



COUNCIL REPORT

Report Date: September 10, 2024
Contact: Michelle Au
Contact No.: 604.871.6702
RTS No.: 16540
VanRIMS No.: 08-2000-20
Meeting Date: September 25, 2024
[Submit comments to Council](#)

TO: Standing Committee on Policy and Strategic Priorities
FROM: Deputy Subdivision Approving Officer
SUBJECT: Proposed Amendment to Subdivision By-law No. 5208 - Reclassification of 1250 West 54th Avenue

Recommendations

- A. THAT Council approve the application to reclassify the property at 1250 West 54th Avenue, from R1-1 subdivision category E to category D of Schedule A, Table 1 of Subdivision By-law No. 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.

Purpose and Executive Summary

This report addresses an application to reclassify one R1-1 zoned property at 1250 West 54th Avenue (Lot 1 of Lot 1 Block 17A District Lot 526 Plan 12790) from Category E to Category D of Schedule A, for the purpose of gaining further subdivision potential, in accordance with the minimum parcel size requirements of Schedule A, Table 1 of the Subdivision By-law.

Council Authority/Previous Decisions

- In the Manager's Report on October 28, 1987, Council approved a Policy regarding amendments to the Subdivision categories in the RS-1, RS-3, RS-3A, RS-5, and RS-6 Zoning Districts. As well, it established 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.

- On September 14, 2023, Council approved to consolidate nine RS residential zones into a new R1-1 Residential Inclusive zone and add multiplex as a new option on lots with access to the rear of the site. <https://bylaws.vancouver.ca/consolidated/13819.PDF>
- On April 23, 2024, an amendment was made to the R1-1 District Schedule, to enable subdivided lots to be permitted for multiplex forms. <https://bylaws.vancouver.ca/consolidated/13998.PDF>

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

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 were included as well. RS-1A, RS-1B, RS-2, and RS-7 also had minimum widths and minimum areas assigned in Table 1.

All lands in these zoning districts were 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.

In 2023, Council enacted an amendment to the Subdivision By-law to replace all RS zones with the newly created R1-1 zone. All references to RS zones were struck and replaced with R1-1, and 3 new subdivision categories were created (A1, B1, and B2) to replace the previous line entries for RS-1A, RS-1B, RS-2, and RS-7.

The minimum standard for each of the R1-1 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.
A1	30 ft.	3,600 sq. ft.
B	40 ft.	3,600 sq. ft.
B1	40 ft.	4,800 sq. ft.
B2	40 ft.	6,000 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.

On April 23rd, 2023, an application was made to subdivide the 1250 West 54th Ave into four parcels.

On June 29th, 2023, this site obtained a PLA (preliminary letter of approval) for four parcels conforming with Category E.

On March 20th, 2024, an application was made to reclassify the subject property from Category E to Category D, thereby amending the Subdivision By-law. Reclassification is necessary here to accommodate the same four parcels with rear access which would enable multiplex to be developed in the future.

This parcel is currently in Subdivision Category E which requires a minimum of 75 ft. in width and 6,750 sq. ft. in area. The original proposal (April 2023) for four lots with no lane met these minimums. However, the revised proposal (March 2024) renders each of the proposed lots below the minimum parcel width of 75 ft. in width (~72 ft lot width along West 54th Avenue and ~60 ft. in lot width for the single parcel fronting Hudson Street).

Another option would be to continue with subdivision of four lots followed by lane dedications on each lot during development permit application. However, the risk is if the lots are sold and the outside lots did not propose a multiplex or laneway house, then, a lane would not be sought, which would prevent the inner lots from being developed with multiplexes.

Changing the category with the addition of a lane in this scenario results in lot widths of 73.12 ft on West 54th, which is similar to those across West 54th Avenue to the north.

As shown in [Appendix A – Map 1](#):

- This corner-site property is located at the border between Category E and Category D. All properties in the 1100-1200 block of West 54th Avenue are classified as Category E. Going west, the first 3 lots of the 1300 block of West 54th Avenue are also Category E, and the remainder of that block changes to Category D (mid-block).
- Across Hudson St, the 7100 block of Hudson Street is Category E north of the lane, and Category D south of the lane.

While all parcels in the north and south block face of which the reclassification is proposed exist as Subdivision Category E, there is a mixture of parcel widths and areas. Most of the parcels on the north 1200 block of West 54th Ave are less than the required 75' width of category E.

As shown on [Appendix A - Map 2](#):

- 7050 Hudson Ave = 72 ft. wide – created by subdivision in 1959
- 1245 W 54th Ave = 71.5 ft. wide – created by subdivision in 1955
- 1225 W 54th Ave = 71.5 ft. wide – created by subdivision in 1955
- 1223 W 54th Ave = 66 ft. wide – created by subdivision in 1955

Note: The properties noted above have an open lane and multiplex development is possible.

- On the south block face of which the reclassification is proposed, other than the 1250 W 54th Ave, there is only one other lot, and it fronts Selkirk Street.

Discussion

Neighbourhood Notification

As indicated on [Appendix A – Map 1](#), the owners of 17 properties in the immediate area were notified in writing of this application and asked to comment. A total of 9 responses were received from individual properties. 5 responses from direct notification (29.4% response rate), and an additional 4 from outside the notification area, with the following result:

Support reclassification:	1	(5.9%)
Oppose reclassification:	4	(23.5%) within notification area
	4	outside the notification area
Total Responses:	9	

Residents who opposed the reclassification were concerned with bringing additional density and traffic to the neighbourhood. Some residents cited that the property can still be subdivided into four lots without changing the category.

Those property owners who responded in support provided no reasoning for their support.

Reclassification Assessment Criteria

Since 1987, staff have based recommendations for reclassification applications on criteria identified in the original Council policy. The following provides an analysis of the current proposal in relation to that which was outlined in the original council policy:

- The subject parcel is considerably larger than the parcels directly adjacent to it on this block. The block pattern for this only consists of one other parcel with a frontage that does not face the proposed frontages.

Strategic Analysis

With the current subdivision category E, 4 lots can be achieved all meeting the required minimum parcel width of 75 ft. and parcel area of 6,750 sq.ft. as shown on [Appendix A – Figure 1](#).

With no lane, future development of this site, whether in Category E or D, would be limited to the following uses:

- single detached house with or without secondary suite (laneway house is not an option)
- duplex with or without secondary suite

Additional driveways along West 54th Ave, due to no lane access, may contribute to traffic and pedestrian impact along the street front. With no lanes proposed, category E would only allow for a maximum of 4 units per parcel (16 total units for the site).

[Appendix A – Figure 2](#) shows the subdivision in category D that has been approved in principle.

The reclassification would allow for the provision of new lanes without reducing the number of new parcels (4), thereby allowing for the ability to create new housing typology, pertaining to densification. More specifically, the reclassification and subsequent subdivision could increase the current capacity of dwelling units from 16 total to a maximum of 24-32 total (6-8 per new parcel) as multiplex becomes an option with access provided to the rear of the sites.

Engineering Services

For single detached houses or duplexes development, Engineering did not require a lane for this block. However, to be eligible to build a multiplex, it would be necessary to have a lane at the rear of the site to facilitate garbage and recycling pickup, parking access, and access to a potential electrical transformer that may be located at the rear of the site. Engineering Services recommends lane access to enable more density for this site.

The provision of a lane would also enable the adjacent lots to develop multiplex in the future, increasing the developability of all the nearby lots. Refer to [Appendix A - Figure 3](#) for Engineering Services' comments on the potential for lane development.

Existing House

The existing building was originally built in 1927 and is not listed on the Heritage Register. Planning and Urban design has reviewed this and there is no requirement for a retention project. In this case, the applicant is pursuing multiplex as their option instead of heritage retention development route.

If Council approves this reclassification, it only provides the potential for subdivision in the future. A subsequent subdivision application would need to be submitted and the Approving Officer will take into consideration any other related policies in evaluating any future subdivision proposal.

Conclusion

The Subdivision Approving Officer recommends approval of this application. Given the following:

- This applicant already has approval in principle for a four-lot subdivision ([Appendix A – Figure 2](#)).
- Lane dedication was deemed necessary to facilitate multiplex development.
- Engineering and Planning department have been consulted with support.
- Reduction of new lot width is due to lane access only.
- The resulting site areas of each new parcel in the proposed Category D created still exceeds the minimum parcel size requirement (6750 sq.ft.) of previous Category E, which is keeping with the lot sizes of other sites in the area.

Financial Implications

There are no financial implications associated with this report's recommendations.

Legal Implications

There are no legal implications associated with this report's recommendations.

* * * * *

APPENDIX A MAPS

Map 1 – Existing subdivision category boundary and notification area



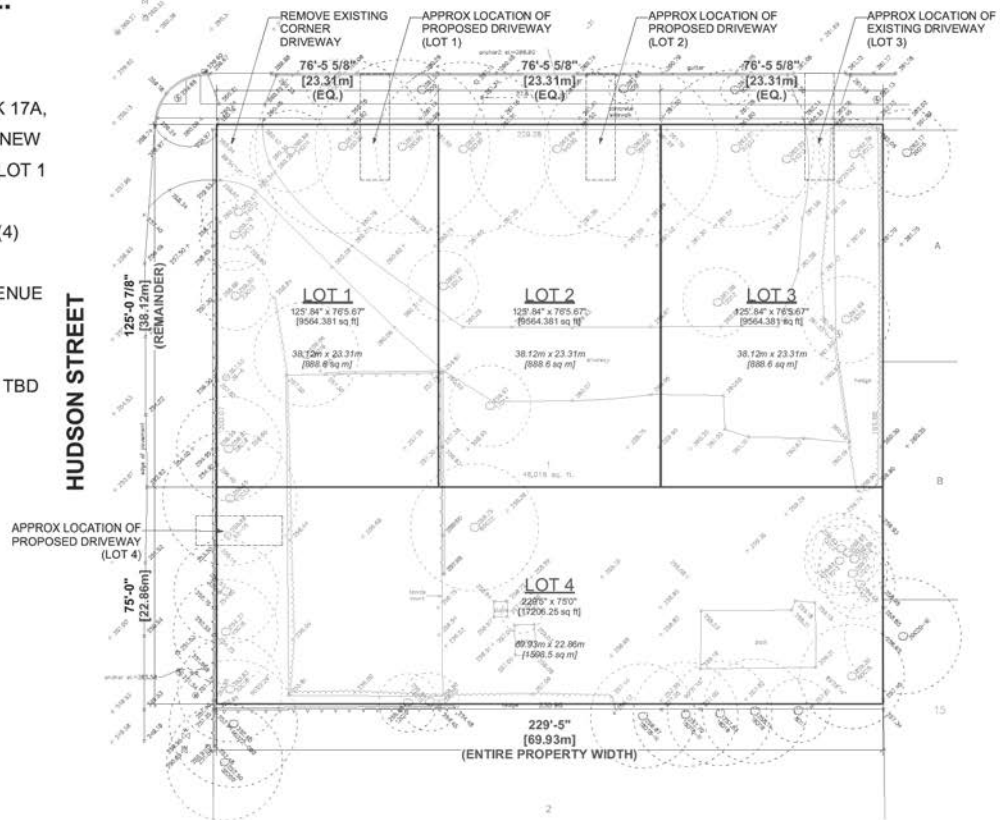
Figure 1 – Potential under existing subdivision category E - minimum 75 ft. parcel width and 6,750 sq.ft. parcel area

**SUBDIVISION PROPOSAL FOR
1250 WEST 54TH AVE.**

ADDRESS: 1250 54TH AVE W
VANCOUVER V6P 1N1
LEGAL DESCRIPTION: LOT 1, BLOCK 17A,
PLAN VAP12790, DISTRICT LOT 526, NEW
WESTMINSTER LAND DISTRICT, OF LOT 1
PID: 008-789-207
INTENDED USE: TO CREATE FOUR (4)
RS-1 LOTS
- 3 EQUAL LOTS FACING W 54TH AVENUE
- 1 LOT FACING HUDSON STREET

- DRIVEWAY CROSSING LOCATIONS TBD
DEPENDING ON CITY
RECOMMENDATIONS FOR TREE
RETENTION

WEST 54th AVENUE



1	Subdivision Proposal	April 13, 2023
NO.	REVISED FOR	DATE

LEYLAND
ARCHITECTURE INC.
Suite 1, 1664 West 4th Avenue
Vancouver, B.C., Canada V6J 0G5
Tel: (604) 730-1117 Fax: (778-8499)

The drawing, as an indication of service, is the property of the architect and shall remain the property of the architect. It is not to be used for any other purpose without the written consent of the architect. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the architect.

PROJECT
**1250 W 54TH AVE.
VANCOUVER - BC
MONA SUBDIVISION**

DRAWING TITLE
**PROPOSED
SUBDIVISION
SKETCH PLAN**

SCALE

DATE **APRIL 26, 2023**

DRAWN **HL** DRAWING **A-1**

Figure 2 – Potential under reclassification to subdivision category D

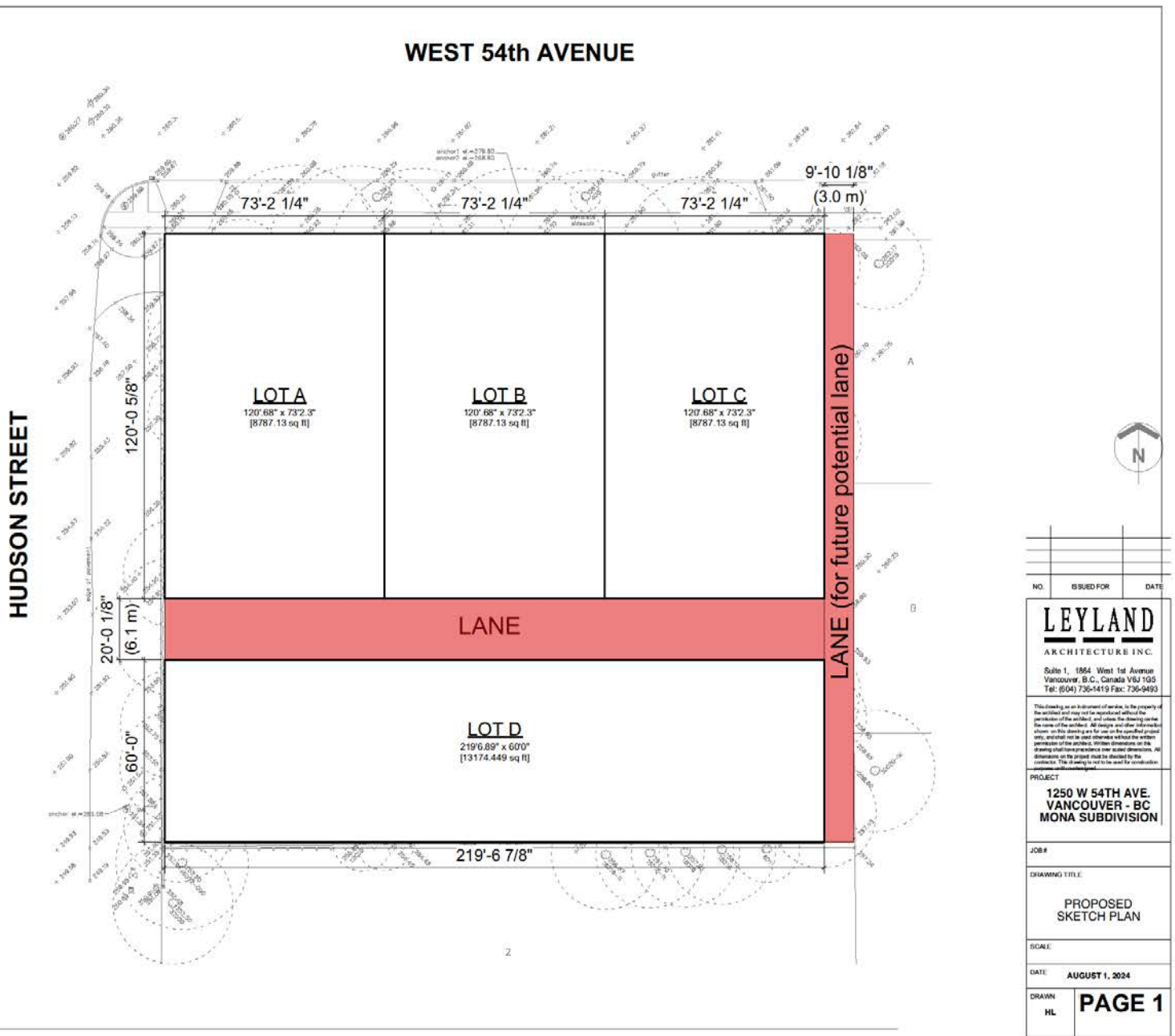


Figure 3 – Engineering comments for lane proposal

