



## COUNCIL REPORT

Report Date: August 5, 2025  
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Meeting Date: September 17, 2025  
[Submit comments to Council](#)

TO: Standing Committee on Policy and Strategic Priorities

FROM: Subdivision Approving Officer

SUBJECT: Proposed Amendment to Subdivision By-law No. 5208 – Reclassification of 1140 West 54<sup>th</sup> Avenue and 1140 West 55<sup>th</sup> Avenue

### Recommendations

- A. THAT Council approves the application to reclassify Lot 1 and Lot 2 at 1140 West 54<sup>th</sup> Avenue and Lot 3 and Lot 4 at 1140 West 55<sup>th</sup> Avenue, from R1-1 subdivision category E to subdivision category C 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 four R1-1 zoned parcels at 1140 West 54<sup>th</sup> Avenue and 1140 West 55<sup>th</sup> Avenue from Category E to Category C, for the purpose of gaining subdivision potential with new lanes, 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 [October 17, 2023](#), Council approved changes to the Zoning and Development By-law to consolidate the nine RS zoning districts into a single R1-1 district and to allow multiplexes in low

density neighbourhoods.

On [April 23, 2024](#), Council approved an amendment to the R1-1 District Schedule to enable subdivided lots to be permitted for multiplex forms.

### **City Manager's Comments**

The City Manager concurs with the foregoing recommendations.

### **Context and Background**

#### Policy 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 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 three new 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 categories is shown in the table below.

Subdivision Category	Minimum Width	Minimum Area
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.

#### Site and Context

On May 25, 2022, an application was submitted to subdivide 1140 West 54<sup>th</sup> Avenue into four parcels as Lots 1, 2, 3 and 4. This site is in Category E which requires a minimum of 75 ft. in width and a minimum of 6,750 sq. ft. in area per Schedule A, Table 1 of the Subdivision By-law. The proposed parcels exceed the minimum area requirement. But the width of the proposed parcels, at approximately 68 ft. per parcel, is less than the minimum prescribed in Table 1 of Schedule A.

Pursuant to Section 9.1(b) of the Subdivision By-law, the Approving Officer has the discretion to

approve a subdivision which creates parcels having a lesser width or lesser area than the minimum prescribed in Table 1 of Schedule A provided that the already established lawful development in the blockface containing the parcel to be subdivided occurs on parcels having a lesser width or area than the minimums prescribed in Table 1 of Schedule A and the parcels to be created by the subdivision would be consistent in width and area with the existing blockface. The width of Lot 1 and Lot 2 are consistent with two existing parcels (1133 West 55th Avenue and 1103 West 55th Avenue) in the block. The width and area of Lot 3 and Lot 4 are consistent with the immediate east parcels (1133 West 55th Avenue and 1103 West 55th Avenue).

On January 17, 2025, the Approving Officer approved the subdivision of 1140 West 54th Avenue into four parcels and the dedication of the south 16 ft. for road purposes, as shown in Appendix A. Lot 1 and Lot 2 have the civic address of 1140 West 54th Avenue while Lot 3 and Lot 4 have the civic address of 1140 West 55th Avenue. New addresses will be assigned pending future development.

To accommodate future multiplexes, the applicant, EWAN Design + Construct Inc., proposes 20-foot wide lanes on the revised subdivision plan. As a result, revised Lots 1, 2, 3 and 4 exceed Category E minimum area requirement. As well, the width of revised lots 3 and 4, at approximately 58 ft. per parcel, do not meet Category D or E minimum width requirement. EWAN Design + Construct Inc. is seeking reclassification to a lower Category C to accommodate the revised lots with new lanes.

On June 2, 2025, an application was submitted requesting that City Council amends the Subdivision By-law to reclassify Lot 1 and Lot 2 at 1140 West 54th Avenue, and Lot 3 and Lot 4 at 1140 West 55th Avenue from Category E to Category C. Revised Lots 1, 2, 3 and 4 corresponds to Lots A, B, C and D on the submitted site plan, as shown in Appendix B.

### Neighbourhood and Context

As shown in Figure 1, almost all of the R1-1 zoned properties in the 1000 – 1200 block of West 54th Avenue, 7100 block of Selkirk Street, and 1000 – 1100 block of West 55th Avenue are classified as Category E.

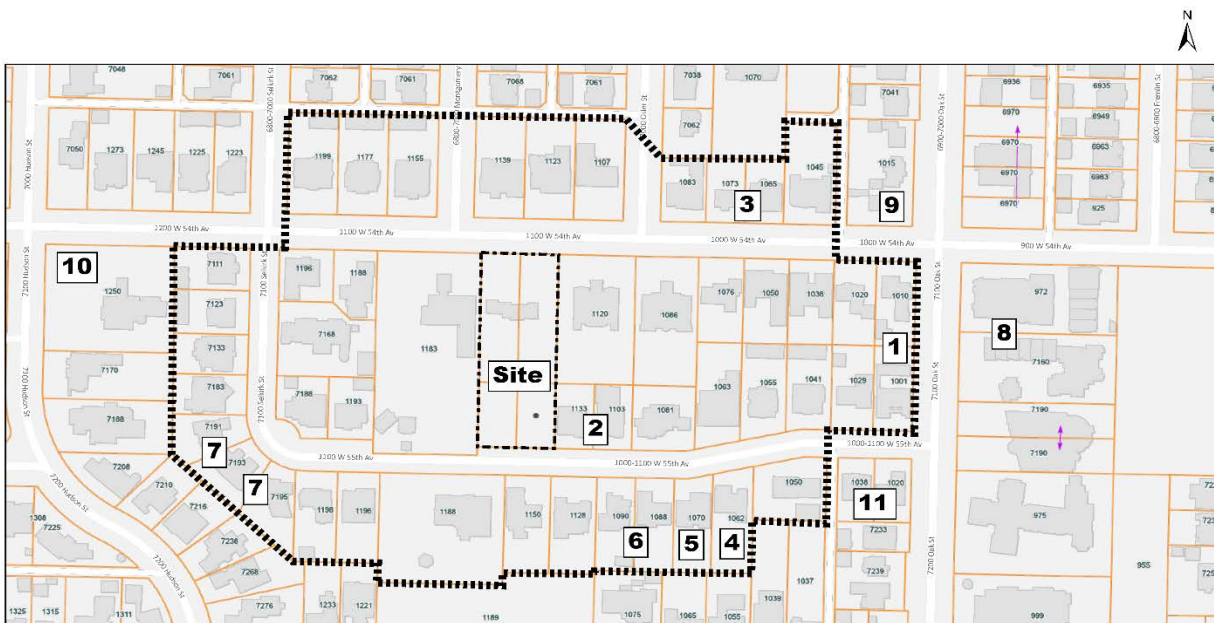


Figure 1: Neighbourhood and Context

In the blockface of which the reclassification is proposed, all parcels exceed Category E minimum area requirement. Four parcels do not meet Category E minimum width requirement, as follows:

1. 1010 West 54<sup>th</sup> Avenue, 1001 West 55<sup>th</sup> Avenue:
  - Parcel width is 70 ft.
2. 1103 West 55<sup>th</sup> Avenue, 1133 West 55<sup>th</sup> Avenue:
  - Parcel width is 68 ft.

In the blockface directly north, south and west of which the reclassification is proposed, all parcels exceed Category E minimum area requirement. Nine parcels do not meet Category E minimum width requirement, as follows:

3. 1065 West 54<sup>th</sup> Avenue, 1073 West 54<sup>th</sup> Avenue:
  - Parcel width is 69 ft.
4. 1062 West 55<sup>th</sup> Avenue:
  - Parcel width is 72 ft.
5. 1070 West 55<sup>th</sup> Avenue:
  - Parcel width is 68 ft.
6. 1088 West 55<sup>th</sup> Avenue, 1090 West 55<sup>th</sup> Avenue:
  - Parcel width is 69 ft.
7. 7191 Selkirk Street, 7193 Selkirk Street, 7195 Selkirk Street:
  - These are irregular lots situated along the corner where Selkirk Street turns into West 55<sup>th</sup> Avenue. Parcel widths are approximately 43 ft., 54 ft. and 47 ft. respectively. Each parcel has a larger width at the rear due to the irregular shape.

The following parcels are outside the defined boundary in Figure 1 because they are classified as Category D, or not in the R1-1 Zoning District.

8. 972 West 54<sup>th</sup> Avenue, 7160 Oak Street:
  - CD-1 (381) and CD-1 (263) respectively.
9. 1015 West 54<sup>th</sup> Avenue:
  - RM-8A.
10. 1250 West 54<sup>th</sup> Avenue:
  - R1-1, Category D.
11. 1020 West 55<sup>th</sup> Avenue, 1038 West 55<sup>th</sup> Avenue:
  - R1-1, Category D.

## **Discussion**

### **Neighbourhood Notification**

Notification area is shown in Figure 2. The owners of 50 properties in the immediate area were notified in writing of this application and asked to comment. Sixty-six (66) notification postcards were distributed within the neighbouring area on or about June 18, 2025. Notification and application information were provided on the City's Shape Your City Vancouver platform. Notification period was held from June 18, 2025 to July 4, 2025. There was no response or comment from the property owners within the notification area or outside the notification area.

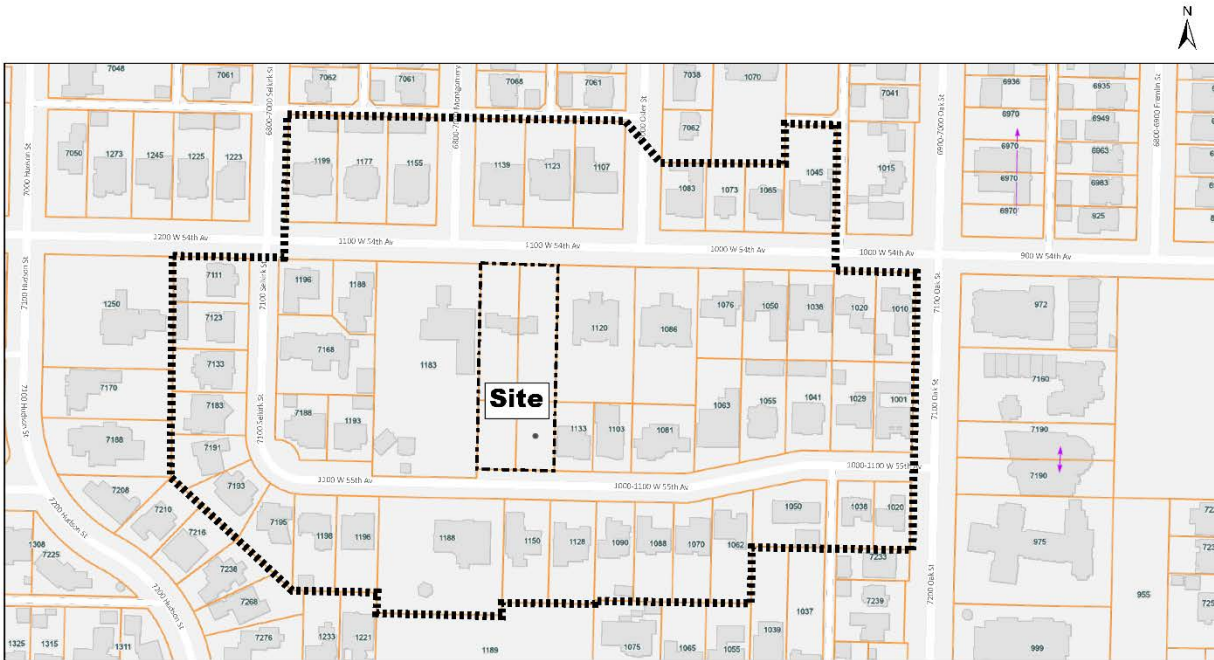


Figure 2: Notification Area

### Reclassification Assessment Criteria

Staff have reviewed this reclassification based 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.

When Subdivision Categories were introduced, the intent was assigning categories to blocks which would allow for the conservation of the existing and predominant size and configuration patterns, which in turn would allow for diversity amongst different R1-1 zoned blocks throughout the City.

The neighbourhood context in which the parcel is located is characterized by larger parcels, with the majority of parcels on the block in question and adjacent existing blocks with widths beyond the 75 ft. required under Subdivision Category E of Schedule A of the Subdivision By-law. Reclassification of 1140 West 54<sup>th</sup> Avenue and 1140 West 55<sup>th</sup> Avenue would allow four parcels with less than the standard of 75 ft. with new lanes. While there are a few parcels in the neighbourhood that do fall just beneath the requirement, none of these parcels is 58 feet in width. If the recommendation is approved, this may set a precedent resulting in the neighbourhood shifting from predominantly larger lots to smaller parcels.

### Subdivision Category and Boundary

Subject site is in R1-1 zone, subdivision category E. As shown in Figure 3, the boundary of Category E is shown in black, the adjacent zones and subdivision categories are shown in blue. There are 21 parcels (excluding 1140 West 54<sup>th</sup> Avenue and 1140 West 55<sup>th</sup> Avenue) in the block of which the proposed reclassification is proposed.

On the adjacent north, south and west blocks, the parcels are classified as Category D. On the adjacent east blocks, majority of the parcels are classified as Category D with various RM-8,



RM-8A and CD-1 zoned parcels.

The closest Category C is located east of Oak Street to Cambie Street between West 49<sup>th</sup> Avenue and West 54<sup>th</sup> Avenue, and east of Granville Street to Cartier Street between West 49<sup>th</sup> Avenue and West 62<sup>nd</sup> Avenue.

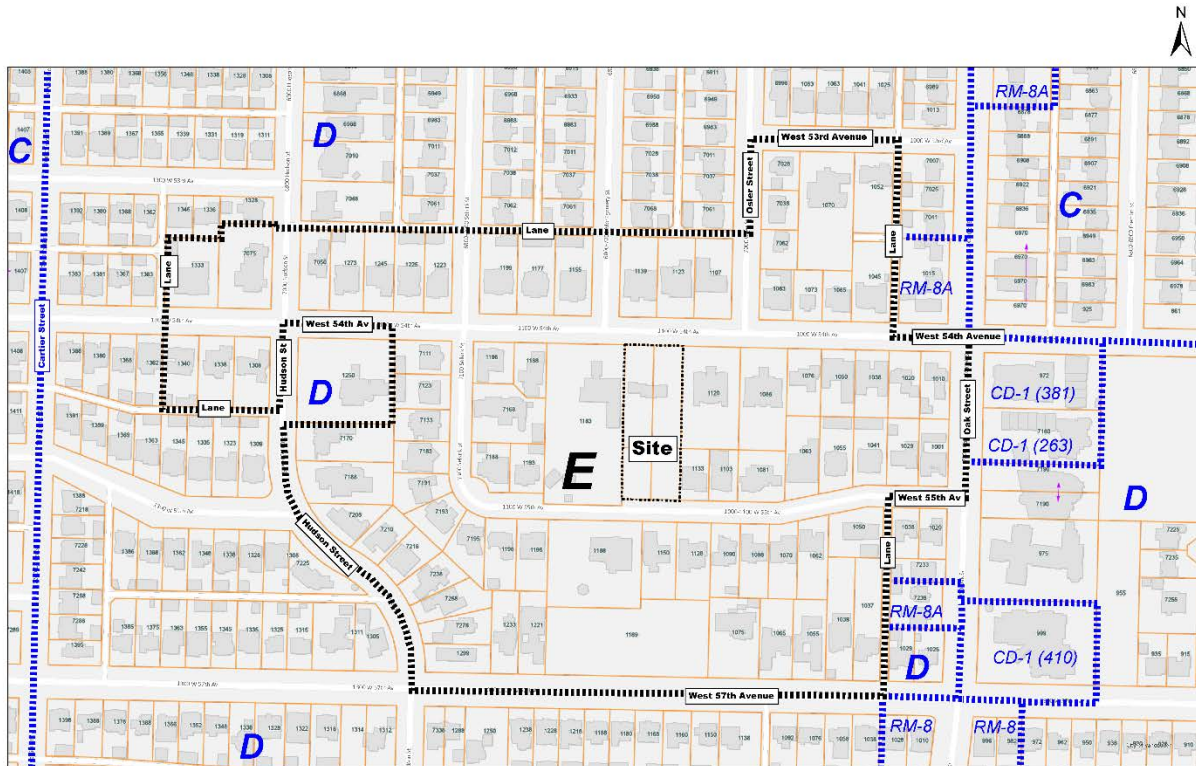


Figure 3: Subdivision Category and Boundary

### Strategic Analysis

The existing site at 1140 West 54<sup>th</sup> Avenue was a double-fronting lot with no lane. The existing development was approved as a single detached house (formerly one-family dwelling) built in 1944. It was demolished and completed final inspection on January 9, 2025. The Approving Officer approved the subdivision of the site into four parcels as Lots 1, 2, 3 and 4 on January 17, 2025. The four parcels are currently vacant pending future development. Vehicular access for Lot 1 and Lot 2 is along West 54<sup>th</sup> Avenue, and along West 55<sup>th</sup> Avenue for Lot 3 and Lot 4. Within the currently approved configuration, each parcel has the potential to be redeveloped with a new single detached house (with or without secondary suite) or a new duplex (with or without secondary suite and/or lock-off unit). For the entire site, up to eight dwelling units (excluding secondary suite and lock-off unit) may be permitted. Laneway house is not permitted as there is no lane access.

The proposal by EWAN Design + Construct Inc. is to redevelop the four parcels with four new multiplexes by introducing a new T-shaped lane. Vehicular access onto West 55<sup>th</sup> Avenue must continue to the east towards Oak Street. From VanMap, Selkirk Street turns into West 55<sup>th</sup> Avenue but the end of Selkirk Street is a cul-de-sac aligning with the development at 7195 Selkirk Street. The road is eventually gated and blocked off completely near the development at 1193 West 55<sup>th</sup> Avenue with no vehicular or pedestrian access to the east. If the recommendation is approved, the new lane access will provide each parcel with the potential to

be redeveloped with a new multiplex with six strata-ownership dwelling units or eight secured market rental units. For the entire site, up to 24 strata-ownership dwelling units or 32 secured market rental units may be permitted.

Reclassification would allow four parcels with less than the standard of 75 ft. with new lanes, thereby allowing for the ability to create new housing typology, pertaining to densification. If reclassification and the subsequent multiplexes were to be approved, it could increase the current capacity of dwelling units from eight to a maximum of 32 as multiplex becomes an option with access provided to the rear of the four parcels. It will contribute to additional traffic and pedestrian impact along West 55<sup>th</sup> Avenue.

#### Interdepartmental Comments

For single detached house or duplex developments, Engineering Services do not require a lane for this block. However, to be eligible to build a multiplex, it would be necessary to have a lane 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 supports lane access subject to additional dedication of 10 ft. by 10 ft. corner-cut truncation at Lot 3 and Lot 4.

Planning, Urban Design and Sustainability supports the reduction in minimum lot width noting that the new lots will be consistent with the general pattern of development on this block.

#### Precedent Reclassification

On March 20, 2024, an application was submitted requesting that City Council amends the Subdivision By-law to reclassify 1250 West 54<sup>th</sup> Avenue from Category E to Category D. Refer to Figure 1, no. 10 for the location.

Reclassification was necessary to accommodate the four parcels with rear access which would enable multiplexes to be developed in the future. Staff recommended approval of the application based on the following:

- This applicant already has approval in principle for a four-lot subdivision.
- 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 (6,750 sq. ft.) of previous Category E, which is keeping with the lot sizes of other sites in the area.

On September 25, 2024, Council approved the reclassification of the property at 1250 West 54<sup>th</sup> Avenue, via By-law Amendment No. 14151, enacted on October 22, 2024 – reclassifying from Category E to Category D. An application was submitted (currently under review) to subdivide the parcel into four parcels with new lanes and corner-cut truncation.

#### Conclusion

In efforts to enable multiplex development potential and additional housing units for the City, staff recommends approval for the reclassification of the four parcels with new lanes at 1140 West 54<sup>th</sup> Avenue and 1140 West 55<sup>th</sup> Avenue. Based on the similar successful reclassification application at 1250 West 54<sup>th</sup> Avenue, the lack of opposition from neighbourhood notification, and support from Engineering Services and Planning, Urban Design and Sustainability, the

Subdivision Approving Officer recommends approval of the reclassification application.

### **Financial Implications**

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

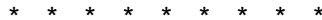
### **Legal Implications**

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

\* \* \* \* \*



1140 West 54<sup>th</sup> Avenue (Lot 1 and Lot 2)  
and  
1140 West 55<sup>th</sup> Avenue (Lot 3 and Lot 4).



Proposal by Applicant, EWAN Design + Construct Inc.  
Received on June 2, 2025

