

November 2008

RZ 07-373657
PLANNING COMMITTEE MEETING
Tuesday, November 18, 2008

Dear Planning Committee
City of Richmond

Thank you in advance to the members of the Planning Committee for considering our rezoning application (RZ 07-373657) re: 6220 Francis Rd.

In February 2007 our family began the process regarding the sale of our deceased mother's property at 6220 Francis Road.

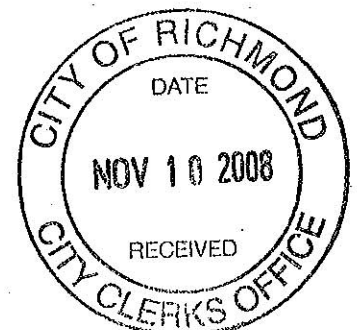
We faced two scenarios in dealing with this situation,

- *sell the property as it is, or
- *sell the property after initiating a successful re-zoning application so that the existing lot could be rezoned to allow the development of two lots.

We are not land developers. If we were to have sold the house & lot as it is, it would have been upsetting to come back in a couple of years to see two new homes on our mother's property and not have pursued the opportunity to do the same thing as a real estate developer would have undertaken.

In March of 2007 our family undertook a mail out survey to our neighbours on Francis Rd. to determine if there would be any opposition to us pursuing a re-zoning and subdivision application. We explained our situation to the neighbours and then asked them to send back a response to our plans about a re-zoning and subdivision application. Provided below is a summary of their responses.

*Number sent out	30
*Number of surveys returned	12
*Number of owners not opposed to our plans to undertake the rezoning/subdivision process	10
* Number of owners opposed to our plans to undertake the rezoning/ process	2



We believe the 40% return rate was very good for our survey and we were very pleased with the high number of respondents of the returned surveys who were not opposed (83%) to our plans to proceed with the rezoning process. Based upon the positive survey results and our discussions with the Richmond Planning Department about the process, it was decided to proceed only as far as completing the re-zoning and sub-division application and then, if successful, to list the property on the market as a lot that has the appropriate zoning to be subdivided.

In our area, Lot Size Policy 5428 allows for a lot to be subdivided to R1/C having a minimum width of 13.5 m/44.3 feet. The width of our property is 26.82 m/88 feet. It is six inches too narrow to allow for it to be subdivided into two lots under the present policy.

Our application is to have Lot Size Policy 5428 amended for our situation that would allow rezoning to R1/J that requires only a minimum width of 13.4 m/43.96 feet. Our lot is wide enough to allow for this to occur. We appreciated the comments from the Planning Department when they pointed out that the difference between a R1/C or R1/J rating is approximately four inches in width and represents a negligible difference to overall lot size.

I would also like to point out that most of the lots across the road from our address are 13.67 m. in width. If the amendment to Lot Size Policy 5428 were to be approved allowing our lot to be rezoned to R1/J, the newly created lots would be similar in width when compared to the lots across the street.

In summary I would like to reiterate our comments,

- *we are not land developers.

- *we do not want to sell the house and property only to come back in a year or two and see two lots with houses on them and not to have pursued the rezoning process on our own.

- *we began this process only after determining that the neighbourhood was not in disagreement with our plans.

- *it is our intent to proceed only as far as achieving third reading from City Council, and, if successful, to list the property on the market as a lot that has the appropriate zoning to be subdivided.

- *we would not be taking away from the uniqueness of the neighbourhood with the ability to create two new lots in the rezoning process, as they would be similar in size to the existing properties on the north side of Francis Rd. in our area.

Again, thank you in advance for considering our application. We are prepared to work with the City's Planning Department and your Planning Committee to make this application happen in a positive manner.

Yours truly,
Ted Danyluk
Executor
Estate of Winnie Danyluk