



ADMINISTRATIVE REPORT

Report Date: April 2, 2013
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Meeting Date: May 16, 2013

TO: Standing Committee on City Finance and Services
FROM: Subdivision Approving Officer
SUBJECT: Proposed Amendment to Subdivision By-law Number 5208 - Reclassification of 4595 West 6th Avenue

RECOMMENDATION

- A. THAT Council approve the application to reclassify the property at 4595 West 6th Avenue from Category C to Category B 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 4595 West 6th Avenue from Category C to Category B 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 Planning & Development 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 on Appendix A, the site which is the subject of this reclassification application is currently classified as Category C, which requires that each newly created lot maintain a minimum width of 50 ft. and a minimum area of 5,000 sq. ft. The subject property has a width of 80 ft. and an area of 9,177 sq. ft. and currently has no potential for subdivision as the resultant lots would be deficient with respect to the minimum width and area requirements. Although the Subdivision By-law contains provisions which allow the Approving Officer to apply discretion for certain subdivision proposals and relax the minimum parcel size requirements, these provisions are not applicable for this particular site.

In 2003, City Council approved the reclassification of a similar sized lot located in this vicinity, at the corner of Tolmie Street and West 5th Avenue, to Category B standards, which was subsequently subdivided into two lots measuring 40 feet in width and redeveloped in accordance with the RS-1 Zoning.

Currently, the subject block is classified as Category C but contains a variety of lot sizes ranging from 41 feet to 66 feet in width, with the majority of the properties having a width that is larger than 50 feet.

If this application for reclassification is approved, it would allow for consideration of a subdivision proposal to create two new parcels measuring 40.0 ft. in width.

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:

- A precedent had been established by the approval of other reclassifications since 1988;
- 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;
- Whole blocks came forward together for reclassifications, and 60% of the block was in support;
- 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 property owners in the immediate area were notified in writing of this application and asked to comment. A total of five responses were received, with the following results:

Support reclassification:	3
Oppose reclassification:	2
Undecided:	0
Did not respond:	15

Out of the two respondents who opposed this reclassification, only one provided comments. Concerns were expressed regarding impact to the character of the neighbourhood and streetscape if this reclassification were approved and the subject lot was subsequently subdivided and redeveloped. This owner also noted that the existing house located on the subject lot contains a classic charm and they feel it possesses a historic value to the local neighbourhood. Those who supported the reclassification did not provide comments.

Strategic Analysis

If the reclassification to Category B is approved, which prescribes a minimum parcel width of 40 ft. and a minimum parcel area of 3,600 sq. ft., the subject parcel could be subdivided into two 40.0 ft. -wide lots which would meet Category B standards. It would also be possible to construct a laneway house on each of the proposed lots.

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

- A precedent had been established by the approval of other reclassifications within the same blockface since 1988;
- little opposition received from neighbourhood notification;

- 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.

Human Resources/Labour Relations

There are no human resource related issues.

Environmental

There are no environmental impacts.

Legal

There are no legal issues.



CONCLUSION

Based on limited opposition to the reclassification proposal and the issue of precedent with regards to approval of a similar reclassification in this vicinity in 2003, the Subdivision Approving Officer recommends approval of this application.

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Proposed Reclassification: 4595 West 6th Avenue (shown in heavy outline) from Category C to Category B

	Notification Area
	Subdivision Category Boundary Line
A	Category A (requires minimum width of 30 ft. minimum area of 3,000 sq. ft.)
B	Category B (requires minimum width of 40 ft. minimum area of 3,600 sq. ft.)
C	Category C (requires minimum width of 50 ft. minimum area of 5,000 sq. ft.)
D	Category D (requires minimum width of 60 ft. minimum area of 5,400 sq. ft.)