



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: September 10, 2008
Contact: Yolande Lambert
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VanRIMS No.: 08-2000-20
Meeting Date: October 16, 2008

TO: Standing Committee on Planning and Environment

FROM: Subdivision Approving Officer

SUBJECT: Proposed Amendment to Subdivision By-Law 5208 - Reclassification of Properties at 3994 and 3928 West 33rd Avenue

RECOMMENDATION

That Council refuse both options of the application to reclassify properties at 3994 and 3928 West 33rd Avenue from Category D to Category A of Schedule A, Table 1, of Subdivision By-law No. 5208

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 two-option proposal to either reclassify just the property at 3994 West 33rd Avenue, or alternatively, the two properties at 3994 and 3928 West 33rd Avenue, both from Category D 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, 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 sectional maps which form part of Schedule A of the Subdivision By-law. The categories were introduced and applied to maintain the predominant parcel width in blocks in "RS" zoned areas, by generally limiting subdivision opportunities to those that would reinforce the pattern within the block.

As shown in the attached Appendices, the subject parcels and adjacent parcels on the block along West 33rd Avenue, and the parcels to the south, are currently classified as Category D, which prescribes a minimum width of 60 ft. and a minimum area of 5,400 sq ft for each new parcel created by subdivision. Within this area, properties along the north side of West 33rd Avenue are in Category A, which prescribes a minimum width of 30 ft and a minimum area of 3,000 sq ft. The blocks to the east and west of the subject block are in Category C, which prescribes a minimum width of 50 ft and a minimum area of 5,000 sq ft. Under the current subdivision category, there is no potential for the subject parcels, either individually, or by combining with an adjacent parcel, to subdivide into smaller parcels.

The owners of the properties at 3994 and 3928 West 33rd Avenue have submitted this application for reclassification of their properties from Category D to Category A. Option 1, to reclassify both properties, is shown in Appendix A, while Option 2, to reclassify only the property at 3994 West 33rd Avenue, is shown in Appendix B.

NEIGHBOURHOOD NOTIFICATION

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

Support:	Prefer Option 1:	2
	Support Both Options:	2
	Total Owners in Support:	4
Object:	Object to Both Options:	9
	Total Owners in Objection:	9
	Invalid response:	1
	Did not respond:	19
	TOTAL:	33

It should be noted that two of the four respondents who offered support are owners of the subject parcels for this application. A map showing the location of the respondents has been made available to Council.

Owners in support of the reclassification stated that smaller properties would provide more affordable housing for future generations. They also felt that because the lots along the north side of West 33rd Avenue are already smaller lots and in Category A, eventual changes to the south side of West 33rd Avenue would not create inconsistencies with lot patterning along the streetscape.

Owners objecting to the reclassification expressed concern regarding precedent for future reclassification and subdivision on the block, a loss of street parking, increased traffic congestion with regard to proximity to a school zone, and the possible loss of mature trees. Other owners who objected to the proposal were concerned that the spacious character of the block would be compromised, or that the application was motivated primarily by monetary gain.

DISCUSSION

Categories A to G were assigned to properties in 1988 on a block-by-block basis to reflect the predominant parcel size in RS-zoned blocks throughout the city. The intent was to maintain predominant patterns and the diversity of choice that they offered, while offering modest opportunities for subdivision that would reinforce the prevailing pattern. A process was also established at that time to provide for possible future changes in the categories, in cases where property owners might seek to reclassify their parcel category either up or down, to either facilitate or prevent subdivision. Reclassification of a parcel or block does not necessitate subdivision, but allows for potential future subdivision.

The existing subject Category D area between Crown Street and Wallace Street continues southward to West 37th Avenue, reflecting a typical pattern of 66 ft. lots, which are larger than the 60 ft. minimum prescribed for the category. Blocks in Category C flank the subject block westward from Crown Street to the University Endowment Lands, and eastward from Wallace Street to Dunbar Street, also generally reflecting a pattern of larger lots predominant within the area. Smaller lots represented by Category A are contained within a four-block area on the north side of West 33rd Avenue.

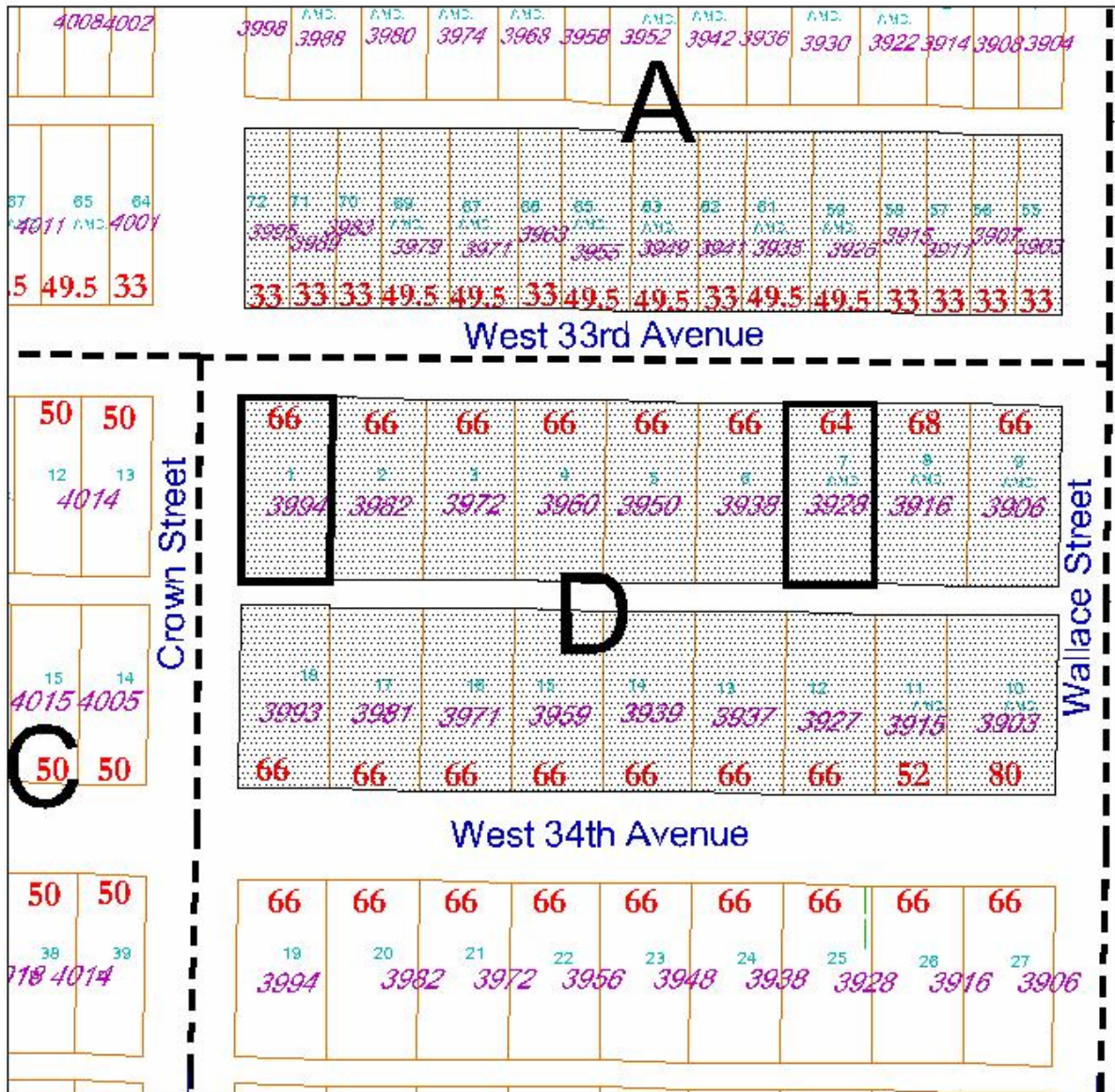
FINANCIAL IMPLICATIONS

There are no financial implications to the City.

CONCLUSION

Council has tended to approve reclassification applications which have had neighbourhood support, and has generally refused those which were opposed by the neighbourhood or showed a divided response. Although Council has supported some applications which did not have strong neighbourhood support, other criteria rendered those applications supportable. In this circumstance, a majority of the neighbourhood did not support the proposal. Also, based on the established pattern of larger parcels in all surrounding areas other than north of West 33rd Avenue, and the clearly logical subdivision category boundaries dividing those parcels, there is insufficient rationale to approve this reclassification request.

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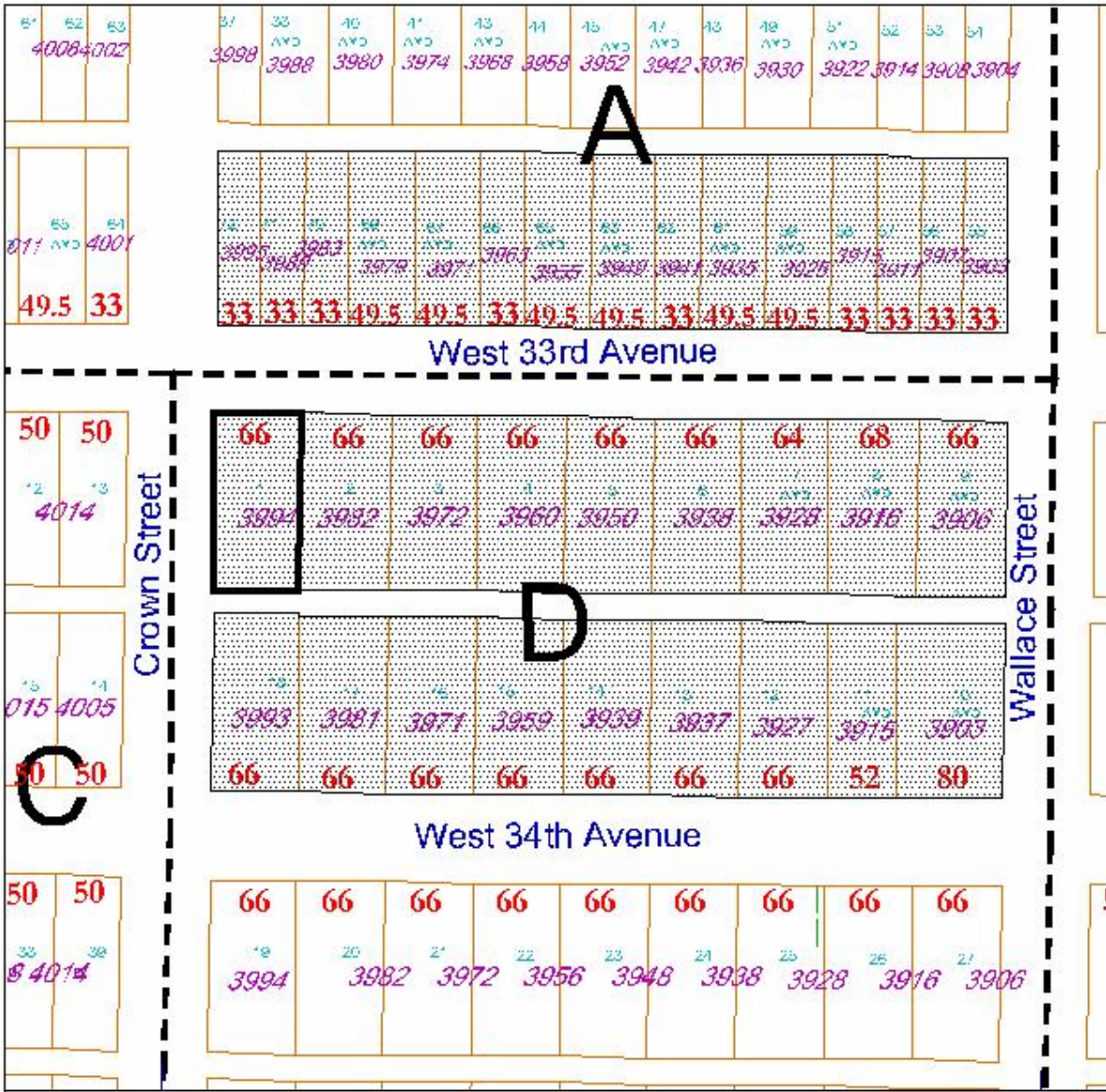
*Proposed Reclassification - Option 1:
3928 and 3994 West 33rd Avenue (shown in heavy outline)
from Category D to Category A*

---- Subdivision Category Boundary


 Notification Area

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

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



*Proposed Reclassification - Option 2:
 3994 West 33rd Avenue (shown in heavy outline)
 from Category D to Category A*

- Subdivision Category Boundary
-  Notification Area
- D Category D: minimum width 60 ft. minimum area 5,400 sq. ft.
- A Category A: minimum width 30 ft. minimum area 3,000 sq. ft.