



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

To Planning - Jul 20, 2004
Date: July 9, 2004

From: Raul Allueva
Director of Development

RZ 03-237482

File: 12-8060-20-7770.

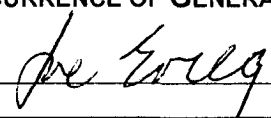
**RE: APPLICATION BY PATRICK COTTER ARCHITECT FOR REZONING AT
6461 DYKE ROAD FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD/50)
TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/147)**

Staff Recommendation

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


Raul Allueva
Director of Development

RA:jl
Att. 4

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

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

Findings of Fact

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

Project Description

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

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

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

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

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

Site Context

The site context is as follows:

- North: Industrial property (zoned I2) that is designated for “Residential Use”
- East: McKinney House, a single-family dwelling zoned CD/12
- South: Dyke Road and the Fraser River
- West: A portion of 6451 Princess Lane (industrial property) which has public rights-of-passage registered for vehicle and pedestrian access. Next to this strip of land is a vacant lot zoned CD/50 which is currently under a rezoning application to develop a heritage-style single-family dwelling.

Related Policies & Studies

Steveston Area Plan

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

Staff Comments

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

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

Analysis

Area Development

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

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

Form and Massing

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

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

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

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

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

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

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

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

Heritage Character

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

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

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

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

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

Density, Setbacks and Open Space

Density

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

Setbacks

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

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

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

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

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

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

Open Space

Although there is not a great deal of typical rear yard green space due to the reduced setback, the applicant notes that the outdoor living and open space for the proposed building is in the front of the house and the side (southern exposure facing Dyke Road and the pedestrian walkway). There is approximately 207 m² (2,231 ft²) of open and covered deck space at the main level and third level of the building, in addition to the front yard, which compensate for the reduced rear yards of the dwelling units.

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

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

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

Vehicle Access

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

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

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

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

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

Dyke Road frontage

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

Community Contribution

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

Financial Impact

None.

Conclusion

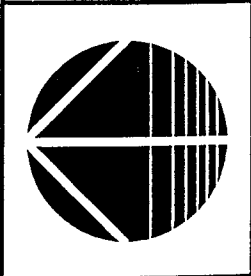
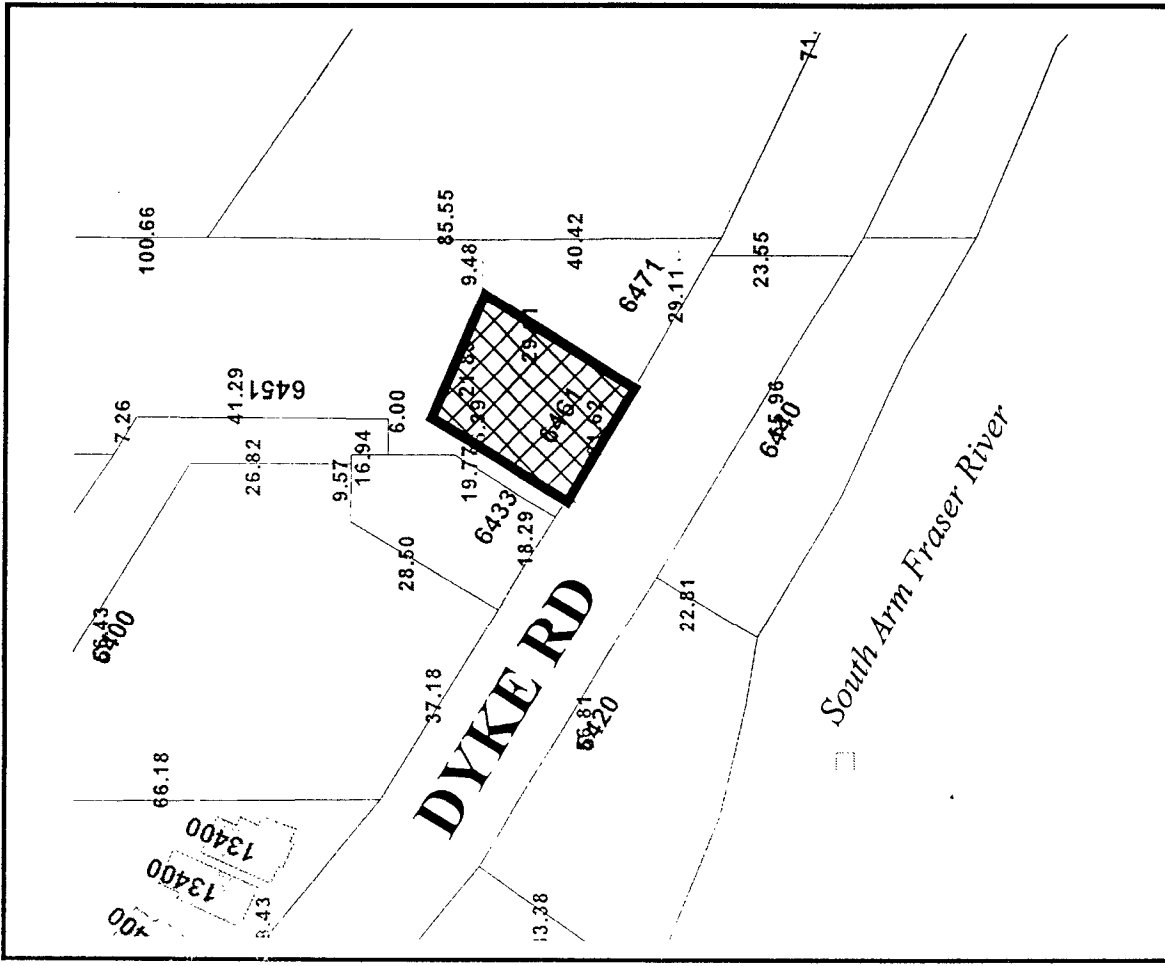
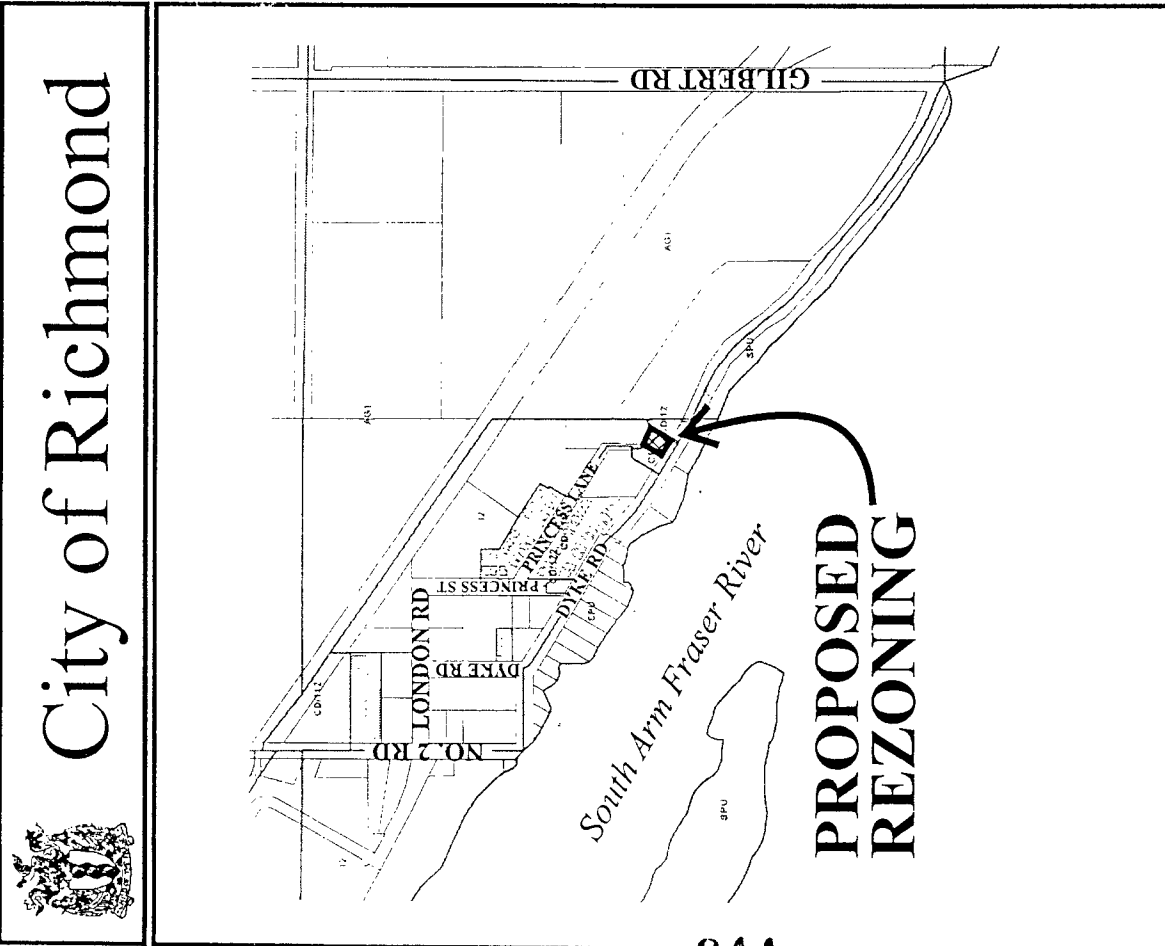
The proposed development is a sensitively-designed, custom two-family dwelling. It takes full advantage of its unique and desirable waterfront location and responds to the important heritage context of the area. The list of rezoning conditions, as agreed to by the applicant, is included as **Attachment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

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

Janet Lee
Planner 2 
JL:cas

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

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



RZ 03-237482

Original Date: 07/14/03

Revision Date:

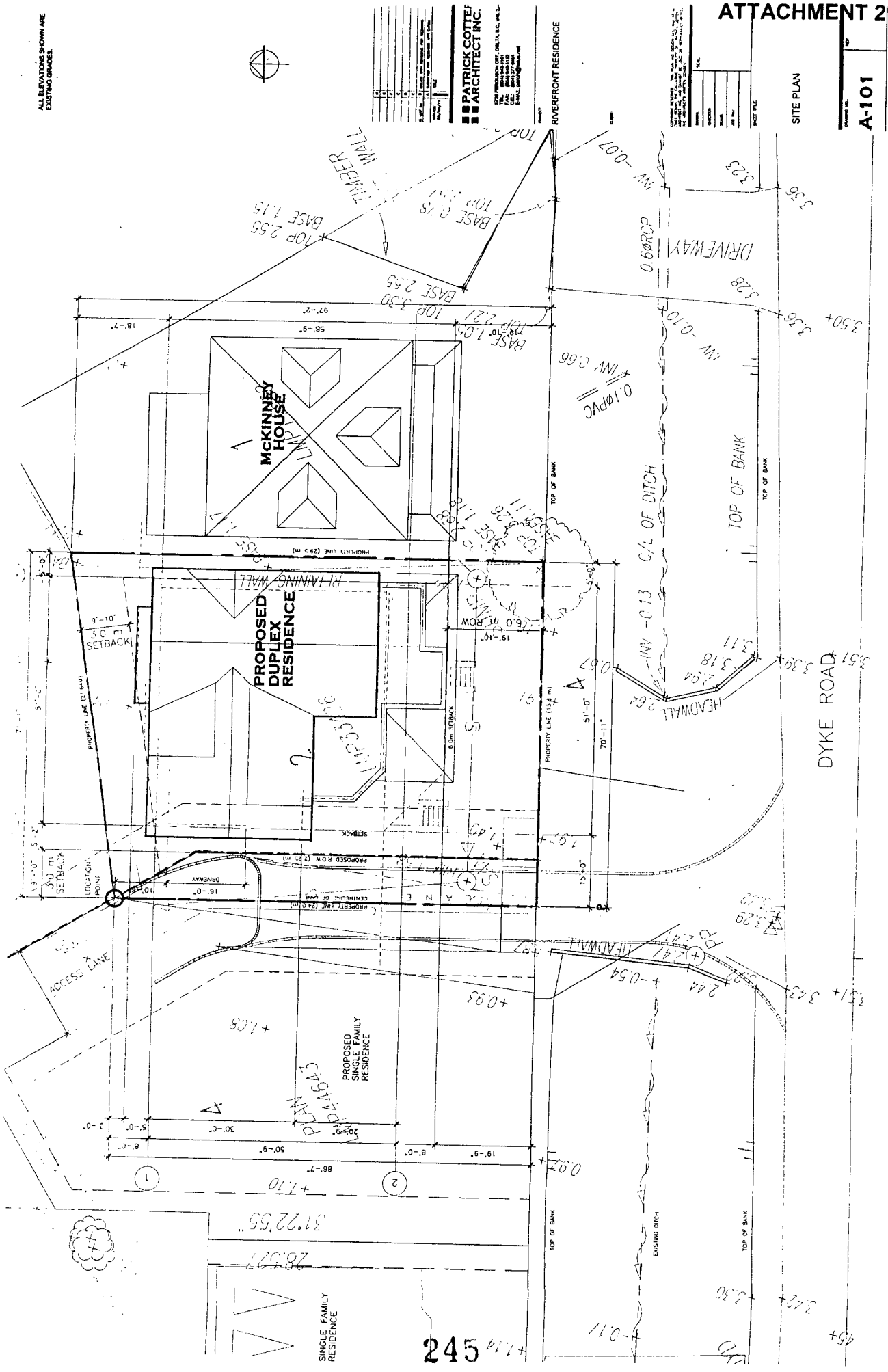
Note: Dimensions are in METRES

A-101

SITE PLAN

ALL ELEVATIONS SHOWN ARE EXISTING GRADES

■ PATRICK COTTELL ARCHITECT INC.
 1000 W. 10TH AVE., SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.PATRICKCOTTELL.COM



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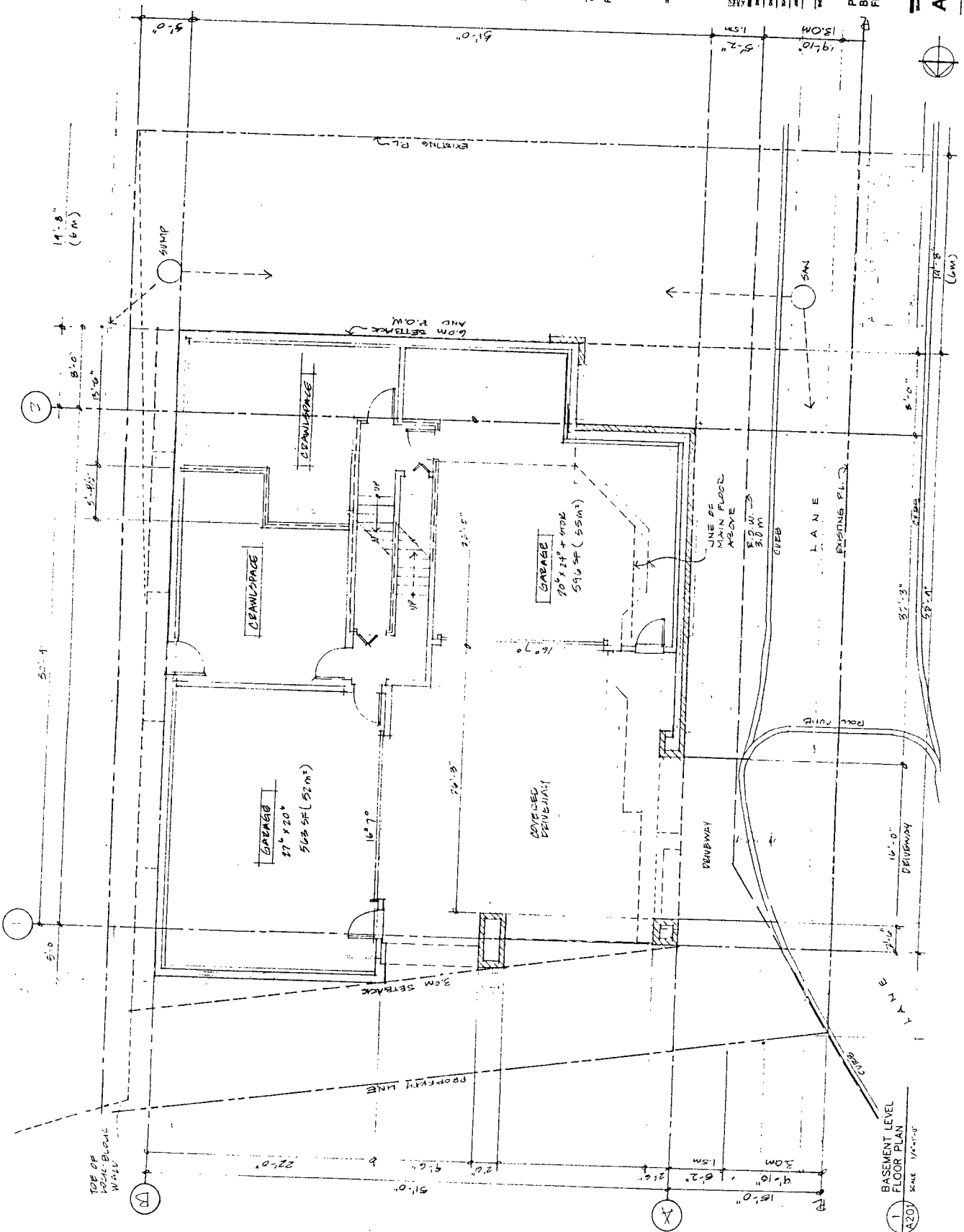
PATRICK COTTER ARCHITECT INC.
 575 PINEHURST DR. WILMINGTON, DE 19801
 TEL: 302.437.4400
 FAX: 302.437.4401
 WWW.PCA-ARCHITECT.COM

PROJECT: RIVERFRONT RESIDENCE
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PRELIMINARY BASEMENT LEVEL FLOOR PLAN

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1 BASEMENT LEVEL FLOOR PLAN SCALE 1/8"=1'-0"

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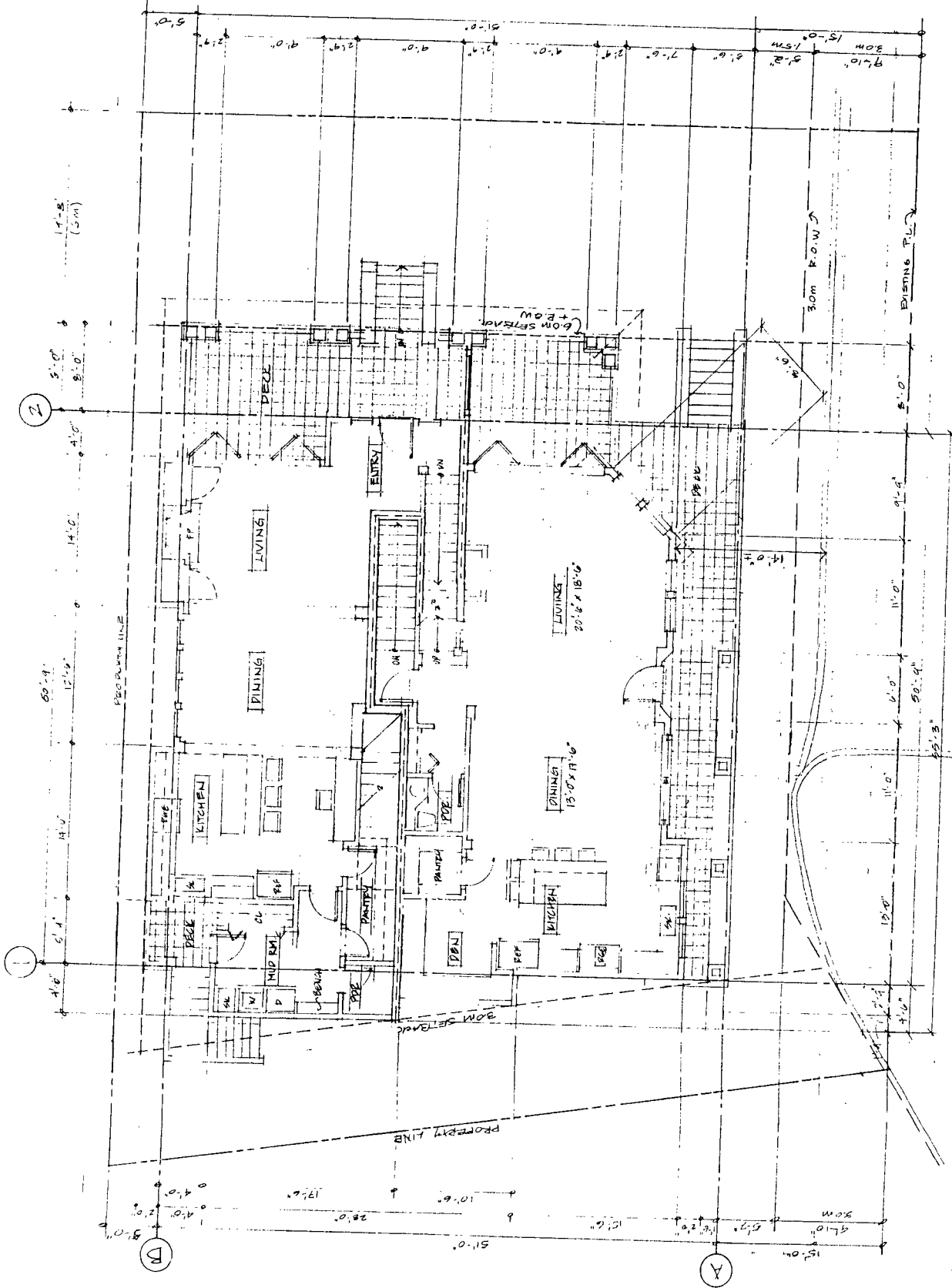
PATRICK COTTER ARCHITECT INC.

575 WINDMILL CTR. WILMINGTON, DE. 19801
 TEL: (302) 478-3333
 FAX: (302) 478-3334
 WWW.PCA-ARCH.COM

RIVERFRONT RESIDENCE

PRELIMINARY
 FIRST LEVEL
 FLOOR PLAN

A-202



AREA:	WEST	EAST
	1,002 SF	1,108 SF
TOTAL:	2,110 SF (221 MF)	

1 FIRST FLOOR LEVEL PLAN
 A202 SCALE 1/4"=1'-0"

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PATRICK COTTER ARCHITECT INC.

100 WEST WASHINGTON
CHICAGO, ILLINOIS 60601
TEL: 312.555.1234
FAX: 312.555.5678

RIVERFRONT RESIDENCE

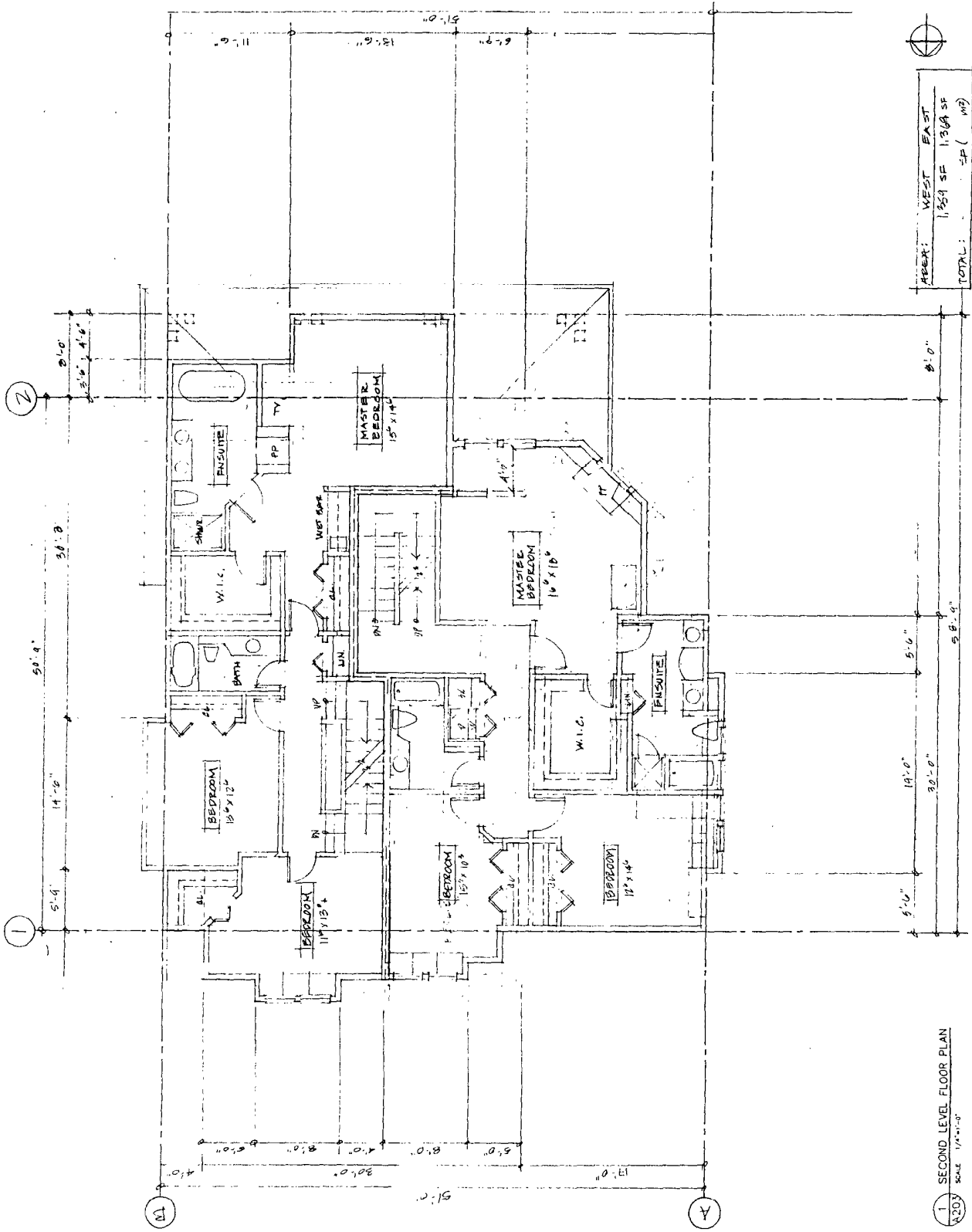
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PRELIMINARY
SECOND LEVEL
FLOOR PLAN

A-203



AREA:	WEST	EAST
TOTAL:	1,359 SF	1,368 SF
	SF	(MP)



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

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PATRICK COITER ARCHITECT INC.

1000 W. BROADWAY, SUITE 1000
NEW YORK, NY 10024
TEL: 212-279-1111
FAX: 212-279-1112
WWW.PATRICKCOITER.COM

PROJECT: RIVERFRONT RESIDENCE

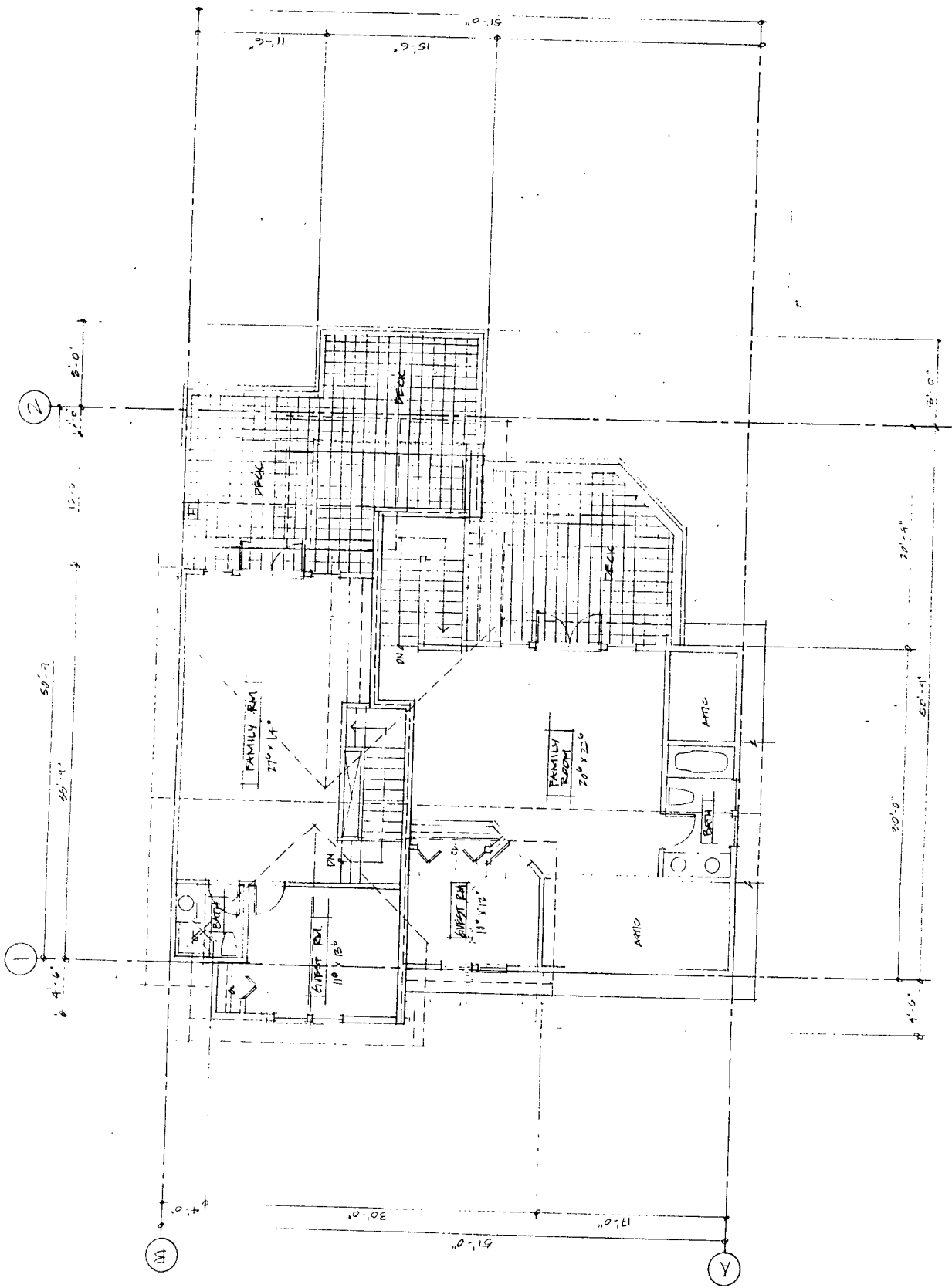
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PRELIMINARY
THIRD LEVEL
FLOOR PLAN

A-204

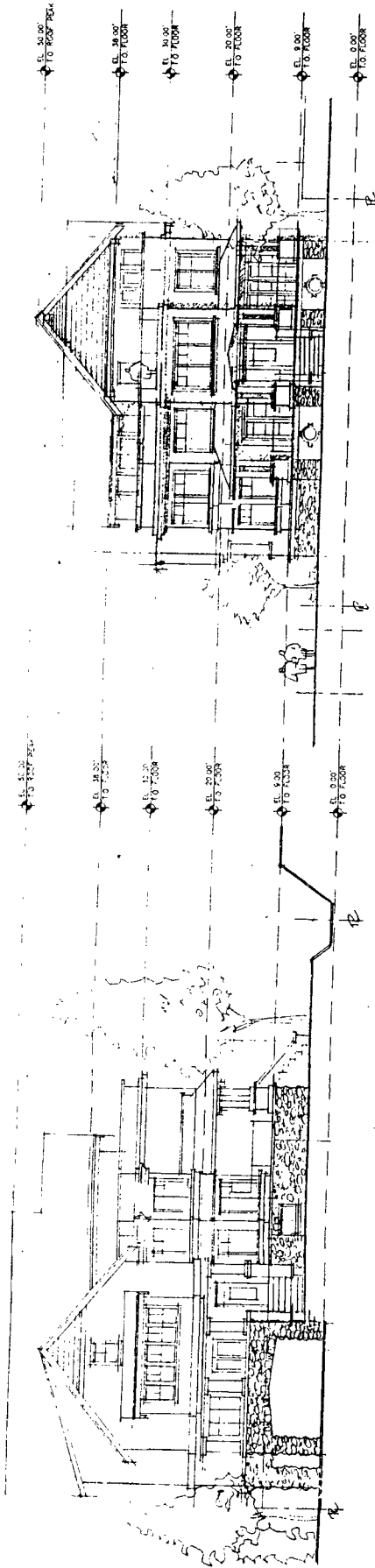


AREA:	WEST	EAST
TOTAL:	1673 SF	SF
	SF (M ²)	



1 THIRD LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTES



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

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

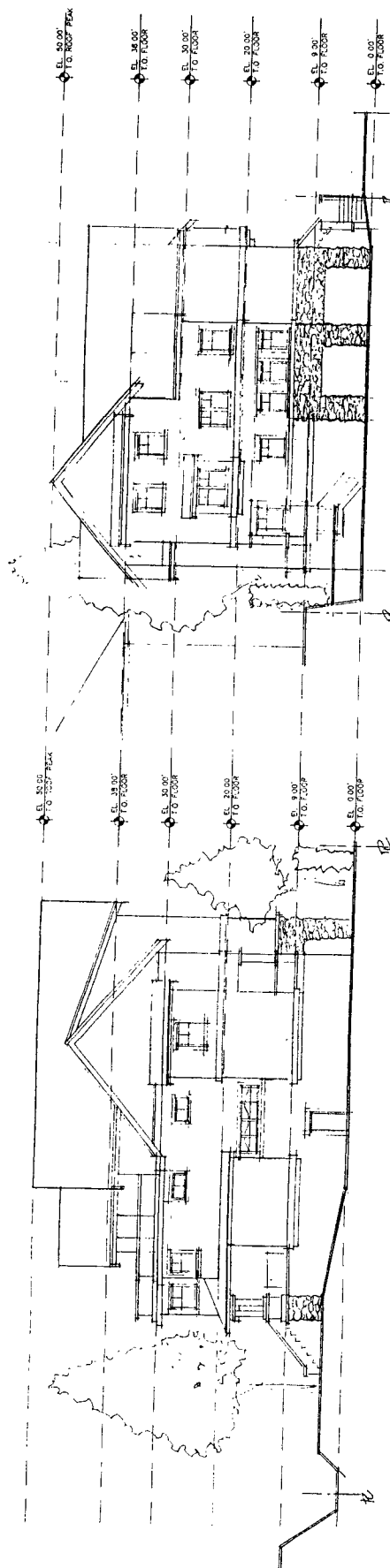
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PATRICK COTTE ARCHITECT INC.

1075 W. BROAD ST. SUITE 100, DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
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RIVERFRONT RESIDENCE



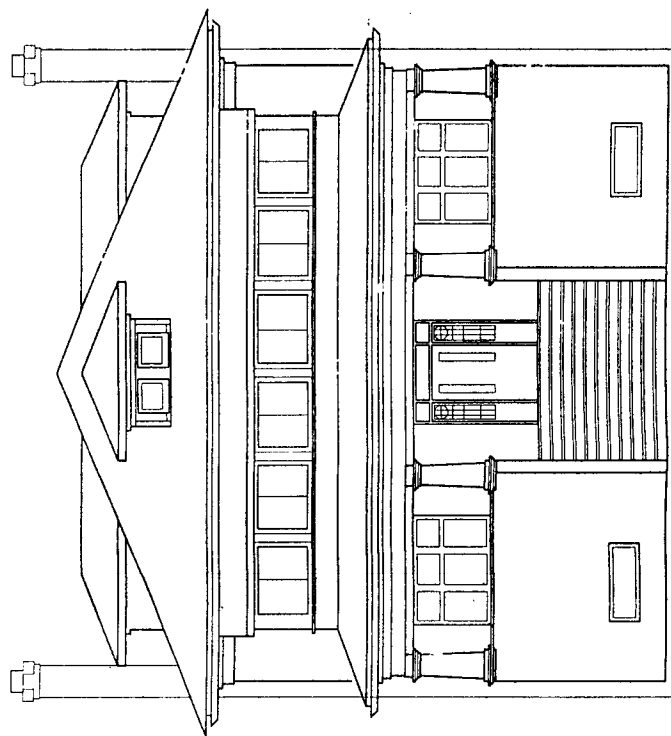
3 NORTH BUILDING ELEVATION
SCALE 1/8" = 1'-0"

4 EAST BUILDING ELEVATION
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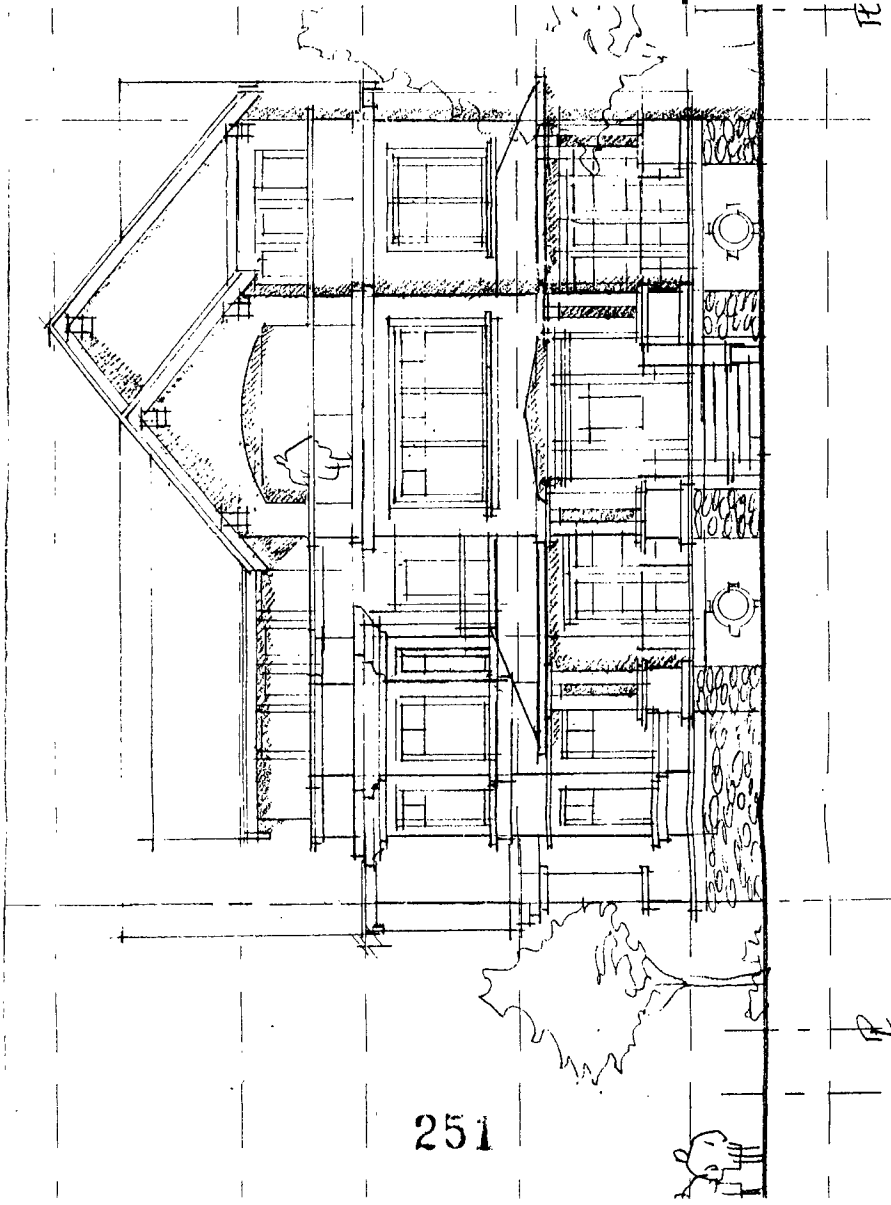
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SCHMATIC BUILDING ELEVATIONS

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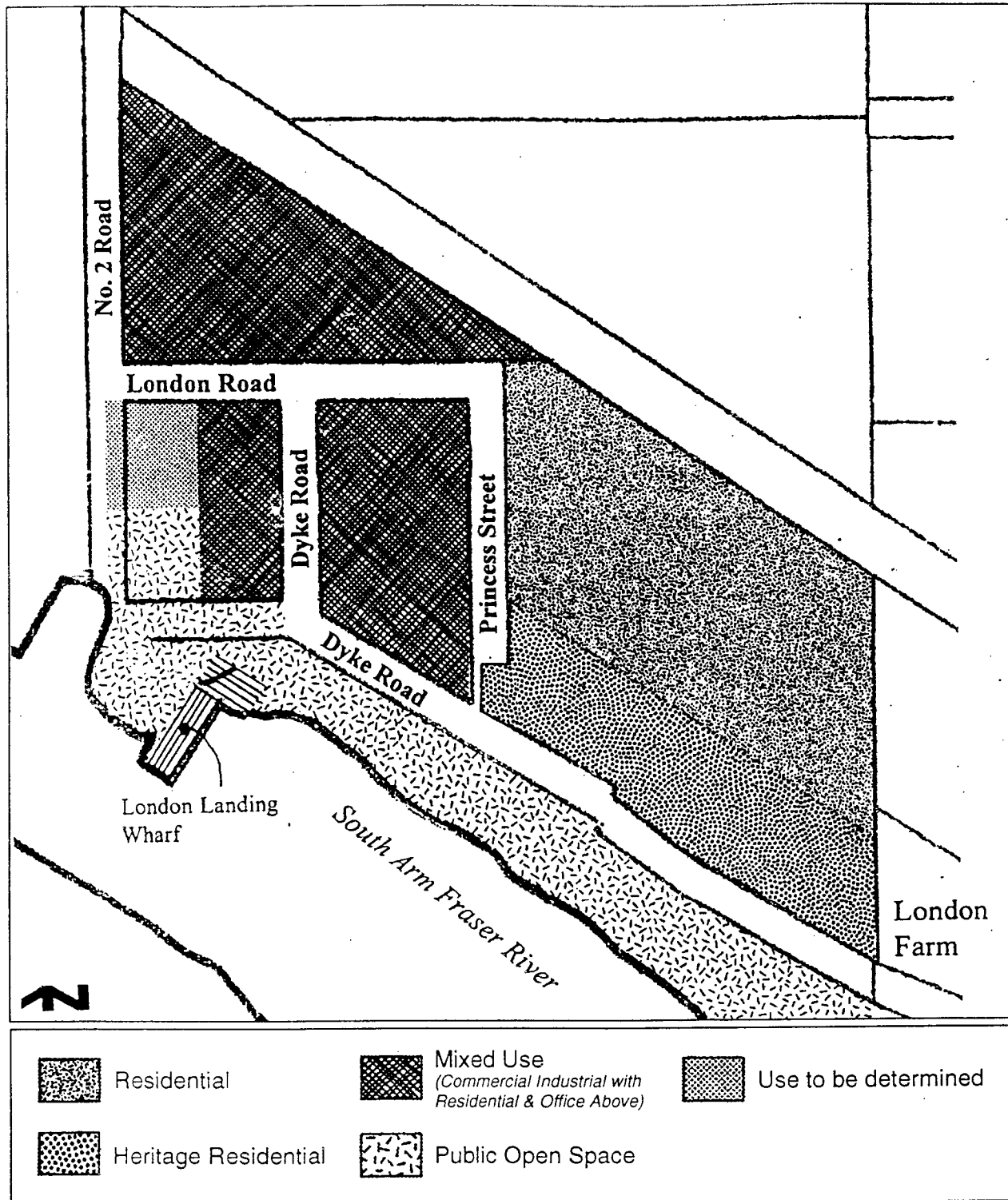
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A101
STREETSCAPE ELEVATION
1/8"=1'-0"



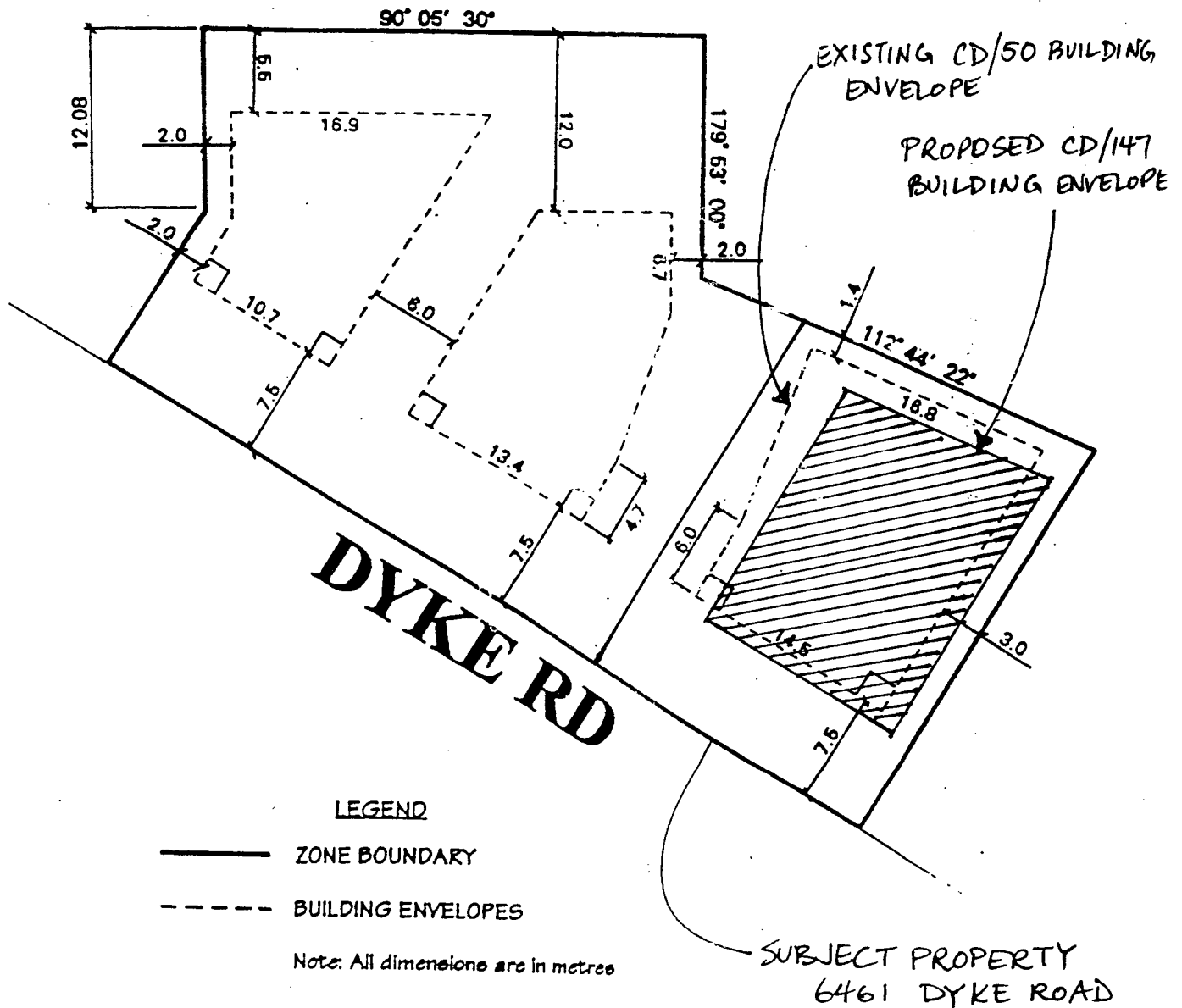
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City of Richmond

London/Princess Land Use Map



.02 Diagram 1



291.50.6 MINIMUM BUILDING SEPARATION SPACE

.01 1.2 m (3.937 ft.)

291.50.7 MINIMUM LOT SIZE

.01 A dwelling shall not be constructed on a lot which is less than 535 m² (5,758.88 ft²) in area.

Conditional Rezoning Requirements
6461 Dyke Road RZ 03-237482

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

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

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

*Note: This requires a separate application.



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

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

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

“291.147 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/147)

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

291.147.1 PERMITTED USES

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

291.147.2 PERMITTED DENSITY

- .01 Maximum Number of Dwellings: Two.
- .02 Maximum **Floor Area Ratio**: 1.0; together with 0.04 which must be **used** exclusively for covered areas of the principal **building** which are open on one or more sides; AND FURTHER an additional 50 m² (538.21 ft²) which may be **used** for **accessory buildings** and off-street parking.

291.147.3 MAXIMUM LOT COVERAGE

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

291.147.4 MINIMUM SETBACKS FROM PROPERTY LINES:

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

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

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

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

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

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

291.147.5 MAXIMUM HEIGHTS

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

291.147.7 MINIMUM BUILDING SEPARATION SPACE

- .01 1.2 m (3.937 ft.)

291.147.6 MINIMUM LOT SIZE

- .01 A dwelling shall not be constructed on a **lot** of less than 605 m² (6,512 ft²) in area."

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

P.I.D. 025-460-021

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

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

FIRST READING

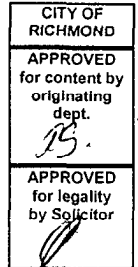
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CITY CLERK