



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: August 28, 2008
Contact: Annetta Guichon
Contact No.: 604.871.6627
RTS No.: 07642
VanRIMS No.: 08-2000-20
Meeting Date: September 18, 2008

TO: Standing Committee on Planning and Environment

FROM: Subdivision Approving Officer

SUBJECT: Proposed Amendment to Subdivision By-Law No. 5208 - Reclassification of 770 and 782 East 41st Avenue and 5715 Prince Albert Street

RECOMMENDATION

- A. THAT Council approve the application to reclassify the properties at 770 East 41st Avenue, 782 East 41st Avenue and 5715 Prince Albert Street from Category B 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 changes.

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 a proposal to reclassify the properties at 770 East 41st Avenue, 782 East 41st Avenue and 5715 Prince Albert Street from Category B to Category 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

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, all 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 subject parcels are classified as Category B, which prescribes a minimum width of 40 ft. and a minimum area of 3,600 sq. ft. for each new parcel created by subdivision. The parcels in the west portion of the same block are classified as Category A, which prescribes a minimum width of 30 ft. and a minimum area of 3,000 sq. ft. 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.

SUBDIVISION HISTORY

The block containing the subject parcel was originally created in 1919 by the registration of Plan 4114, which created 33 ft. wide parcel over a large area, from East 41st to East 43rd Avenue, and from Ross Street to Fraser Street. The subject block consisted originally of eight 33 ft. wide parcels. In 1929, six of the 33 ft. wide parcels in the east portion of the subject block were re-subdivided into the three 66 ft. wide parcels which remain today.

In 1988, when the subdivision categories were assigned, Category A was assigned to the two 33 ft. parcels in the west portion of the block to reflect their smaller size, and Category B was assigned to the three subject parcels to reflect their larger size and the predominantly larger parcels on the Prince Albert Street south of East 41st Avenue. Appendix A shows the subject properties and the category boundary.

NEIGHBOURHOOD NOTIFICATION

Twenty-one property owners in the immediate area were notified in writing of this application and asked to respond. Five responses were received, four in support and one in opposition. It should be noted that three of the responses in support were from the owners of the subject properties. The owner in opposition expressed concern regarding a potential increase in traffic congestion resulting from the approval of this reclassification and approval of future subdivisions of the subject parcels.

DISCUSSION

Currently, the subject parcels do have limited subdivision potential without reclassification. Two of the 66 ft. wide parcels could combine to subdivide into three 44 ft. wide parcels. Should this subdivision be approved, the remaining 66 ft. wide parcel would be left with no subdivision potential, resulting in an uneven block pattern. If all three parcels combined to subdivide, four new 49.5 ft. wide parcels could be achieved. This type of subdivision where several parcels combine to subdivide is generally difficult to achieve, as all three homeowners would have to be prepared to demolish their homes at the same time as a condition of subdivision approval. If the reclassification is approved, the individual subdivisions could occur over time, or not at all.

If this reclassification is approved, the subject parcels could be subdivided individually into 33 ft. wide parcels, potentially creating six 33 ft. wide parcels in total and recreating the historical subdivision pattern.

Council has previously approved reclassifications where there was little or no opposition from the notified neighbours.

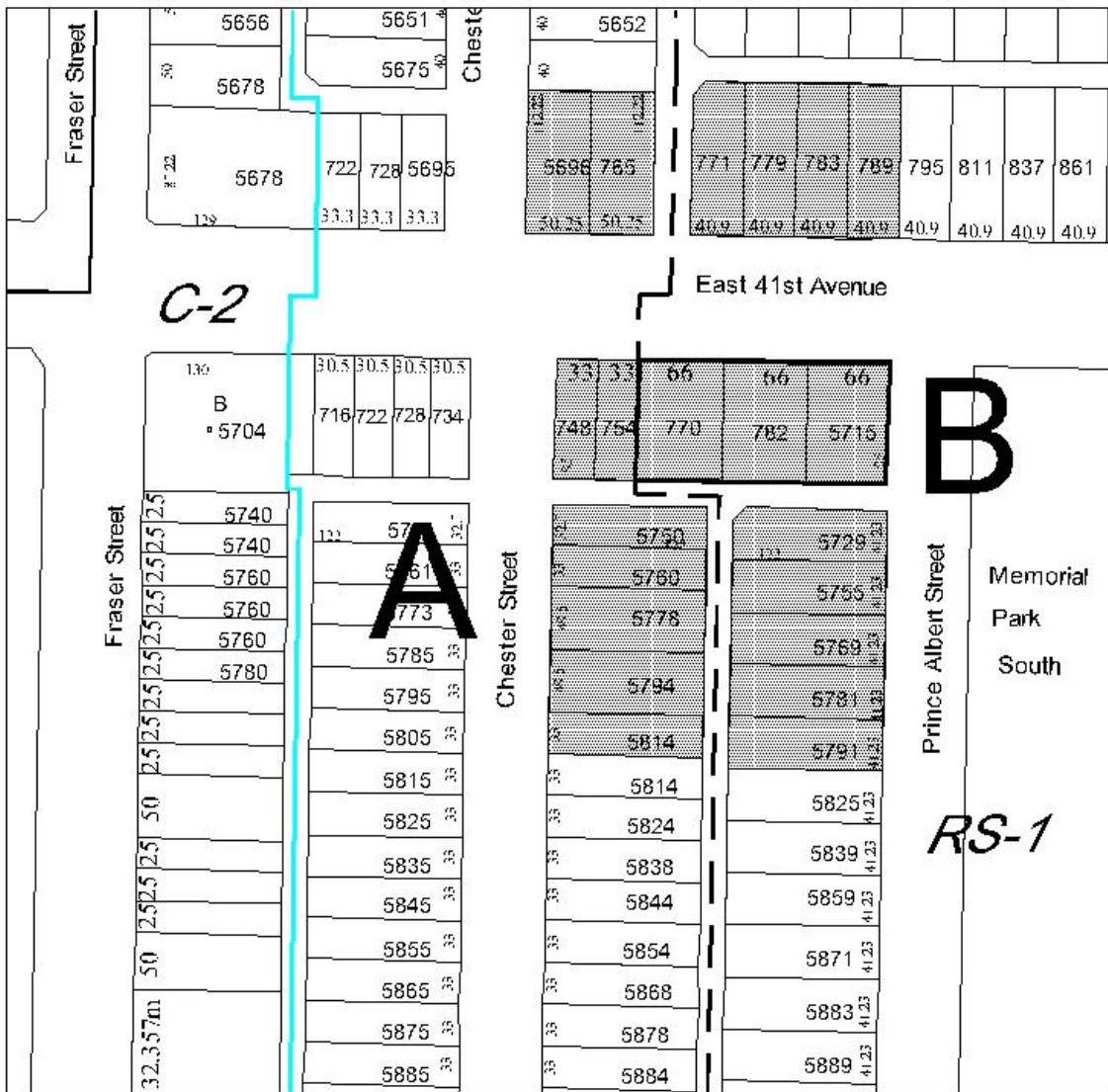
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The reclassification process was established to allow property owners the opportunity to pursue a change in the classification of their properties. Based on the limited opposition to the reclassification proposal, and that the original pattern of subdivision might be recreated over time, the Subdivision Approving Officer recommends approval of this reclassification application.

* * * * *



Proposed Reclassification
770 and 782 East 41st Avenue and 5715 Prince Albert Street
(shown in heavy outline) from Category B to Category A

---- Subdivision Category Boundary

 Notification Area

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

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