



ADMINISTRATIVE REPORT

Report Date: October 25, 2011  
Contact: Vicki Potter  
Contact No.: 604.871.6033  
RTS No.: 9386  
VanRIMS No.: 08-2000-20  
Meeting Date: December 15, 2011

TO: Standing Committee on Planning, Transportation and Environment  
FROM: Subdivision Approving Officer  
SUBJECT: Proposed Amendment to Subdivision By-law Number 5208 - Reclassification of 2885 West 34th Avenue

**RECOMMENDATION**

- A. THAT Council approve the application to reclassify the property at 2885 West 34th Avenue from Category D to Category A of Schedule A, Table 1, of Subdivision By-law Number 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.

**REPORT SUMMARY**

This report addresses an application to reclassify the property at 2885 West 34<sup>th</sup> 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.

**COUNCIL AUTHORITY/PREVIOUS DECISIONS**

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.

**CITY MANAGER'S/GENERAL MANAGER'S COMMENTS**

The General Manager of Community Services and the City Manager RECOMMEND approval of the foregoing.

**REPORT:**

***Background/Context***

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.

<u>Subdivision Category</u>	<u>Minimum Width</u>	<u>Minimum Area</u>
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 subject property is located at the northeast corner of West 34<sup>th</sup> Avenue and Mackenzie Street and has a width of 79 ft.; it is the largest lot on this blockface. The properties on the south side of the 2800 block of West 34<sup>th</sup> 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. Similarly, the properties to the west of Mackenzie Street are also classified as Category A. The neighbouring site at the southeast corner of West 33<sup>rd</sup> Avenue and Mackenzie Street was rezoned to CD-1 in 1988, and contains a two-storey multiple dwelling containing eight strata title units.

In 2004, an application was made to reclassify four 60 ft.-wide properties along the south side of West 33<sup>rd</sup> Avenue to Category A. Since then, three of these properties have been subdivided into six 30 ft.-wide parcels. Another reclassification application followed in 2010 to reclassify the remaining 60 ft.-wide parcel on that blockface to Category A.

***Reclassification Assessment Criteria***

Since 1987, staff have based recommendations for reclassification applications on criteria identified in the original Council policy. More recently, Council directed staff to also look at other criteria that contribute to the City's sustainability policies, especially as they pertain to densification. 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;
- The parcel was in close proximity to higher density developments; and
- They promote the ability to create new housing forms appropriate to the context.

### ***Neighbourhood Notification***

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

Support reclassification: 4  
Oppose reclassification: 2  
Undecided: 0  
Did not respond: 24

The two owners who opposed the application objected because they felt the smaller lots would not be suitable in this blockface as it would have a negative impact on the character of the neighbourhood. They also expressed concerns with increased volume of traffic and potential parking issues in the area.

### ***Strategic Analysis***

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 39.5 ft.-wide parcels which would meet Category A standards.

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
- If the site were to be subdivided equally, the resultant parcels could each qualify for a laneway house.

### ***Financial***

There are no financial implications.



### ***CONCLUSION***

On the basis of precedent with regards to approval of similar reclassification applications in this block in 2005 and 2011, along with parcel size and proximity to higher density developments, the Subdivision Approving Officer recommends approval of this application.

\* \* \* \* \*



Proposed Reclassification: 2885 West 34<sup>th</sup> Avenue (shown in heavy outline, marked "Site") from Category D to Category A

	Notification Area
	Subdivision Category Boundary Line
<b>A</b>	Category A (requires minimum width of 30 ft. minimum area of 3,000 sq. ft.)
<b>B</b>	Category B (requires minimum width of 40 ft. minimum area of 3,600 sq. ft.)
<b>D</b>	Category D (requires minimum width of 60 ft. minimum area of 5,400 sq. ft.)