


Proposed small lot development

1049 RICHMOND AVENUE

Presentation to Council

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The Proposal

- To retain a 1908 character home and build a new, 2 storey traditional style Single Family Dwelling next door
- Create two R1-G2 small residential lots in the Fairfield/Gonzales neighbourhood

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Existing house - 1049 Richmond



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Existing 4-plex to north - 1053 Richmond



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Existing house to south - 1035 Richmond



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Designer's rendering showing proposed new house



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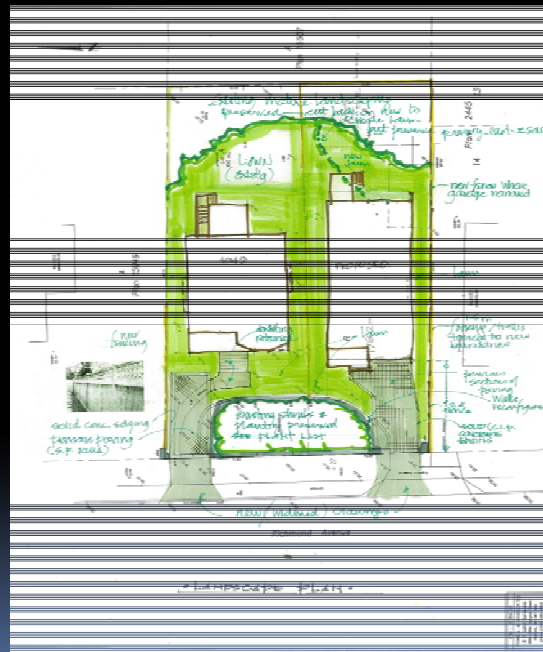
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Key Features

- Two new, landscaped lots with average area 23% larger than required by proposed zone
- Lot frontages 13% wider than required
- Building density (floor space ratio) 24% lower than permitted
- Landscaped open space 21% greater than required
- Both front and rear setbacks to dwellings exceed requirements
- Improved parking options in 1000 block

Landscape concept drawing



Proposed design



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Proposed floor plan



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Proposed colour palette



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Sustainability features

- High efficiency gas furnace and on-demand gas hot water
- Heat recovery ventilation and extra insulation
- Energy star appliances and windows
- Low flush toilets and low flow showers for water conservation
- Rain barrels for rainwater collection for garden use
- "Hardie plank" composite siding rather than old growth cedar
- Pervious parking surfaces

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Neighbourhood consultations

- 18 month process has allowed for extensive consultation
- November 2013 – initial canvas for reaction to concept
- March 2014 – canvas adjacent neighbours for application support and design input
- April 2014 – presentation to Fairfield/Gonzales CALUC
- November 2014 – canvas broader group (all 1000 block Richmond and east 1000 block Bank St) with revised design
- May 2015 – final proposal to adjacent neighbours

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Neighbourhood reaction

- 85% support by adjacent neighbours for original application
- Traditional design preferred
- Informal response from broader segment of neighbours has been universally positive to date
- Some neighbours have provided letters of support to Council
- Some concerns expressed by next door neighbour to south at 1035 Richmond

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Accommodating concerns

- Had three separate meetings with McKays to go over design options and possible adjustments
- Primary concerns were for possible loss of ambient light and sky views for north facing dining room and kitchen
- Privacy concern if second floor windows were into habitable rooms in new house
- McKays suggested lower roof line and cutting off back section of new house to reduce perceived impact

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Accommodating concerns

- A greatly reduced floor plan was not desirable for a family home but final design makes significant changes
- Overall height of proposed house is below allowable even with basement (reduced 0.3 m since first design)
- Roof line on rear 3.5 m of new house is a full meter lower than peak with a shed roof below to maximize northern light
- Converted a second floor bedroom on south side to a laundry room to eliminate oversight
- Moved new house as far from south lot line as possible (nearly 5 metres space to house at 1035)

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Shadow and light



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Shadow and light

Feb 2015 - 1061 Richmond



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Sky View



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Explanation of Variances

- For current house, all but the parking stall are existing non-conforming conditions under present R1-G zone
- Front yard parking is allowed by bylaw for small lots in the neighbourhood
- For new house, basement does not add to overall height (it is below allowable) and north side yard setback reduction faces existing house
- No variances directly affecting 1035 Richmond
- Right of way designation required by City creates lot coverage variance— without this ratio is below 30%

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Proposal Benefits

- Helps to secure single family element of the 1000 block Richmond consistent with OCP and Gonzales plans
- Attractive design consistent with surrounding architecture
- Adds to potential neighbourhood family housing stock
- Retains a 1908 character home on a well landscaped lot
- Increases off-street parking in the block

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