



To: Planning Committee
From: Alan Clark
Manager, Zoning
Date: May 8, 2002
File: RZ 02-203085
Re: APPLICATION BY WESTSHORE CAPITAL INC. FOR REZONING AT 10500 SHEPHERD DRIVE FROM COMPREHENSIVE DEVELOPMENT DISTRICT (C/D 62 - TOWNHOUSES) TO COMPREHENSIVE DEVELOPMENT DISTRICT (C/D 61 - SINGLE FAMILY HOUSING DISTRICT)

Staff Recommendation

That Bylaw No. 7364, for the rezoning of 10500 Shepherd Drive from “ Comprehensive Development District C/D 62 – Townhouses”, to Comprehensive Development District C/D 61 – Single-Family Housing District, be introduced and given first reading.

Alan Clark
Manager, Zoning

BM: bm

Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

The subject site is located at the north east corner where Blair Drive intersects with Shepherd Drive. Westshore Capital Inc. has applied to the City of Richmond for permission to rezone 10500 Shepherd Drive from Comprehensive Development District C/D 62 – Townhouses to Comprehensive Development District C/D 61 – Single-Family Housing District. The property is currently vacant and the developer is proposing to subdivide the property into 21 single-family lots.

Findings Of Fact

There is already approximately 89 single-family dwellings in the Odlinwood subdivision which are zoned C/D 61. The 21 lots proposed would be a continuation from the original phase. There is a approved development variance permit DV 00-175-403 for the first phase which provided a number of variances to allow for design flexibility. This phase would not require an additional development variance permit as staff are in the process of amending C/D 61 to incorporate the variances so that the design criteria is covered.

Analysis

The first phase of Oldlinwood was very successful with the marketplace, and the developer has chosen to forgo building a townhouse development and continue on with the single-family dwelling concept. The proposed 21 lots would be a continuation from the original phase which had 89 single-family dwellings. Staff support the proposed rezoning change and there will be no change to the floor area ratio or lot coverage.

Financial Impact

None.

Conclusion

The application is to rezone a property which is currently vacant and zoned for townhouse use in order to create 21 single-family lots which will match the existing Odlinwood single family subdivision. Staff is supportive of the application as it is consistent "Residential" Land Use designation in the West Cambie Area Plan.

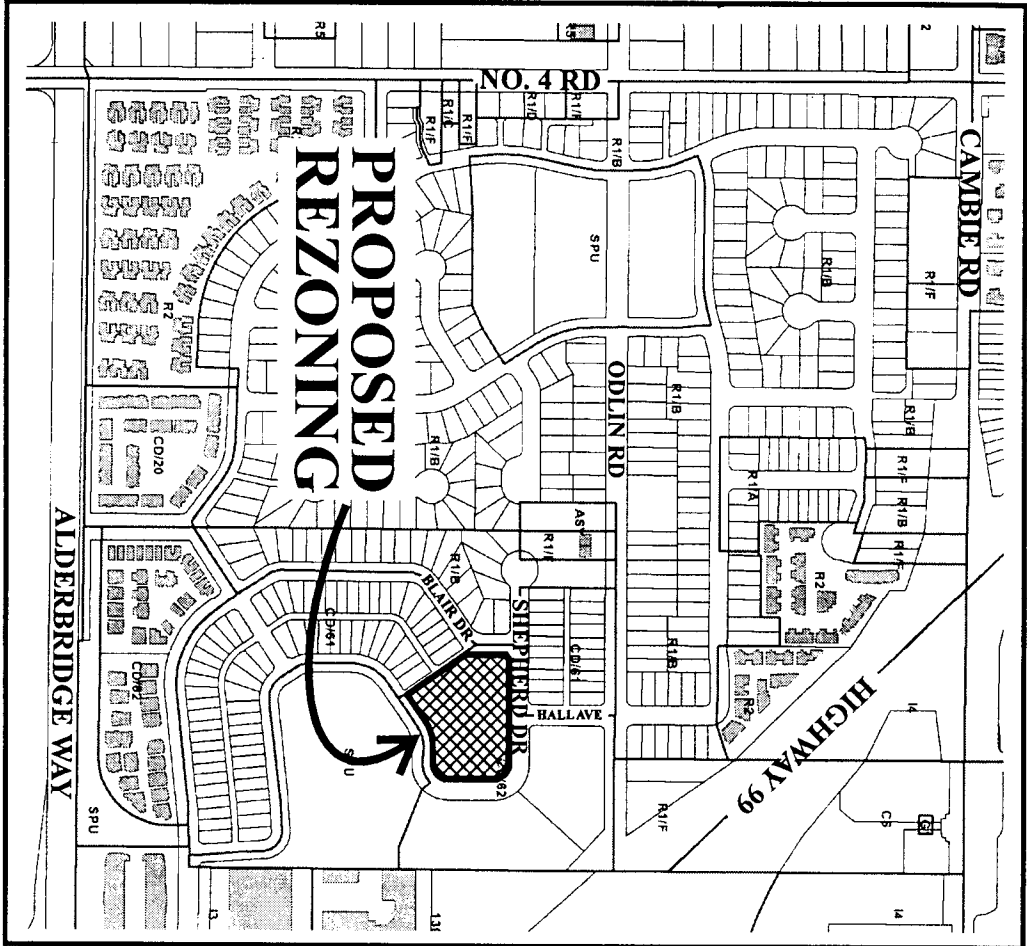


Bruce Murray
Supervisor, Zoning & Permits Centre

BM:bm

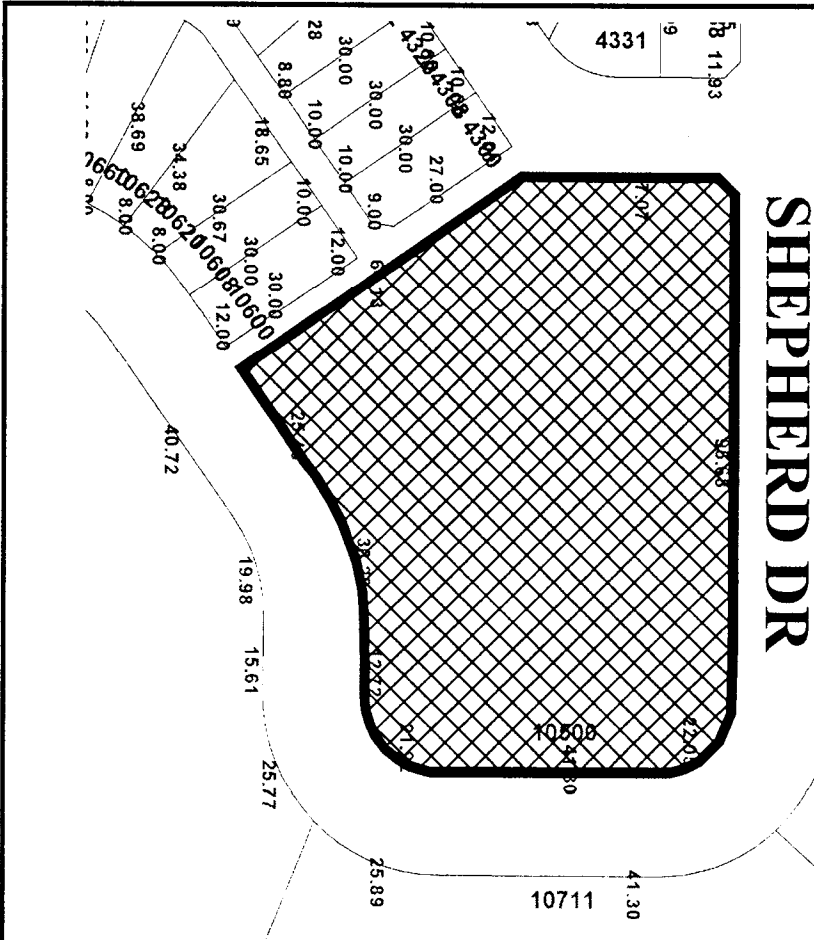


City of Richmond

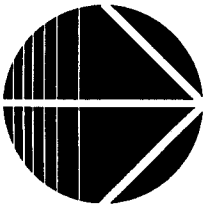


10.00	9.00	10.00	11.00	9.00	11.00	12.00	9.00
32.07	32.07	32.07	32.07	32.07	32.07	32.07	29.07
10.00	9.00	10.00	11.00	9.00	11.00	9.00	10.00

10611
32.14



RZ 02-203085



Original Date: 04/09/02
 Revision Date:
 Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7364 (RZ 02-203085)
10500 Shepherd Drive**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by rezoning the subject property from Comprehensive Development District CD/62 to Comprehensive Development District CD/61.
2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7364”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CITY CLERK