



ADMINISTRATIVE REPORT

Report Date: May 31, 2010  
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Meeting Date: June 24, 2010

TO: Standing Committee on Planning and Environment  
FROM: Subdivision Approving Officer  
SUBJECT: Proposed Amendment to Subdivision By-law Number 5208 - Reclassification of 2552 East 54th Avenue

**RECOMMENDATION**

- A. THAT Council approve the application to reclassify the property at 2552 East 54<sup>th</sup> Avenue from Category B to Category A of Schedule A, Table 1, of Subdivision By-law Number 5208.
- B. THAT the Director of Legal Services be instructed to prepare the necessary by-law for enactment.

**GENERAL MANAGER'S COMMENTS**

The General Manager of Community Services RECOMMENDS approval of the foregoing.

**CITY MANAGER'S COMMENTS**

The City Manager of 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 2552 East 54th Avenue 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 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 Category A and Category B 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.

As shown in Appendix A, the subject parcel and all the parcels in the surrounding area 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. Under the current subdivision category, there is no subdivision potential for the subject parcel, either by itself, or by combining with an adjacent parcel.

The registration of Plan 8514, which created much of the Fraserview area, subdivided the short block containing the subject parcel into three 64 ft. parcels to the west and the two existing 45.17 ft. and 47 ft. parcels to the east. The subject parcel is one of the original parcels. The other two 64 ft. parcels were subsequently subdivided into three 42.67 ft. parcels.

**NEIGHBOURHOOD NOTIFICATION**

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

Support reclassification: 11  
Oppose reclassification: 1  
Did not respond: 8

The majority of owners who were in support of this reclassification did not provide rationale for their support. The one owner in opposition did not want to contend with construction in the neighbourhood. Overall, the neighbourhood showed significant support for the application.

***DISCUSSION***

The owner of 2552 East 54<sup>th</sup> Avenue has submitted this application for reclassification of his property to Category A, which prescribes a minimum parcel width of 30 ft. and a minimum parcel area of 3,000 sq. ft. If the reclassification is approved, the owner would have the potential to subdivide into two 32 ft. parcels which would meet Category A standards.

Category B was assigned to this area to maintain the predominately larger parcels in this area. However, there are smaller parcels in the immediate vicinity, including 33 ft. lots on both Elliot Street and Clarendon Street. In addition, the small block containing the subject parcel is situated directly across from an elementary school. Future subdivision of the subject parcel and change in the streetscape would not affect any residents across the street.

As shown in Appendix B, Council approved a similar reclassification request two blocks away on East 54<sup>th</sup> Avenue at Nanaimo Street (7012 Nanaimo) in 2004. Although that subject parcel was also 64 ft. in a short block of 5 parcels of varying widths, it was on a corner and was next to two 32 ft. parcels. Staff recommended approval of that reclassification.

***FINANCIAL IMPLICATIONS***

There are no financial implications.

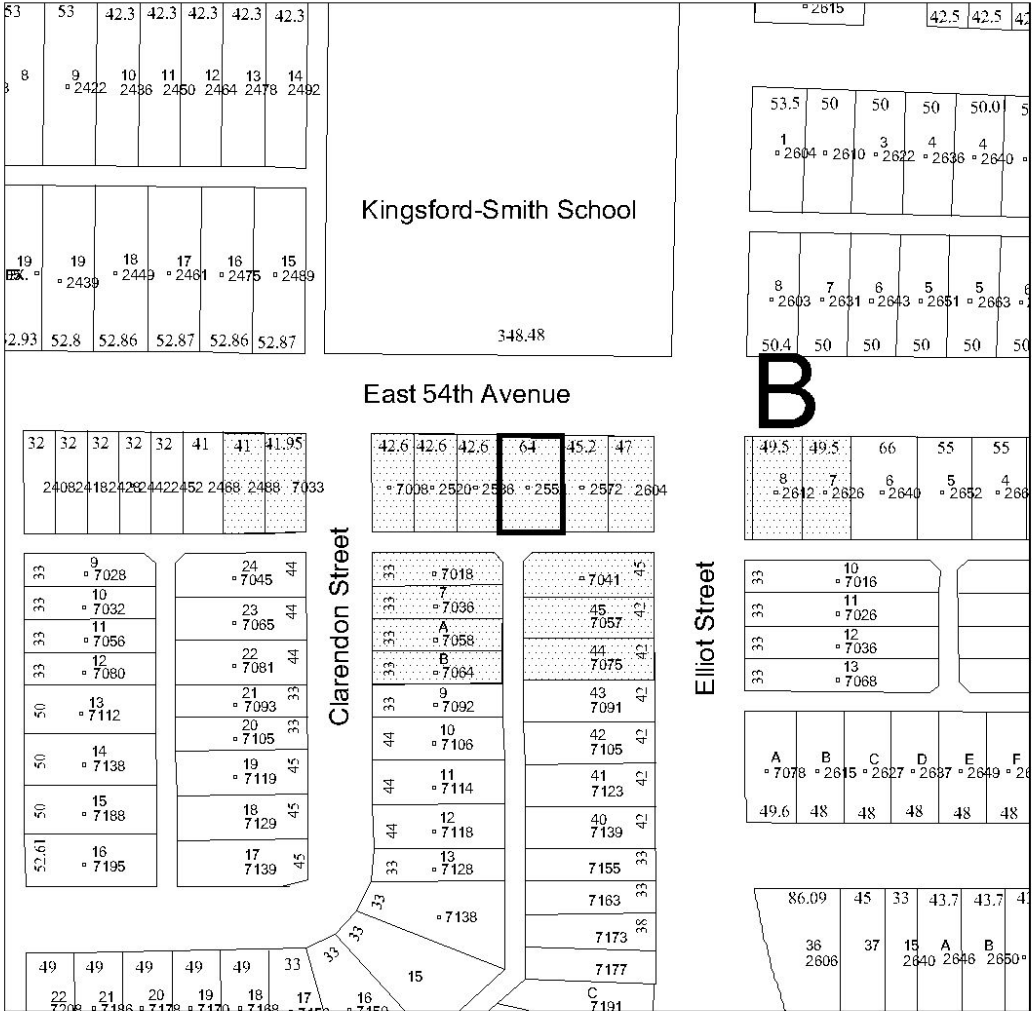
***COMMUNITY VISIONING***

Reclassification and subdivision were not addressed during the public process in the Victoria Fraserview Killarney Community Vision Plan.


***CONCLUSION***

Although the purpose of the different subdivision categories is to preserve prevailing subdivision patterns within an area, this small block of West 54<sup>th</sup> Avenue does not maintain a pristine, uniform subdivision pattern, and smaller parcels exist in the immediate area. Based on the precedent established by the approval of a similar reclassification request on the same street, as well as the significant support for this reclassification request, the Subdivision Approving Officer recommends approval of this application.

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*Proposed Reclassification 2552 East 54th Avenue  
(shown in heavy outline) from Category B to Category A*

 Notification Area

**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.

