



To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: November 4, 2002
File: RZ 02-218219
Re: **APPLICATION BY WESTSHORE CAPITAL INC. FOR REZONING AT 10611 SHEPHERD DRIVE FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD/62) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/61)**

Staff Recommendation

That Bylaw No. 7549, for the rezoning of 10611 Shepherd Drive from "Comprehensive Development District (CD/62)" to "Comprehensive Development District (CD/61)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Westshore Capital Inc. has applied to the City of Richmond for permission to rezone 10611 Shepherd Drive (**Attachment 1**) from Comprehensive Development District (CD/62) which permits townhouses to Comprehensive Development District (CD/61) which permits single family housing in order to accommodate the subdivision of the potential of 17 residential lots with lane access.

Findings of Fact

Item	Existing	Proposed
Owner	City of Richmond	To be determined
Applicant	Westshore Capital Inc.	No change
Site Size	6696 m ² (72077 ft ²)	Potentially 17 lots ranging from approximately 299m ² (3220 ft ²) to 440 m ² (4736 ft ²)
Land Uses	Vacant	Single Family
OCP Designation	Neighbourhood Residential	No change
West Cambie Area Plan Designation	Residential	No change
Zoning	CD/62	CD/61

Surrounding Development

The land uses surrounding the subject site are as follows:

- single family homes to the north across Odlin Road;
- new single family homes with a lane to the west and south;
- new non-market housing to the south-east, and
- Highway 99 with the Shell Road off ramp to the east.

Related Policies & Studies

West Cambie Area Plan

The West Cambie Area Plan envisioned that the subject site would be developed for multi-family housing as are most of the residential areas next to the highway. The site is designated Residential rather than Residential (Single Family Only) (**Attachment 2**) which is what the single family lots to the east and some of the lots to the north are specifically designated. The Residential designation permits both multi-family housing and single family residential subdivisions.

Staff Comments

The applicant has provided three potential subdivision layouts, one with a lane connection through to Odlin Road and two with a hammerhead turn-around at the end of the lane adjacent to Highway 99. Each of these layouts conform to the proposed new zoning. These details will be determined at the subdivision stage.

The proposal also provides, in the form of a land exchange, a cul de sac at the end of Odlin Road which provides for a vehicular turnaround. The proposed closure of a portion of Odlin Road and proposed road exchange will be resolved at the subdivision stage too.

Because of the proximity of this property to Highway 99, the Ministry of Transportation's approval will be required. The rezoning application has been referred to the Ministry for preliminary approval but no comments have been received at the time of the writing of the report. At the subdivision stage the developer will be responsible for the frontage works including a cul-de-sac at the east end of Odlin Road, the landscaping of the Odlin Road end and the servicing of the newly created lots.

Analysis

Given current market conditions, the subject application seeks a single family use on this multi-family site. The proposal is permitted under the area plan and the zone is the same as what was used on the rest of the single family lots in the Odlinwood subdivision.

The primary issue with the new land use is that it provides less flexibility in terms of siting living spaces. Under a townhouse configuration it would be possible to provide a larger gap between Highway 99 and the living space. The impacts of highway noise will be most evident to the proposed lot adjacent to Highway 99. This issue will be addressed further at the subdivision stage.

The impacts on the adjacent properties will be minimal given that the subject site shares only one property line and that the proposal for the subject property will result in 2 ½ storey rather than 3 storey housing. Along the one shared property line, the applicant will be requested to provide a landscape strip and higher fence at the south edge of the lane next to the social housing project in order to buffer the private outdoor space from the activity in the lane.

Financial Impact

None.

Conclusion

Staff is supportive of the subject application to rezone the site from a townhouse zone to a single family zone (CD/61) as the use is consistent with the area plan and the impacts on the neighbouring sites are minimal.

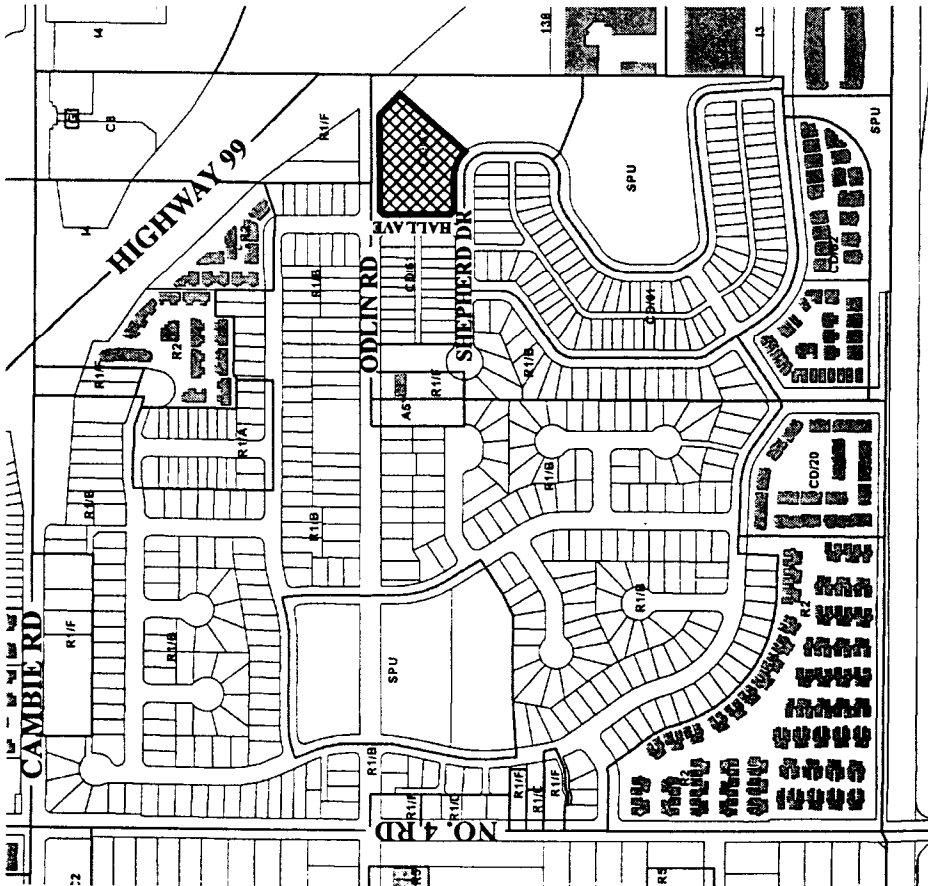


Jenny Beran, MCIP
Planner, Urban Development

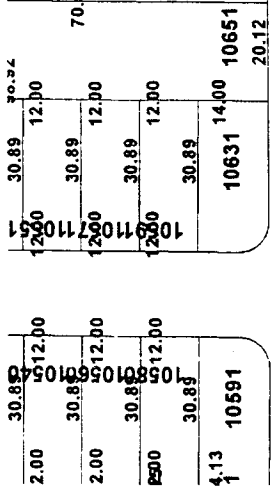
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The Ministry of Transportation approval is required prior to final adoption.

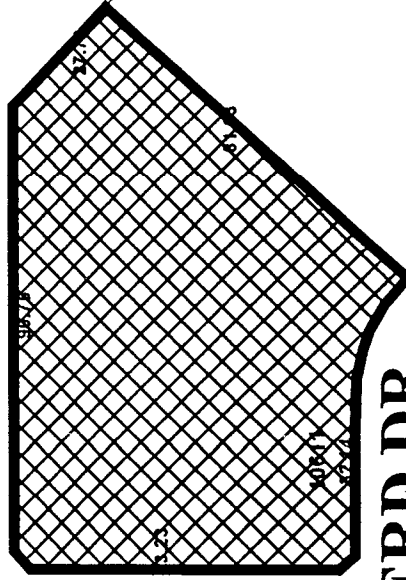
City of Richmond



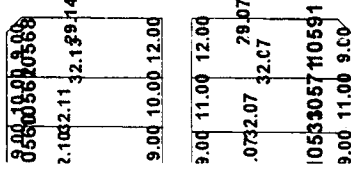
HIGHWAY 99



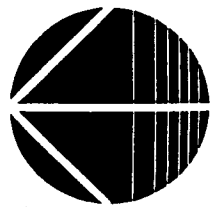
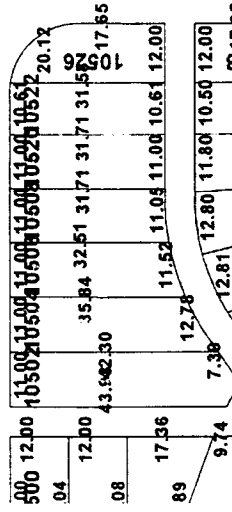
ODLIN RD



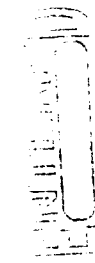
HALL AVE



SHEPHERD DR



RZ 02-218219












Original Date: 10/18/02

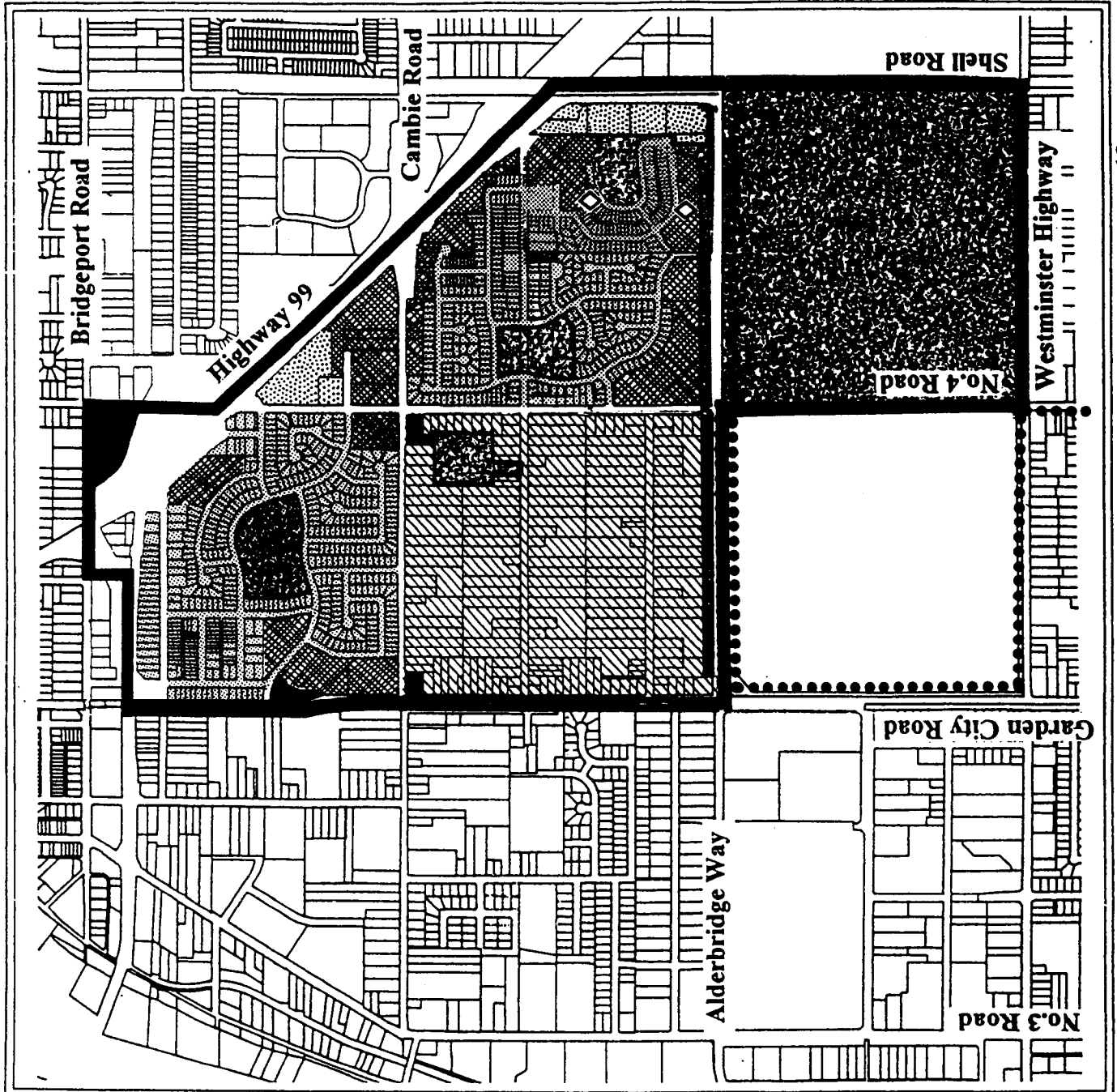
Revision Date:

Note: Dimensions are in METRES

Attachment 1

Land Use

-  Residential
-  Residential (Single Family Only)
-  Public, Institutional and Open Space
-  Commercial
-  Commercial/Industrial
-  Mixed Use
-  Public Walkways
-  Agricultural Land Reserve Boundary
-  Area Boundary





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7549 (RZ 02-218219)
10611 SHEPHERD DRIVE**

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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/61)**.

P.I.D. 024-726-125

Lot A Section 35 Block 5 North Range 6 West New Westminster District Plan LMP45255

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7549”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION APPROVAL

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
UB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK