



ADMINISTRATIVE REPORT

Report Date: October 25, 2011  
Contact: Vicki Potter  
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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 3508 Quadra Street

**RECOMMENDATION**

- A. THAT Council approve the application to reclassify the property at 3508 Quadra Street from Category C 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 3508 Quadra Street from Category C 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 RECOMMENDS 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 block contains a small park, immediately to the north of the subject site, creating a separation on the blockface between larger properties to the north and smaller (33 ft.-wide) properties to the south. Currently, the southerly portion of this block is surrounded by properties classified under Category A, with the majority of lots consisting of 33 ft. in width. The property at 3508 Quadra Street is the only remaining 66 ft.-wide lot in this blockface which does not presently have subdivision potential.

Historical records from 1926, depicting the 'Point Grey Improvement Act' plans, indicate the subject property originally consisted of two 33ft.-wide lots. Since then, these two lots were combined and developed to form what we see today.

***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*

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

Support reclassification:	3
Oppose reclassification:	4
Undecided:	0
Did not respond:	17

Three of the owners who opposed the application provided comments. The objections were related to the subsequent subdivision and redevelopment of the site and the impact it may have on views, traffic and parking. One owner expressed concerns relating to the existing landscape and slope of the site and the potential negative effect a redevelopment may have on the streetscape and adjacent park.

### *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 33.1 ft.-wide parcels which would meet Category A standards.

This application meets the criteria set out above in several respects:

- The parcel is considerably larger than other on the blockface, and there is no opportunity for subdivision even by consolidating with the adjacent parcel;
- The resultant parcels will be consistent with recent subdivisions in the blockface; and
- If the site were to be subdivided equally, the resultant parcels could each qualify for a laneway house.

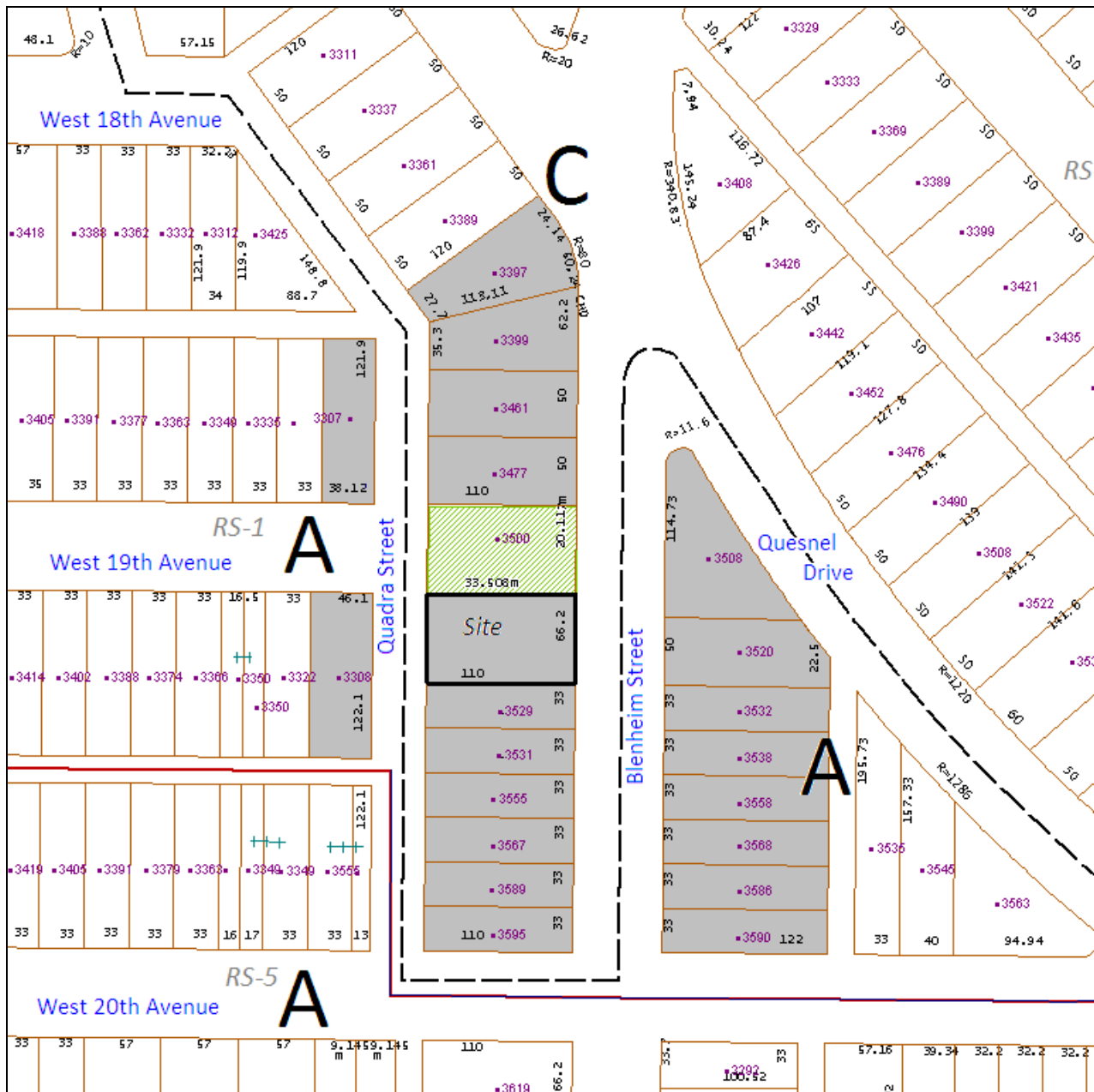
### *Financial*

There are no financial implications.

### *CONCLUSION*

On the basis of the established pattern of subdivision, the Subdivision Approving Officer recommends approval of this application.

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Proposed Reclassification: 3508 Quadra Street (shown in heavy outline, marked "Site") from Category C 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>C</b>	Category C (requires minimum width of 50 ft. minimum area of 5,000 sq. ft.)