



Report Date: June 11, 2026
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Meeting Date: July 15, 2026
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TO: Standing Committee on City Finance and Services
FROM: Director, Permitting Services
SUBJECT: Proposed Amendment to Subdivision By-law No. 5208 – Reclassification of 1842, 1868 and 1878 West 37th Avenue

Recommendation

THAT Council refuse the application to reclassify three properties at 1842, 1868 and 1878 West 37th Avenue, from subdivision category E to subdivision category B of Schedule A, Table 1, of Subdivision By-law No. 5208.

Purpose and Executive Summary

This report addresses an application to reclassify three R1-1 zoned properties at 1842, 1868 and 1878 West 37th Avenue, from subdivision category E to subdivision category B of Schedule A, for the purpose of gaining 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 reclassify 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 the R1-1 Zoning District with ten subdivision categories.

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.

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

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.

The current, 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 Context

The subject properties are situated in the middle of the 1800 block of West 37th Avenue near the southwest area of the Shaughnessy neighbourhood. The civic addresses are 1842, 1868 and 1878 West 37th Avenue. This block comprises of five parcels. Two corner parcels, fronting Angus Drive and Cypress Street respectively, are not included in this application for reclassification.

Each parcel of the subject properties has a site frontage on West 37th Avenue of 80 ft. in width, site depth of 125 ft., and site area of 10,000 sq. ft. They are in R1-1 Zoning District, category E. This category prescribes a minimum width of 75 ft. and a minimum area of 6,750 sq. ft.

On February 11, 2026, an application was submitted by an agent retained by the owners of the subject properties. The owners are seeking reclassification of the subject properties from category E to category B, for the purpose of gaining subdivision potential in the future. If the reclassification and subsequent subdivision applications may be approved, the current owners are looking to redevelop each subdivided parcel with Single Detached House for multi-generational living.

Neighbourhood Context

There are 16 parcels in the block where the reclassification is proposed. Three parcels are irregular lots located along the corner where West 37th Avenue turns south to Angus Drive. All the regular and irregular parcels in this block exceed category E minimum width of 75 ft. and minimum area of 6,750 sq. ft.

The south half of 1600, 1700, 1800 (subject properties' block), and 1900 blocks of West 37th Avenue are classified as category E. These parcels generally exceed category E minimum width and area requirements. The exception is the south half of 1700 block of West 37th Avenue with a lesser parcel width of 70 ft. While they do not meet category E minimum width of 75 ft., they exceed category E minimum area of 6,750 sq. ft. significantly due to greater site depth of 180 ft.

The blockface directly north of the subject properties is the north half of 1800 block of West 37th Avenue. These parcels are classified as category A which prescribes a minimum width of 30 ft. and minimum area of 3,000 sq. ft.

The north half of 1600, 1700, 1900, and 2000 blocks of West 37th Avenue are classified as category C or D. Category C and D prescribe a minimum width of 50 ft. and 60 ft., and a minimum area of 5,000 sq. ft. and 5,400 sq. ft., respectively.

As shown in Appendix A, the parcels north of the subject properties are classified in lower categories A, C, and D with smaller site width and site area. In the blockface where the reclassification is proposed, the parcels and adjacent south parcels are classified in categories E and F. These categories prescribe greater site width and site area.

While the owners of the subject properties are seeking reclassification from category E to category B, there are no areas in the immediate vicinity classified as category B.

Discussion

Neighbourhood Notification

The Notification area is shown in Appendix B. The owners of 44 properties (including subject properties) in the immediate area were notified in writing of this application and asked to comment. 55 notification postcards were distributed within the neighbouring area on or about April 14, 2026. Notification and application information were provided on the City's [Shape Your City Vancouver](#) platform. Notification period was held from April 14, 2026, to April 30, 2026.

All notification responses were verified to ensure their responses came from a registered property owner on title and within the notification area.

A total of 5 responses were received, with the following results.

Support:	None
Oppose:	5 responses (2 responses were received from 2 registered owners of the same property)
Total responses:	5 responses
Did not respond:	Owners of 40 properties

The respondents who opposed the reclassification felt that the reclassification, resulting subdivisions and redevelopment would impact their neighbourhood by increased density, worsening traffic flow in the area and along the 37th Avenue bikeway (Midtown Ridgeway), adding to the existing parking problems, loss of mature trees and vegetation, noise and privacy and safety concerns, and compromising the existing pattern and character of the neighbourhood.

Reclassification Assessment Criteria

Staff have reviewed this reclassification based on criteria identified in the original Council policy. When the 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 would allow for diversity amongst different R1-1 zoned blocks throughout the City.

The neighbourhood context in which the subject properties are located is characterized by larger parcels. The parcels on the same block have widths and areas beyond category E requirements.

Strategic Analysis

The subject properties do not qualify for subdivision per current category E requirements which prescribe a minimum width of 75 ft. and a minimum area of 6,750 sq. ft. There is no potential to subdivide each parcel into two parcels, or to consolidate the subject properties (three parcels) and further subdivide into four parcels. In either scenario, the subdivided parcel cannot meet category E minimum width and area requirements. To gain future subdivision potential as intended by the owners of the subject properties, it is necessary to reclassify the subject properties to a lower category B. This category prescribes a minimum width of 40 ft. and a minimum area of 3,600 sq. ft.

The subject properties are in R1-1 Zoning District. Each parcel may be redeveloped with small-scale housing options such as new Single Detached House (with or without Secondary Suite) or new Duplex (with or without Secondary Suite and/or Lock-Off Unit). Laneway House may be permitted because there is lane access. Missing middle housing option such as Multiple Dwelling (multiplex) may be permitted. Each parcel may be redeveloped with a new Multiple Dwelling (multiplex) with four to six strata-ownership dwelling units, or eight secured market rental units. For the subject properties, 12 to 18 strata-ownership dwelling units, or 24 secured market rental units may be proposed.

If Council refuse this reclassification, the subdivision category of the subject properties will remain as category E. While there will be no potential to subdivide in the future, each parcel may be redeveloped with the above-noted housing options per R1-1 Zoning District. Subsequent permit applications for redevelopment will be required, for consideration by the Director of Planning. Refer to Table 1 on the following page for a summary table of the housing options and dwelling units.

If Council approves this reclassification from category E to category B, it will provide the potential for subdivision in the future. Subsequent subdivision applications will be required to subdivide each parcel into two parcels, thereby creating new parcels of 40 ft. in width and 5,000 sq. ft. in area which meet/exceed category B requirements. The Approving Officer will take into consideration any other related criteria in evaluating any future subdivision proposals, as minimum parcel width and area standards are not the sole criteria by which a subdivision is

assessed. As well, subsequent permit applications will be required for any future redevelopment, for consideration by the Director of Planning. Each subdivided parcel (if approved) may be redeveloped with small-scale housing options or missing middle housing option. If each subdivided parcel will be redeveloped with a new Multiple Dwelling (multiplex), three or four strata-ownership dwelling units per parcel may be permitted. For the subject properties, 18 to 24 strata-ownership dwelling units may be proposed.

Table 1: Summary of Housing Options and Dwelling Units

	Remain in Category E (no subdivision)	Reclassify to Category B and Subdivide (if approved)
Small-scale housing option	Single Detached House (with or without Secondary Suite)	Single Detached House (with or without Secondary Suite)
	Duplex (with or without Secondary Suite and/or Lock-Off Unit)	Duplex (with or without Secondary Suite and/or Lock-Off Unit)
	Laneway House	Laneway House
Missing middle housing option (multiplex)	Per parcel: 4 to 6 strata-ownership dwelling units or 8 secured market rental units	Per parcel after subdivision: 3 or 4 strata-ownership dwelling units (additional units for secured market rental are not permitted on this lot size)
	Per subject properties: (total 3 parcels) 12 to 18 strata-ownership dwelling units or 24 secured market rental units	Per subject properties: (total 6 parcels after subdivision) 18 to 24 strata-ownership dwelling units

If the reclassification is approved, this may set a precedent resulting in the neighbourhood shifting from predominantly larger lots to smaller parcels.

The reclassification and subsequent subdivision applications (if approved) will result in additional driveways to serve each subdivided parcel. This will contribute to additional traffic and pedestrian impact which were primary concerns by the respondents who opposed the reclassification.

Conclusion

The Subdivision Approving Officer recommends refusal to reclassify the subject properties from subdivision category E to subdivision category B.

- Category E was selected for this block to reflect the existing pattern of predominantly larger parcels in the subject block and in the surrounding south blocks in this neighbourhood.
- Opposition from property owners in the neighbouring properties and within the subject block.
- Subject properties are currently eligible to be redeveloped with new Multiple Dwelling (multiplex). Depending on the proposed tenure, up to 24 dwelling units

may be proposed with or without reclassification.

Based on the established block pattern, opposition from notification, and the number of dwelling units in future redevelopment, there is no convincing rationale to reclassify the category for the subject properties.

Financial Implications

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

Legal Implications

If the Recommendation in this report is approved by Council, no amendments to the Subdivision By-law will be enacted.

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APPENDIX B

Neighbourhood Notification

