



City of Richmond
Urban Development Division

Report to Committee

To Council - Oct 12, 2004

To Planning - Oct 5, 2004

To: Planning Committee
From: Raul Allueva
Director of Development

Date: September 21, 2004

RZ 02-207804

File: 8060-20-7721

RE: APPLICATION BY JOHNNY LEUNG ARCHITECT TO AMEND THE PROVISIONS OF COMPREHENSIVE DEVELOPMENT DISTRICT (CD/50) TO PERMIT A HERITAGE-STYLE SINGLE-FAMILY DWELLING UNIT AT 6433 DYKE ROAD

Staff Recommendation

That Bylaw No. 7721, to amend the density, site coverage, setback, height and minimum lot size provisions of "Comprehensive Development District (CD/50)" to permit construction of a heritage-style single-family dwelling unit at 6433 Dyke Road, be introduced and given first reading.

Raul Allueva
Director of Development

RA:jl
Att. 7

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

Staff Report

Origin

Johnny Leung, Architect, has applied, on behalf of the property owners, to amend the density, site coverage, setback, height and minimum lot size provisions of “Comprehensive Development District (CD/50)” to permit the development of a heritage-style, custom single-family house at 6433 Dyke Road (see **Attachment 1**).

Project Description

The proposal is to develop a single-family house on the property. **Attachment 2** contains a data sheet that outlines the building statistics and details of the project. The site plan, floor plans and building elevations are included in **Attachment 3**.

Site Context

The site context is as follows:

North:	Newly-constructed detached townhouses (zoned CD/115)
East:	A portion of 6451 Princess Lane that is used as an emergency vehicle access and a single-family house at 6461 Dyke Road that is currently under rezoning application (RZ 03-237482)
South:	Dyke Road
West:	Newly-constructed detached townhouses (zoned CD/115)

Related Policies & Studies

The Steveston Area Plan contains a “Heritage Residential” land use designation for lands situated between Dyke Road and Princess Lane, east of Princess Street. (**Attachment 7**) The “Heritage Residential” designation is defined to “accommodate residential structures of recognized importance, or new structures designed to a distinctive heritage appearance reflective of Steveston’s character.”

Design guidelines for this area recommend that new development in the “Heritage Residential” area should:

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

Consultation

Heritage Commission

The application was referred to the Heritage Commission for review and feedback because the property is designated for “Heritage Residential” use. The house design has been reviewed several times in order to provide direction to the applicant on appropriate architectural features that complement the existing development in the area. At its meeting in March 2004, the Commission reviewed the current set of plans and approved the house design.

Staff Comments

Staff comments are provided in **Attachment 4**.

Analysis

Heritage Character

This “Heritage Residential” designated section of Dyke Road between Princess Street and London Farm is unique because there are two heritage houses that anchor either end of the section: McKinney House at 6471 Dyke Road, and Abercrombie House, which was moved to its present location at 13333 Princess Street.

Under the existing CD/50 zone, the property owner of 6433 Dyke Road could simply apply for a Building Permit for a single-family home that conforms to the zoning (with a floor area ratio of 0.43). In this scenario, there would be no design review as rezoning would not be required. Therefore, there would be no assurance that a house would conform to the heritage character desired for this area.

By pursuing a Zoning Text Amendment application to consider a larger house on the property, design review could be undertaken to ensure that the house design is compatible with the overall heritage character of the area. The proposed building has undergone extensive design review to ensure that it meets the OCP criteria for the “Heritage Residential” land use designation. Materials for the proposed house include wood siding, stone, rock stucco and high profile asphalt shingles.

As both Staff and the Heritage Commission are satisfied with the proposed building, a condition of the Zoning Text Amendment application will be registration of a restrictive covenant to secure the approved building design to the property.

Zoning

The property is currently zoned CD/50 which permits a single-family house with a site coverage of 35% and floor area ratio of 0.43.

In recent years, the area around the site has evolved from a former industrial neighbourhood to a residential neighbourhood. Neighbouring developments and development proposals include the following:

- New detached townhouses (at 6400 Princess Lane) have developed with two and half storeys with an overall floor area ratio of 0.57 (which takes into account on-site open space).
- Property to the east at 6461 Dyke Road is currently under application to rezone to Comprehensive Development District (CD/147) to permit a duplex (floor area ratio requested: 1.0).
- The McKinney House at 6471 Dyke Road is zoned CD/12 which permits a floor area ratio of 1.0.

Floor Area Ratio

The applicant made this Zoning Text Amendment application to request a higher floor area ratio than the 0.43 permitted under the existing CD/50 zone. Given the presence of townhouses in the vicinity, a potential duplex to the east and the McKinney House two lots away, it is reasonable to consider an increase in density on this lot.

Through a moderate density increase on this property and the proposed duplex at 6461 Dyke Road (RZ 03-237482), Staff seek to achieve a transition from the recently-built detached townhouses along Dyke Road to the larger mass and structure of McKinney House at 6471 Dyke Road.

If the property at 6461 Dyke Road is rezoned to CD/147, there will be no other properties that are zoned CD/50. It is therefore appropriate to amend the appropriate provisions (density, site coverage, setback, height and minimum lot size) to accommodate the proposed development.

Environmentally Sensitive Areas

A portion of the front yard area is designated as Environmentally Sensitive Area (ESA). The site, including areas designated as ESA, was cleared of all trees and vegetation without consultation with the City.

In order to re-instate the ESA that was removed when the site was cleared and prepared, the applicant has agreed to landscape the front yard and bank of the ditch in accordance with the City's Recommended Plantings for Natural Areas in Richmond.

A preliminary landscape concept plan for the front yard and bank of the ditch has been submitted and reviewed by Planning and Parks Staff (**Attachment 5**). The concept is deemed as acceptable but will require fine-tuning. A final landscape plan and maintenance plan, to be approved by the City, will be required as a condition of rezoning, together with a Letter of Credit for the estimated landscape costs and maintenance of the plan for one year.

The final landscape plan will also need to be reviewed by the Department of Fisheries and Oceans (DFO) as this portion of the ditch is identified as fish-bearing.

Vehicle Access

The subject property can achieve vehicle access to the site directly from a public lane. A restrictive covenant was registered on the property in 1996 to prohibit any vehicle access directly onto Dyke Road. This was done to minimize vehicle access onto Dyke Road and retain it as a recreational route.

The subject property is also immediately adjacent to a portion of 6451 Princess Lane, an existing industrial property, where public rights-of-passage are registered to enable use as an emergency vehicle access and pedestrian route.

The owner of 6451 Princess Lane, London Lane Industrial Park Ltd., currently has a court petition to review the public rights-of-passage over the property. The City Solicitor has advised that this rezoning application may proceed as it does not relate to the petition that is now before the courts.

The developer of the townhouses to the west of the subject property, Oris Development Co. Ltd., has a Servicing Agreement with the City (as part of the rezoning application for the 11 townhouses at 6400 Princess Lane) to improve and upgrade this emergency access and pedestrian route.

Relationship to Surroundings

Road Dedication

When property to the west developed for 11 detached townhouses, the developer voluntarily dedicated 1.5 m (4.9 ft.) of property adjacent to a public lane in order to accommodate future lane widening to a proper road width.

As part of this rezoning application, dedication of 1.5 m of land along the northeast property line will be required to remain consistent with the established right-of-way, help facilitate future road widening and continue the road edge treatment begun by the earlier townhouse development.

Pathway

An informal pathway system has developed on the north side of the ditch along Dyke Road, linking Abercrombie House at 13333 Princess Street, with detached townhouse developments at 13400 Princess Street and 6400 Princess Lane. At the west end of the "Heritage Residential" designated area, the pathway connects directly to a pedestrian crossing of the ditch and provides access to the waterfront.

The subject property is adjacent to the emergency vehicle and pedestrian access route over 6451 Princess Lane which also crosses the ditch and provides access to the waterfront. In order to complete this pathway system, the pedestrian trail will be extended across the front of the subject property. The landscape plans in **Attachment 5** show the location of the proposed pathway.

Financial Impact

None.

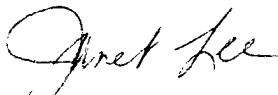
Rezoning Conditions

A list of the rezoning conditions is included as **Attachment 6**. The applicant has agreed to all conditions and signed confirmation is on file.

Conclusion

The proposed development is a satisfactory transition from the detached townhouses to the grander scale McKinney House. By considering a moderate density increase through the rezoning process, the City is able to achieve some area benefits (road dedication, completion of pedestrian pathway, heritage design).

It is recommended that this application be approved to proceed to Public Hearing.



Janet Lee
Planner 2
(4108)

Jl:cas

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

Legal requirements, specifically:

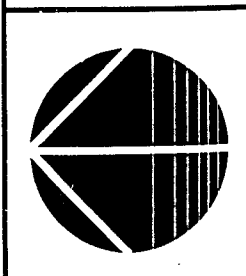
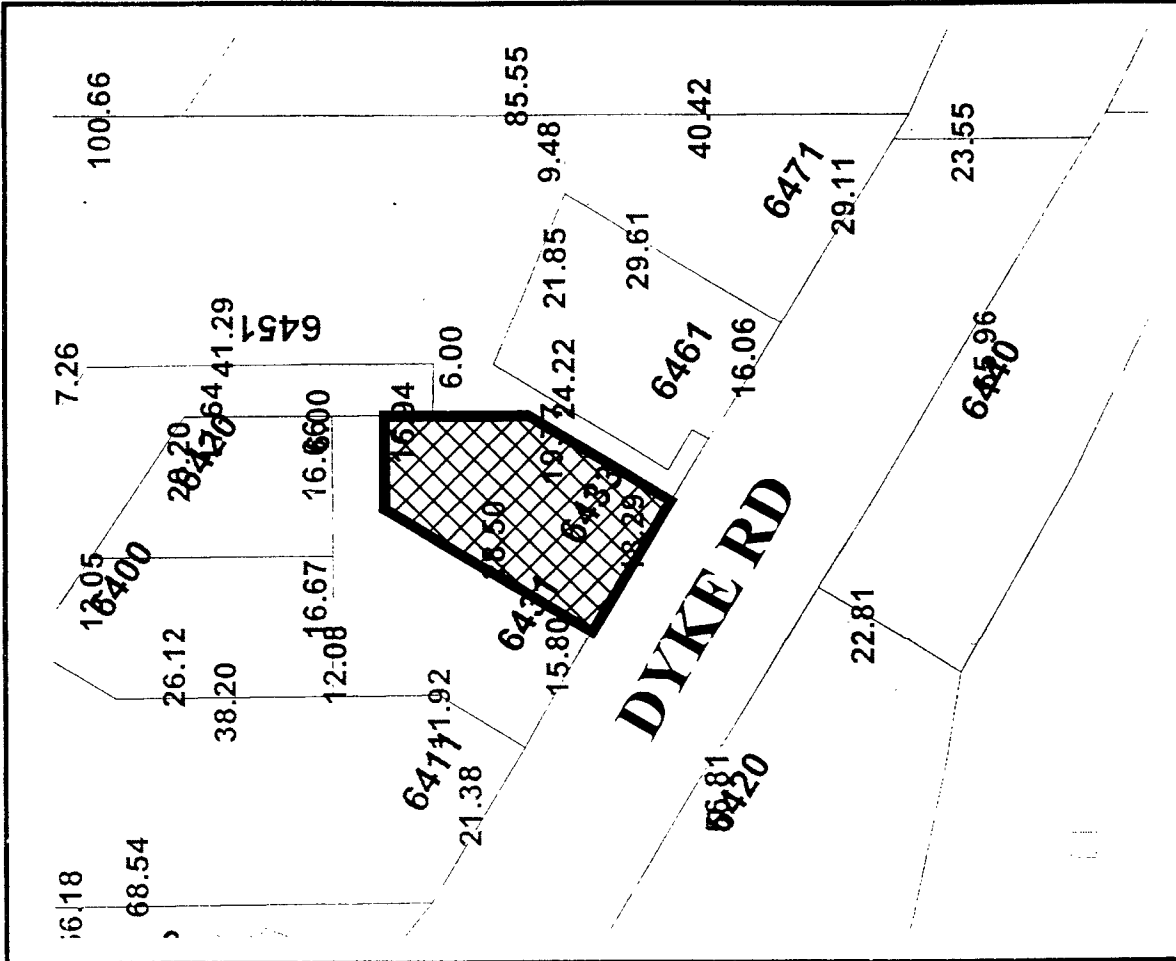
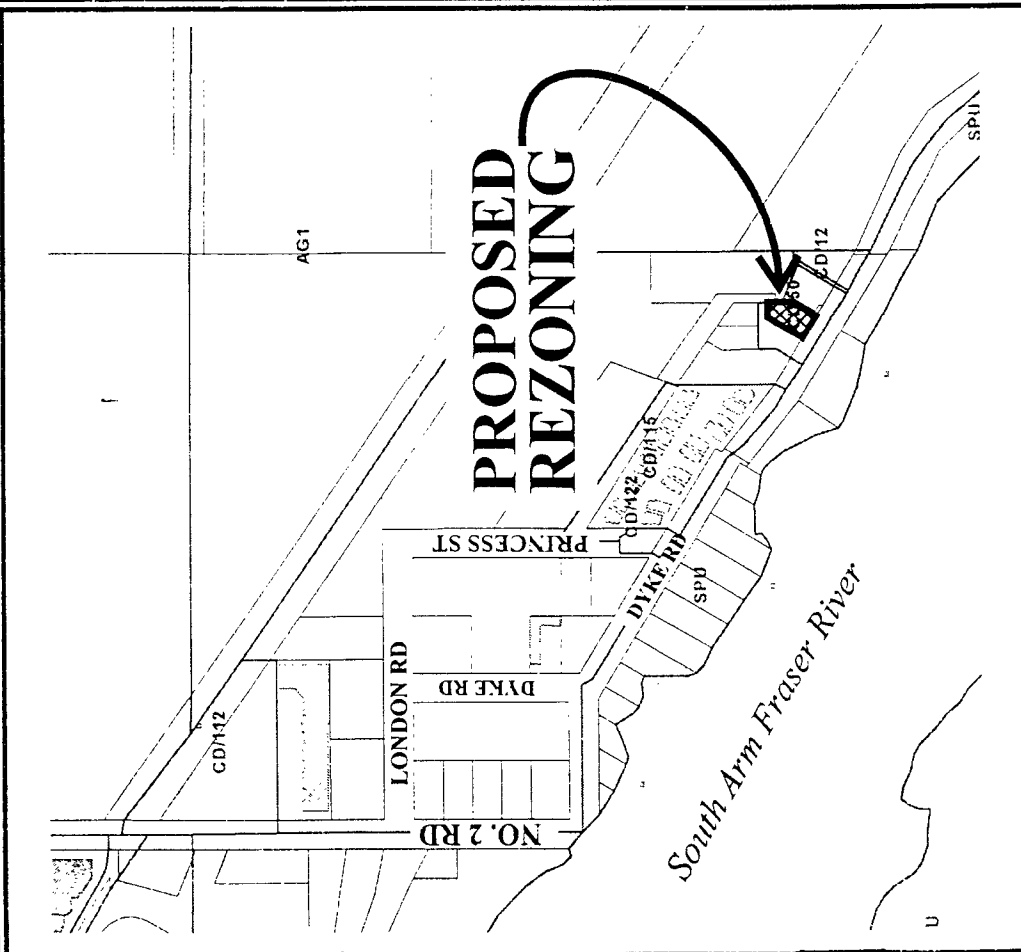
- a. Registration of a restrictive covenant that limits development to the siting and general building design presented with this application; and
- b. Road dedication of a 1.5 m wide strip of land along the northeast property line adjoining the public lane and a portion of 6451 Princess Lane.

Development requirements, specifically:

- a. Submission of a landscape plan , maintenance plan and landscape cost estimate for the front yard and ditch areas that are designated as Environmentally Sensitive Areas, to the satisfaction of the City; and
- b. Deposit of a Letter of Credit in the amount of the above landscape cost estimate and cost of the maintenance plan for one year.



City of Richmond



RZ 02-207804

Original Date: 06/19/02

Revision Date:

Note: Dimensions are in METRES


City of Richmond

 6911 No. 3 Road
 Richmond, BC V6Y 2C1

**Development Application
 Data Sheet**
 Policy Planning Department

RZ 02-207804

Address: 6433 Dyke Road

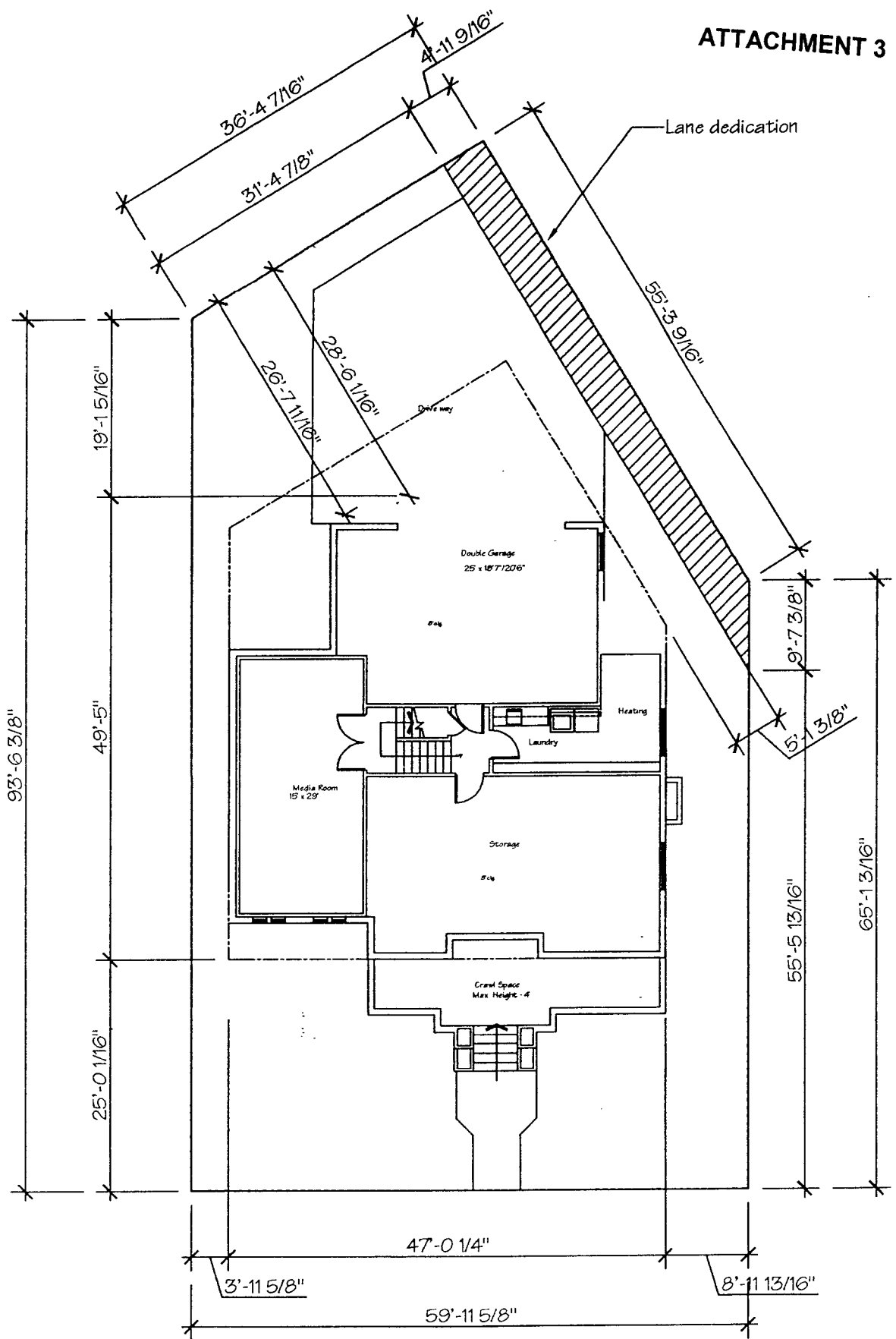
Applicant: Johnny Leung Architect

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Hui Yan Li, Sui Ki Ng Li, Wing Him Li, Wing On Li	No change
Site Size (m²):	535.5 m ² (5,764.4 ft ²)	508.2 m ² (5470.1 ft ²) after 27.3 m ² (294.3 ft ²) road dedication
Land Uses	Vacant	Single-family residence
OCP Designation	Neighbourhood Residential	No change
Area Plan Designation	Heritage Residential	No change
Zoning	CD/50	CD/50 as amended
Number of Units	0	1
Other Designations	The southeast portion of the lot is designated as Environmentally Sensitive Area (ESA)	No change

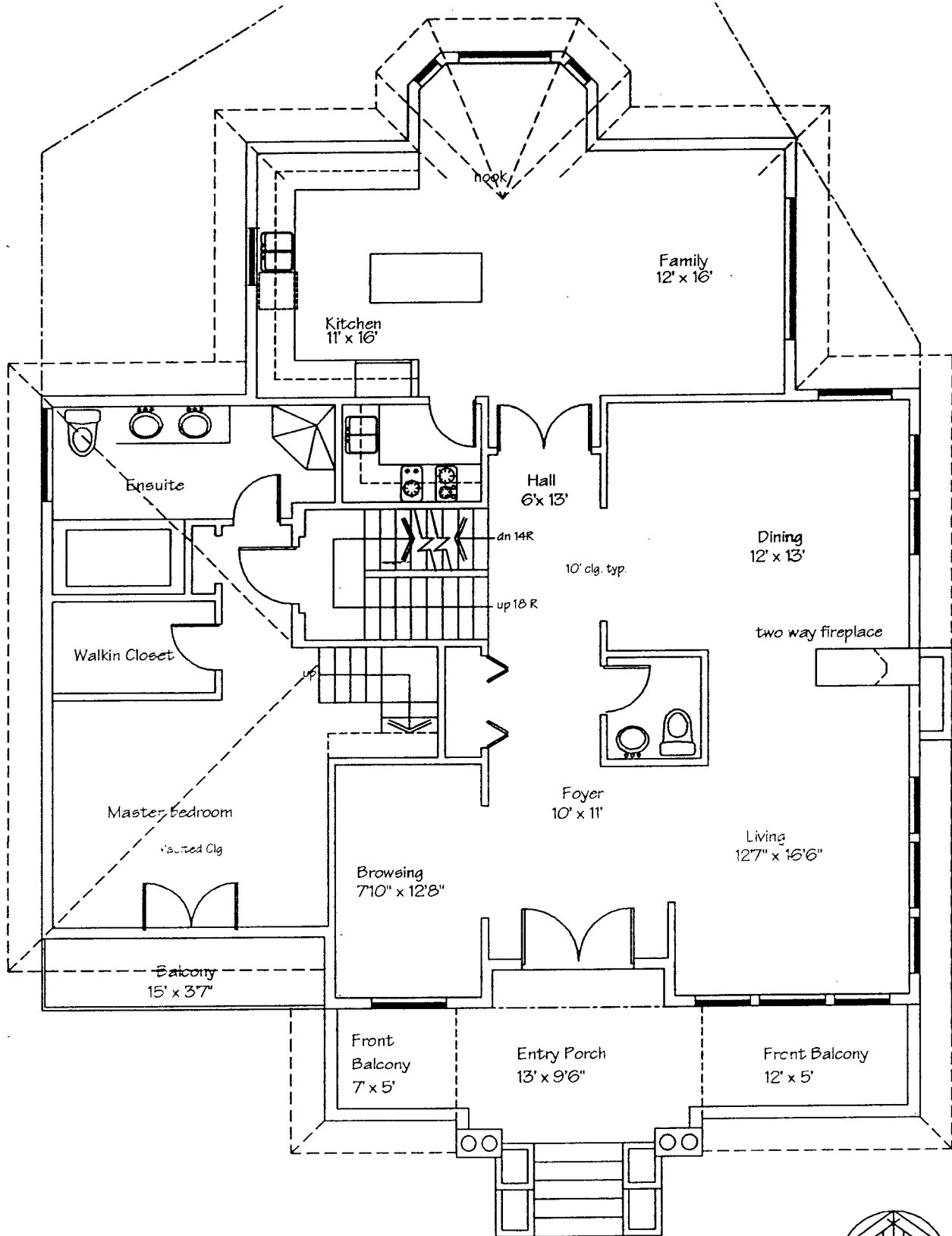
	Existing CD/50 zone	Proposed CD/50 zone	Proposed Development	Variance
Floor Area Ratio:	Max. 0.43	Max. 1.0 F.A.R.	0.95 F.A.R.	none permitted
Lot Coverage – Building:	Max. 35%	Max. 40%	40%	none
Lot Size (min. dimensions)	535 m ²	500 m ²	508 m ²	none
Setback – Front Yard (m):	Min. 7.5 m	Min. 7.5 m	7.6 m	none
Setback – Side Yard (m):	Varies from 2 m to 3 m	Min. 1.2 m	Varies from 1.2 m to 2.7 m	none
Setback – Rear Yard (m)	12 m	7.5 m	8.2 m	none
Height (m):	2-1/2 storeys	12 m	12 m	none
Off-street Parking Spaces	2	2	2	none

Other: _____



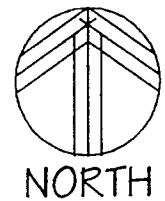
Site Setback Plan



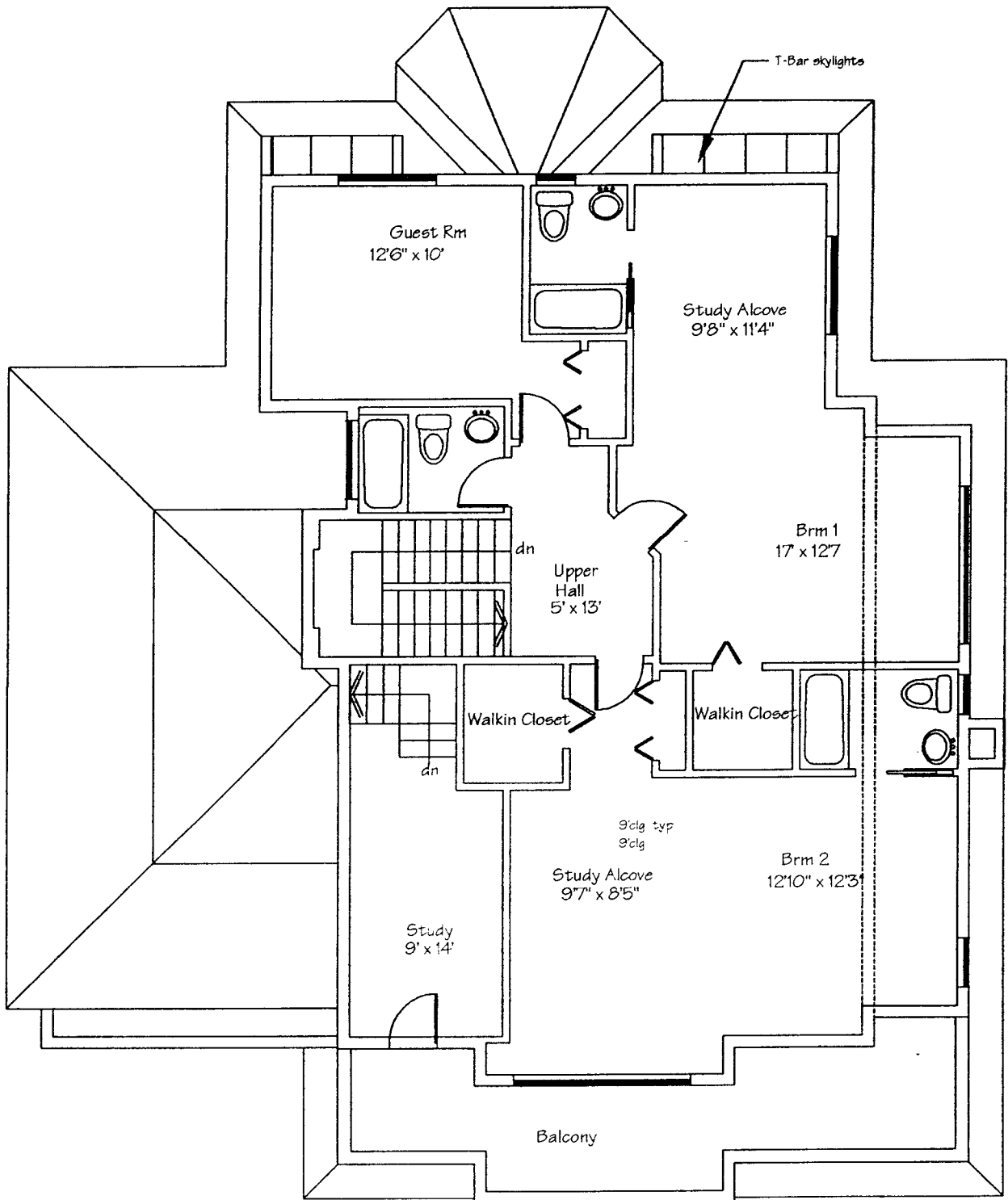


Main Level

Floor Area: 1,901.16 sf.

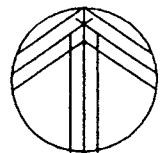


johnny leung consultants & associates



Upper Level

Floor Area : 1,434.65 sf.



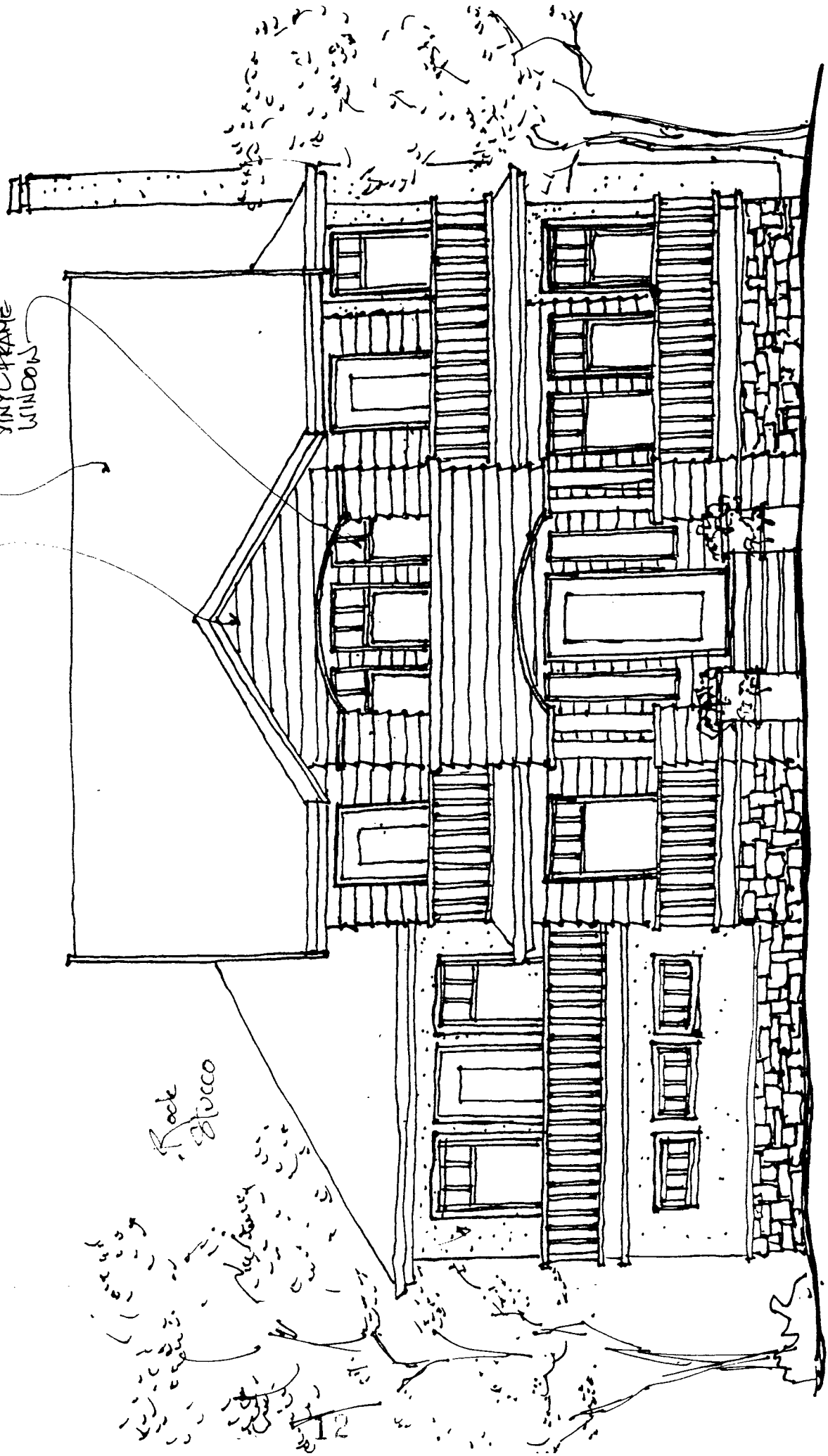
NORTH

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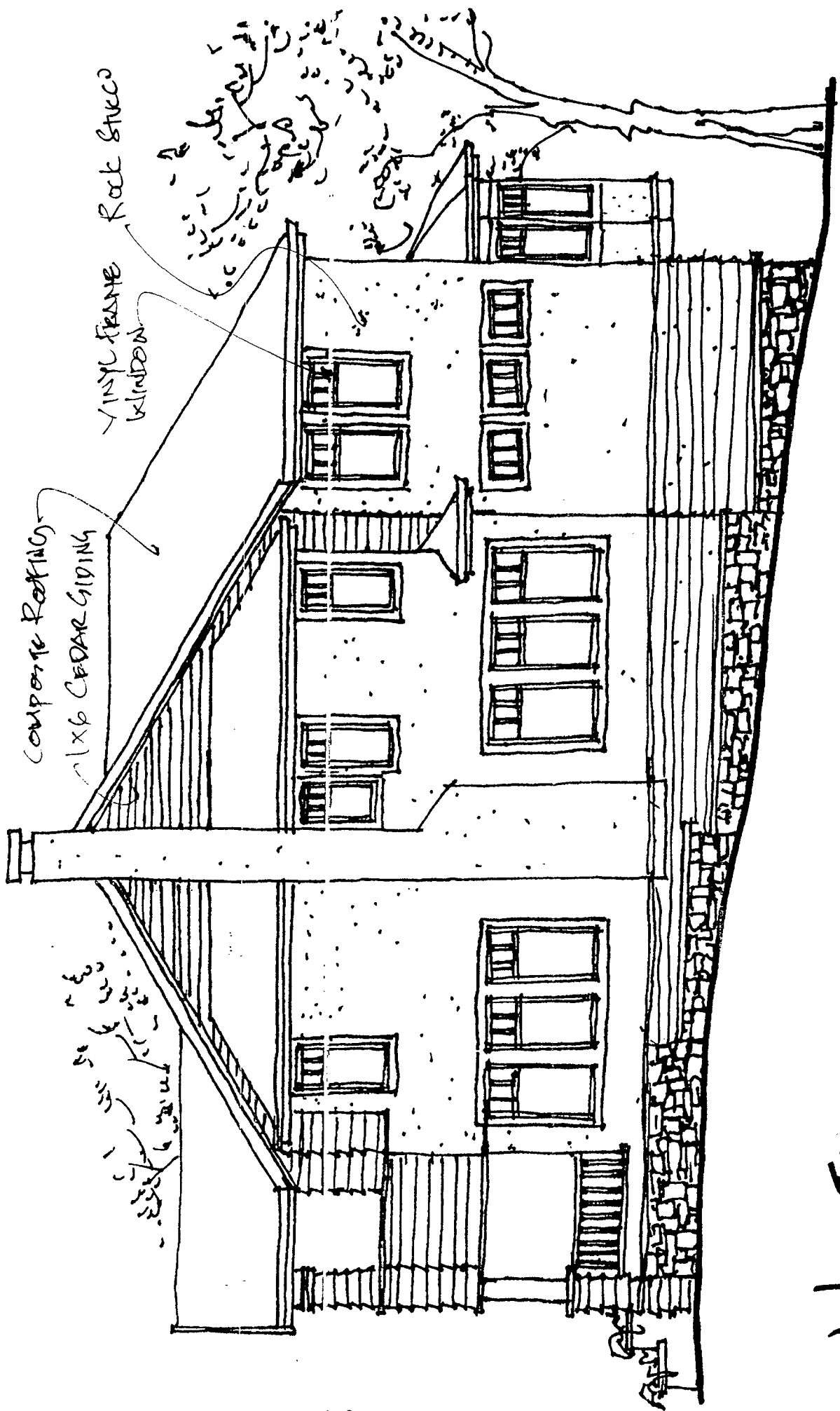
1 x 6 CEDAR SIDING

VINYL FRAME WINDOW

Rock Stucco



FRONT ELEVATION.



West Elevation.

ATTACHMENT 4**Staff Comments for 6433 Dyke Road (RZ 02-207804)**Policy Planning

- a. The proposed development is consistent with the Official Community Plan (OCP) and Steveston Area Plan. The plans have been vetted and approved by the Heritage Commission.
- b. A portion of the front yard area is designated as Environmentally Sensitive Area (ESA) due to the presence of the ditch (identified as salmonid-bearing by the Department of Fisheries and Oceans) along Dyke Road. The property also contained a number of trees at one time.

As the properties around the site developed, all vegetation on the subject site, including vegetation within the ESA, was removed without consultation with the City.

As vegetation has been removed and a portion of the proposed front porch will extend into the ESA designated area, Staff suggest that the front yard area be replanted with appropriate vegetation to re-instate the ESA.

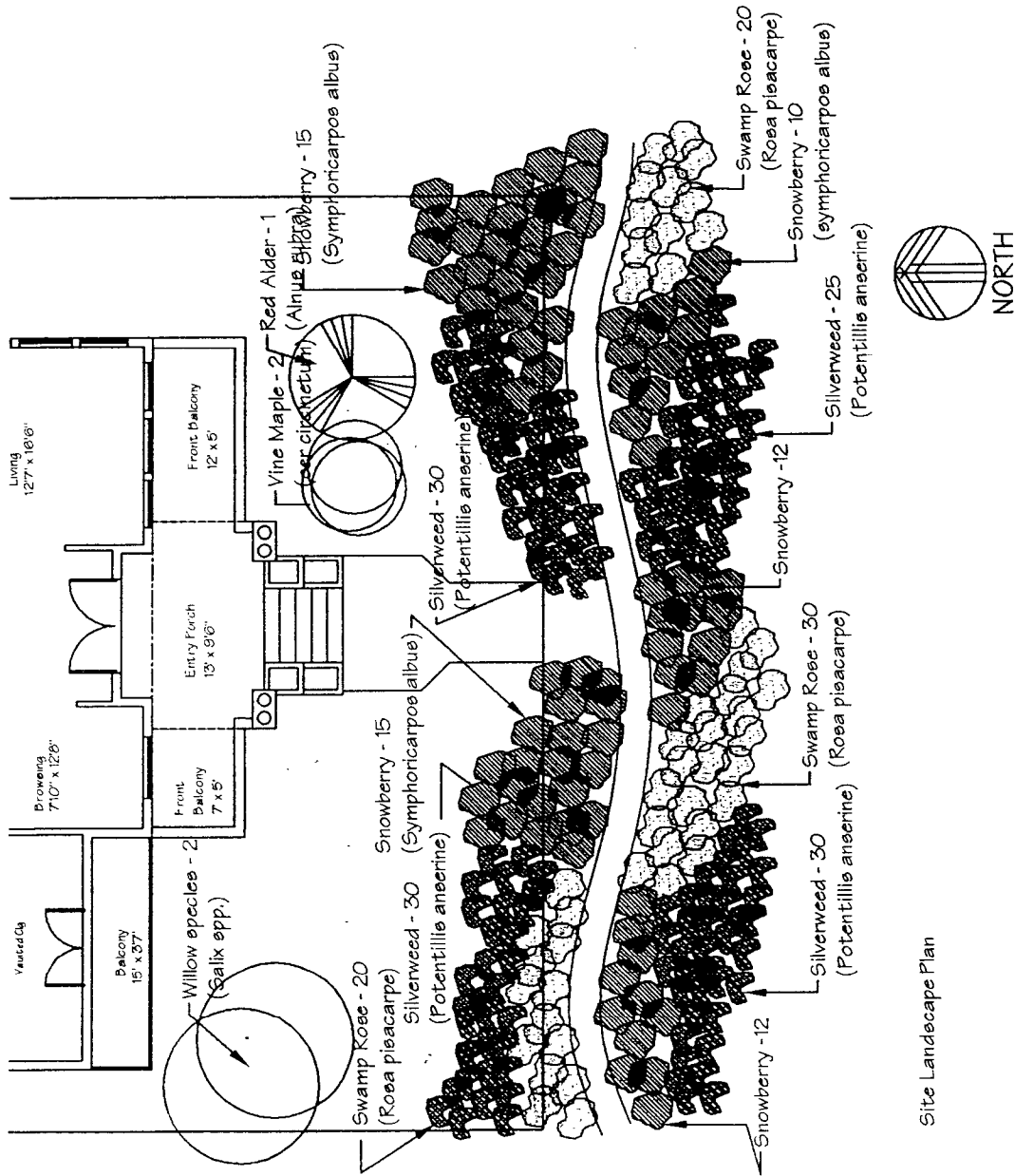
- c. A pathway system along the north side of the ditch in front of the neighbouring townhouse developments has been developed. As this property is the last one before a connection across the ditch to Dyke Road, it is appropriate that the pathway be continued over this property.

Engineering Works and Services

- a. There are no objections to the proposed development.
- b. A 3.0 m right-of-way that existed along the west property line was released as part of development of the neighbouring site (6400 Princess Lane) so it is no longer an encumbrance on the site.
- c. A 1.5 m road dedication is required along the northeast property line to continue development of the public lane.

Parks Department

- a. Surface of the pedestrian pathway should be asphalt instead of gravel.
- b. Some of the selected species of shrubs will grow tall and may block views from the house. It is suggested that taller species be planted lower in the bank of the ditch. Some plant species that are lower to the ground should be selected for the front yard area so that homeowners will not be compelled to remove the plantings in the future in order to improve their views.



johnny leung consultants & associates

Conditional Rezoning Requirements
6433 Dyke Road (RZ 02-207804)

Please fax this page back to Janet Lee at (604) 276-4052 as soon as possible.

Prior to final adoption of Zoning Amendment Bylaw 7721, the developer is required to complete the following requirements:

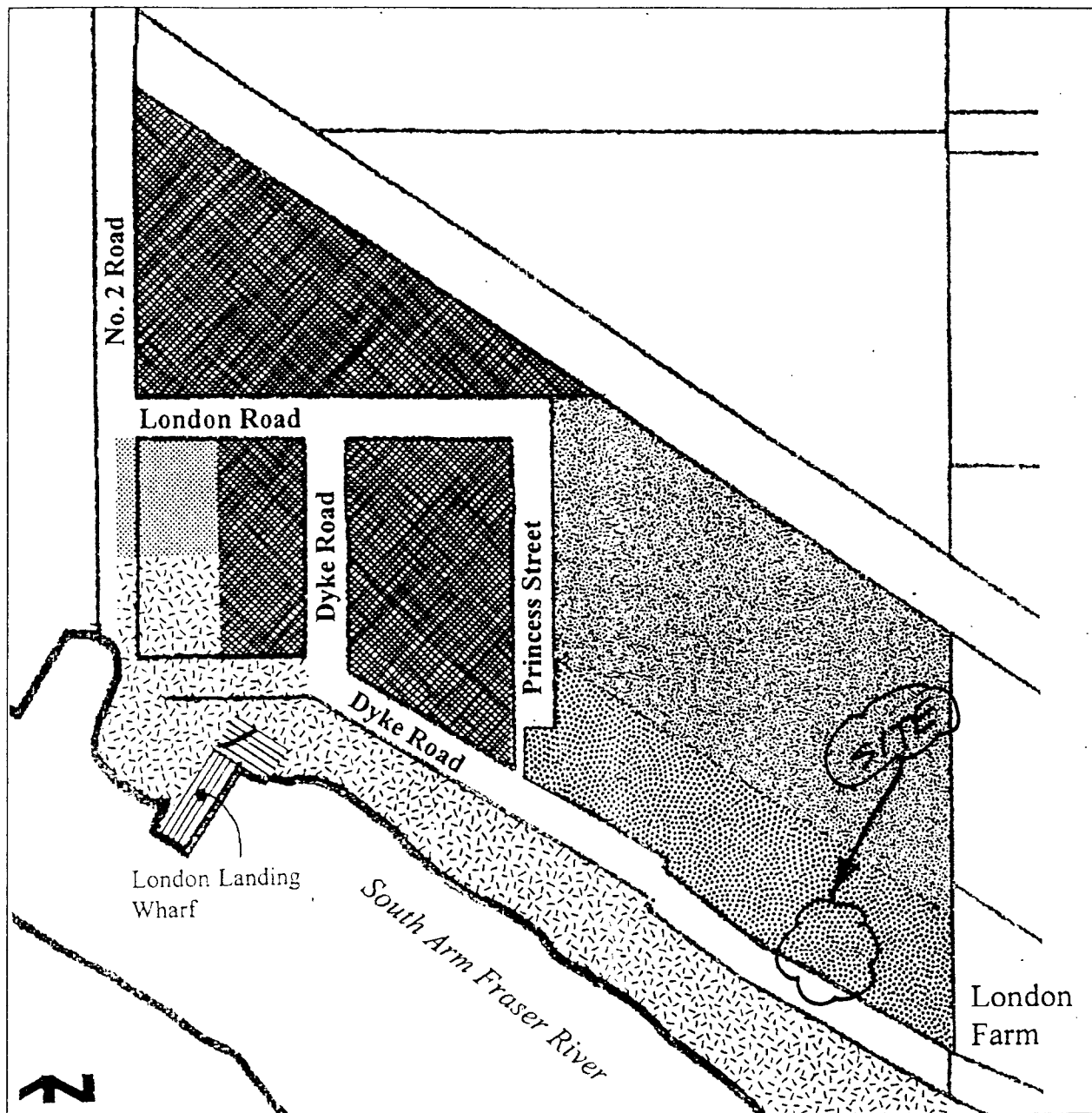
1. Registration of a restrictive covenant that limits development to the siting and general building design presented with this application;
2. Road dedication of a 1.5 m wide strip of land along the northeast property line adjoining the public lane and a portion of 6451 Princess Lane;
3. Submission of a landscape plan , maintenance plan and landscape cost estimate for the front yard and ditch areas that are designated as Environmentally Sensitive Areas, to the satisfaction of the City; and
4. Deposit of a Letter of Credit in the amount of the above landscape cost estimate and cost of the maintenance plan for one year.

signed on file

Signed

Date

London/Princess Land Use Map





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7721 (RZ 02-207804)
6433 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 replacing Section 291.50 with the following:

“291.50 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/50)

The intent of this zoning district is to accommodate heritage-style single-family housing.

291.50.1 PERMITTED USES

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

291.50.2 PERMITTED DENSITY

- .01 Maximum Number of Dwellings: One.
- .02 Maximum **Floor Area Ratio**: 1.0, provided that an additional 50 m² (538.21 ft²) may be used for **accessory buildings** and off-street parking.

291.50.3 MAXIMUM LOT COVERAGE

40% 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%.

291.50.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 **Front Yard**: 7.5 m (24.606 ft.);

EXCEPT THAT porches, entry stairs and bay windows may project into the **front yard** setback for a distance of not more than 3.7 m (12.139 ft.).
- .02 **Side Yard**: 1.2 m (3.937 ft.).
- .03 **Rear Yard**: 7.5 m (24.606 ft.).

291.50.5 MAXIMUM HEIGHTS

- .01 Principal **Building**: 12 m (39.370 ft.).
- .02 **Structures**: 20 m (65.617 ft.).
- .03 Accessory **Buildings**: 5 m (16.404 ft.).

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 500 m² (5,382.13 ft²).
- .02 Regulations which determine the minimum dimensions and area of a **lot** which may be created by subdivision will be found in Division 600 of this Bylaw.”

2. Richmond Zoning and Development Bylaw 5300 is amended by replacing Section 604.13 with the following:

“604.13 AREAS ZONED CD/50

The creation by subdivision of a parcel of less than 500 m² (5,382.13 ft²) in area shall not be permitted.”

3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7721”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

OCT 12 2004

CITY OF RICHMOND
APPROVED for content by originating dept <i>ak</i>
APPROVED for legality by Solicitor <i>lpre</i>

MAYOR

CITY CLERK