



City of Richmond
Planning and Development Department

Report to Committee

To Planning - Nov 18, 2008
To Council - Nov 24, 2008

To: Planning Committee

Date: October 27, 2008

From: Brian J. Jackson
Director of Development

RZ 07-373657 XR 4430-00

File: 12-8060-20-8456

Re: **Application by Ted Danyluk for Rezoning at 6220 Francis Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area J (R1/J)**

Staff Recommendation

1. That the following recommendation be forwarded to Public Hearing:

That Single-Family Lot Size Policy 5428 for the properties contained in Section 30-4-6, be amended to permit the properties along Francis Road to subdivide in accordance with Single-Family Housing District, Subdivision Area J (R1/J) (as shown on Attachment 5 to the report dated October 27, 2008 from the Director of Development).

2. That Bylaw No. 8456, for the rezoning of 6220 Francis Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area J (R1/J)", be introduced and given first reading.

Brian J. Jackson
Director of Development

BJ:ke
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Ted Danyluk has applied to the City of Richmond for permission to rezone 6220 Francis Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area J (R1/J) in order to permit the subject property to be subdivided into two single-family residential lots.

The subject rezoning application also requires an amendment to Lot Size Policy 5428, to enable properties along Francis Road in the Lot Size Policy area to develop in accordance with Single-Family Housing District, Subdivision Area J (R1/J). This amendment is limited to lots along Francis Road only and does not change any designation of lots within the neighbourhood subdivision to the south of Francis Road.

Findings of Fact

A preliminary subdivision plan and Development Application Data Sheet is contained in **Attachments 2 & 3**.

Background

Council approved a recent amendment to Lot Size Policy 5428 on May 20, 2008. This amendment was associated with a rezoning application at 6340 Francis Road and 6351 Martyniuk Gate. This previously approved Lot Size Policy amendment was specific to the subject site under development, which was situated within the neighbourhood subdivision, and did not change any provisions for properties along Francis Road.

Surrounding Development

To the North: Single-family dwellings on Single-Family Housing District, Subdivision Area C (R1/C) zoned lots

To the East: A stratified duplex zoned R1/E

To the South: Single-family dwelling on R1/E zoned lots

To the West: A stratified duplex zoned R1/E

Related Policies & Studies

Existing Lot Size Policy 5428

Lot Size Policy 5428, adopted by Council on December 18, 1989 (amended in May 20, 2008), identifies that properties along Francis Road in Section 30-4-6 be permitted to develop in accordance with Single-Family Housing District, Subdivision Area C (R1/C). The minimum parcel width and area associated with an R1/C lot is 13.5 m (44.3 ft.) and 360 sq. m (3,875 sq. ft.) respectively. A copy of the current Lot Size Policy 5428 is contained in **Attachment 4**.

Proposed Amendment to Policy 5428

Upon receipt of the rezoning application for 6220 Francis Road, staff examined lot dimensions for properties within Lot Size Policy 5428 along Francis Road. The staff review highlighted the following:

- There are a wide variety of single-family lot widths and sizes within the Lot Size Policy along this portion of Francis Road (34 total lots).
- 4 lots have developed in accordance with R1/C zoning as permitted in the existing policy
- 2 additional stand-alone lots have the potential to develop in accordance with R1/C.
- The remaining properties require land assembly to be undertaken in order to facilitate further residential subdivision.
- Of these remaining properties, there are 3 lots that fall short of meeting the minimum lot width requirements of an R1/C zoned property by 0.1 m (0.3 ft.). The property with the rezoning application at 6220 Francis Road is one of these lots.

Based on the review of lot dimensions and rezoning application at 6220 Francis Road, an amendment to Lot Size Policy 5428 is proposed to enable lots on Francis Road within the policy area to develop in accordance with Single-Family Housing District, Subdivision Area J (R1/J)(13.4 m or 44 ft. minimum width) in addition to permitting Single-Family Housing District, Subdivision Area C (R1/C)(13.5 m or 44.3 ft. minimum width). The difference in lot dimensions between an R1/C and R1/J zoned lot is limited to lot width only. The following table compares the minimum lot dimensions of R1/C and R1/J zoning:

	Minimum Width	Minimum Depth	Minimum Area
R1/C	13.5 m (44.3 ft.)	24 m (78.7 ft.)	360 sq. m (3,875 sq. ft.)
R1/J	13.4 m (44 ft.)	24 m (78.7 ft.)	360 sq. m (3,875 sq. ft.)

The proposed amendment would enable 3 properties (includes the subject site) along Francis Road to develop on a standalone basis in accordance to R1/J zoning (13.4 m or 44 ft. minimum width). The amendment also retains the potential for R1/C sized lots for those properties with sufficient dimensions. Lot assembly and consolidation will be required to facilitated further residential subdivision along Francis Road in the policy area for the properties that do not meet minimum lot size requirements of R1/C or R1/J if the proposed amendment is approved (refer to **Attachment 5** for a copy of the proposed amended Policy 5428).

In order to notify and inform all residents of the proposed amendment to Lot Size Policy 5428, a letter explaining the proposed changes was sent out to all property owners in the policy area on September 15, 2008. The letter and accompanying information is contained in **Attachment 6**.

Public Input

To date, staff have not received any correspondence or telephone calls as a result of the distributed mail-out to residents in the Lot Size Policy area and posted rezoning signage on the subject property. Staff will continue to monitor receipt of any correspondence and forward to Council as part of the rezoning application process.

Staff Comments

All issues related to the rezoning application have been resolved. Rezoning considerations attached to the application are contained in **Attachment 7**.

Richmond Affordable Housing Strategy

The subject rezoning application was submitted prior to the July 1, 2007 and is considered an in-stream application identified in the Richmond Affordable Housing Strategy. As a result, the requirements to provide either one secondary suite in a single-family dwelling for every two single-family residential lots created or a cash-in-lieu contribution does not apply to the subject application.

Flood Plain Designation and Protection Bylaw 8204

The subject property is contained in "Area A" based on the City's Flood Plain Designation and Protection Bylaw 8204. The flood construction level for new dwellings on the site is either 2.9 m or 0.3 m measured above from the surveyed crown of the adjacent road. A flood indemnity restrictive covenant will be required to be registered as a rezoning consideration of the application.

Driveway Access

One shared driveway providing access to the proposed single-family properties will be required. The single driveway will be centred on the shared property line of the proposed properties and secured through a restrictive covenant requiring a shared driveway to service the two future residential lots as a rezoning consideration. A cross access easement will be registered at future subdivision stage to secure the implementation of the shared driveway. The proposed R1/J zoning requires a minimum front yard setback of 9 m (29.5 ft.) for lots with access to a section line road (Francis Road) in order to enable implementation of a driveway with turnaround capability to facilitate ease of access.

Utility Servicing and Subdivision Requirements

Standard servicing costs are required to be paid in order to obtain final approval of the subdivision (Development Cost Charges; Greater Vancouver Sewerage & Drainage District; School Site Acquisition Charge; Address Assignment; Servicing Costs). Due to the location of the shared driveway, an existing street tree on Francis Road is required to be removed and relocated to another suitable location on the street to maintain the boulevard treatment. The cost of street tree removal and relocation is to be paid by the developer at future subdivision. Registration of a cross access easement at subdivision is required to enable use of the shared driveway to exit and access the two lots.

Analysis

Proposed Zoning (R1/J) and Amendment to Lot Size Policy 5428

The proposal to rezone the subject site into two single-family lots is consistent with the development pattern along this portion of Francis Road, which is also regulated by a Lot Size Policy allowing development in accordance with R1/C properties. Due to the existing lot width of future subdivided lots on the subject property (13.4 m or 44 ft.), minimum lot width of R1/C zoning (13.5 m or 44.3 ft.) cannot be met. Staff propose that R1/J zoning be utilized, as the subject property would be able to meet minimum lot width requirements of this zone. An amendment to Lot Size Policy 5428 is being proposed to enable lots along Francis Road to develop in accordance with either R1/C or R1/J, depending on the dimensions of properties.

The impact on the streetscape and appearance of lot sizes and dwellings will be very minimal based on the proposed amendment to the Lot Size Policy to allow both R1/C and R1/J designated lots. Lot dimensions in both zones are identical, with the only difference being lot width (R1/C –

13.5 m; R1/J – 13.4 m). The 0.1 m (0.3 ft.) difference in width will not impact the form of housing developed and has a negligible impact on the resulting subdivision pattern. If the proposed amendment to the policy is approved, 3 lots (including the subject site) are sized appropriately to develop based on the lot dimensions of R1/J.

Tree Retention, Replacement and Compensation

The following table provides a summary of tree retention, removal and compensation for on-site and off-site trees based on a report submitted by the consulting arborist and reviewed by the City’s Tree Preservation Group. **Attachment 8** contains a tree survey highlighting trees to be removed.

	Number of Trees	Compensation Rate	Compensation Required	Comments
On-Site Bylaw Sized Trees to be Removed	14	2:1	<ul style="list-style-type: none"> • 12 replacement trees (4@ 9cm calliper; 8 @ 8cm calliper). • \$5,000 voluntary contribution to the tree compensation fund. 	<ul style="list-style-type: none"> • Landscape plan to be submitted to confirm number and size of replacement trees. • 3 on-site bylaw trees identified as being dead by the consulting arborist. As a result, compensation is not required for these trees.
On-Site Bylaw Sized Trees to be Retained	1	N/A	N/A	Tree protection measures to be implemented and monitored by contracted arborist.
Off-Site Trees to be Removed	1 tree planted on the road allowance 1 boulevard street tree	N/A	<ul style="list-style-type: none"> • Tree removal concurred by Parks with \$1,000 identified for compensation. • Removal and relocation of boulevard street tree at subdivision stage. 	Tree removal required to facilitate implementation of a shared driveway for the two lots.

Tree protection fencing in accordance with City guidelines and the consulting arborist recommendations is required to be installed prior to either final adoption of the rezoning application or upon demolition of the existing dwelling (whichever occurs first). To ensure tree protection measures and forthcoming site preparation and construction activities adhere to the recommendations of the arborist to protect neighbouring trees on adjacent properties, the developer will be required to provide proof of a contract with a certified arborist to oversee and undertake recommendations contained in the submitted arborist report. Tree protection fencing and measures are required for trees to be retained on the Francis Road allowance, close to the north property line and for trees on neighbouring properties located in close proximity to subject site’s boundaries.

Landscaping Requirements

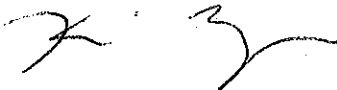
Based on the 2:1 replacement ratio contained in the Official Community Plan and sizing requirements listed in the City's Tree Protection Bylaw, a landscape plan is to be submitted and approved prior to final adoption of the rezoning application. The landscape plan is required to:

- Provide a minimum of 12 replacement trees to be planted and distributed equally between the future two lots. 4 replacement trees are to be sized at 9 cm calliper; 8 replacement trees are to be sized at 8 cm calliper.
- Due to the size of the properties, proposed building envelopes for dwellings, driveways and other servicing corridors, a maximum of 12 replacement trees can be planted on-site. A contribution of \$5,000 (\$500 per replacement tree) to the City's Tree Compensation Fund is required for the remaining 10 trees as cash-in-lieu of replacement trees.

A boulevard street tree located on the Francis Road allowance is to be removed and relocated at the subdivision stage due to the location of the future driveway. The cost of the street tree modification is to be paid by the developer at subdivision stage. The City of Richmond's Parks Division concurs with the removal of one additional tree located on the Francis Road allowance, with \$1,000 to be paid for compensation (secured as a rezoning consideration) so that replacement trees can be planted.

Conclusion

The proposed amendment to Lot Size Policy 5428 to enable properties along Francis Road to develop in accordance with R1/J zoning will not significantly impact the subdivision pattern. Staff supports both the proposed amendment to Lot Size Policy 5428 and rezoning application at 6220 Francis Road to enable a two lot residential subdivision.



Kevin Eng
Planner 1

KE:cas

Attachment 1: Location Map

Attachment 2: Preliminary Subdivision Plan

Attachment 3: Development Application Data Sheet

Attachment 4: Existing Lot Size Policy 5428

Attachment 5: Proposed amendment to Lot Size Policy 5428

Attachment 6: Neighbourhood Consultation Package – Proposed Amendment to Lot Size Policy 5428

Attachment 7: Rezoning Considerations Concurrence

Attachment 8: Trees Identified for Removal



**SUBJECT
PROPERTY**

FRANCIS RD

MARTYNIUK PL

MAPLE RD

NO. 2 RD



RZ 07-373657

Original Date: 09/15/08

Amended Date:

Note: Dimensions are in METRES

FRANCIS

ATTACHMENT 2

SITE PLAN
6220 FRANCIS RD.

90°

31

26.827

13.4
meters

25.

13.4 meters

29"

REM.

W 1/2 5

2777

46.432

39"

RE

STI

PL

NW

09'

09'

32'

09"

IP



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**

RZ 07-373657 **Attachment 3**

Address: 6220 Francis Road

Applicant: Ted Danyluk

	Existing	Proposed
Owner:	Lawrence Danyluk	To be determined
Site Size (m²):	1,245 m ²	No change
Land Uses:	One Single-Family Property	Two Single-Family Lots
OCP Designation:	Neighbourhood Residential Low-Density Residential	No change - complies
702 Policy Designation:	Lot Size Policy 5428 – Enables R1/C development along Francis Road	Amendment to enable R1/C and R1/J sized lots along Francis Road
Zoning:	R1/E	R1/J

On Future Subdivided Lots	R1/C	R1/J	Difference
Floor Area Ratio:	Max. 0.55	Max. 0.55	none
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	Area – 360 m ² Width – 13.5 m Depth – 24 m	Area – 360 m ² Width – 13.4 m Depth – 24 m	0.1 m width difference
Setback – Front Yard (m):	Min. 9 m (Section Line Road)	Min 9 m. (Section Line Road)	none
Driveway	Driveway with turnaround capability required	Driveway with turnaround capability required	none

Other: _____



City of Richmond

Policy Manual

Page 1 of 2

Amended by Council: December 18, 1989

POLICY 5428

Amended by Council: May 20, 2008

File Ref: 4430-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 30-4-6

POLICY 5428:

The following policy establishes lot sizes for properties in Section 30-4-6 as shown on the attached map:

1. Subdivisions in the Quarter Section's interior areas as designated on the map may be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300;
2. Subdivisions along Francis Road as shown on the map will be restricted to Single-Family Housing District R1/C unless there is a constructed lane access, then subdivisions may be permitted to Single-Family Housing District R1-0.6, except that 6680 Francis Road may be permitted to subdivide to Single-Family Housing District R1-K without the requirement for a lane access; and
3. This policy is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



City of Richmond

Policy Manual

Page 1 of 2

Proposed Policy (November 2008)

POLICY 5428

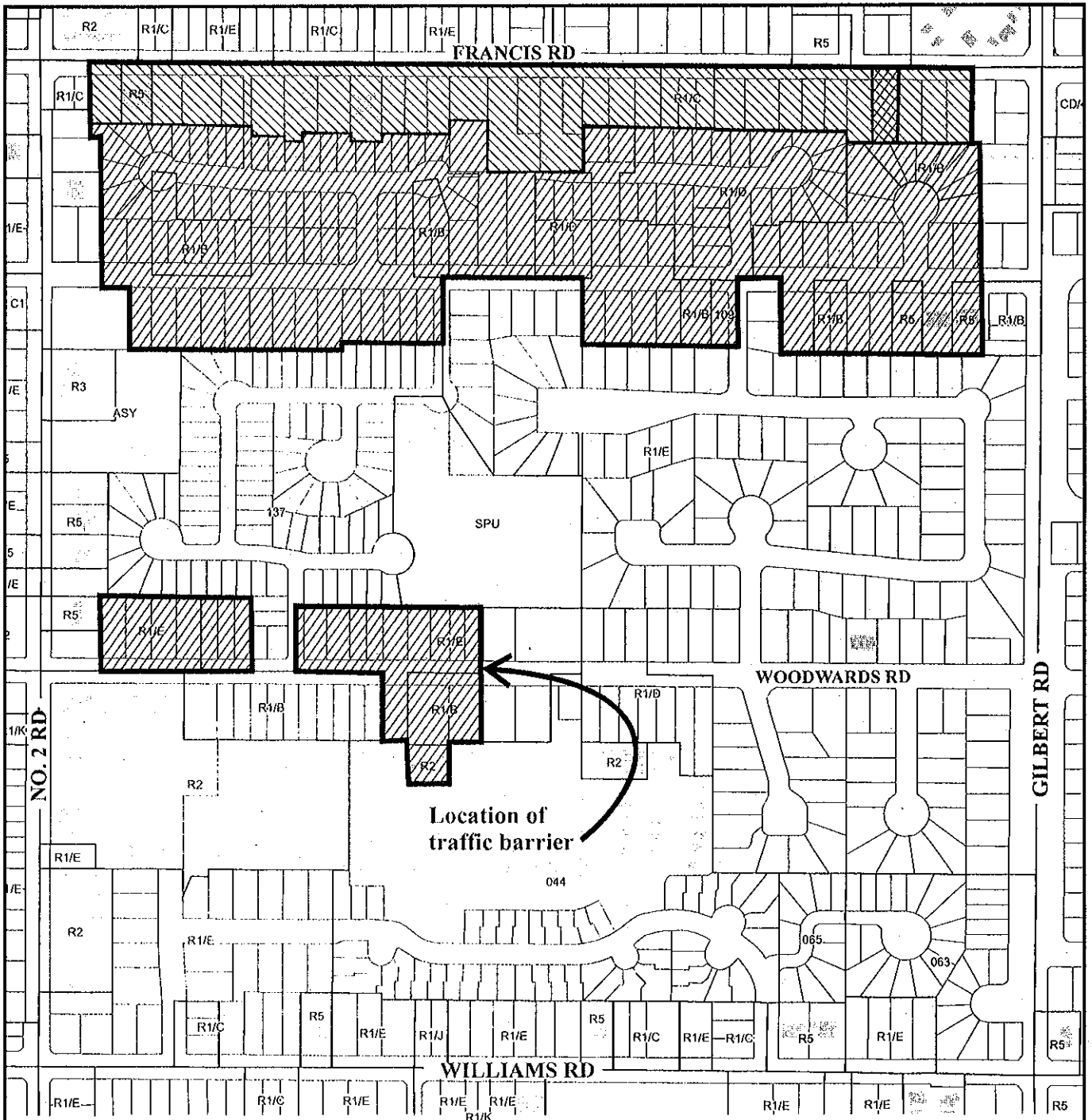
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


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2. Subdivisions along Francis Road as shown on the map will be restricted to Single-Family Housing District R1/C or Single-Family Housing District R1/J unless there is a constructed lane access, then subdivisions may be permitted to Single-Family Housing District R1-0.6, except that 6680 Francis Road may be permitted to subdivide to Single-Family Housing District R1-K without the requirement for a lane access; and
3. This policy is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



-  Subdivision permitted as per R1/B
-  Subdivision permitted as per R1/C or R1/J unless there is a constructed lane access then R1-0.6
-  Subdivision permitted as per R1/K



Proposed Policy 5428 Section 30-4-6

Adopted Date: 12/18/89
 Amended Date: 05/20/08
 Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
 Telephone (604) 276-4000
 www.city.richmond.bc.ca

4430-00

September 15, 2008
 File: RZ 07-373657

Planning and Development Department
 Fax: 604-276-4052

IMPORTANT INFORMATION

Please have this translated

這是一份重要的信件，
 請找人幫你翻譯。

Dear Owner/Resident:

Re: Proposed Amendment to Single-Family Lot Size Policy 5428

This is to advise you that the City of Richmond has received an application to rezone 6220 Francis Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area J (R1/J). The purpose of the rezoning is to permit the subject property to rezone and subdivide into two single-family lots.

Lot Size Policy 5428: Current Policy and Proposed Amendments

The subject property is governed by Single-Family Lot Size Policy 5428 which limits rezoning along Francis Road to Single-Family Housing District, Subdivision Area C (R1/C) – requiring that any new lots being subdivided have a minimum width of 13.5 m (44.3 ft.), a minimum area of 360 m² (3,875 ft²) and a minimum depth of 24 m (78.7 ft.).

The proposed new zoning of the subject property – Single-Family Housing District, Subdivision Area J (R1/J) – allows a minimum width of 13.4 m (44 ft.), a minimum area of 360 m² (3,875 ft²) and a minimum depth of 24 m (78.7 ft.).

Therefore, the proposal requires an amendment to Lot Size Policy 5428 to enable properties along Francis Road within the Lot Size Policy area to rezone and subdivide in accordance to Single-Family Housing District, Subdivision Area J (R1/J) if minimum lot dimension requirements of Single-Family Housing District, Subdivision Area C (R1/C) cannot be met. As noted above, the only difference in lot dimensions between the two zones is lot width with R1/J requiring 13.4 m (44 ft.) for width and R1/C requiring 13.5 m (44.3 ft.) for width.

This amendment would enable the City to consider other rezoning applications along this section of Francis Road to Single-Family Housing District, Subdivision Area J (R1/J) in addition to current provisions in the Lot Size Policy which allow consideration of rezoning applications for Single-Family Housing District, Subdivision Area C (R1/C) and Single-Family Housing District (R1-0.6)(must have constructed lane access).

It should be emphasized that the proposed amendment to Lot Size Policy 5428 would only apply to the properties along Francis Road and would not change the zoning permitted elsewhere in the neighbourhood.

Upcoming Process


You are being advised of this proposal because the rezoning application at 6220 Francis Road requires a change to Single-Family Lot Size Policy 5428.

It is proposed that the amendment to Single-Family Lot Size Policy 5428 and the rezoning application at 6220 Francis Road be considered concurrently by the Planning Committee and City Council in the near future once the staff review is complete.

If acceptable, both items would then be subsequently considered by Council at a Public Hearing. You will be provided with the opportunity to address Council on both the proposed amendment to Single-Family Lot Size Policy 5428 and the rezoning application at 6220 Francis Road at this Public Hearing.

If you have any comments on this matter, please direct them to me in writing by **October 3, 2008**.

Yours truly,



Kevin Eng
Planner 1
604-247-4626
keng@richmond.ca
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

:ke

Att. (4): Attachment 1 – Location Map of Rezoning Application at 6220 Francis Road (RZ 07-373657)
Attachment 2 – Existing Single-Family Lot Size Policy 5428
Attachment 3 – Proposed Amended Single-Family Lot Size Policy 5428
Attachment 4 – Proposed Subdivision Plan of 6220 Francis Road (RZ 07-373660)

For Translation
Assistance:

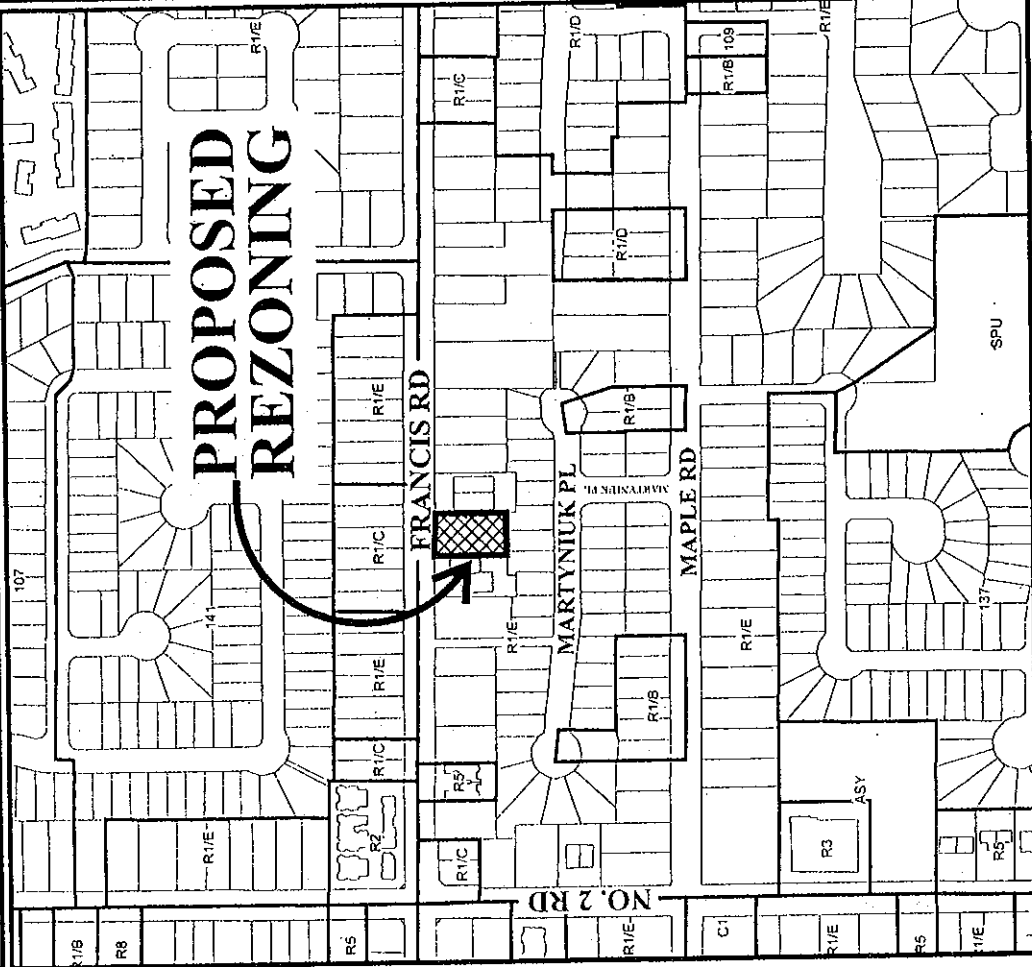
如閣下需要中文翻譯服務
請與中僑互助會聯絡
電話：604-279-7180

ਪੰਜਾਬੀ ਵਿੱਚ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ
ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ਼ ਸੋਸਾਇਟੀ ਵਿਖੇ
604-279-7160 ਤੇ ਫੋਨ ਕਰੋ



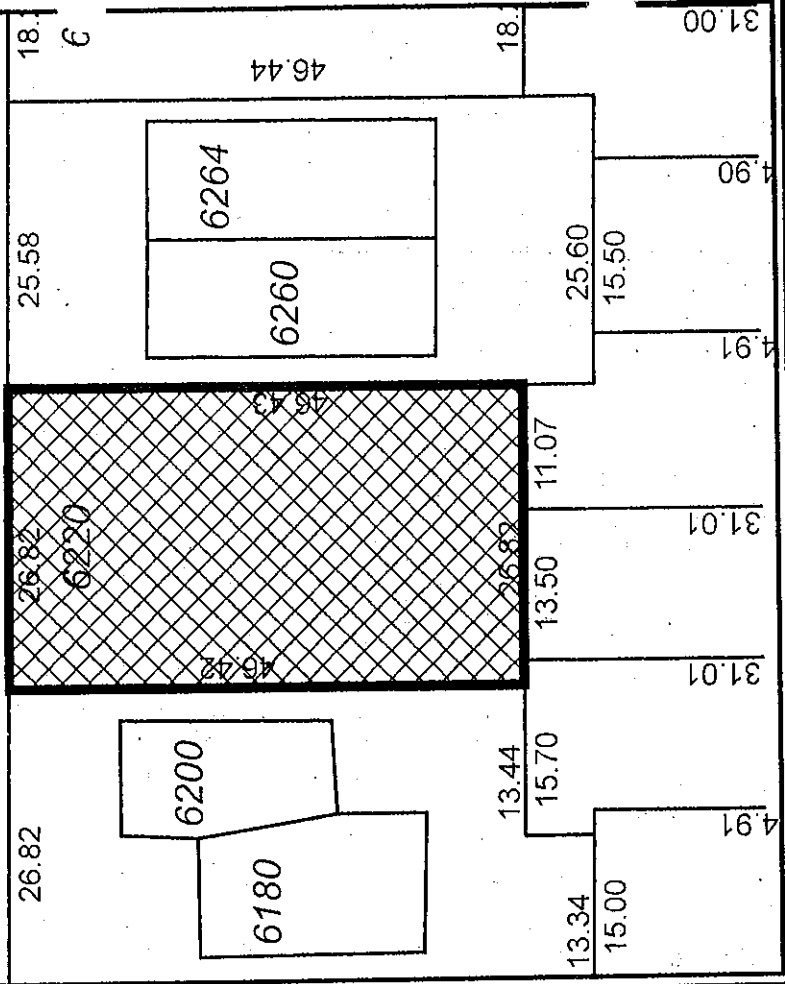
City of Richmond

PROPOSED REZONING



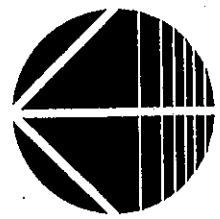
FRANCIS RD

6175 13.67	6191 13.67	6211 13.67	6231 13.67	6233 13.67	6251 13.67
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Original Date: 09/15/08
 Revision Date:
 Note: Dimensions are in METRES

RZ 07-373657



TO LETTER DATED
SEPT. 15/08



City of Richmond

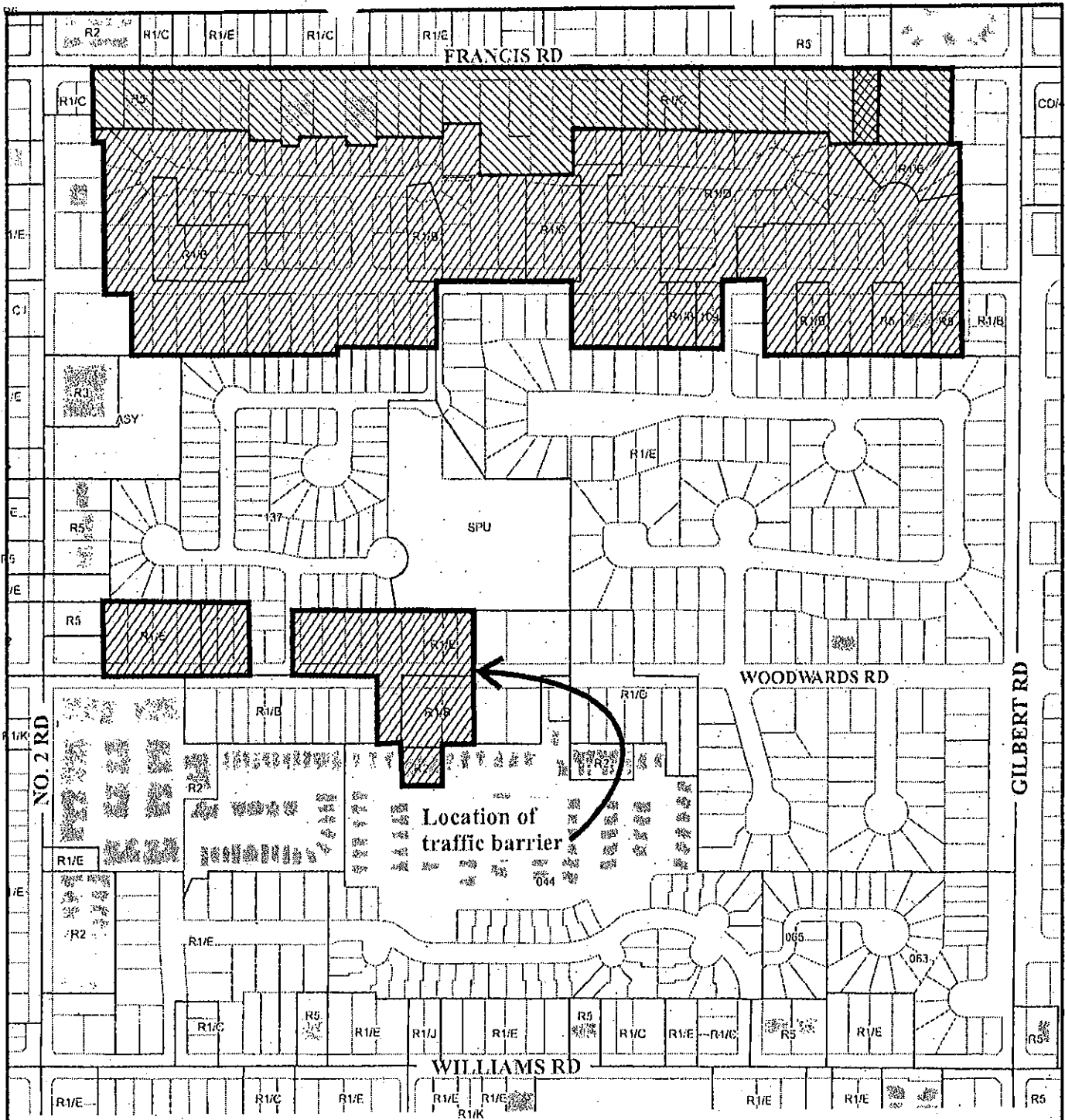
Policy Manual




Page 1 of 2	Amended by Council: December 18, 1989 Amended by Council: May 20, 2008	POLICY 5428
File Ref:	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 30-4-6	

POLICY 5428:

The following policy establishes lot sizes for properties in Section 30-4-6 as shown on the attached map:

1. Subdivisions in the Quarter Section's interior areas as designated on the map may be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300;
2. Subdivisions along Francis Road as shown on the map will be restricted to Single-Family Housing District R1/C unless there is a constructed lane access, then subdivisions may be permitted to Single-Family Housing District R1-0.6, except that 6680 Francis Road may be permitted to subdivide to Single-Family Housing District R1-K without the requirement for a lane access; and
3. This policy is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



-  Subdivision permitted as per R1/B
-  Subdivision permitted as per R1/C unless there is a constructed lane access then R1-0.6
-  Subdivision permitted as per R1/K



Amended Policy 5428 Section 30-4-6

Adopted Date: 12/18/89
 Amended Date: 05/20/08
 Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Proposed Policy (September 2008)

POLICY 5428

File Ref:

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 30-4-6

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1. Subdivisions in the Quarter Section's interior areas as designated on the map may be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300;
2. Subdivisions along Francis Road as shown on the map will be restricted to Single-Family Housing District R1/C, or Single-Family Housing District R1/J unless there is a constructed lane access, then subdivisions may be permitted to Single-Family Housing District R1-0.6, except that 6680 Francis Road may be permitted to subdivide to Single-Family Housing District R1-K without the requirement for a lane access; and
3. This policy is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Proposed Amendment

Preliminary

FRANCIS

For Discussion Purposes Only

SITE PLAN
6220 FRANCIS RD.

ATTACHMENT 4
TO LETTER DATED
SEPT. 15/08

90°

31

26.827
13.4 meters

13.4
meters

25.

29"

46.418

REM.

W 1/2 5

2777

09'

46.432

29"

RE

STI

PL

NW

09'

32'

09"

1P

Rezoning Considerations
6220 Francis Road
RZ 07-373657

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

1. Registration of a flood indemnity restrictive covenant.
2. Registration of a restrictive covenant requiring that the future two lots have a single-shared driveway.
3. Submission of a landscape plan to be approved by the Director of Development, containing a minimum of 12 replacement trees (6 trees on each proposed new lot) with at least 4 trees sized at 9 cm calliper and 8 trees at 8 cm calliper.
4. Voluntary contribution of \$5,000 to the City's Tree Compensation Fund for cash-in-lieu of replacement trees.
5. Voluntary contribution of \$1,000 to the City's Parks Statutory Reserve Fund as compensation for removal of one tree located on the Francis Road allowance.
6. Submission of a proof of contract between the developer and a certified arborist to ensure installation of the appropriate tree protection measures and fencing based on City of Richmond guidelines and the consulting arborist recommendations, monitoring of site activities to ensure tree protection measures are adhered to.

Please be advised that through the processing of the forthcoming subdivision application, the following will be required in addition to the standard servicing costs:

1. Provide a Cross-Access Easement/Agreement, as directed by the City's Approving Officer, to permit vehicles to cross property lines as they enter and exit their properties via a single-shared driveway from Francis Road.
2. The developer is required to pay for the removal and relocation of the boulevard street tree due to the implementation of the shared driveway.

[Signed original on file]

Signed

Date

SURVEY PLAN OF THE WEST HALF OF LOT 5 EXCEPT: PART SUBDIVIDED BY PLAN 78016 BLOCK A SECTION 30 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 2777

SHOWING TREES ACCORDING TO CITY OF RICHMOND

BYLAW No. 8014

PARCEL IDENTIFIER (PID): 001-019-031

PMC ADDRESS
#6220 FRANCIS ROAD
RICHMOND, B.C.

FRANCIS ROAD

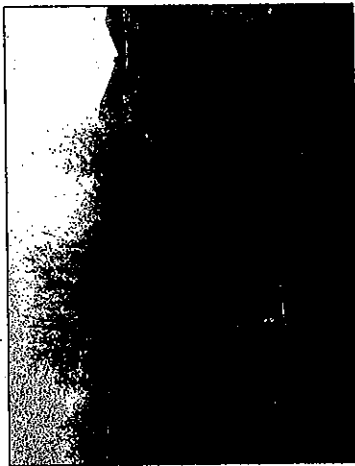


PHOTO #1

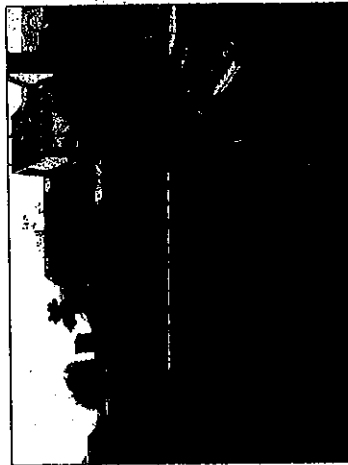


PHOTO #2

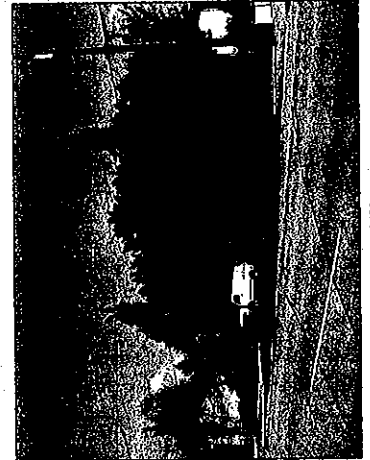


PHOTO #3

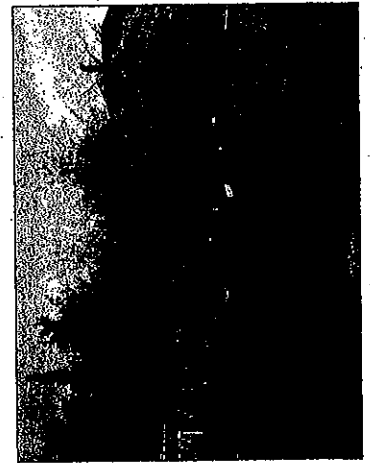
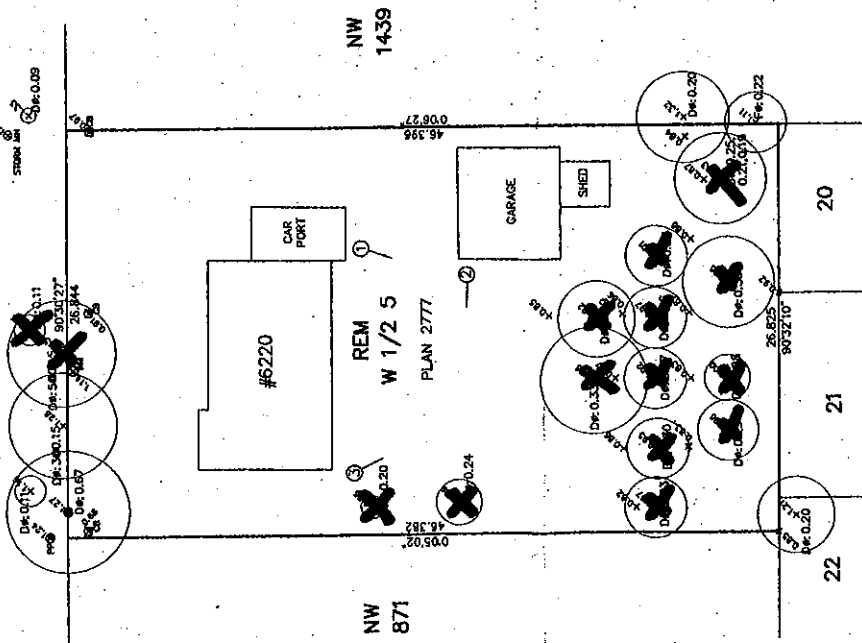
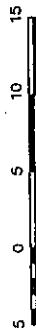


PHOTO #4



LEGEND

SCALE 1:250



ALL DISTANCES ARE IN METRES.

- INDICATES SPOT ELEVATION
- CB INDICATES CATCH BASIN
- CMH INDICATES MANHOLE
- PP INDICATES POWER POLE
- WM INDICATES WATER METER
- D INDICATES DECIDUOUS TREE
- C INDICATES CEDAR TREE
- F INDICATES FIR TREE
- INDICATES PHOTO NUMBER WITH DIRECTION OF VIEW

NOTES:

- ELEVATIONS ARE TO RICHMOND GEODETIC DATUM AND ARE DERIVED FROM RICHMOND CITY BENCHMARK, ARROWHEAD ON FREE HYDRANT, LOCATED ON THE SOUTH SIDE OF FRANCIS ROAD AT HOUSE #6160. ELEVATION=2.208 METRES
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM FIELD SURVEYS.
- ON-SITE TREES SMALLER THAN 0.20M (6") DIAMETER ARE NOT SHOWN ON THIS PLAN.

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TATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

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FAX: 604-270-4137

ADRIE: 15423-001-1P6-000.DWG

2-07-15423-TPG

CLIENT REF: TED AND LARRY DANYLUK

TREES IDENTIFIED FOR REMOVAL

CERTIFIED CORRECT
THIS 7TH DAY OF MAY 2007

Shirley-Anne
B.C.L.S.

DATE OF SURVEY: MAY 3, 2007



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8456 (RZ 07-373657)
6220 FRANCIS ROAD**

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

1. 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 **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA (R1/J)**.

P.I.D. 001-019-031

The West Half of Lot 5 Except: Part Subdivided by Plan 78016, Block A Section 30 Block 4 North Range 6 West New Westminster District Plan 2777

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8456”**.

FIRST READING

NOV 24 2008

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>ul</i>
APPROVED by Director or Solicitor
<i>BOY</i>

MAYOR

CORPORATE OFFICER