



ADMINISTRATIVE REPORT

Report Date: January 19, 2012  
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Meeting Date: February 14, 2012

TO: Standing Committee on City Finance and Services  
FROM: Subdivision Approving Officer  
SUBJECT: Proposed Amendment to Subdivision By-law Number 5208 - Reclassification of 3640, 3650, 3660, 3688, 3706, 3734 and 3750 West King Edward Avenue

***RECOMMENDATION \****

- A. THAT Council approve the application to reclassify the properties at 3640, 3650, 3660, 3688, 3706, 3734 and 3750 West King Edward Avenue 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 properties at 3640, 3650, 3660, 3688, 3706, 3734 and 3750 West King Edward Avenue 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.

The property owners at 3640, 3650, 3688, 3734 and 3750 West King Edward Avenue have requested that City Council amend the subdivision By-law to change the classification of their properties from Category C to Category A. Currently, under Category C standards, there is no potential to subdivide any of the properties on this block.

With the majority of 50ft.-wide property owners in agreement, the reclassification area has been extended to include all properties measuring 48 to 52 feet in width on this portion of the blockface. This comprehensive reclassification application would allow for a more consistent lot pattern on the blockface while providing equal subdivision opportunity for each property owner.

Currently, this blockface is somewhat inconsistent as it contains a mixture of lot sizes ranging from 40 ft. to 52 ft. in width. Further, the blocks immediately to the north, west and south of the subject parcel are classified as Category A which allows the creation of smaller parcels having a minimum width of 30 ft. and a minimum area of 3,000 sq. ft.

If the classification is changed, property owners would need to consolidate their lots with the adjacent neighbour(s) in order to achieve the minimum requirements for 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
- The reclassification would promote the ability to create new housing forms appropriate to the context.

### *Neighbourhood Notification*

Twenty-five property owners in the immediate area were notified in writing of this application and asked to comment. A total of four responses were received, two of which were among the applicants, with the following results:

Support reclassification:	4
Oppose reclassification:	0
Undecided:	0
Did not respond:	21

One owner provided comments on the current condition of the neighbourhood. It was stated that the region is overdue for redevelopment and smaller but more efficient houses would be preferred to support the growing population.

### *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 parcels could be consolidated and later subdivided to create smaller parcels which would meet Category A standards. At a maximum, it would be possible to achieve 10 lots, each having the potential for a principle house with a secondary suite and a laneway house (total of 30 dwelling units). With the current lot configuration, it would be possible to achieve a total of 21 dwelling units.

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

- 6 out of the 14 property owners on this blockface have voiced their support and no opposition from the remaining;
- The surrounding blocks consist of smaller parcels in Category A;
- There is no opportunity for subdivision even by consolidating with the adjacent parcel; and
- The promotion of additional housing forms can be achieved.

*Implications/Related Issues/Risk (if applicable)*

*Financial \**

There are no financial implications.



*CONCLUSION \**

On the basis of smaller lots surrounding the subject block, lack of opposition from the neighbourhood and the issue of precedent with regards to approval of similar reclassifications in this block in 2003 and 1997, the Subdivision Approving Officer recommends approval of this application.

\* \* \* \* \*



Proposed Reclassification: 3640 - 3750 West King Edward Avenue (shown in heavy outline) from Category C to Category A

	Notification Area
	Existing 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.)