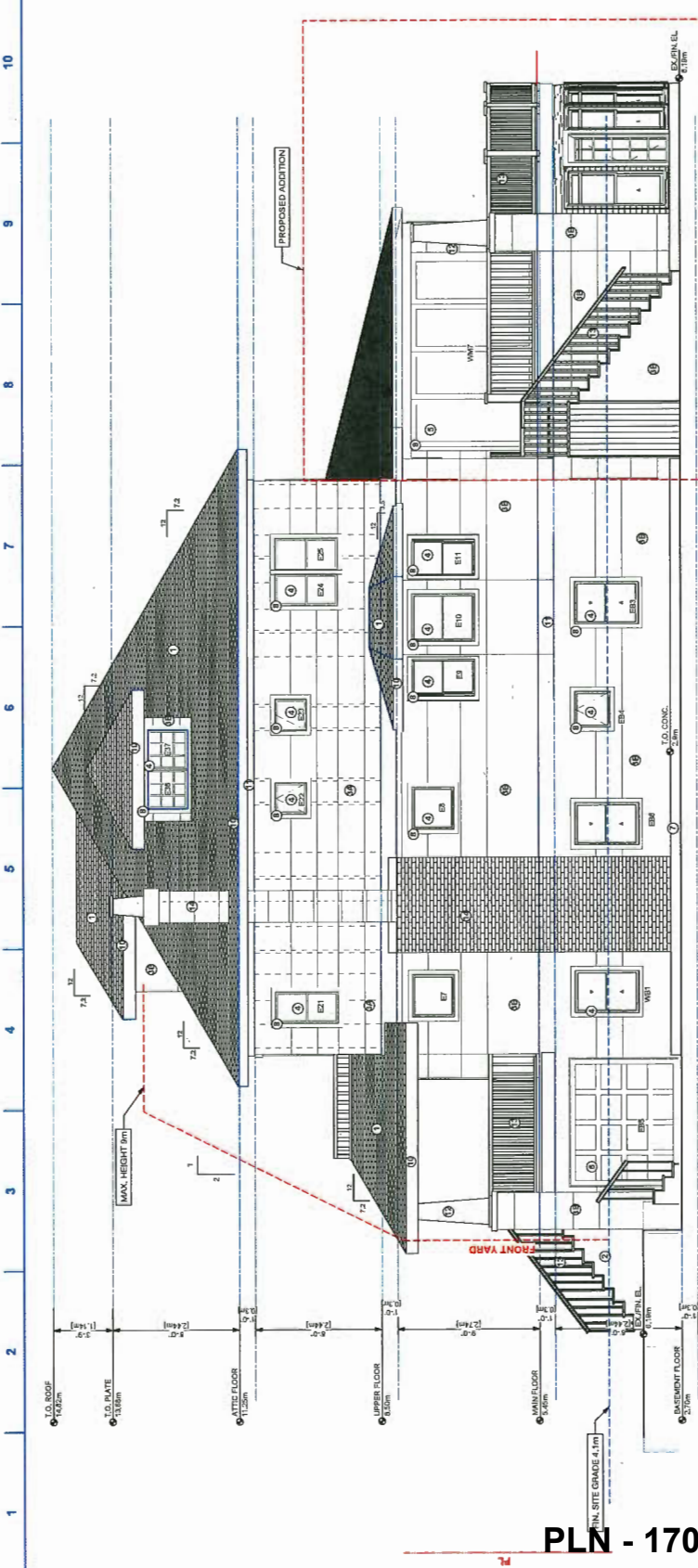
Project Title: **ZS-1 RESIDENCE**  
6471 Dyke Road Richmond,  
B.C., V7E 3R3  
LOT 1 SEC. 18 BLOCK 3 NORTH RANGE 6  
WEST: N.W.D. PLAN LUMP

Drawing Title:

**EAST ELEVATION**

|           |                |
|-----------|----------------|
| Date:     | March 12, 2018 |
| Scale:    | AS SHOWN       |
| Drawn:    | CC             |
| Reviewed: | DL             |

**A6**



**PLN - 170**

① PROPOSED EAST ELEVATION



③ EXISTING NORTHEAST CORNER



② EXISTING EAST ELEVATION

HA 17-775892 plan #6

**BUILDING FINISHES**

- ① EXISTING CEDAR SHAKE ROOF
- ② WOOD SHINGLE OR LAP SIDING, PAINTED
- ③ WOOD WINDOW, DOUBLE-GLAZED
- ④ WOOD FRENCH DOORS, DOUBLE-GLAZED
- ⑤ WOOD GARAGE DOOR, WHITES
- ⑥ CONCRETE FOUNDATION WALL
- ⑦ 4" WOOD TRIM, PAINTED
- ⑧ 8" WOOD TRIM, PAINTED
- ⑨ 2"x4" WOOD TRIM, PAINTED W/METAL GUTTER
- ⑩ 2"x4" WOOD FASCIA OR EPS TRIM, PAINTED
- ⑪ 4"x4" WOOD RAILING
- ⑫ BRICK, PAINTED

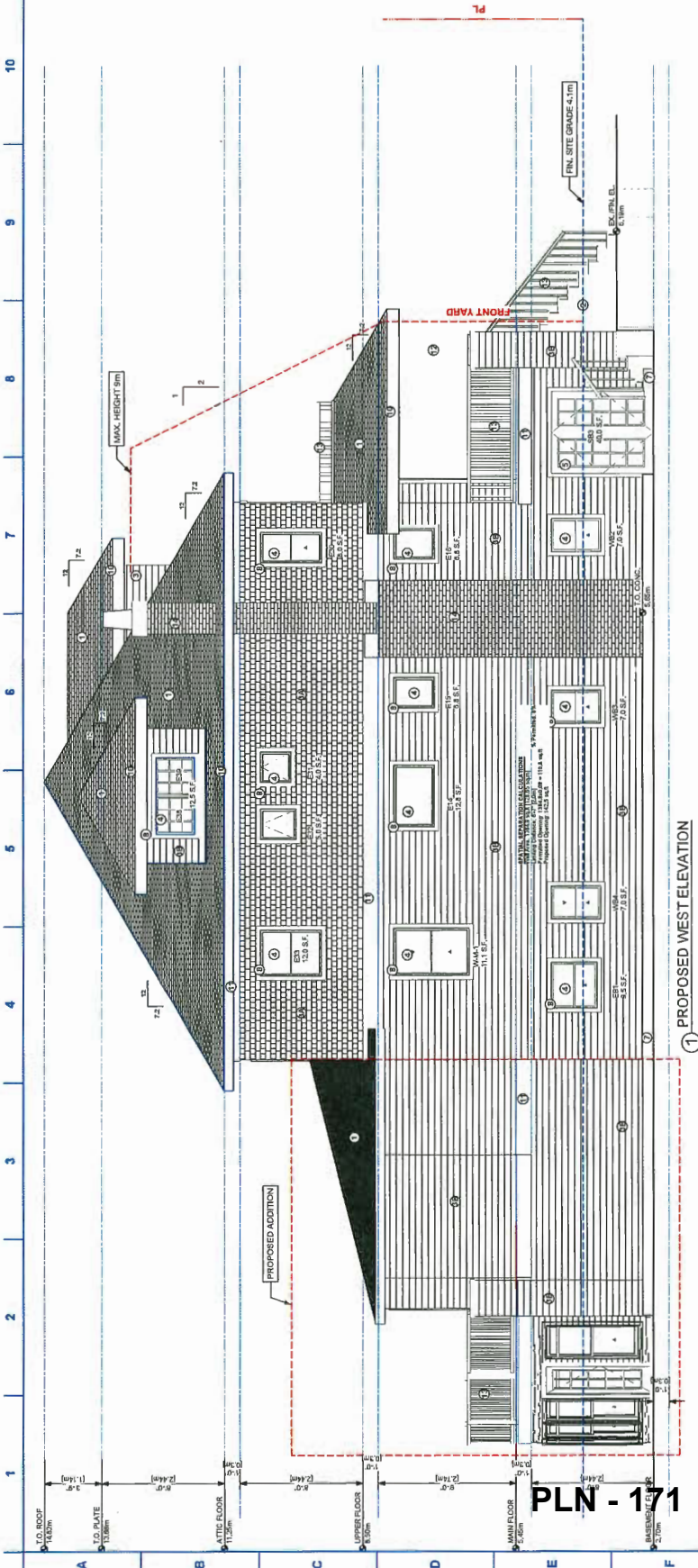
Project Title:  
**ZS-1 RESIDENCE**  
6471 Dyke Road Richmond,  
B.C., V7E 3R3  
LOT 1 SEC. 18 BLOCK 3 NORTH RANGE 6  
WEST-1-N.W.D. PLAN LMP

Drawing Title:

**WEST  
ELEVATION**

|           |                |
|-----------|----------------|
| Date:     | March 12, 2018 |
| Scale:    | AS SHOWN       |
| Drawn:    | CC             |
| Reviewed: | DL             |

**A7**



① PROPOSED WEST ELEVATION



③ EXISTING SOUTHWEST CORNER



② EXISTING NORTHWEST CORNER

PLN - 171

HA 17-17-192  
plan #7

| Item | Description           | Quantity | Unit | Notes                            |
|------|-----------------------|----------|------|----------------------------------|
| E1   | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E2   | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E3   | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E4   | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E5   | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E6   | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E7   | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E8   | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E9   | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E10  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E11  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E12  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E13  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E14  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E15  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E16  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E17  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E18  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E19  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E20  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E21  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E22  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E23  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E24  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E25  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E26  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E27  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E28  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E29  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E30  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E31  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E32  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E33  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E34  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E35  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E36  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E37  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E38  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E39  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E40  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E41  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E42  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E43  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E44  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E45  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E46  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E47  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E48  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E49  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E50  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E51  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E52  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E53  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E54  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E55  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E56  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E57  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E58  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E59  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E60  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E61  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E62  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E63  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E64  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E65  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E66  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E67  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E68  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E69  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E70  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E71  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E72  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E73  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E74  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E75  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E76  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E77  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E78  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E79  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E80  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E81  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E82  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E83  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E84  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E85  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E86  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E87  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E88  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E89  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E90  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E91  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E92  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E93  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E94  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E95  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E96  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E97  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E98  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E99  | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |
| E100 | Single hung with wood | 21       | EA   | 1/2" x 6" x 10" - 10' x 12' Deck |

**WALL LEGEND**

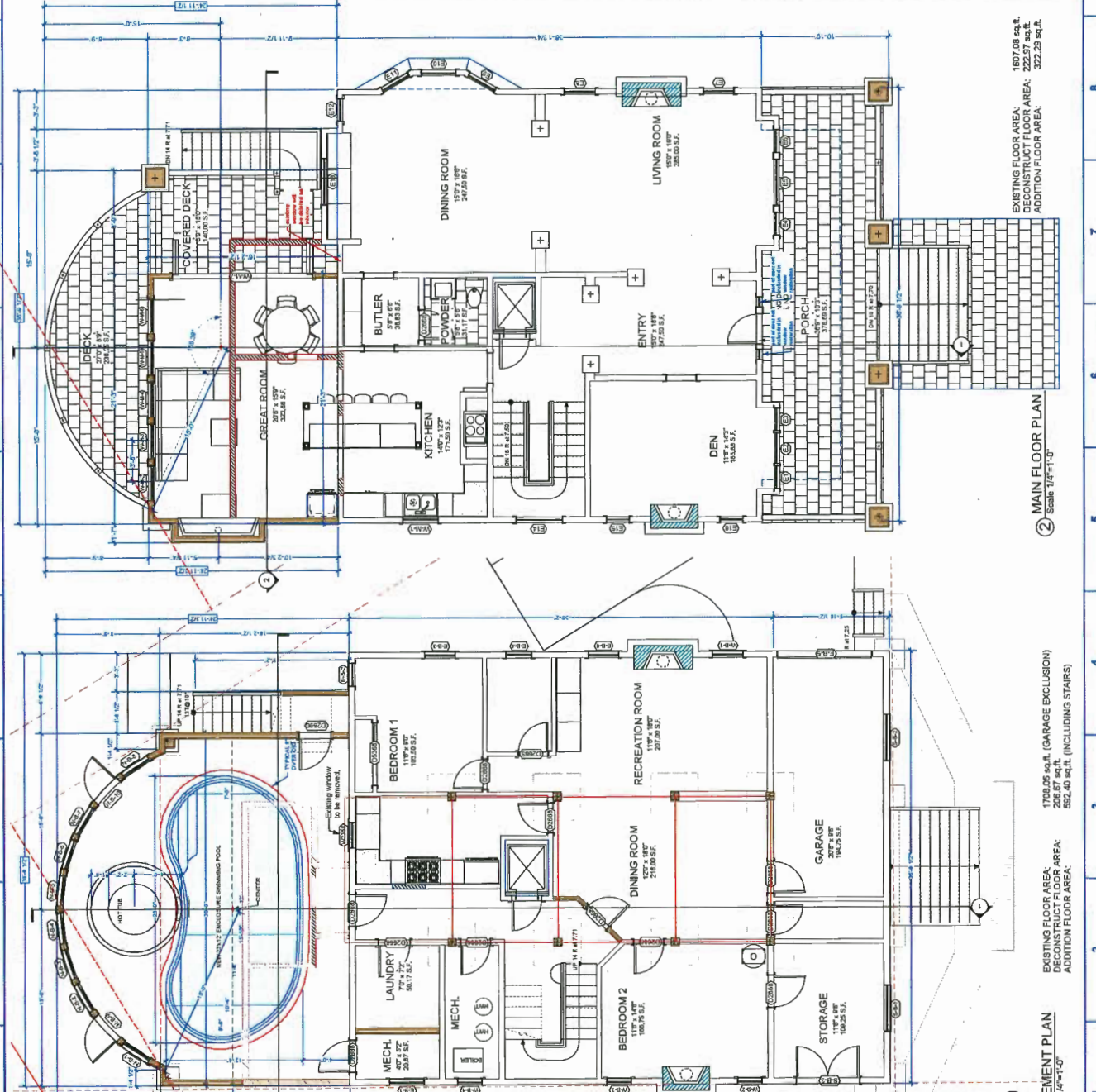
- EXISTING WALLS TO REMOVED
- EXISTING WALLS
- ADDITIONAL WALLS
- ADDITIONAL ROOF

**Project Title:**  
**ZS-1 RESIDENCE**  
 6471 Dyke Road Richmond,  
 B.C., V7E 3R3  
 LOT 1 SEC. 18 BLOCK 3 NORTH RANGE 8  
 WEST N.W.D. PLAN LMP

**Drawing Title:**  
**FLOOR PLANS**

Sheet No.:  
 AS SHOWN  
 Drawn: CC  
 Reviewed: DL

# A8



EXISTING FLOOR AREA: 1807.09 sq.ft.  
 DECONSTRUCT FLOOR AREA: 322.25 sq.ft.  
 ADDITION FLOOR AREA:

EXISTING FLOOR AREA: 1708.06 sq.ft. (GARAGE EXCLUSION)  
 DECONSTRUCT FLOOR AREA: 206.67 sq.ft.  
 ADDITION FLOOR AREA: 552.40 sq.ft. (INCLUDING STAIRS)

① BASEMENT PLAN  
 Scale 1/4" = 1'-0"

② MAIN FLOOR PLAN  
 Scale 1/4" = 1'-0"

plan # 8

HA 17-775892



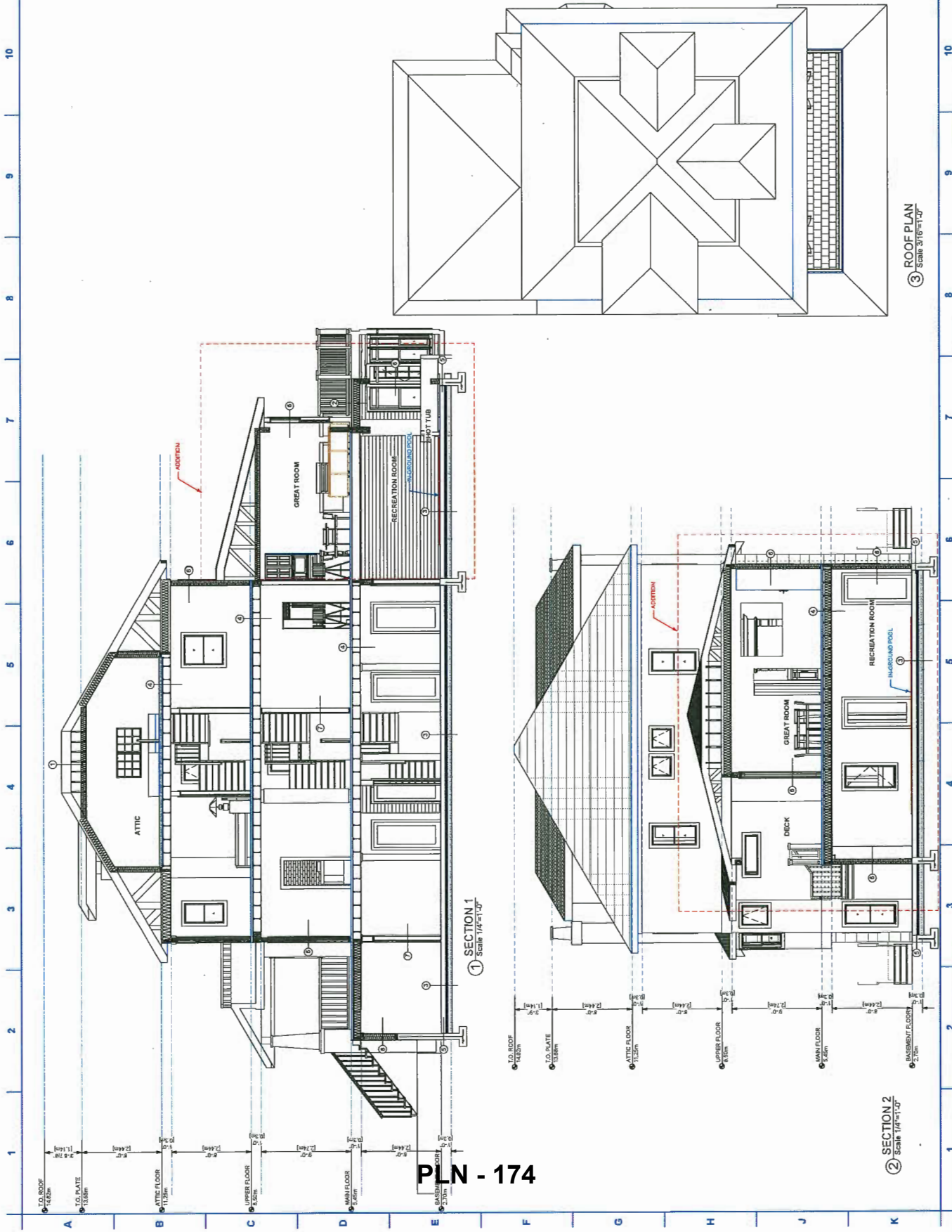


- CONSTRUCTION NOTES**
- TYPICAL ROOF SECTION**  
1" Concrete topping  
2" 1/2" concrete  
3" 1/2" concrete  
4" 1/2" concrete  
5" 1/2" concrete  
6" 1/2" concrete  
7" 1/2" concrete  
8" 1/2" concrete  
9" 1/2" concrete  
10" 1/2" concrete
  - TYPICAL SLAB SECTION**  
1" Concrete topping  
2" 1/2" concrete  
3" 1/2" concrete  
4" 1/2" concrete  
5" 1/2" concrete  
6" 1/2" concrete  
7" 1/2" concrete  
8" 1/2" concrete  
9" 1/2" concrete  
10" 1/2" concrete
  - TYPICAL FLOOR SECTION**  
1" Concrete topping  
2" 1/2" concrete  
3" 1/2" concrete  
4" 1/2" concrete  
5" 1/2" concrete  
6" 1/2" concrete  
7" 1/2" concrete  
8" 1/2" concrete  
9" 1/2" concrete  
10" 1/2" concrete
  - CONCRETE FOUNDATION WALL SECTION**  
1" Concrete topping  
2" 1/2" concrete  
3" 1/2" concrete  
4" 1/2" concrete  
5" 1/2" concrete  
6" 1/2" concrete  
7" 1/2" concrete  
8" 1/2" concrete  
9" 1/2" concrete  
10" 1/2" concrete
  - TYPICAL INTERIOR WALL SECTION**  
1" Concrete topping  
2" 1/2" concrete  
3" 1/2" concrete  
4" 1/2" concrete  
5" 1/2" concrete  
6" 1/2" concrete  
7" 1/2" concrete  
8" 1/2" concrete  
9" 1/2" concrete  
10" 1/2" concrete

**Project Title:**  
**ZS-1 RESIDENCE**  
**6471 Dyke Road Richmond,**  
**B.C., V7E 3R3**  
**LOT 1 SEC. 18 BLOCK 3 NORTH VANCOUVER**  
**WEST VANCOUVER PLAN U.P.**

**Drawing Title:**  
**SECTIONS &**  
**ROOF PLAN**

|           |                |            |            |
|-----------|----------------|------------|------------|
| Date:     | March 12, 2018 | Sheet No.: | <b>A10</b> |
| Scale:    | AS SHOWN       | Drawn:     | CC         |
| Reviewed: | DL             | Checked:   | DL         |



**PLN - 174**

HA 17-775892 plan #10