



**Regular Council Meeting for Public Hearings
Monday, December 17, 2012**

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

David Weber, Corporate Officer

Absent: None.

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. Zoning Amendment Bylaw 8943 (RZ 12-610919)

(Location: 2420 McKessock Avenue and a portion of 2400 McKessock Avenue; Applicant: Benn Panesar)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

Memorandum from the Director of Development regarding a staff referral – November 6, 2012 Planning Committee (**Schedule 1**)



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Submissions from the floor:

Mr. Brian Cray, 10651 Bridgeport Road, had concerns with the proposal as his property shares the 10' easement for sewer and there are no plans for how the lane will go through in the future. The speaker indicated that if the application is approved, it may impact future development. He suggested that this application not be approved until after the public consultation concerning development issues such as the lane extension/water and sewer right-of-way.

Mr. Trevor Charles, 2380 McKessock Avenue, was concerned about the proposed lane taking 24' from one side of the property decreasing the size of the development area. It is his understanding that the water main is to follow the same course as the sewer line and that any lane/road allowance over these mains requires a minimum allowance of 10' on each side. Therefore, homes to the north would be required to be moved north by 24'. He also expressed concerns regarding improvements to the roads, curbs, boulevards and pathways in the area.

Joy Goul, 10751 & 10811 Bridgeport Road, stated that presently it is inconvenient to get in and out of their properties and she and her husband are in favour of the proposed back lane access into the properties.

Mayor Brodie acknowledged the conclusion of the first round of public speakers. Speakers then addressed Council for the second time with new information.

Mr. Charles expressed concern that these lands are to be considered for coach houses, townhouses, apartments or any combination of such and that Council has approved a plan that would see an increase of approximately 550 new residential units within the area.

Mr. Cray stated that there are new homes being constructed on the one side which limits available access through the front for future development. The time to reserve access to the rear of the properties on Bridgeport is now or the opportunity will be lost.



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PH12/11-1

It was moved and seconded

That Zoning Amendment Bylaw 8943 be given second and third readings.

CARRIED

OPPOSED: Cllr. Halsey-Brandt

2. Zoning Amendment Bylaw 8958 (RZ 12-615705)

(Location: 8280 and 8300 Granville Avenue; Applicant: Townline Ventures Granville Avenue Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/11-2

It was moved and seconded

That Zoning Amendment Bylaw 8958 be given second and third readings.

CARRIED

3. Zoning Amendment Bylaw 8960 (RZ 12-620766)

(Location: 9020 Bridgeport Road; Applicant: TL Housing Solutions Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.



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Submissions from the floor:

Ms. Jennifer Larsen, 7688 Acheson Road, although before Council representing herself, stated that she will be reporting back to the Richmond Lion's Ladies in relation to the Lion's Manor. Ms. Larsen had questions regarding the operation of the proposed facility on Bridgeport Road and expressed concern whether, in the end, Richmond will be losing care capacity with the temporary Bridgeport facility while the Lion's Manor is being rebuilt. The speaker was directed to the applicant in relation to the operational concerns and questions.

PH12/11-3

It was moved and seconded

That Zoning Amendment Bylaw 8960 be given second and third readings.

CARRIED

In accordance with Section 100 of the *Community Charter*, Councillor Derek Dang declared himself to be in a conflict of interest as he has an interest in the subject property and left the meeting (7:40 p.m.).

4. Zoning Amendment Bylaw 8963 (RZ 12-613927)

(Location: 9111 Williams Road; Applicant: Yamamoto Architecture Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/11-4

It was moved and seconded

That Zoning Amendment Bylaw 8963 be given second and third readings.

CARRIED

Councillor Dang returned to the meeting (7:42 p.m.).



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5A. Proposed Single-Family Lot Size Policy No. 5467 (Section 23-4-7)

5B. Zoning Amendment Bylaw 8965 (RZ 12-617436)

(Location: 4691, 4731 and 4851 Francis Road; Applicant: Vanlux Development Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

- (a) Samuel Raich, 902-4900 Francis Road (**Schedule 2**)

PH12/11-5

It was moved and seconded

That Single-Family Lot Size Policy No. 5467 in Section 23-4-7, adopted by Council on March 15, 1999, be amended to exclude those properties fronting Francis Road between Lancelot Gate and Railway.

CARRIED

PH12/11-6

It was moved and seconded

That Zoning Amendment Bylaw 8965 be given second and third readings.

CARRIED

6. Zoning Amendment Bylaw 8968 (RZ 11-582929)

(Location: 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be Closed; Applicant: Matthew Cheng Architect Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.



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ADJOURNMENT

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, December 17, 2012.

Corporate Officer
City Clerk's Office (David Weber)



City of
Richmond

Memorandum
Planning and Development Department
Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director of Development

Date: December 7, 2012
File: RZ 12-610919

Re: Staff Referral - November 6, 2012 Planning Committee

Origin

At the Planning Committee meeting held November 6, 2012, the Committee endorsed staff recommendations regarding proposed Zoning Amendment Bylaw 8943 at 2420 McKessock Avenue and a portion of 2400 McKessock Avenue (RZ 12-610919).

The Committee introduced the following referral motion to address a submission from a member of the public who opposed the proposed rezoning and expressed several concerns regarding existing and potential future redevelopment in the neighbourhood:

That Mr. Charles' submission be referred to staff for analysis.

Mr. Charles' Submission

Mr. Trevor Charles of 2380 McKessock Avenue, submitted correspondence to the City Clerks' Office in opposition to the proposed rezoning at the subject site and in which he identified a number of concerns regarding existing and future land use and servicing in the immediate neighbourhood. (**Attachment 1**).

The nature of concerns that Mr. Charles' identified in his correspondence is outlined below:

1. Requirements for new construction and vehicle access
2. Concerns regarding an existing dwelling under construction in the area
3. Site servicing and frontage improvements
4. Future development potential and road/lane alignment

The purpose of this memo is to provide a summary of the concerns raised by Mr. Charles, and to describe the action taken by staff to investigate and analyse the concerns.

Analysis

1. Requirements for new construction and vehicle access & 2. Concerns regarding an existing dwelling under construction in the area

New dwelling construction and vehicle access

Mr. Charles raised a concern about the implications of Fire Code legislation for the subject rezoning and future redevelopment in the neighbourhood.

Information provided by the Senior Manager, Building Approvals division indicates that new single detached dwelling construction in Richmond must comply with the BC Building Code. There is no requirement in the BC Building Code for rear lane access to a single detached dwelling. Fire Code legislation deals primarily with the maintenance of existing buildings, and requires vehicle access to a building to comply with the BC Building Code.

Building height

Mr. Charles raised a concern about the height of a new dwelling under construction at 2731 Shell Road, and whether it complied with the maximum height permitted in the City's Zoning Bylaw.

In response to this concern, the Supervisor of Inspections from the Building Approvals division conducted a site inspection at 2731 Shell Road and confirmed that:

- The lot grade has been raised to meet the required minimum flood plain construction level. The lot grading complies with the Zoning Bylaw; and,
- The height of the new dwelling complies with the maximum building height of 2 ½ storeys (or 9 m) in the Single Detached (RS1/E) zone. Building height is measured from Finished Site Grade, as defined in the Zoning Bylaw.

Fence height

Mr. Charles raised a concern about the height of the new fence constructed at 2731 Shell Road, and whether it complied with the maximum height permitted in the Zoning Bylaw.

In response to this concern, a Property Use Inspector from the Community Bylaws division conducted a site inspection at 2731 Shell Road and determined that the fence height does not exceed the 2 m limit permitted in residential zones in accordance with the Zoning Bylaw (as measured from the point at which the fence intersects the ground at 2731 Shell Road).

Preloading and site preparation on construction sites

Mr. Charles raised a concern about the issue of preloading on sites in the immediate neighbourhood prior to dwelling construction.

Information provided by the Building Approvals division indicates that this neighbourhood is made up of clay soils, where the construction of a single detached dwelling does not likely trigger the requirement to preload. However, while preloading is not required, there remains the practice of site preparation using fill to level off the lot grade or to raise the lot grade to meet the

required minimum flood plain construction level. This is a common practice in the City prior to construction of single detached dwellings, and any adjustments to lot grade are regulated through the Zoning Bylaw. The minimum flood plain construction level in the area is 0.3 m above the highest elevation of the crown of the adjacent road (i.e. 2.50 m GSC), as per the Flood Plain Designation and Protection Bylaw.

3. Servicing & improvements

Mr. Charles raised a number of issues regarding site servicing and frontage improvements in the neighbourhood, and questioned whether these would be resolved with redevelopment.

Each applicant for a Development Application (i.e. rezoning, subdivision) is responsible for ensuring that their proposal complies with City bylaws, including the upgrading of site services and boulevards to meet current City standards. This work is typically secured through either:

- a Servicing Agreement carried out at development stage;
- payment of a Work Order with City crews doing the work; or
- a cash-in-lieu payment for service and boulevard upgrades to be done by the City at a future date.

Upgrading of City service infrastructure and boulevards is not required with construction of a single detached dwelling on a lot if there is no associated rezoning or subdivision.

The City's records indicate that cash-in-lieu payments have been collected over the years in association with Development Applications on McKessock Avenue, which have occurred in accordance with the existing Lot Size Policy 5448. When the majority of lots on McKessock Avenue have redeveloped, the City will undertake the servicing and boulevard improvements with the funds contributed for that purpose.

In response to Mr. Charles' concerns about damage to an existing sanitary sewer on private property and incorrect drawings of the City's sanitary sewer system, staff from the City's Engineering Inspections division conducted site inspections and note the following:

- There is no evidence of damage to existing sewers at 2731 Shell Road. The final adjustment to the inspection chambers will be completed once the property development at the site is completed. A security has been received from the builder to ensure that City property and infrastructure is not damaged during construction and to cover any repair to City property resulting from construction activity at the site; and
- The City's record drawings show the sanitary sewer to be inside the statutory right-of-ways in the neighbourhood.

4. Future development potential and road/lane alignment

The purpose of the public consultation process to be undertaken in January 2013 will be to:

- a. Explore land use options for future redevelopment of those properties in the neighbourhood shown hatched on **Attachment 2**; and

- b. Explore road alignment options for the extension of McKessock Place.

Information on servicing and improvements associated with each of the land use options will be provided and discussed during the public consultation process.

Public Consultation Process – January 2013

The proposed public consultation process is tentatively scheduled for January 24, 2013, from 7:00-9:00 pm at Tait Elementary School, located within the subject neighbourhood. Formal public notification of the meeting will be provided in early January through letters to specific property owners/residents (as outlined in bold in **Attachment 2**), and through an advertisement in the local newspaper.

The format for the meeting will be an Open House style with display boards of:

- a. The existing context of the subject neighbourhood;
- b. Concept plans showing options for future redevelopment of specific properties in the neighbourhood (**Attachment 3**), specifically:
 - Option 1 - Townhouse redevelopment along the subject block of Bridgeport Rd, requiring an amendment to the Bridgeport Area Plan to change the land use designation of affected properties from “Residential (Single-Family)” to “Residential (Townhouse)”, as is the case on the south side of Bridgeport Rd;
 - Option 2 - Single-family redevelopment requiring another amendment to Lot Size Policy 5448 to allow the subject block of Bridgeport Road to be treated in the same way as the blocks on Bridgeport Rd to the west (i.e. to permit rezoning and subdivision to “Compact Single Detached (RC2)” and “Coach House (RCH)”); and
 - Option 3 - Single-family redevelopment under the existing Lot Size Policy 5448, which permits rezoning and subdivision to “Single Detached (RS2/B)” on McKessock Ave, McKessock Pl, and Bridgeport Rd (subject to a rear lane); and
- c. Concept plans showing options for future road/lane alignment in the neighbourhood.

City staff will be on hand to answer any questions from area residents. Comment Forms will be available for residents to provide feedback on the preferred land use option. The meeting format will enable open discussion on the information presented and feedback to be documented for analysis on the preferred future redevelopment scenario in the neighbourhood.

Conclusion

The purpose of this memo is to summarize the concerns raised in a submission by Mr. Trevor Charles to Planning Committee at its meeting held November 6, 2012, and to address the resulting staff referral by providing Council with an update of action taken to analyze the concerns.

December 7, 2012

- 5 -

With respect to the concerns Mr. Charles raised about requirements for new dwelling construction and vehicle access, as well as servicing and improvements, staff from several City departments took action, as described, and investigated all concerns.

The public consultation process to be undertaken in January 2013 will provide a further opportunity to address Mr. Charles' concerns about the future redevelopment potential and road/lane alignment in the neighbourhood.

Please contact me if you have any questions about the information provided in this memo.



Wayne Craig
Director of Development
(604-247-4625)

WC:kt

November 6th Planning Committee
 Item No. 2 - Application for
 2400 McKesock Avenue

To Mayor's Attention
 Meeting & REZONING
 ON 6th Nov / 2012
 AT 1600 Hrs

NOTE P. Eng Mr William
 Has Seen Jim Young Place
 Power DATED 2006-8th Dec
 Has BEEN TO SITE ON NOV 2nd
 2012 yr
 & Will Report to Mayor.

About These Matters
 About REZONING & Sewer & R.O.W
 & MY LAND STRIP.

Tackaberry, Sandra

From: Tackaberry, Sandra
Sent: August 3, 2012 10:14
To: Yeung, Gary
Cc: Bell, Andy; Toda, Richard
Subject: 2731 Shell Road - sewer location beside 2380 McKessock Ave

Hi Gary & Andy:

RE: 2731 Shell Rd – building permit # 12-613182 sewer right-of-way concerns from neighbour

Mr. Trevor Charles who lives at 2380 McKessock Ave is concerned about the new homes in the area being built over the existing sanitary sewer right-of-way located along the properties at 2400 & 2420 McKessock Ave, 2380 McKessock Ave. Gary can you please contact after 4:00 pm today Trevor Charles 604-273-9761 regarding the rejected retaining wall inspection done on Aug 1, 2012.

Thank you,

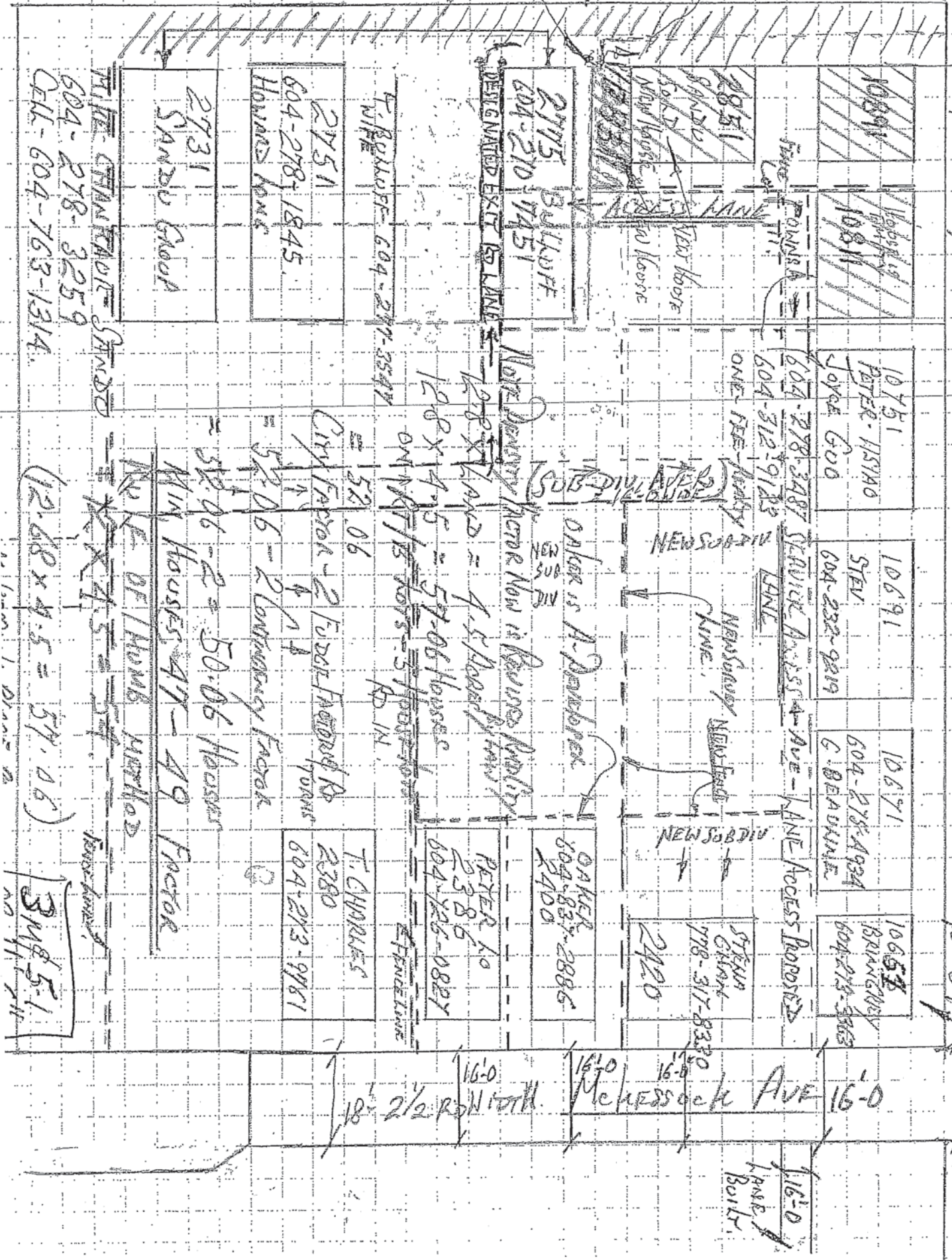
*Sandra Tackaberry,
Finance and Corporate Services
City Of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
voice mail: 604-247-4683
Fax : 604-276-4029
stackaberry@richmond.ca*

TURN IN FLEET LANE.

Do NOT include
in Project 3 Journal

3100 Port 13

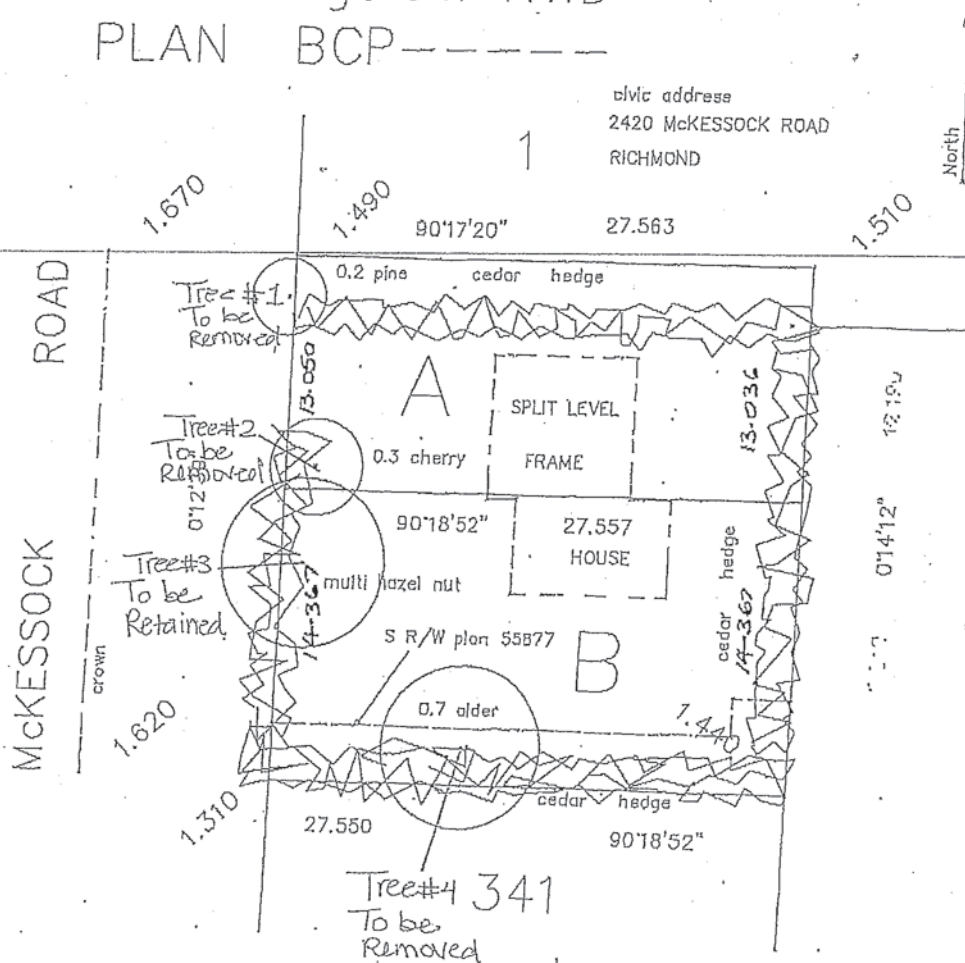
108517
30-0
WAF
36-0



Reg Policy 5448

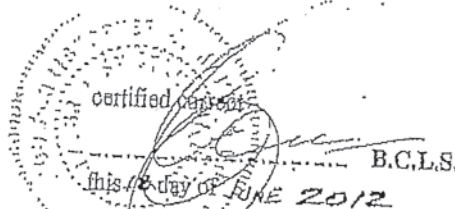
ATTACHMENT 5

not to be used to define boundaries

scale 1:300
metresSurvey Certificate
forTREE AND ELEVATION PLAN
FOR PROPOSED SUBDIVISION
OF LOT 2 SECTION 23
Blk. 5N Rge. 6W NWD
PLAN BCP-----

NTS

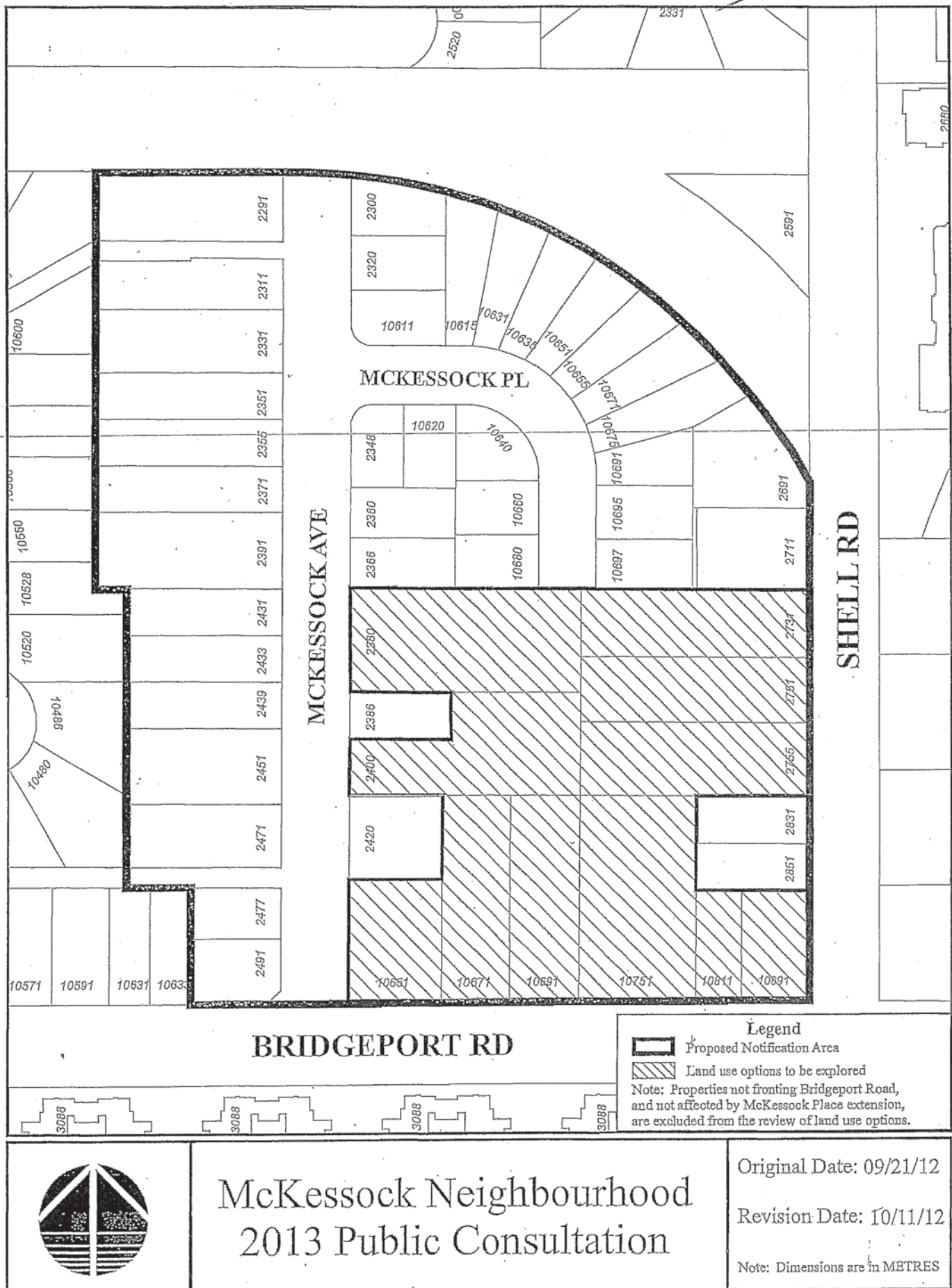
Christopher J. James
British Columbia Land Surveyor
Gordon Avenue
Vancouver B.C. V4A 3J4
604-535-3261



PLN - 49

file 8875

this document is not valid unless originally signed and sealed



Dear, To Lord Mayor of New York City for the application
on 6th Nov/2012 Meeting Attached.
Sir, & Re-Zoning Application, City Staff will have not
McKeebrook Ave & Shell Rd. - 2012 the
Two Enclosures have been involved
Since 2008. Shell Rd
UP TO Friday Sep/Nov/2012 for
P. Fred Wilson not in on Friday Nov 11.
Getting information for correct location

of A Sub-Division & lanes of R.R.
The Sub-Division, This has been

So far in Mountain of As Heavance
to land - Total Office Rectification

For Sewer Park R.O.W Two Sewer
Lines have been put in the ground
in place now, but not connected to City Map
Resolving in North of South of Sewer line being
16'-9" OUT ON MAP / EAST WEST CONNECTION
TO THE EAST

Sewer line is 88' OUT TO THE NORTH OF
EAST - WEST LATERAL SEWER LINE PAGE
My Property, This is going to affect Mountain
& they keep boundaries till it is connected
& then is the Sub-Division lanes & also services for

from Fire Marshal REC on Two R.R. Shell Rd & McKeebrook Ave
for New Federal law, Justice Minister BC law, McKeebrook & Place.

004-273-974 Charles To Mayor Mayor City of New York
Date Dec 5th/2012 Res 6105448
① Concerning Building Heights & Policy Res 5448
For Act Sub-Division & Compliance to REC in Place.

② Land & Soil Survey by City of New York for this Area
Confirmed that Shell Rd / McKeebrook Ave & McKeebrook Ave
Ave did not need land for lanes for House Building
Good for 6 1/2 stories Building

③ In the last couple of months (Full Meeting Time)
ONE House on McKeebrook Rd next to R.R. stop
Section Boundary of Shell Rd North
House # 10811

Confirms to correct Height Regulations max 29.5'
Note Grounds was not the land, House Height
Confirms to all others, Adjoining next to it.

④ House on Shell Rd # 2731 Does not Conform
to existing House Height on Adjoining Properties
House # 27 House has Shell Rd or House on
McKeebrook Place at 29.5' Height
Shell Rd House every with the house at 27 McKeebrook
is all ready 2' higher than top of Ridge
on House has more Adjoining Property.

⑤ Please put Mark Stop order on it, Success following
Down to correct Height & put a MARGARD
Roof on top to conform to Height Regulation
to Height Level Elevation from original
Soil Height level use House has property level
for this & conform to original Soil Elevation Height

⑥ Bring this Matter up before your Planning Committee
Engineering Committee of Building Department of Planning
to Conform to Policy Guide Lines of Shell Rd if
it mess the road. Before issuing permits to build
& Building Department.

MAP IS MORE ACCURATE THAN CITY SERVICE MAP
 NO MAPS - NOTE

DEED TITLE Says own Property

up too E. of SEWERS, EAST/SOUTH

SEWER DUN E. OF MCKENROCK AVE

a. Lot on North Side next to Property line

SEWERS on 4 Sides

& New Water Main in Place for

SUB-DIVISION (Ready to Go)

18.740 x 39.40 = 3875.13 sq ft

Lot Size = 14.1%

18' x 39' lots

House MAX SIZE 1743.8 sq ft = 35%

Garage = 538 sq ft

538 sq ft

2669 sq ft Footprint

29' x 53'

Garage = 43560 sq ft

Garage = 21780 sq ft

Garage = 10890 sq ft

202 = 71 sq ft Over 1/2 Area

Ways = 4' 5 1/2" (to Max 4' 9")

(Checked out under ok)

MR CARLTON DAVENPORT

City of Richmond

Fred Lee Roads

604 247

4621

John Annie

604-276-4343

(DEC 8TH - 2006 yr)

Map ISSUED by City Eng

& PAVED on the Machine in this

OFFICE 77

Jim Young, P.Eng.

Manager, Design & Construction

Engineering and Public Works

Tel 604-247-4610

Fax 604-276-4197

jyoung@city.richmond.bc.ca

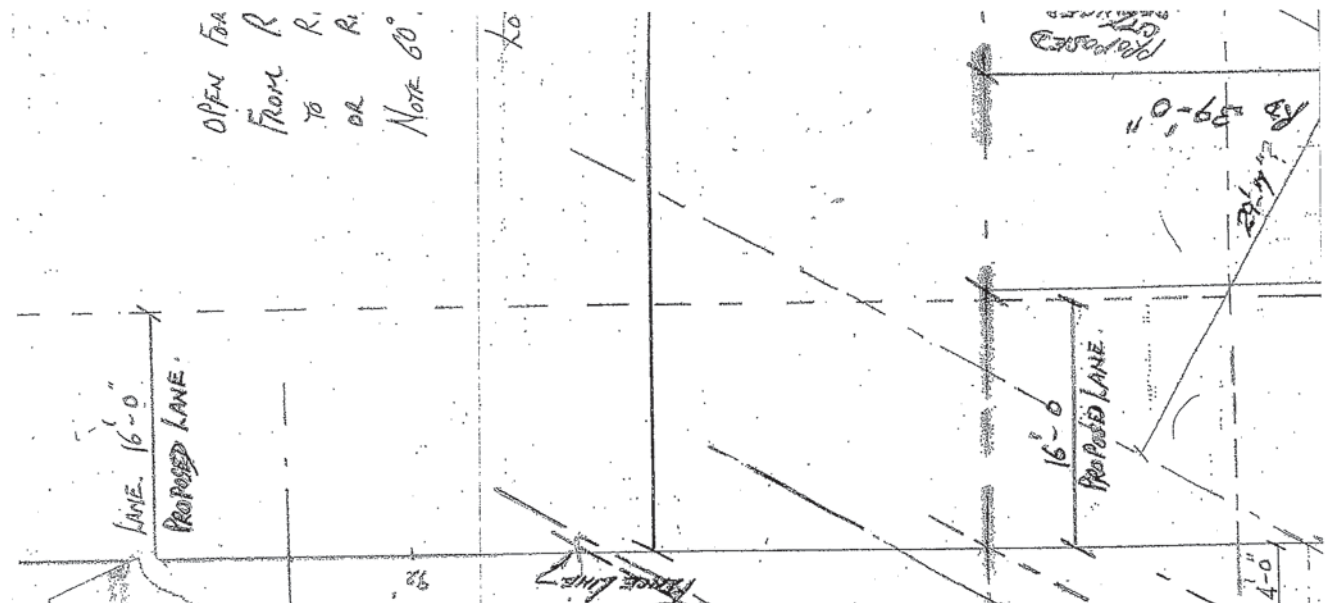
669-9945

City of Richmond

Richmond

3911 No. 3 Road, Richmond, BC V6Y 2C1

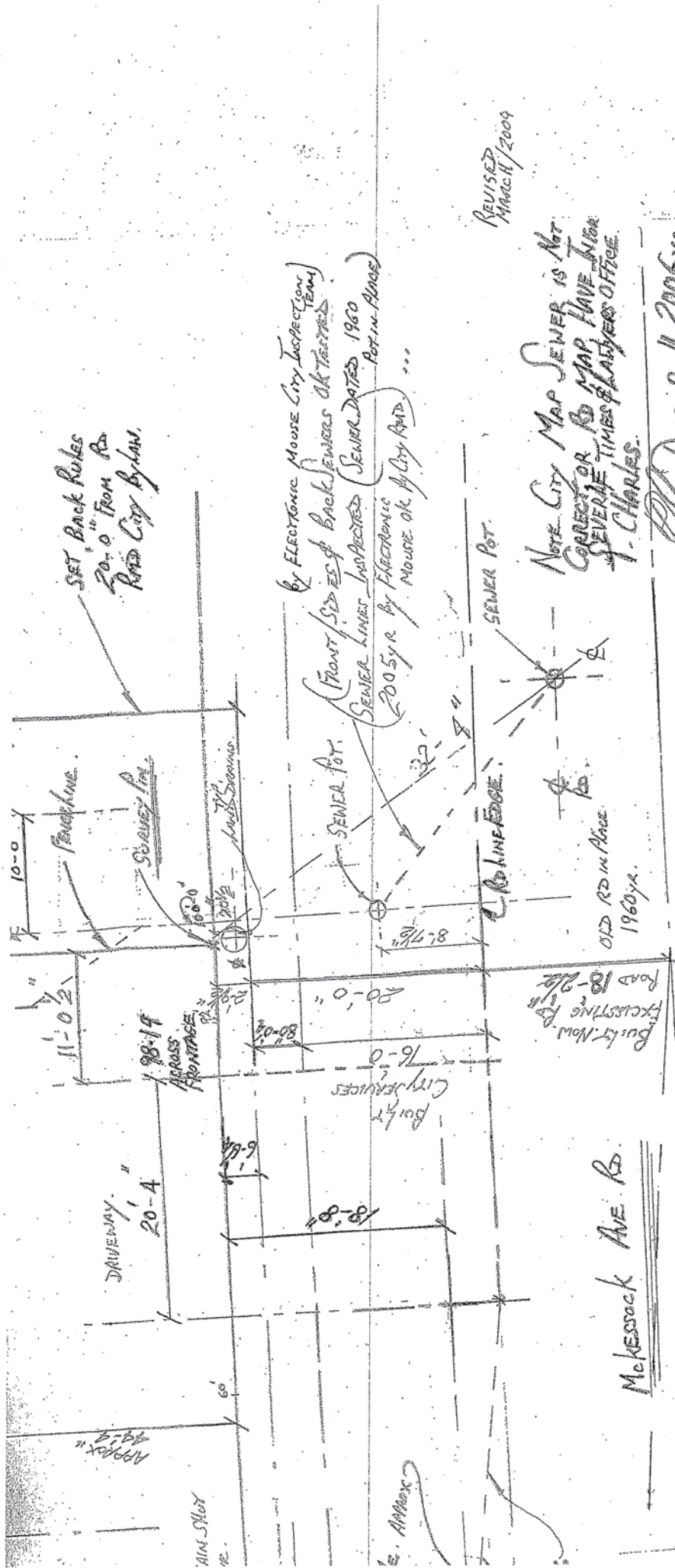
www.city.richmond.bc.ca



LEGAL DOCUMENT

VERIFIED by City Eng & Surveyor
 City of Richmond

N. 60° ANGLE AS SHOWN



Scale is 1/8" to 1'-0" Standard Imperial Measurements.

SEWER RUNS ON PROPERTY

SEWER POT. (FRONT SIDES OF BACK SEWERS OK TERTED)

SEWER LINES INSPECTED 1960 (SEWER DATED 1960 POT IN ANGLE)

SEWER POT. (FRONT SIDES OF BACK SEWERS OK TERTED)

SEWER LINES INSPECTED 2005 YR BY ELECTRONIC MOOSE OK (CITY ROAD) ...

SEWER POT.

OLD RD IN PLACE 1960 YR.

McKESOCK AVE. RD.

REVISIED MARCH 11/2009

NOTE: CITY MAP SEWER IS NOT CORRECT OR RD MAP HAVE INTER SEWER TIME & PLAYS OFFICE. J. CHARLES.

DATE: DEC 8/11 2006 YR

DRAWING TO SCALE OF 1/8" TO 1'-0" AS BUILT

AS SURVEYED

AS SEWERS BUILT & IN PLACE

TWO SIDES OF PROPERTY 1'-0" MAP TO SCALE 1/8" - 1'-0" ACCURATE.

SEWER RUNS ON PROPERTY

LATERAL LINE NORTH-SOUTH = 100'-0" TO TEE-CONNECT.

EAST-WEST FROM TEE CONNECTION = 254'-84" TO HINDLEBY RD. 9'-0"

TOTAL = 354'-84" OF SEWER PIPE.

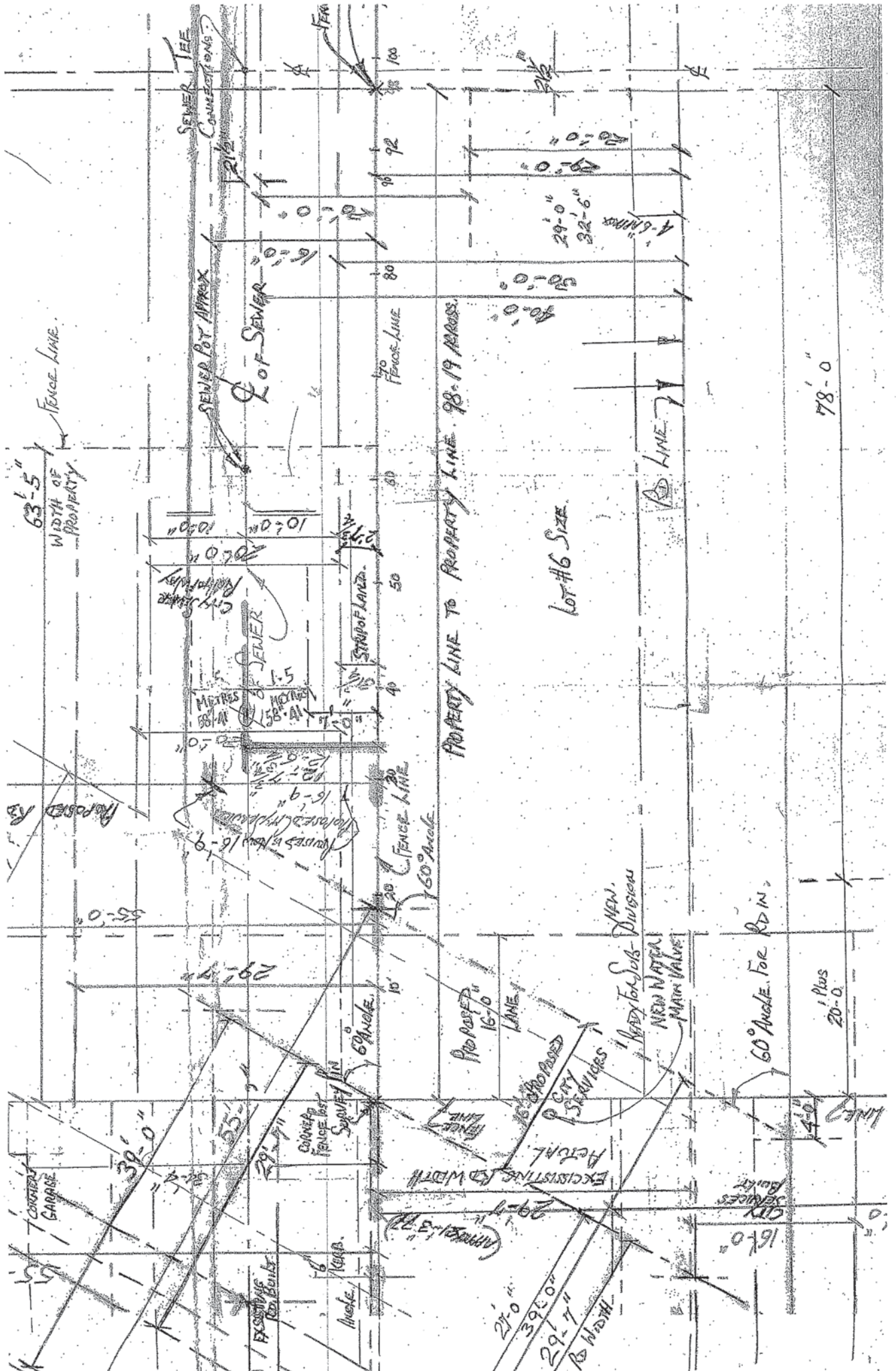
ALL READY INSTALLED AT PROPERTY LINE.

IN FRONT & REAR OF PROPERTY

READY INSTALLED AT PROPERTY LINE

INCOMING FROM BRIDGE RD.

McKESOCK RD. WIDTH AT 16'-4" SAME AS 1900 YR. STILL SAME JUNE 2009 YR. ON TWO SECTIONS OF RD.



Windows Live™ Hotmail Messenger SkyDrive | MSN

Hotmail

New | Reply Reply all Forward | Delete Junk Sweep | Mark as | Move to |

Inbox

RE: 2420/2400 Mckessock

Back to messages |

Folders

Junk

Drafts (20)

Sent

Deleted (28)

brianccray

New folder

Quick views

Documents

Flagged (1)

Photos

New category

Messenger

33 invitations

Messenger isn't
available now.

Home

Contacts

Calendar

Lussier, Cynthia Add to contacts
To brianccray

25/06/2012

Reply |

Thank you Mr. Cray for your email.

I will be considering your comments when I review the subject application as well as summarizing the nature of your comments for inclusion in my staff report to Council. My review will certainly take into consideration greater area context. My staff report will probably be more comprehensive than that of other similar proposals for 2-lot subdivisions by recommending multiple options and by seeking more direction from Council with respect to the implications of the subject application for the remainder of the area and for all involved.

As requested, I will keep you informed about the subject application.

Cynthia Lusaler
Planning Technician
Tel: 604-276-4108
Fax: 604-276-4052
clussier@richmond.ca

City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1
www.richmond.ca

From: brianccray [mailto:brianccray@hotmail.com]
Sent: June 22, 2012 4:53 PM
To: Lussier, Cynthia; tia
Subject: 2420/2400 Mckessock

Dear Ms. Lussier:

I wanted to bring to your attention for your consideration the following from the Feb 20, 2012 report of planning committee:

In regards to the area between Shell rd and Mckessock on Bridgeport rd, "this section has been identified for a comprehensive review to determine how the area can develop."

It also states "due to the existing lot geometry along this section would be difficult for development to connect to an operational lane."

The development RZ 12-610919 at 2420 Mckessock will impact and the remaining large lots between Shell Road and Mckessock for access. Under existing policy we are RS1/D with the potential to go to RS1/B with a lane. But staff has said that we are not like for a lane and should have a comprehensive review. This development makes it less likely for a lane and there is continuous

COMPREHENSIVE
REVIEW FROM
PREVIOUS 2011 FEB
COUNCIL MEETING

<http://sn126w.snt126.mail.live.com/mail/InboxLight.aspx?n=1313426066>

brianccray

profile | sign out

Categories |

Options |

26/06/2012

Re: Zoning Policy 5448

PLEASE NOTE - THE BIG RIVER RD DEVELOPMENT IS

GOING TOWN HOUSE, NOTE TRAFFIC PATTERNS

SERVICING FIRE FIGHTING & DENSITY FACTOR

PORTION, WITH SHALL RD GO ALL TOWN HOUSES DOWN

TO RIVER RD ALSO THE BACK LANDS & SERVICING

LANDS RD DRIVERS & RE-SERVICING TO TOWN HOUSES

CONE HOUSES OR ALL TOWN HOUSES 550 NEEDED IN SUB-DIVISION

ACCORDING TO BROWN JACKSON & HOLCOMB BIRTH AT CAMBER SCHOOL PUBLIC HEARING

2012 yr
HARRIS July 4th

PLEASE NOTE THESE MAPS ARE NOT
SCALE.

BUT DO SHOW PROBLEMS BETWEEN CITY MAPS MY DEED TITLE
& LAND TITLE OFFICE (CONFIRMED) Jim Young P. Eng ISSUED MAP TO
ME IN 2006yr 8TH DEC CONFIRMED BY CITY SURVEYOR (RMD)
MR CARPUN
THIS MAP ISSUED TO ME MR T. CHARLES
CITY WAS ASKED TO CORRECT MAPS AT THIS TIME, (HARD NOT DONE SO)
TO DATE, NO COR MAPS.

604-273-9761
From T. Charles
RECEIVED
6/11/12
UNDER
Mayor

NOTE City Planner / NOTE DENSITY FACTOR = 12.62 CONFIRMED PER ACRE
By PUBLIC MEETING CUMBER SCHOOL CHAIRMAN BY MR CROW.
RDS ARE GRANT FATHERS CHAISE AS NOT CHANGED SINCE 1960yr
WHEN BUILT ALONG BRIDGEPORT RD, McKESSOCK AVE IS
5 METERS FROM (INCOMING & OUTGOING) TARMAC SURFACE AT 16'-4"
OR 5 METERS - NOTE SUB-DIVISION RD/AVE & LANES ALL AT
16'-4" OR 5 METERS & HOUSES LAID OUT IN BLOCKS (EXAMPLE)
A. B. C. D BLOCKS & NUMBERS, CITY PLANNERS & STAFF TO
CHANGE TO BLOCK SYSTEMS & DENSITY FACTORS TO ACHIEVE
DENSITY REQUIRED FOR MORE HOUSE LAYOUT FOR R/B LOTS
& LOT SIZE 100' x 40' W 16'-4" = 5 METERS
REQUIRES ZONING CHANGE FOR BACK LANES (SAME AS COOK RD & CUMBER
SCHOOL AREAS)
TO R/B-TOWN HOUSES/COACH HOUSES IN LANES RD/AVE AT 5 METERS.

Mr Mayors
TRUSTING 6/11/2012
6/11/2012
ON CORRECTED PLAN
MAYOR'S OFFICE
COUNCIL OF
MAYOR'S STAFF

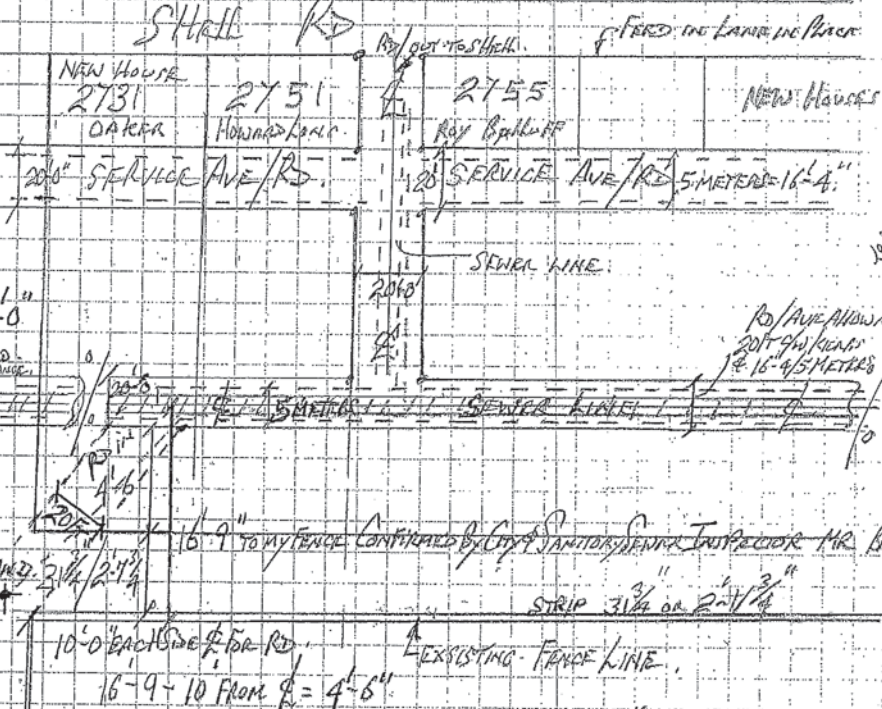
Mr Mayors
TRUSTING
6/11/2012

NEAR ALLOWANCE R.O.W.
1.5 METERS = 59.055"
EACH SIDE.
RD/AVE ALLOWANCE = 20'-0"
RD 16'-4"
AVE 5 METERS

STRIP OF LAND 2 1/4" / 2 1/4"
UNDER-NEW WATER
MAIN FOR
SUB-DIVISION

RED LINE FOR WATER
MAIN INTO SUB-DIVISION
EAST SIDE WATER

PROPOSED SUB-DIVISION RD ON TOP OF
SEWER IN POSITION IN GROUND NOW ALSO DESIGNATED
RD OUT TO SHELL BETWEEN 2781 SHELL RD & 2755
ON TOP OF SEWER SO DESIGNATED SINCE 1978. MAP OF
McKENNAN SANITARY SEWER AREA MAP CLEARLY SHOWN &
HAS NOT CHANGED.



2380 McKESSOCK
PROPERTY AVE
From Status

QUESTION WHAT IS THIS 31 1/4" STRIP OF LAND ON MY
DEED TITLE & SEWER RIGHTS OF WAY.

TO BRIDGEPORT RD
From T. Charles
6/11/2012
604-273-9761

This Map is not to Scale.
But Does Show How to lay
out Service Roads.

This Map is not to Scale.
But Does Show How to lay
out Service Roads.

Ref. Policy 5448

SCALE,
BUT DO SHOW PROBLEMS BETWEEN CITY MAPS MY DEED TITLE
& LAND TITLE OFFICE (CONFIRMED) Jim Young P. Eng ISSUED MAP TO
MR. WILSON 2006 YR 8TH DEC CONFIRMED BY CITY SURVEYOR (RMD)

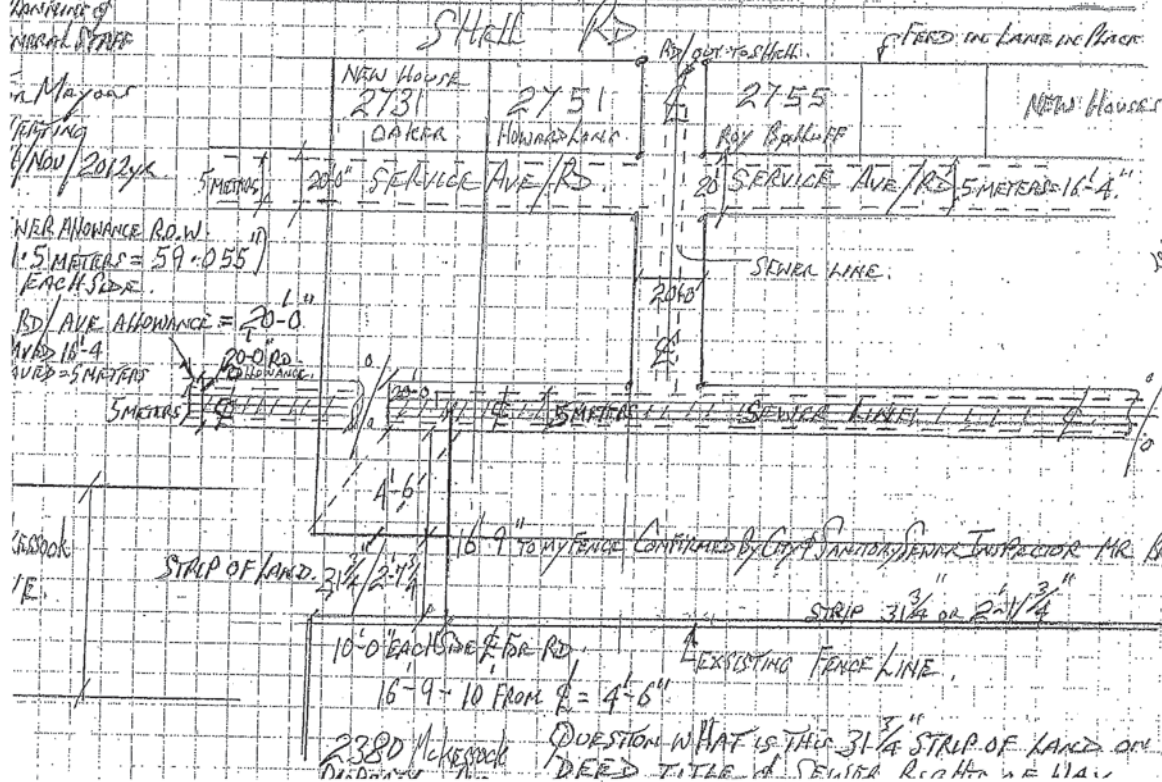
Note City Planner / Note Density Factor = 12.68 Confirmed Per Acre
By Public Meeting CMBR School obtained by MR Crow

OR 5 METERS - NOTE SUB-DIVISION B/AK OF LANES ALL BT
16th 4 or 5 METERS & HOUSE Laid out in Block (EXAMPLE)

A. B. C. D. Blocks & Numbers, City Planners & Staff to Change to Block Systems & Density Factors to achieve Density Required for more house layout for R/B lots & lot size 100' x 40' w/ 16'-4" = 5 meters

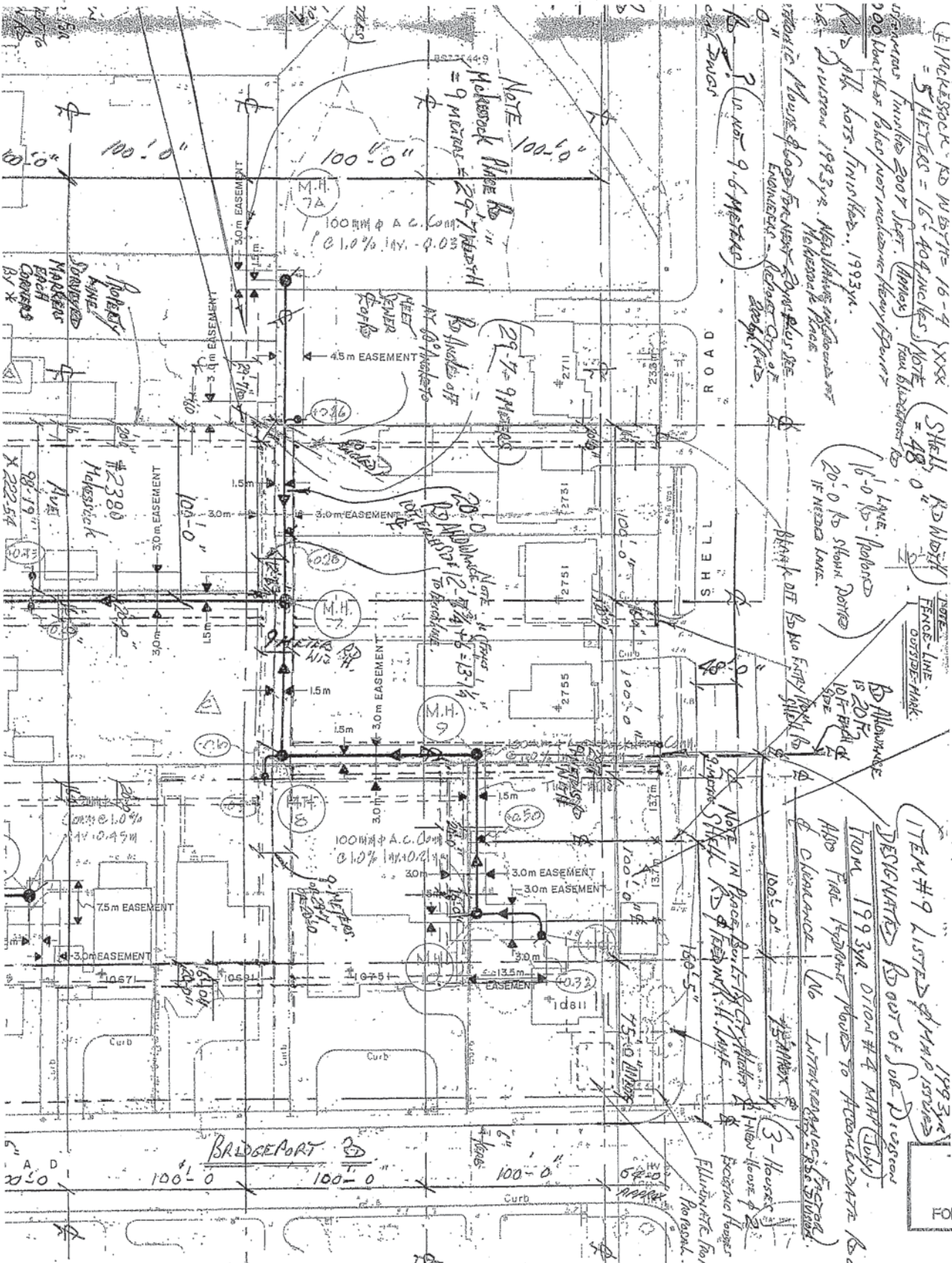
REQUIRES ZONING CHANGE FOR BACK LOTS (SAME AS CORK B & GYM B SCHOOL PARKS)
TO R/B - TOWN HOUSES / COACH HOUSES W/ LARGER RD / AVE AT 5' METERS.

PROPOSED SUB-DIVISION RD ON TOP OF
SEWER IN POSITION IN GROUND NOW ALSO DESIGNATED
RD OUT TO SHEN BETWEEN 2781 SHEN RD & 2755
ON TOP OF SEWER SO DESIGNATED SINCE 1978. MAP OF
MCLENNAN SANITARY SEWER AREA MAP CLEARLY SHOWN &
HAS NOT CHANGED.



0/0
TO PRADIP NATH
FROM T. CHAKRABORTY
604-273-9961
6/24/Nov/2012

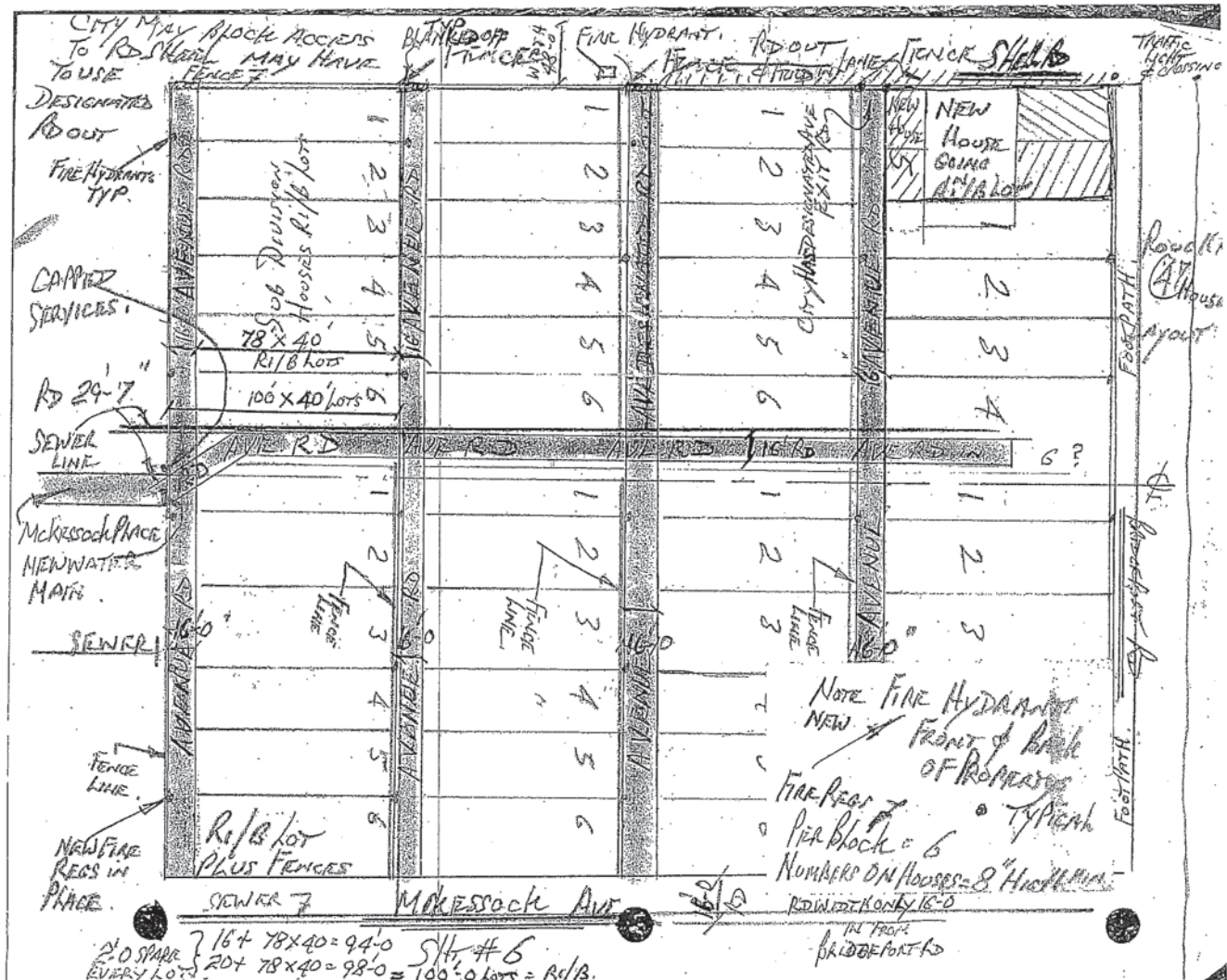
THIS MAP CONFORMS TO LAND TITLES OFFICE
DENOTING MY SENRA R.O.W. ON MY DEED TITLE.
SEE PHOTO COPY OF DEED TITLE...



CONN TO #10631/10633 BRIDGEPORT #241/2477 MCKESSOCK
 CONN. TO 2355/2371 MCKESSOCK AVE
 Part of San Sewer Line (MH 2 to MH 2A) Abandoned.
 Sanitary Sewer Connection for #2468 McLennan Avenue
 a 12" dia.
 Conn. For Subd. #2400 McKessock Ave.
 Conn. For Subd. Lot #14461 Bridgeport
 Conn. For Subd. Lot #2340 McKessock
 "AS BUILT"



THE CORPORATION OF THE TOWN OF MCLENNAN	
DESIGN: T. LIEN	McLENNAN SANITARY
DR/TR: P. CHAN	AREA 24
CHECKED:	PLAN OF INFLUENT
ENGINEER:	1978yr TAIT SUBDIVISION



eritos® Innovation in tools®
 Made in Canada

from the workbench of:
 Date:

Note

For Rezoning Application
 City Hall Meeting 6th Nov/2002

Concept:

1) 12.68 x 4.17 Acres = 59.596 Houses

2) 5 for R into Sub-Division plot
 Then R = 54.596 = 54 1/2 Houses

3) Town Houses = 7 R/B lots

4) R/B lots = 78 x 40-0 + 20-9 lanes
 space = 18-0
 lanes = 90 meters
 photos of fence
 between

NEW Fire Marshal Req

FEDERAL Rule = BC Justice Ministry

Bourgeois

All codes housing will be Federal

Codes by LAW PASSED FROM 24th Oct/2002

Will Now be Federal Code Law.

Without Exception.

3) Council Houses = 52 Min 50+

lots size = R/B House size = 3250 sq ft
 c/w lane access

4) This Complies to Public Hearing Meeting Carriage Brook
 For Housing Density to go to 12.68 per Acre
 shown changed meeting also. Lanes of Public for Council House
 1/8 lots for lanes 16-0" of R/B
 16-0" or 5 meters.
 Jackson Dept Planning

NEW/TOUR
on BRICKPORT

For Mayor Meeting
6th Nov 2012 yn.
For Resolving.

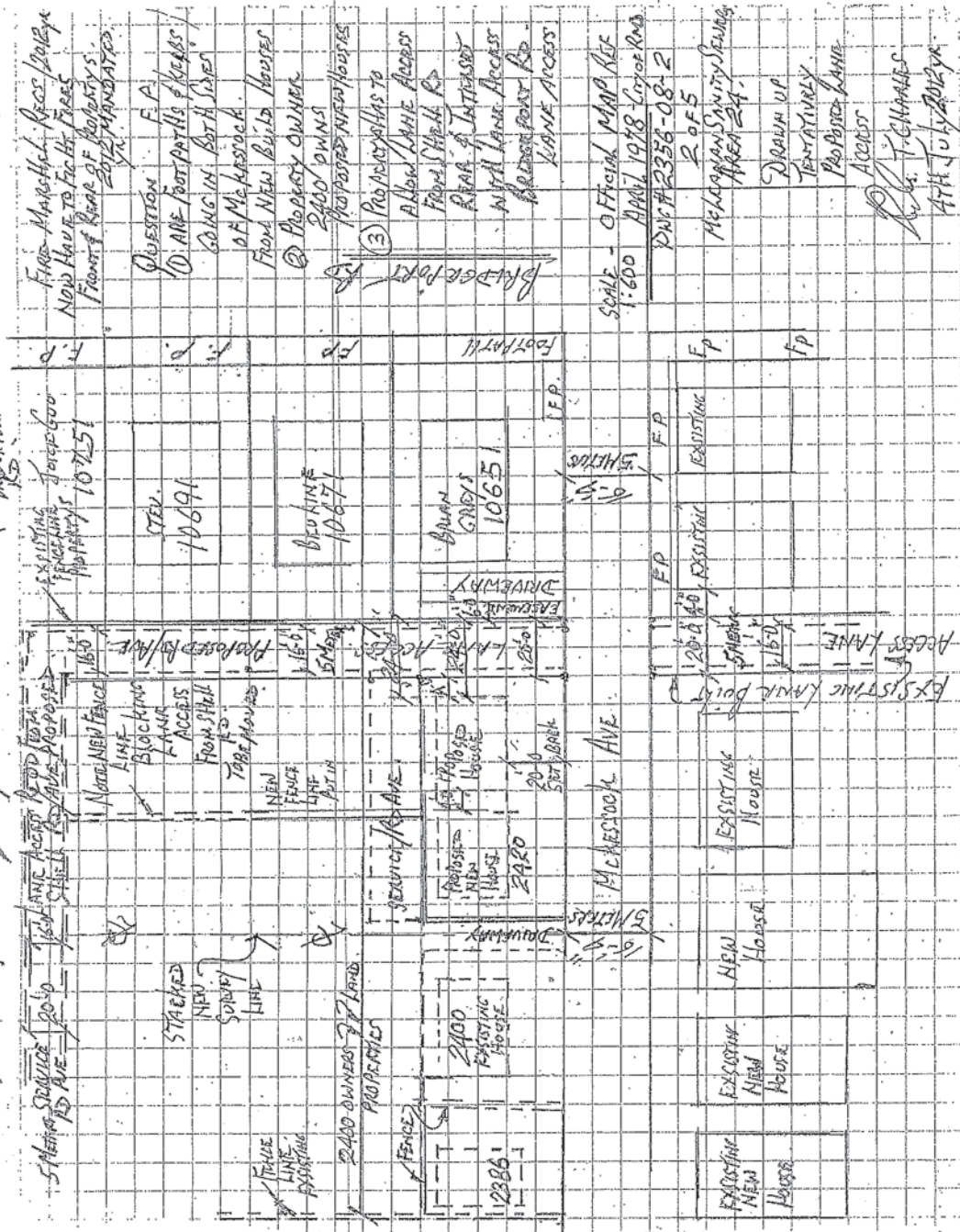
604-273-9766

2380 Mohawk Ave. Sud.

For Arizona Courts reactions

File # RZ 12-610919.

Res. Policy 5448.



THIS MAP IS NOT TO SCALE.
BUT DOES SHOW HOW TO GET
OUT SERVICE RD AVES.

1-320

RIGHT - OF - WAY PLAN TH
SEC. 23 BLOCK 5 N. 2GE.

FOR PUBLIC UTILITY SERVICES

BOOK OF REFERENCE			DESCRIPTION		FIRAC SEC. 23 B. 5 N. 26 W. PL. 8212 N.W.D.		A.C.	
PT.	LOT	90,						
W 1/2	"	101,						.027
E 1/2	"	91,						.043
W 1/2	"	91,						.037
N 1/2	"	99,						"
S 1/2	"	99,						.070
PT.	"	65,						"
"	"	66,						"
S 1/2	"	77,						.075
"	"	89,						.024
S 60'	"	92,						.075
	"	155,						"
	"	156,						"
	"	157,						.017
E. PT.	"	"A",	BLK. 67,					"
W.	"	"	"					"
	"	"B",	"					.019
W. 85'	"	"	"					"
	"	"	"					.018

F.B

48-249
JOB NO 12-6626 E.V.

PLAN 55877
REF. RD 82246

Deposited in the Land Registry
Office at New Westminster, B.C.
This 10. day of Nov 1978

Q. Huddes

Assistant Deputy
Registrar

This plan lies within the
Greater Vancouver
Regional District

189
PLAN
33750

(My Lot is # 99)
T. CHARLES
N 1/2 - 99, Sec - 23, R16S N - R6 - 6W - 118212
Phon 1978 ex Survergent 5th 1978 yr.
Lot 2 of 36
Phon Delivered Phon 5 - 89 - 43 MIN - 40 B)

PLAN 8212

Mc KESSOCK ROAD

342
PLAN
.022 AC.
80.6Z
09°42'50"E
90.4G
.020 AC.
49239
341
90.43

ROAD N 89° 53' E

LEGEND

Scale 1 inch = 100 feet
astronomic derived from Plan: 8212.

To CYNTHIA LUSSIER
PLANNING TECHNICIAN

QUESTIONS ASKED FOR
& SUBMITTED ON 10TH JULY 2012
DATED & STAMPED RECEIVED
BY [Signature] ROAD PLANNING DEPT.
FOR REZONING CONSIDERATIONS
REGS- 5448 Policy
File # RZ 12-610919.

CITY OF RICHMOND

JUL 10 2012

RECEIVED

2 Mayra
x Hall Mountain
6-16/2012

Chashep
Plan #
1-273-9761
McKessock Park Road

QUESTIONS FOR COUNCIL MEETING ON THIS APPLICATION
& IMPACT TO RESIDENTS REZONING
QUESTIONS ABOUT APPLICATION FOR 2420 McKessock Ave

As Per Request Questions SH#1
4th July 2012 of 2.

- ① PLEASE ALL NEW SUB-DIVISION APPLICATIONS TO HAVE LANE ACCESS
FILE # 6360-07- 27TH JAN 2002-2003 PASSED BY CITY ROAD
BY DIRECTOR OF ENGINEERING MANAGER & REZONING JOE FREG.
& STEV ONO PERG DIRECTOR ENGINEERING

NOTE THIS APPLICATION DOES NOT HAVE A LANE ACCESS
AND IT BLOCKS OFF LANE ACCESS TO OTHER RESIDENCES IN AREA
OF BRIDGEPORT RD & STELL RD AS PER PLAN LAC008 SH#1 OF 7
SUBMITTED TO CYNTHIA LUSSIER ON 4TH JULY 2012 DATED
3RD AND STAMPED RECEIVED CITY OF RMD.

- ② CAMBIE SCHOOL PUBLIC HEARING FOR POLICY 5448 AREA TAIT
PUBLIC VOICED THAT YES, THEY WANTED HIGHER DENSITY, SUB-DIV
FACTOR OF 12.68 MIN PER ACRE
REZONING POLICY TO REFLECT PUBLIC REQUEST AT MEETING
CHAIRMAN BY MR CROW CITY OF RMD

- ③ FIRE MARSHAL REGS/2012 NOW HAVE TO HAVE FIRE FIGHTING
FRONT & REAR OF PROPERTIES REQUIRES LANE ACCESS BY
FEDERAL LAW 2012 FIRE MARSHAL REGS

- ④ QUESTION ARE KERBS - BUDS / FOOT PATHS GOING TO GO IN ON
ALL NEW HOUSES & APPLICATIONS IN FUTURE & CONNECTIONS TO
EXISTING HOUSES ON WHOLE OF STREET & EXIT TO BRIDGEPORT RD
TRAFFIC RESTRICTION NOW AS EXIT REDUCED FROM 36'-0"
FLARE OUT TO 30'-0" FLARE OUT, NOW GREATER FLOW OF
TRAFFIC FROM EACH HOUSE MIN 9 CARS AVERAGE GOING OUT
TO BRIDGEPORT RD CAUSING TRAFFIC DELAYS

- ⑤ PROPERTY OWNER APPLICATION OWNS ALL THREE PROPERTIES ON
THIS APPLICATION 2400 McKessock ALSO NEW SURVEY LINE TO
& LINK OF HIS DRIVEWAY NOW SEE SH#1 OF 7 LAYOUT

- ⑥ PROPERTIES ALONG BRIDGEPORT RD / STELL RD HAVE TO HAVE LANE
ACCESS ON ALL NEW OR PROPOSED PROPERTIES BY 2002-2003
CITY BYLAW PASSED ON JAN 27 / 2002-2003 DIRECTOR OF
ENGINEERING CITY OF RMD FILE 6307-07

- ⑦ FENCE LINE NEW IS NOW BLOCKING LANE ACCESS AS PER
DIRECTOR OF ENGINEERING FILE # 6307-07 AND HAS TO
BE MOVED TO NEW SURVEY LINE OR DISCONTINUED FROM
THIS APPLICATION & CLEARED OFF PROPERTY TO GIVE LANE ACCESS
AS PER LAYOUT PLAN SH#1-7 DATED 3 JULY & 4TH JULY 2012

- ⑧ OFFICIAL SEWER MAP # 2356-08-2 2005 McRANAN SANITARY SEWER
AREA 24

NOTE ***
As of July 10th 2012
City Crew Detail (shown)
Report By City
to SIDE WALKWAY PATHS
& 7 HOUSES (WH) IS IT
NOT GOING IN & BLIND
OTHER HOUSE ON
McKessock TO LANE
AS SIDE WALKWAY PATHS &
KERBS
NOTE ***
GRAVEL STRIP ON
PROPERTY IS NOT
SUSTAIN AT MIN 7'-0"
WEL FROM ROAD
Walkway should be
1" INCLUDING KERB & DRIVEWAY
OTHER SIDE OF RD
McKessock Ave.

2) REZONING NOTE R/L/B LOTS = 78' x 40' + 20' LANE = FOREVERLY
 100'-0" LAYOUT = 2 FT SPARE EACH LOT. (AS PERMITTED FROM CITY RMD
 COACH HOUSES RC = SAME SIZE. (FROM R/L/D TO R/L/B CAN NOW RC COACH HOUSES)
 NOTE HYDRO Poles ALL NEW Laid OUT TO 1960 YR
 LAYOUT EVERY 100'-0" NORMAL CLEARANCE FACTOR
 ON BRIDGEPORT RD / SHELL RD / MCKESSOCK AVE.

CITY OF RICHMOND

JUL 10 2012

RECEIVED

1) ALL EXISTING SEWERS ARE SITUATED IN IDEAL LOCATION
 FOR SUB-DIVISION PLANNING OF THRU RDS AS PER PLANNING
 LAYOUT 1. THRU 7 STHS DATED 3RD JULY & 4TH JULY TO
 ALSO MOVED OK FOR SERVICE SINCE APPROX MARCH 2011 YR FOR NEXT
 25 MINIMUM OK BY ENGINEERING DEPT.

SUB-DIVISION RD TO ANGLE AT FIRST TO 60° ANGLE THEN TO 60°
 ON TOP OF N/S SEWER & EXIT RD DESIGNATION. (SINCE 1983 YR ON CITY MAP)
 BETWEEN HOWARD HONG'S HOUSE SHELL RD 2751 & BULLHUFF
 HOUSE 2775 ON SHELL RD DESIGNATION EXIT SINCE MAP
 ISSUED 1978 ALSO FIRE HYDRANT ^{HAS BEEN MOVED} MOVE CLEAR OF
 EXIT RD FROM SUB-DIVISION & FEED IN LANE SHELL RD
 FOR SUB-DIVISION EXIT ONLY TURN RIGHT DESIGNATION
 NOTE ALSO NO PAVEMENT AREAS ON WEST SIDE OF SHELL RD
 IN THIS NEW HOUSE AREA. NOW WILL PAVEMENT &
 ACCESS LANES GO IN ALSO PAVEMENT DOWN SHELL RD
 & FIRE MARSHAL REGR 2012 NOTE

FIGHTING FIRES FROM FRONT & REAR OF PROPERTIES REGR FIRE MARSHAL 2012 YR
 FEDERAL LAW & INSURANCE OF CANADA.

NEW WATER MAIN IN PLACE FOR SUB-DIVISION TO
 BACK LANDS - ON MCKESSOCK PLACE EXTENSION SUB
 - DIVISION RD & ACCESS LANES FOR SHELL RD & MCKESSOCK &
 BRIDGEPORT RD TOO CONSIDER FOR THIS REZONING NOW
 TOO TOWN HOUSES / OR COACH HOUSE R/L/B LOT SIZE NOW.
 ALL CAPPED SERVICES IN SITU READY FOR SUB-DIVISION EXTENSION

SUMMARY THESE ALL MY CONCERNS & MY NEIGHBOURS FOR ACCESS
 LANES & SERVICE ABILITY FOR FRONT & REAR OF PROPERTIES
 & MEETING ALL CRITERIA ENGINEERING REQUIREMENTS NOW.
 NEW HOUSING ON MCKESSOCK AVE HAVE HAD CRUSHED STONE Laid DOWN WEST SIDE ON PROPERTIES & BACKGROUNTS
 AS PER REQUEST OF T. CHARLES
 CYNTHIA LUSSIER CITY OF RMD
 PLANNING DEPT. REPORT OF
 4TH JULY 2012 YR

2012 Meeting City Hall
 Mayor
 7/11/12

???
 7-0 STRIP AWAY FROM RD.
 NEEDED IS
 STRIP ON 3 PROPERTIES
 7 PROPERTIES
 INVOLVED

City of Richmond
Policy Manual

Page 1 of 2

Adopted by Council: September 18, 1991

Amended By Council: February 20, 2012

POLICY 5A48

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23.56

POLICY 5448:

The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the Bridgeport Road, Shell Road, No. 4 Road and River Drive:

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS/1B) in Zoning and Development Bylaw 8500, with the following provisions:

- (a) Properties along Bridgeport Road (between McKessock Avenue and Shell Road) and along Shell Road will be restricted to Single Detached (RS1/D) unless there is a lane or internal road access in which case Single Detached (RS1/B) will be permitted;
- (b) Properties along Bridgeport Road between No. 4 Road and McKessock Avenue will be restricted to Single Detached (RS1/D) unless there is lane access in which case Compact Single Detached (RC2) and Coach Houses (RCH) will be permitted;
- (c) Properties along No. 4 Road and River Drive will be restricted to Single Detached (RS1/C) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family 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.

Please Note on July Payroll that Sewer Shop of Lane-Parsons
Sewerage are given in 13th hour of 80 v E.N. Sec 26
Please Note - Cynthia Louise has now become
Her Project = Planning 604-276-4108
(Planning Technician) City of Rind
Note Payroll No Wastewater Spill; Drain Inflow at Holston Park
Approved 550 Extra Hours in
Sub Division Unit at Canfield School
Public Hearing Meeting.

3376153

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Hotmail

—

Categories ▾

Categories ▾

Categories ▾

Categories ▾

Categories ▾

Categories ▾

Options: ✓

RF-2420/2400-Mckessock

• Lussier, Cynthia Add to contacts

To brian cray

25/06/2012

Reply ☐

Thank you Mr. Cray for your email.

I will be considering your comments when I review the subject applications as well as summarizing the nature of your comments for inclusion in my staff report to Council. My review will certainly take into consideration a greater area context. My staff report will probably be more comprehensive than that of other similar proposals for 2-lot subdivisions by recommending multiple options and by seeking more direction from Council with respect to the implications of the subject application for the remainder of the area and for all involved.

As requested, I will keep you informed about the subject application.

Cynthia Lussler
Planning Technician
Tel: 604-276-4108
Fax: 604-276-4052
clussler@richmond.ca

City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1
www.richmond.ca

From: brian crazy [mailto:briancraz@hotmail.com]

From: Brian Cray [mailto:brian.cray@nasa.gov]
Sent: June 27, 2012 4:53 PM

Sent: June 22, 2012 4:55 PM
To: Lucian Cynthia

To: Lussier, Cynthia; tia
Subject: 3430/2400 M-200000

Dear Ms. Lussier:

I wanted to bring to your attention for your consideration the following from the Feb 20, 2012 report of planning committee:

In regards to the area between Shell rd and Mckesson on Bridgeport rd, "this section has been identified for a comprehensive review to determine how the area can develop."

It also states "due to the existing lot geometry along this section would be difficult for development to connect to an operational

The development RZ 12-610919 at 2420 McKiscock will impact and the remaining large lots between Shell Road and McKiscock² for access. Under existing policy we are RSI/D with the potential, to go to RSI/B with a lane. But staff has said that we are not like for a lane and should have a comprehensive review. This development makes it less likely for a lane and there is continue

Submitted for Council Meeting
 Nov 5th in Council/2012
 File # RZ 12-610919

RE Zoning Application

Applications of backlines
 of New Theo B Sub-Division
 lanes/blocks of Houses of
 Service Rn to New
 Density Factor of 12-68
 Houses per Acre from

Public Meeting Chaired by
 Mr. Cam at Cambie School

Public Votes for Change
 Density Factor for Sub-Division
 = 1.5 per Acre of Service Rn
 in WATTEL MAIN NEW TO

called GO IN (AT PROPERTY LINE
 NOW IN PHASE)

Nov Dec 2012/24th Modified Code
 We Persons of Fire Marshal Cases

is changed too - FEDERAL CODE LANE
 a BC New issues has Compliance

BC Justice Minister of ADM
 due to All Municipalities by

choose Information This New
 11/11/12 All Spacing for a

by Now Have to Have Fire Hydrants
 Fire-Fighting Fed Law back of
 part of Properties to Sub-Division Lands
 FEDERAL FIRE MARSHAL'S LAW Act 24th Oct passed for RHD 2012

TO 'RO' STREET MAY HAVE
 DESIGNATED ROUT

NEW HOUSE
 1600 ft

LAND QUOTE
 1650 ft

1650 ft
 200 ft

5 MINS
 51-20-0

260 Angle
 POIN ONLY

NEW WATER
 MAIN VALVE IN
 PLACE NEW TO

Fire Hydrant
 11' PLACE

NEW WATER
 MAIN VALVE IN
 PLACE NEW TO

Fire Hydrant
 11' PLACE

NEW WATER
 MAIN VALVE IN
 PLACE NEW TO

Fire Hydrant
 11' PLACE

NO ACCESS BUT IS IDENTIFIED IN ROUT
 FENCE LINE MAY HAVE

#795 (Fire Hydrant)
 5 MINS to City

Service Lane
 1650 ft

1650 ft
 200 ft

5 MINS
 51-20-0

260 Angle
 POIN ONLY

NEW WATER
 MAIN VALVE IN
 PLACE NEW TO

Fire Hydrant
 11' PLACE

NEW WATER
 MAIN VALVE IN
 PLACE NEW TO

Fire Hydrant
 11' PLACE

NEW WATER
 MAIN VALVE IN
 PLACE NEW TO

Fire Hydrant
 11' PLACE

THIS AREA DO
 NOT FACTOR
 INTO SUB-DIVISION
 CALCULATIONS

NEW HOUSE
 1600 ft

LAND QUOTE
 1650 ft

1650 ft
 200 ft

5 MINS
 51-20-0

260 Angle
 POIN ONLY

NEW WATER
 MAIN VALVE IN
 PLACE NEW TO

Fire Hydrant
 11' PLACE

NEW WATER
 MAIN VALVE IN
 PLACE NEW TO

Fire Hydrant
 11' PLACE

NEW WATER
 MAIN VALVE IN
 PLACE NEW TO

Fire Hydrant
 11' PLACE

THIS AREA DO
 NOT FACTOR
 INTO SUB-DIVISION
 CALCULATIONS

NEW HOUSE
 1600 ft

LAND QUOTE
 1650 ft

1650 ft
 200 ft

5 MINS
 51-20-0

260 Angle
 POIN ONLY

NEW WATER
 MAIN VALVE IN
 PLACE NEW TO

Fire Hydrant
 11' PLACE

NEW WATER
 MAIN VALVE IN
 PLACE NEW TO

Fire Hydrant
 11' PLACE

NEW WATER
 MAIN VALVE IN
 PLACE NEW TO

Fire Hydrant
 11' PLACE

4.7 Acres of Lands x 12.68 = 59.596 - 5 For 12.68 Sub-Division
 = 54.596 - (2 Lots for Fudge Factor) = 52 MAX. Lot Size =
 Requires Sub-Division to be Re-Zoned for 1/8 Houses
 Town Hooper 1/8

4.7 Acres of Lands x 12.68 = 59.596 - 5 For 12.68 Sub-Division
 = 54.596 - (2 Lots for Fudge Factor) = 52 MAX. Lot Size =
 Requires Sub-Division to be Re-Zoned for 1/8 Houses
 Town Hooper 1/8

4.7 Acres of Lands x 12.68 = 59.596 - 5 For 12.68 Sub-Division
 = 54.596 - (2 Lots for Fudge Factor) = 52 MAX. Lot Size =
 Requires Sub-Division to be Re-Zoned for 1/8 Houses
 Town Hooper 1/8

4.7 Acres of Lands x 12.68 = 59.596 - 5 For 12.68 Sub-Division
 = 54.596 - (2 Lots for Fudge Factor) = 52 MAX. Lot Size =
 Requires Sub-Division to be Re-Zoned for 1/8 Houses
 Town Hooper 1/8

4.7 Acres of Lands x 12.68 = 59.596 - 5 For 12.68 Sub-Division
 = 54.596 - (2 Lots for Fudge Factor) = 52 MAX. Lot Size =
 Requires Sub-Division to be Re-Zoned for 1/8 Houses
 Town Hooper 1/8

4.7 Acres of Lands x 12.68 = 59.596 - 5 For 12.68 Sub-Division
 = 54.596 - (2 Lots for Fudge Factor) = 52 MAX. Lot Size =
 Requires Sub-Division to be Re-Zoned for 1/8 Houses
 Town Hooper 1/8

4.7 Acres of Lands x 12.68 = 59.596 - 5 For 12.68 Sub-Division
 = 54.596 - (2 Lots for Fudge Factor) = 52 MAX. Lot Size =
 Requires Sub-Division to be Re-Zoned for 1/8 Houses
 Town Hooper 1/8

4.7 Acres of Lands x 12.68 = 59.596 - 5 For 12.68 Sub-Division
 = 54.596 - (2 Lots for Fudge Factor) = 52 MAX. Lot Size =
 Requires Sub-Division to be Re-Zoned for 1/8 Houses
 Town Hooper 1/8

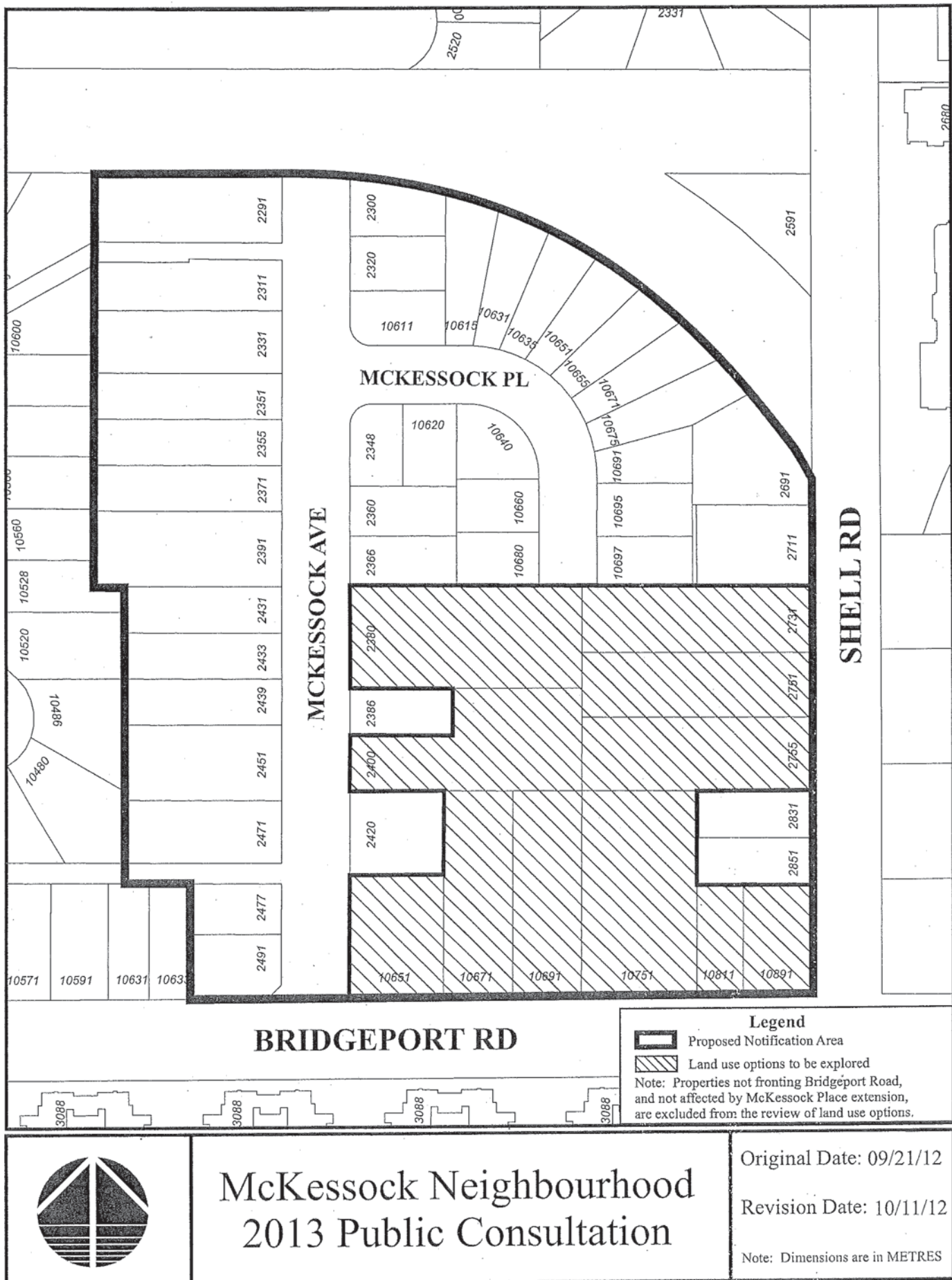
4.7 Acres of Lands x 12.68 = 59.596 - 5 For 12.68 Sub-Division
 = 54.596 - (2 Lots for Fudge Factor) = 52 MAX. Lot Size =
 Requires Sub-Division to be Re-Zoned for 1/8 Houses
 Town Hooper 1/8

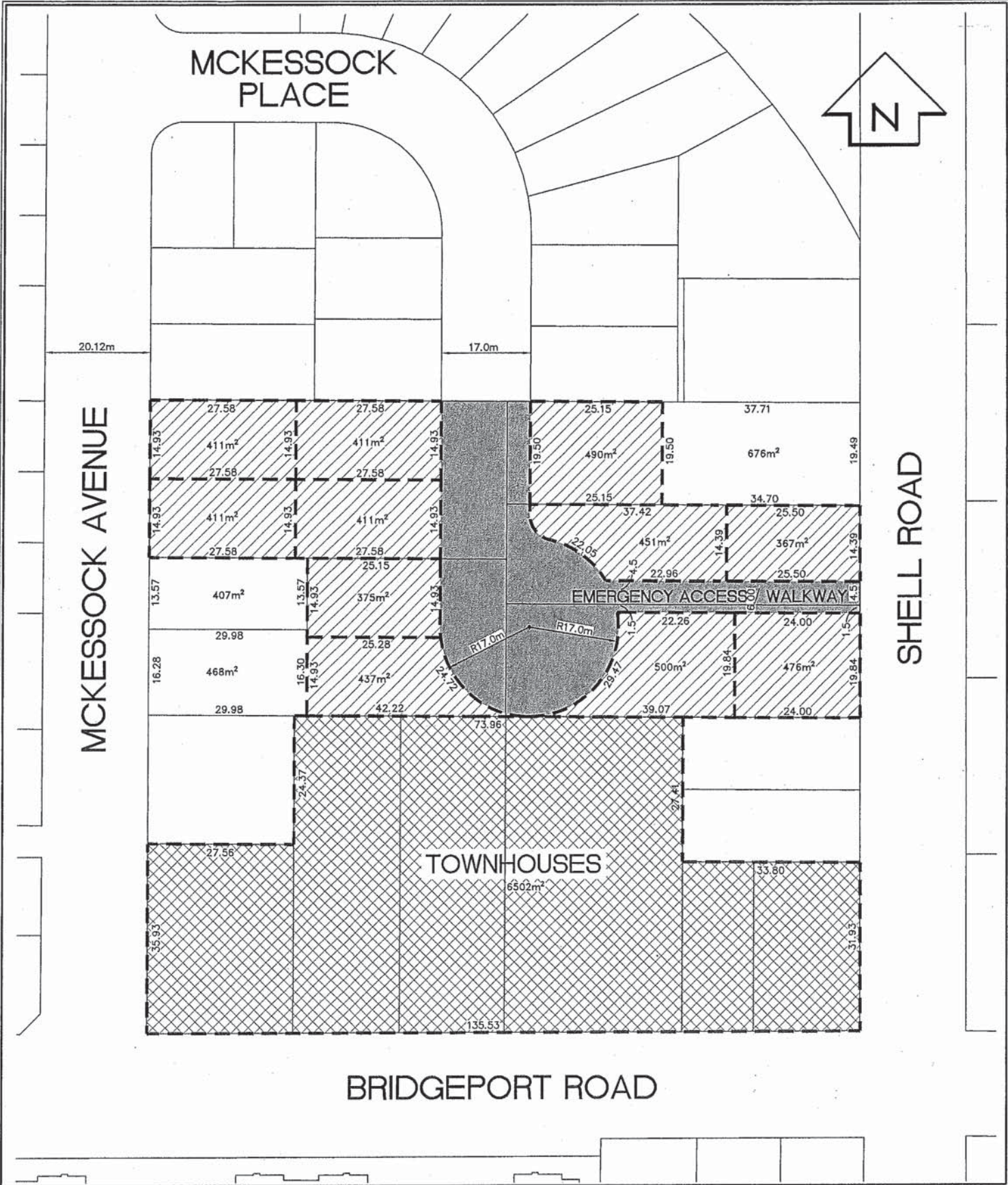
4.7 Acres of Lands x 12.68 = 59.596 - 5 For 12.68 Sub-Division
 = 54.596 - (2 Lots for Fudge Factor) = 52 MAX. Lot Size =
 Requires Sub-Division to be Re-Zoned for 1/8 Houses
 Town Hooper 1/8

4.7 Acres of Lands x 12.68 = 59.596 - 5 For 12.68 Sub-Division
 = 54.596 - (2 Lots for Fudge Factor) = 52 MAX. Lot Size =
 Requires Sub-Division to be Re-Zoned for 1/8 Houses
 Town Hooper 1/8

4.7 Acres of Lands x 12.68 = 59.596 - 5 For 12.68 Sub-Division
 = 54.596 - (2 Lots for Fudge Factor) = 52 MAX. Lot Size =
 Requires Sub-Division to be Re-Zoned for 1/8 Houses
 Town Hooper 1/8

4.7 Acres of Lands x 12.68 = 59.596 - 5 For 12.68 Sub-Division
 = 54.596 - (2 Lots for Fudge Factor) = 52 MAX. Lot Size =
 Requires Sub-Division to be Re-Zoned for 1/8 Houses
 Town Hooper 1/8





CONCEPTUAL

Option 1 - Single Family Lots (min. 360m²) and Townhouses

MCKESSOCK
PLACE

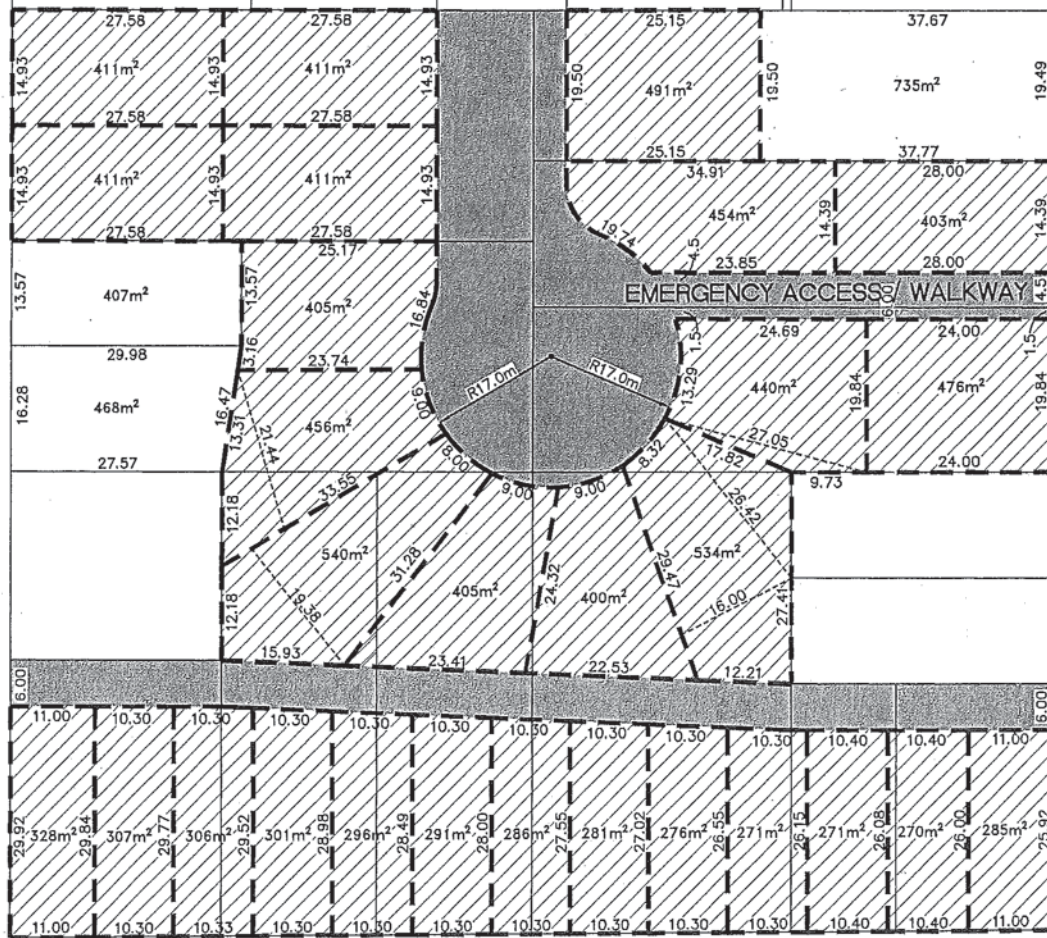


20.12m

17.0m

MCKESSOCK AVENUE

SHELL ROAD



BRIDGEPORT ROAD

CONCEPTUAL

Option 2 - Single Family Lots (min. 270m²)

MCKESSOCK
PLACE

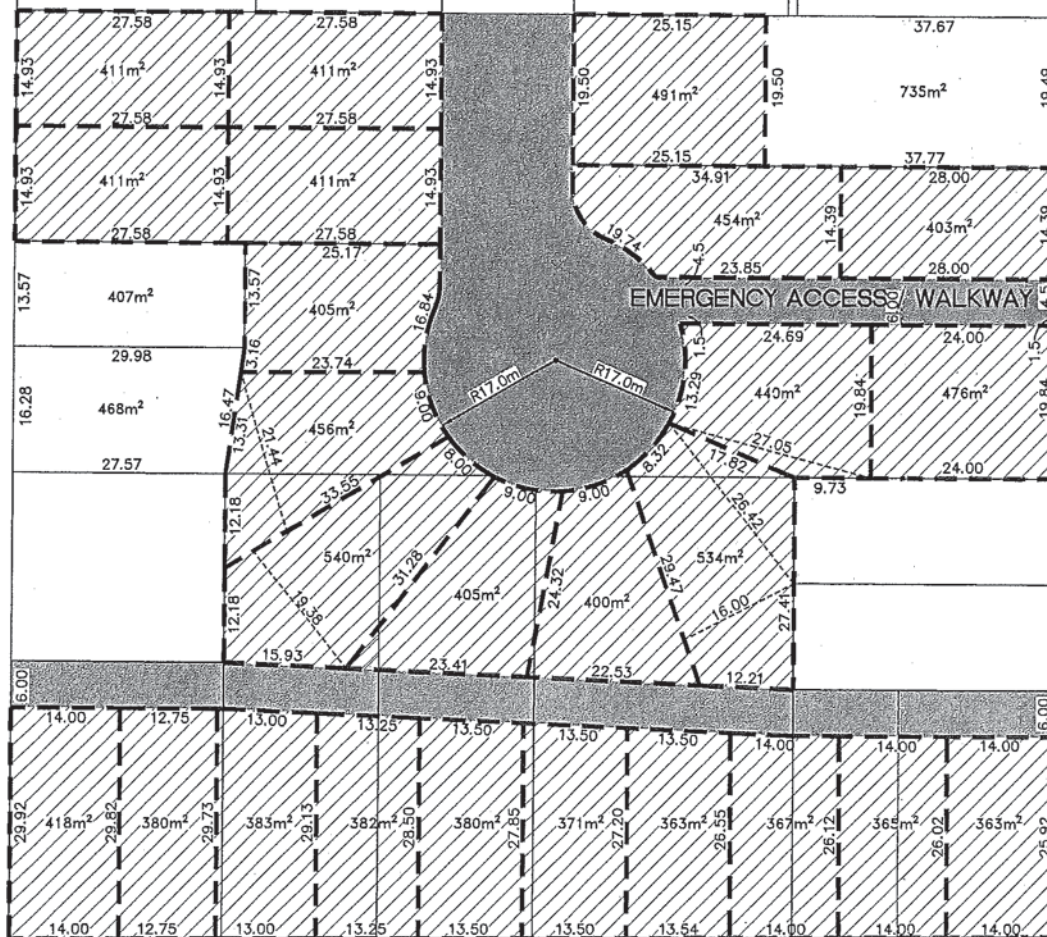


20.12m

17.0m

MCKESSOCK AVENUE

SHELL ROAD



BRIDGEPORT ROAD

CONCEPTUAL

Option 3 - Single Family Lots (min. 360m²)

Schedule 2 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
December 17, 2012.

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: Monday, 17 December 2012 12:43 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #724)

Categories: 12-8060-20-8965 - RZ 12-617436 - Vanlux Dev - 4691 & 4731 & 4851 Francis Rd

To Public Hearing
Date: Dec 17, 2012
Item # 5A
Re: Proposed Single-Family Lot Size Policy 5467

Send a Submission Online (response #724)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	12/17/2012 12:49:34 PM

Survey Response

Your Name:	Samuel Raich
Your Address:	902-4900 Francis Road
Subject Property Address OR Bylaw Number:	Policy No. 5467 / Bylaw 8965 Francis Road and Railway
Comments:	To Whom It my Concern: My self and my family OPPOSED for the construction of any property in the corner of Francis and Railway. Today is very difficult to find a green area still alive in Richmond and the corner of Francis and Railway is one of the only left green spaces in the neighbourhood. The construction of new property in the area will cause a lot of problems in all aspects, the traffic will be intolerant during and after the construction and the beauty of this unique corner will be terminated only because a few people (developers) will have a financial benefit is not acceptable. Railway has a history and heritage and we want to keep it as it is for generations to come. Sam Raich 902-4900 Francis Road Richmond, BC V7C4R5 Home 604-276-4534 Cell 778-997-4534

