



**CITY OF RICHMOND**  
**URBAN DEVELOPMENT DIVISION**

REPORT TO COMMITTEE

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

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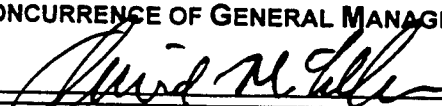
**STAFF RECOMMENDATION**

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

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


**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.

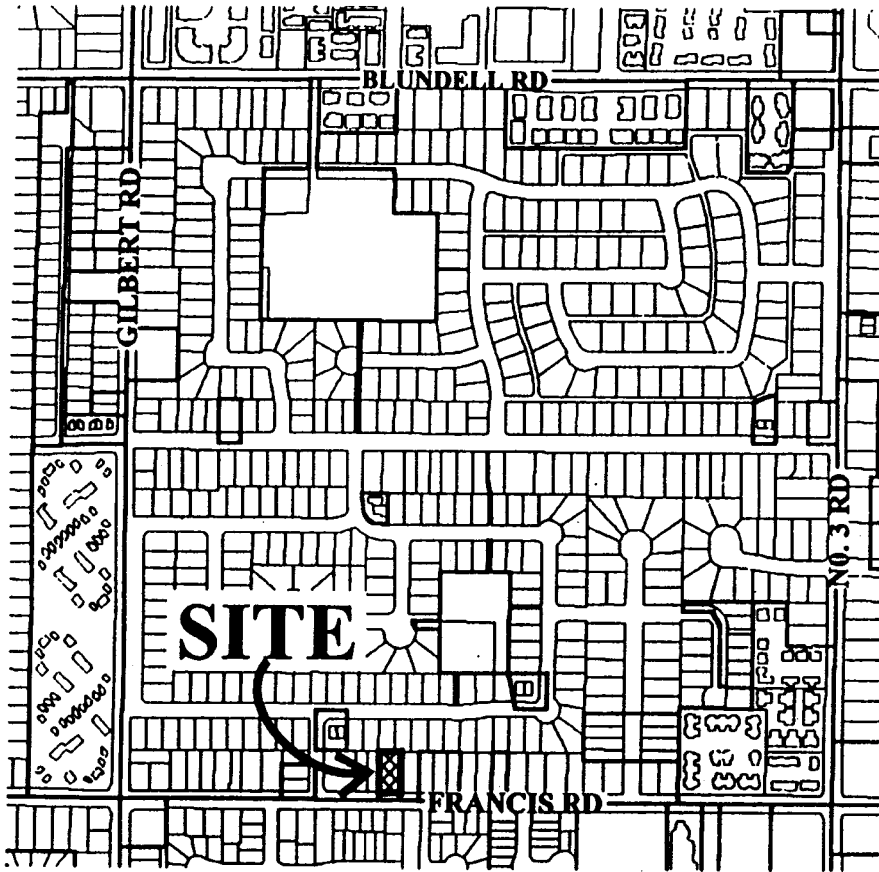


Holger Burke, MCIP  
Development Coordinator

HB:blg

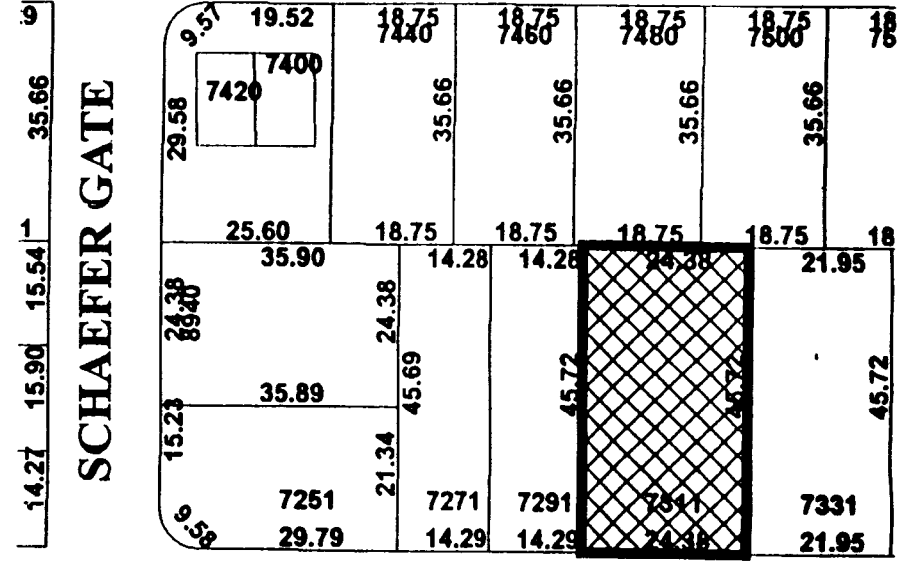


# City of Richmond



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

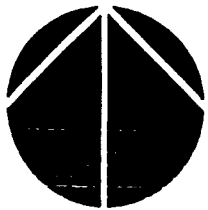
## SCHAEFER AVE



## FRANCIS RD

19.73	20.73	15.24	15.24	15.24	15.24	20.12	20.12
18.00	20.00	24.63	24.63	24.63	24.63	27.43	27.43

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### SC 00-177151

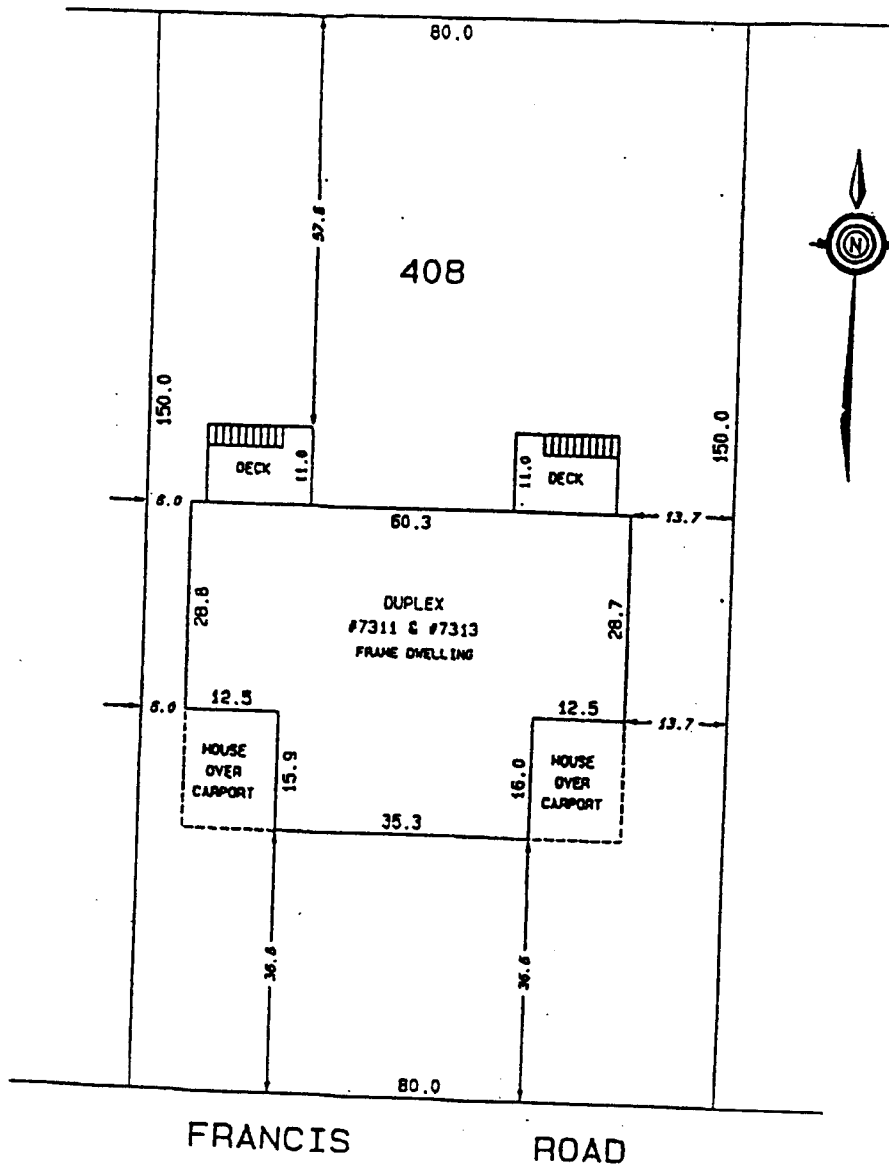
Original Date: 07/27/00

Revision Date:

Note: Dimensions are in METRES

**B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION**  
**LOT 408, SECTION 20, 84N 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.

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