



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications

TO PLANNING - NOV. 7/00
DATE: October 17, 2000
FILE: SC 00-177151

**RE: Application by Dave Hunchuk, on behalf of Earl and Thomas Luk, for a
Strata Title Conversion at 7311 and 7313 Francis Road**

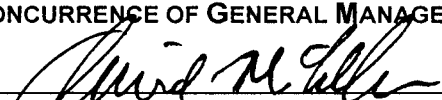
STAFF RECOMMENDATION

That the application for a strata title conversion by Dave Hunchuk, on behalf of Earl and Thomas Luk, for the property located at 7311 and 7313 Francis Road be approved on fulfilment of the following conditions:

1. Payment of all City utility charges and property taxes up to and including the year 2001; and
2. Submission of appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of this resolution.


Joe Erceg
Manager, Development Applications

HB:blg
Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER


STAFF REPORT**ORIGIN**

Mr. Dave Hunchuk, of Sutton Group – Garden City Realty, has applied on behalf of Earl and Thomas Luk to strata title the existing duplex at 7311 and 7313 Francis Road.

This duplex is appropriately zoned Two-Family Housing District (R5).

The subject property already has a covenant on it which restricts the use of the site to a two-family dwelling which shall not be used as a residence of any more than two families. The owners have also confirmed in writing that the duplex is currently being used only as a two-family dwelling.

Furthermore, the applicants are aware that they will be required to pay all City utility charges and property taxes up to and including the year 2001 and that the appropriate plans and documents must be submitted for execution by the Mayor and City Clerk within 180 days of the date of Council's approval of the strata title conversion application.

STAFF COMMENTS

Staff have not identified any adverse concerns or development requirements with regard to this application.

ANALYSIS

The existing duplex meets the requirements for a strata title conversion and is supported by staff.

FINANCIAL IMPACT

None to the City.

CONCLUSION

It is recommended that the application to strata title the existing duplex at 7311 and 7313 Francis Road be approved on fulfilment of the following conditions:

1. Payment of all City utility charges and property taxes up to and including the year 2001; and
2. Submission of appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of this resolution.

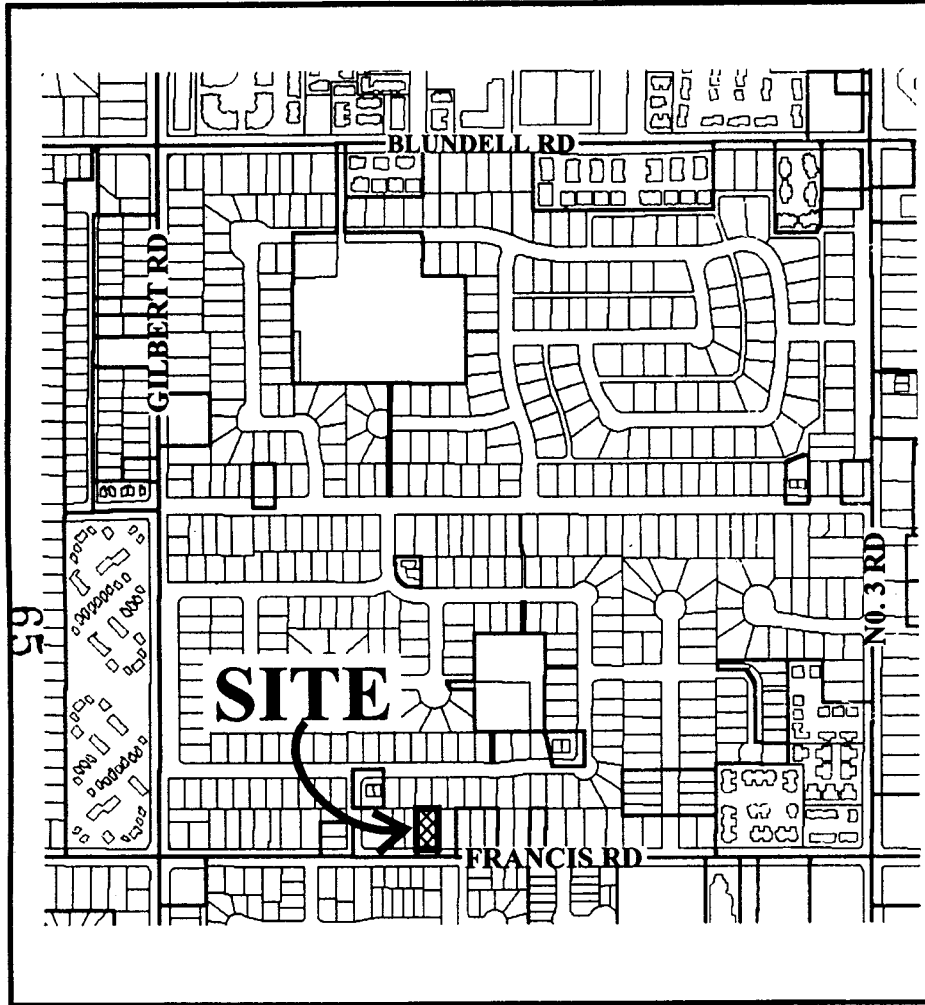


Holger Burke, MCIP
Development Coordinator

HB:blg

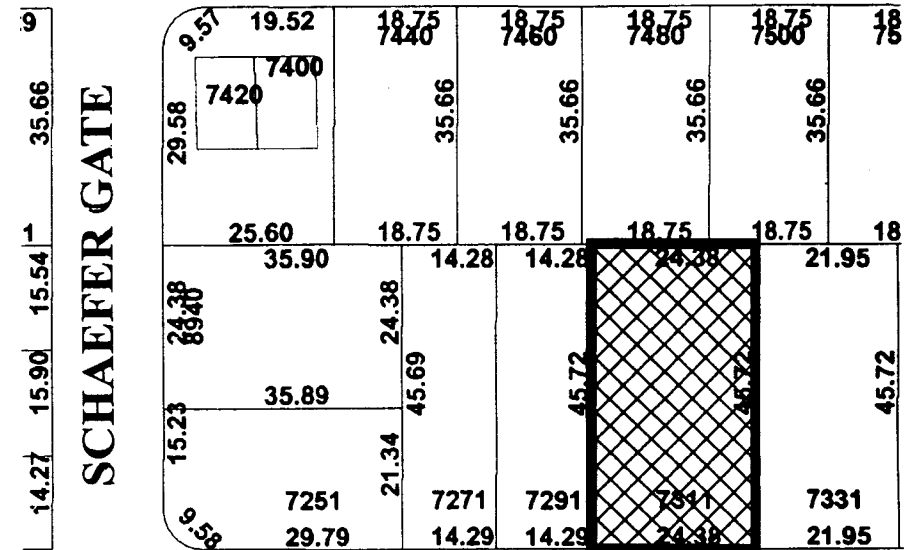


City of Richmond



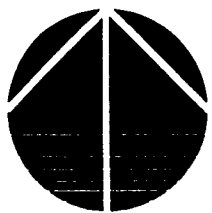
	7391	7411	7431	7451	7471	7491	7511
0	18.59	18.59	18.59	18.59	18.59	18.59	18.59

SCHAEFER AVE



FRANCIS RD

20.73	20.73	15.24	15.24	15.24	15.24	20.12	20.12
18.60	17.00	24.63	24.63	24.63	24.63	27.43	27.43
		24.63	24.63	24.63	24.63	27.43	27.43
		24.63	24.63	24.63	24.63	27.43	27.43
		24.63	24.63	24.63	24.63	27.43	27.43
		24.63	24.63	24.63	24.63	27.43	27.43
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SC 00-177151

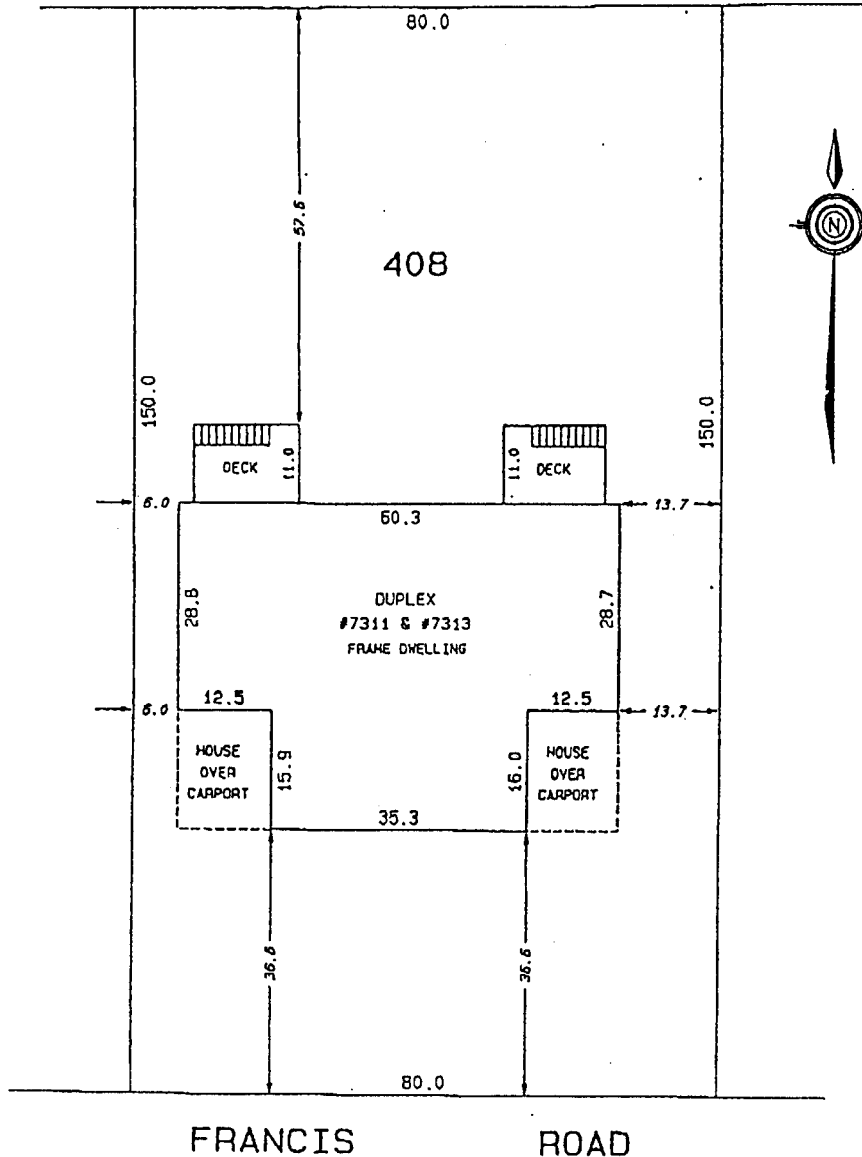
Original Date: 07/27/00

Revision Date:

Note: Dimensions are in METRES

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION
LOT 408, SECTION 20, B4N R6W, PLAN 48417,
NEW WESTMINSTER DISTRICT
RICHMOND, B.C.

SCALE : 1 INCH = 20 FEET



SUBJECT TO THE LIMITATIONS PRINTED HEREON:
 WE HEREBY CERTIFY THAT THE ABOVE SKETCH
 SHOWS THE REGISTERED DIMENSIONS OF THE
 ABOVE DESCRIBED PROPERTY AND THE RELATIVE
 LOCATION OF THE IMPROVEMENTS THEREON.

NOVEMBER 25TH, 1997

[Signature]
 B.C.L.S.

THIS PLAN IS FOR THE PROTECTION OF
 THE MORTGAGEE ONLY. WE ACCEPT NO
 RESPONSIBILITY FOR UNAUTHORIZED USE.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY
 SIGNED AND SEALED

HERMON, BUNBURY, AND OKE,
 PROFESSIONAL LAND SURVEYORS
 VANCOUVER AND WHISTLER, B.C.