



## **COUNCIL REPORT**

Report Date: November 10, 2025  
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Meeting Date: December 10, 2025  
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TO: Standing Committee on City Finance and Services  
FROM: Subdivision Approving Officer  
SUBJECT: Proposed Amendment to Subdivision By-law No. 5208 – Reclassification of 3500 Ash Street

### **Recommendations**

- A. THAT Council approves the application to reclassify 3500 Ash Street from R1-1 subdivision sub-area category B1 to subdivision sub-area category A 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 3500 Ash Street from R1-1 sub-area category B1 to sub-area category A to enable a future subdivision application. The current lot is 54 ft wide; reclassification to sub-area A would allow consideration of two proposed 27 ft parcels with an Approving Officer relaxation for width under Subdivision By-law Section 9.1.

### **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 those RS Districts. The report provided for possible future changes in the categories in cases where property owners seek to classify their parcel sub-area 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 with 10 sub-area categories now available.

### 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 sub-area 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 in this same section of sub-area categories as well.

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.

RS-1A, RS-1B, RS-2, and RS-7 also had minimum widths and minimum areas assigned in Table 1 as separate line items. Reclassification was not an option for these zones.

In 2023, Council enacted an amendment to the Subdivision By-law. The amendments replaced RS zones with R1-1 and made parcels formerly in RS-1A/1B/RS-2/RS-7 eligible for reclassification.

The current, minimum standard for each of the R1-1 categories are:

Subdivision Sub-Area 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 Context

On June 29, 2025, an enquiry was submitted regarding subdividing 3500 Ash Street into two parcels. This site is in sub-area B1, requiring a minimum width of 40 ft and area of 4,800 sq ft per Schedule A, Table 1 of the Subdivision By-law. As the existing parcel is only 54 ft wide, the proposal

would create two 27 ft wide parcels, which would meet the minimum area but not the minimum width.

Section 9.1 allows up to 80% relaxation of the minimum width or area but the proposal remains below 32 ft (the relaxed minimum width for sub-area B).

Prior to the City-initiated rezoning to R1-1, this site was in RS-7 and was not a part of the sub-area categories. The relaxations under Subdivision By-law Section 9.1 and 9.2 were not applicable.

Per Subdivision By-law Schedule A Table 1, RS-7 required a minimum of 40 ft width and 4,800 sq ft area. Section 9.3 allowed for a discretionary relaxation to the minimums prescribed in Table 2 - 30 ft width and 3,000 sq ft area. Section 9.4 allowed for a discretionary relaxation to lesser widths or areas than Table 2, provided that the already established block-face contained parcels having a lesser width or area than Table 2. For this site, Section 9.3 and 9.4 were not applicable. There were no provisions under the Subdivision By-Law where the Approving Officer could consider a lesser width than 30 ft as the block face consists of predominantly 33 ft wide parcels. Previous enquirers for this property were informed that subdivision was not an option.

Now zoned as R1-1, Section 9.1 of the by-law can be applied. Once reclassified to sub-area A, the two proposed 27 ft wide parcels would still fall short of the minimum width. The Approving Officer can use Section 9.1 to exercise discretionary relaxation to enable the 27 ft wide parcels.

### Neighbourhood Context

As shown in Appendix A – Map 1, the surrounding area is zoned R1-1 with sub-area categories of A, B, and B1. The lane between West 19th Avenue and West 20th Avenue forms the boundary between sub-areas A and B1.

Also identified on the map are two nearby parcels that were similar to 3500 Ash Street in size, however both were already in sub-area A. Through an application to the Approving Officer, these parcels were approved under Section 9.1 which allows for a reduction in width or area up to 80% of the required minimum. As the minimum in sub-area A is 30 ft, the maximum relaxation allowed is down to a minimum width of 24 ft.

- 597 and 599 West 20<sup>th</sup> Avenue – previously a 54 ft parcel and is now two 27 ft parcels – subdivision done in March 2000
- 597 and 599 West 22<sup>nd</sup> Avenue – previously a 55.6 ft parcel and is now two 27.8 ft parcels – subdivision done in January 2011

The owner of 3500 Ash Street intends to seek the same relaxation from the Approving Officer if reclassification is approved.

## **Discussion**

### Neighbourhood Notification

As indicated on Appendix A – Map 2, the owners of 20 properties in the immediate area were notified of this application in writing and were given the opportunity to comment. 28 notification postcards were distributed within the neighbouring area on or about August 11, 2025, and

application information posted on the City's Shape Your City Vancouver platform with a notification period from August 11-29, 2025.

Three responses were received during the notification period and one response was received later, with concerns focused on parking and conditional support expressed for subdivision that results in single detached houses or duplexes.

#### Reclassification Assessment Criteria

The original policy intended categories to reflect and conserve predominant block patterns while allowing diversity between blocks. Within the subject block, as shown on Appendix A – Map 3, 13 of 14 parcels are narrower than the sub-area B1 minimum, indicating the block's prevailing pattern is narrower than a typical sub-area B1 block-face.

Reclassification to sub-area A would closer align the parcel with that pattern and permit consideration of the proposed subdivision subject to the Approving Officer's discretionary width relaxation under Section 9.1.

Because this parcel is now in the same R1-1 district as the parcels across the lane, opportunities for this lot should be consistent with the parcel to the south.

#### Strategic Analysis

With the current sub-area B1, multiplex development with up to 6-8 units can be achieved on the existing parcel.

The reclassification and subsequent subdivision would limit development options to a single-detached house (with or without secondary suite and/or laneway house) or a duplex (with or without secondary suite) for a combined total of up to 8 potential dwelling units between the two lots. This will fit with the existing pattern of the neighbourhood.

#### Interdepartmental Comments

Planning has reviewed the application and have no concerns with the proposal. Any further departmental technical requirements or conditions will be addressed during subsequent subdivision or development reviews.

#### Conclusion

The Subdivision Approving Officer recommends approval to enable this parcel with the same development opportunities as the nearby southern parcels given that the zoning of 3500 Ash Street has been changed from RS-7 to R1-1, and now lies in the same zone as those parcels.

#### **Financial Implications**

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

## **Legal Implications**

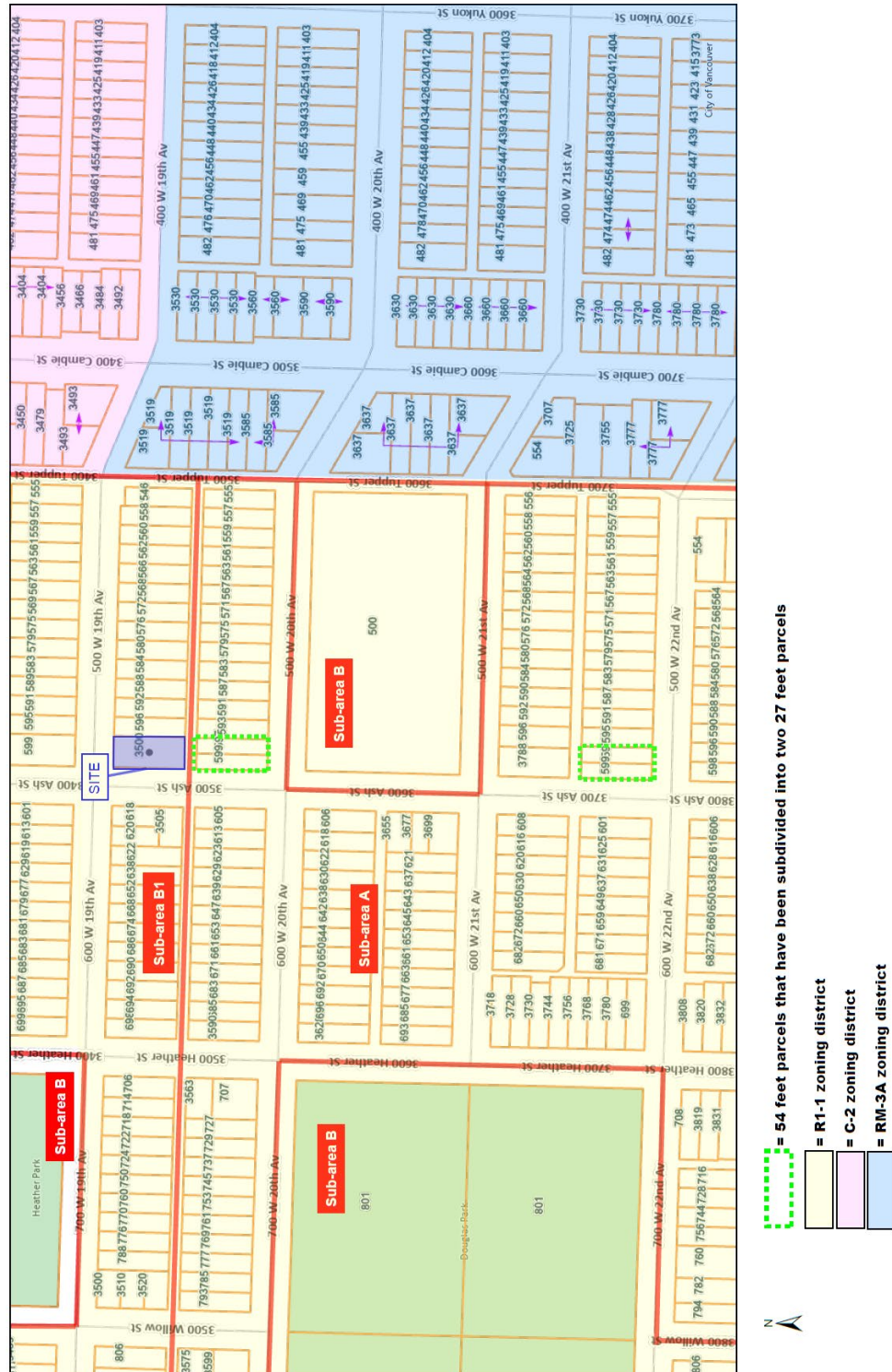
There are no legal implications associated with this report's recommendations.

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## APPENDIX A

### MAPS

**Map 1 – Neighbourhood Subdivision Sub-Area Categories and Boundaries**





The map shows a grid of property lots with addresses. A red dashed line outlines a specific area, and a green box highlights the lot at 3500 Heather St. The map includes street names and a north arrow.

**Streets:**

- 3400 Heather St
- 3500 Heather St
- 600 W 19th Av
- 600 W 20th Av
- 3400 Ash St
- 3500 Ash St
- 500 W 18th
- 500 W 19th Av
- 500 W 20th Av
- 3400 Tupper St
- 3500 Tupper St

**Highlighted Lot:**

- 3500 Heather St

**Other Lot Addresses:**

- 3401, 3415, 3427, 3402, 3404, 3432, 3444, 670, 654, 652, 650, 648, 630, 620, 699, 695, 687, 685, 683, 681, 679, 677, 629, 619, 613, 601, 598, 596, 592, 588, 584, 578, 574, 572, 568, 564, 562, 560, 558, 556, 599, 595, 591, 589, 583, 579, 575, 569, 567, 563, 561, 559, 557, 555, 698, 694, 692, 690, 686, 674, 668, 652, 638, 622, 620, 618, 3505, 3590, 685, 683, 671, 661, 653, 647, 639, 629, 623, 613, 605, 362, 696, 692, 670, 650, 644, 642, 638, 630, 622, 618, 606, 599, 597, 593, 591, 587, 583, 579, 575, 571, 567, 563, 561, 559, 557, 555

The map shows a grid of streets. The vertical streets from left to right are 3500 Ash St, 3500 Tupper St, and 3500 W 19th St. The horizontal streets are 500 W 19th Av and 500 W 20th Av. Sub-area A is a red rectangle on the east side of 500 W 19th Av, between 3500 Ash St and 3500 Tupper St. Sub-area B1 is a blue rectangle on the west side of 500 W 19th Av, between 3500 Ash St and 3500 Tupper St. The map includes lot numbers and building footprints.