

Supports Item No. 2
P&E Committee Agenda
March 3, 2011



ADMINISTRATIVE REPORT

Report Date: February 10, 2011
Contact: Vicki Potter
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Meeting Date: March 3, 2011

TO: Standing Committee on Planning and Environment
FROM: Subdivision Approving Officer
SUBJECT: Proposed Amendment to Subdivision By-law No. 5208 - Reclassification of 2820 West 33rd Avenue

RECOMMENDATION

- A. THAT Council approve the application to reclassify the property at 2820 West 33rd Avenue from Category D to Category A of Schedule A, Table 1, of Subdivision By-law No. 5208.
- B. THAT if Council approves Recommendation A, the Director of Legal Services be instructed to prepare the necessary by-law to amend the Subdivision By-law implementing the required change.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing

COUNCIL POLICY

Council Policy regarding amendments to the subdivision categories in the RS-1, RS-3, RS-3A, RS-5 and RS-6 Zoning Districts is reflected in the Manager's Report as approved by Council on October 28, 1987. As well as establishing seven parcel size categories for subdivision in the RS Districts, the report provided for possible future changes in the categories in cases where property owners seek to classify their parcel category either up or down, to either facilitate or prevent subdivision.

PURPOSE

This report addresses an application to reclassify the property at 2820 West 33rd Avenue from Category D to Category A of Schedule A for the purpose of subdivision, in accordance with the minimum parcel size requirements of Schedule A, Table 1, of the Subdivision By-law.

BACKGROUND AND SUBDIVISION HISTORY

In 1988, Council enacted an amendment to the Subdivision By-law by introducing seven categories of minimum parcel width and area to govern the subdivision of parcels zoned RS-1. Subsequently, parcels zoned RS-3, RS-3A, RS-5 and RS-6 have been included as well. All lands in these zoning districts are classified on a block-by-block basis, as shown on 279 sectional maps which are on file with the City Clerk and which form part of Schedule A of the Subdivision By-law.

The minimum standard for each of the seven subdivision categories is shown in the table below.

Subdivision Category	Minimum Width	Minimum Area
A	30 ft.	3,000 sq. ft.
B	40 ft.	3,600 sq. ft.
C	50 ft.	5,000 sq. ft.
D	60 ft.	5,400 sq. ft.
E	75 ft.	6,750 sq. ft.
F	100 ft.	12,000 sq. ft.
G	150 ft.	18,000 sq. ft.

As shown in Appendix A, the westerly properties on the south side of the 2800 block of West 33rd Avenue are classified as Category A, which prescribes a minimum width of 30 ft. and a minimum area of 3,000 sq. ft. for each new parcel created by subdivision. The easterly three parcels, including 2820 West 33rd, are in Category D, which prescribes a minimum width of 60 ft. and a minimum area of 5,400 sq. ft. for each new parcel. The properties in the west part of the block were previously in Category D as well, but an application was made in 2004 to reclassify four of the 60 ft. wide parcels to Category A, which Council approved on January 20, 2005. Three of the four parcels reclassified in 2005 have subsequently been subdivided. The owner of 2820 West 33rd Avenue had the option of being included in the 2004 reclassification proposal but was not interested at that time.

In reviewing the 2004 application, the Approving Officer noted that while there was a consistent pattern of 60 ft. wide parcels along the south side of West 33rd Avenue and north side of West 34th Avenue, the blocks to the immediate north, west and south are comprised of mainly 33 ft. wide parcels. The neighbouring site at the southeast corner of West 33rd Avenue and MacKenzie Street was rezoned in to CD-1 in 1988, and contains a two-storey multiple dwelling containing eight strata title units.

An application to rezone Lot 2 (2876 West 33rd Avenue) from RS-5 to CD-1 was rejected by Council following a Public Hearing that concluded on October 5, 2004. The proposal, advanced as a Neighbourhood Housing Demonstration Project, was to develop a three-unit rowhouse development with each dwelling on its own, conventional legal parcel.

DISCUSSION

If the reclassification to Category A is approved, which prescribes a minimum parcel width of 30 ft. and a minimum parcel area of 3,000 sq. ft., the subject parcel could be subdivided into two 30 ft.-wide parcels which would meet Category A standards. The adjacent property to the west currently qualifies for subdivision into 30 ft. parcels, and the resulting parcels from this single remaining 60 ft. parcel would be consistent with the adjacent parcels immediately to its west.

NEIGHBOURHOOD NOTIFICATION

Thirty-one property owners in the immediate area were notified in writing of this application and asked to comment. Only four responses were received, with the following results:

Support reclassification:	3
Oppose reclassification:	1
Undecided:	0
Did not respond:	27

The owner who opposed the application objected because he/she felt that the reclassifications and subsequent subdivisions have been disruptive and destructive to the neighbourhood character, and expressed concern with the loss of mature landscaping.

RECLASSIFICATION ASSESSMENT CRITERIA

Since 1987, staff have based recommendations for reclassification applications on criteria identified in the original Council policy. Reclassifications have tended to be supported if:

- Whole blocks came forward together for reclassifications, and 60% of the block was in support;
- The parcel was considerably larger than other parcels on the block, had no opportunity for subdivision even if consolidated with adjacent parcels, and if the resulting parcels would be more, rather than less, consistent with parcels on the rest of the block;
- A precedent had been established by the approval of other reclassifications since 1988; and
- The parcel was in close proximity to higher density developments.

Staff have recently started looking at other criteria that contribute to the City's sustainability policies, especially as they pertain to densification. These include the ability of the reclassification and subsequent subdivision to promote new housing forms, provided such forms are appropriate to the context.

ANALYSIS OF THIS APPLICATION

This application meets the criteria set out above in several respects:

- Precedent for reclassification approval has been established for parcels in this block with similar characteristics to the current parcel;
- There is no opportunity for subdivision even by consolidating with the adjacent parcel; and
- The resultant parcels will be consistent with recent subdivisions in the blockface.

It should be noted that the resultant parcels, being only 30 ft. in width, will not qualify for laneway housing. Each lot will qualify for a one-family dwelling with a secondary suite.

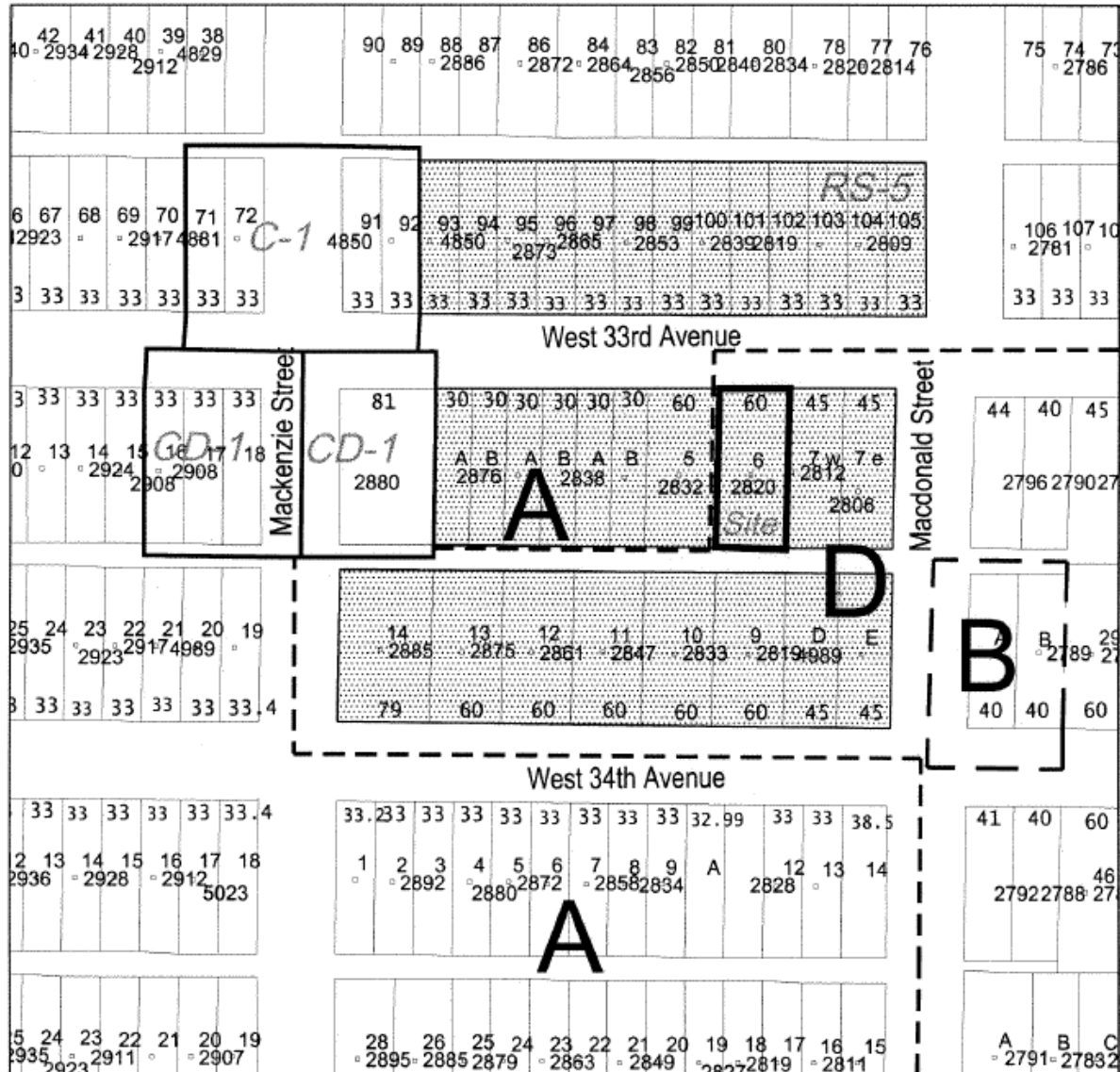
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

On the basis of the established pattern of subdivision and the issue of precedent with regards to approval of a similar reclassification in this block in 2005, the Subdivision Approving Officer recommends approval of this application.

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*Proposed Reclassification: 2820 West 33rd Avenue
(shown in heavy outline) from Category D to Category A*



Notification Area



Subdivision Category Boundary

A Category A: minimum width 30 ft. minimum area 3,000 sq. ft.

B Category B: minimum width 40 ft. minimum area 3,600 sq. ft.

D Category D: minimum width 60 ft. minimum area 5,400 sq. ft.