



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Supports Item No. 4
P&E Committee Agenda
November 3, 2005

Date: October 17, 2005
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TO: Standing Committee on Planning and Environment

FROM: Subdivision Approving Officer

SUBJECT: Proposed Amendment to Subdivision By-law No. 5208 -
Reclassification of 4838 Marguerite Street

RECOMMENDATION

- A. THAT Council approve the application to reclassify the property at 4838 Marguerite Street from Category E to Category B of Schedule A, Table 1, of Subdivision By-law No. 5208.
- B. THAT if Council approves the Recommendation A, the Director of Legal Services be instructed to prepare the necessary by-law to amend the Subdivision By-law implementing the required changes.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services 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 a proposal to reclassify the property at 4838 Marguerite Street (Lot 5) from Category E to Category B 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

On January 19, 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 lands zoned RS-1. Subsequently, lands 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.

As shown in Appendix A, the properties in the 4700-4800 block of Marguerite Street are classified as Category E, which prescribes a minimum width of 75 ft. and a minimum area of 6,750 sq. ft. for each new parcel created by subdivision. Under the current subdivision category, there is no subdivision potential for this site.

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.

Category E was assigned to a large area from Connaught Drive west to Pine Crescent, and from West King Edward Avenue south to West 33rd Avenue, to reflect the pattern of predominantly larger parcels in this area.

Originally, the area bounded by Granville Street, West 33rd Avenue, East Boulevard and West King Edward Avenue was subdivided into predominately larger parcels, by way of subdivision Plan 6011, registered in 1921. At the time of that subdivision, the subject site, Lot 5, was plotted as a 66 ft. parcel. Subsequently, in 1954, the site was re-subdivided into the large 88.3 ft. parcel which exists today, by acquiring land from an adjacent owner. Various subdivisions in the west half of the subject block over the years have created the subdivision pattern which currently exists.

NEIGHBOURHOOD NOTIFICATION

Nineteen property owners in the immediate area were notified in writing of this application and asked to comment. Four responses were received, with the following results:

Support reclassification:	2
Oppose reclassification:	2
Did not respond:	<u>15</u>
Total:	19

One resident in opposition expressed concern regarding increased density. Another in opposition felt the neighbourhood character would be altered. One owner in support of the application felt the proposal would increase affordability and smaller homes were more desirable than 'monster' homes. The other respondent in support did not comment.

ANALYSIS

The owner of Lot 5 has submitted this application for reclassification to Category B, which prescribes a minimum parcel width of 40 ft. and a minimum parcel area of 3,600 sq. ft. The subject block includes those properties between West 32nd Avenue and West 33rd Avenue on the east side of Marguerite Street, and the properties across the lane which front onto Connaught Drive. The blocks immediately to the north and west of the subject block are also classified as Category E. The blocks to the south are classified as Categories C, D and E and the blocks to the east are classified as Category F.

If the reclassification is approved, the owner of Lot 5 would have the potential to subdivide into two smaller parcels which would meet Category B standards. Currently, Lot 5 is the largest parcel in the subject block. The average parcel width in the block is approximately 66.5 ft, and the average parcel area is 10,553 sq. ft. The average of the parcel width is below the Category E width standard of 75 ft. Although the east half of the block which fronts on Connaught Drive has a more consistent pattern of larger parcels that persist since the 1921 subdivision plan, the west half of the block has parcels which vary significantly with regard to width and area.

At present, Lot 5 is 33% larger in width than the average parcel in the block, and 41% larger in area. If this reclassification is approved, and the site is subsequently subdivided, the resulting parcels would be 34% smaller than the average parcel in width and 29% smaller in

area. The resulting parcels would therefore be nominally more consistent with the prevailing parcels in the block. While the resulting parcels would be smaller than some of the parcels in the block, those fronting on Marguerite Street already exhibit a departure from the original pattern of more consistent parcels.

Ideally, the 1954 subdivision that resulted in the present Lot 5 would be reversed, restoring this parcel and the parcel to the south to the more consistent pattern established in 1921. This would be most compatible with the intention of the present Category E standards. However, this course is impractical for various reasons.

Council has previously approved reclassification requests for larger-than-average parcels in blocks elsewhere in the city.

CONCLUSION

The reclassification process was established to allow property owners the opportunity to pursue a change in the classification of their properties. The Subdivision Approving Officer recommends approval of this reclassification application for the following reasons:

- following future subdivision, the resulting parcels will be nominally more consistent with the prevailing parcel area in the block than is the large parcel;
- the block already contains parcels of varying widths and areas, particularly those fronting on Marguerite Street;
- the limited - but evenly divided - response from those notified of this application; and
- precedents have been established by the approval of similar reclassification applications

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