

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7917-0344-01

Planning Report Date: September 14, 2020

**PROPOSAL:**

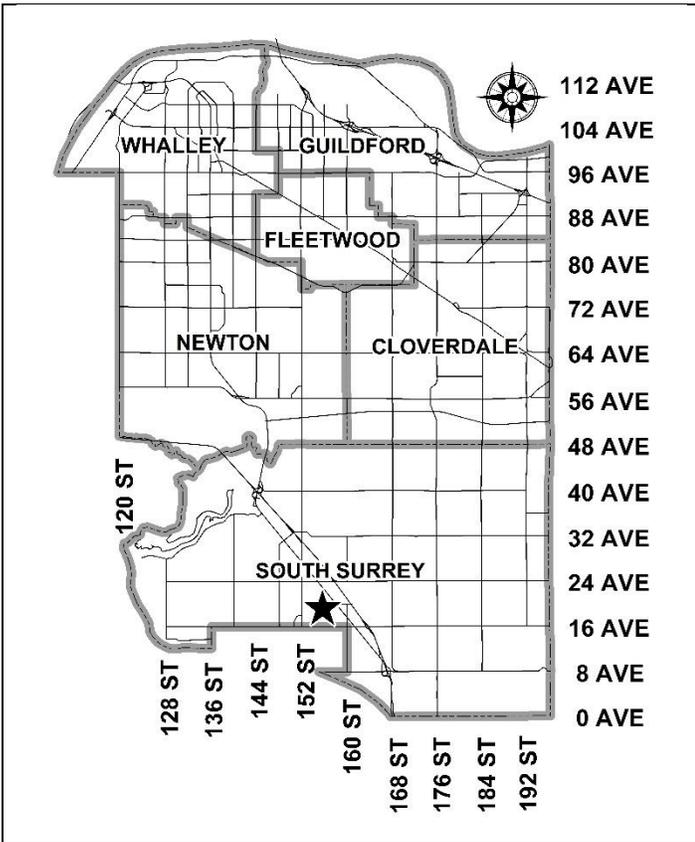
- **Development Variance Permit**

to reduce the minimum Lot depth to allow subdivision into two single family lots.

**LOCATION:** 15614 - 20 Avenue

**ZONING:** RF

**OCP DESIGNATION:** Urban



**RECOMMENDATION SUMMARY**

- Approval for Development Variance Permit to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant is seeking a variance to reduce the minimum lot depth of the "Single Family Residential Zone (RF)".

**RATIONALE OF RECOMMENDATION**

- The applicant proposes a reduction to the minimum required lot depth from 28 metres to 26.9 metres to allow the property to be subdivided into two single family lots.
- Proposed Lots 1 and 2 are wider than the minimum 15 metres required for new lots in the RF Zone, at approximately 22.8 metres and 20.8 metres, respectively. Despite the reduced lot depth, Lots 1 and 2 are proposed to be approximately 611 square metres and 560 square metres in size, respectively. These lot areas meet or exceed the RF Zone minimum lots size of 560 square metres.
- Development Variance Permit No. 7917-0344-00 was issued by Council on February 5, 2018 to reduce the minimum lot depth for proposed Lots 1 and 2 from 28 metres to 26.9 metres. The Development Variance Permit has since expired on February 5, 2020.
- Given Development Variance Permit No. 7917-0344-00 has expired, a new Development Variance Permit is required for the applicant to complete the subdivision of the property from one into two lots.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0344-01 (Appendix I), to reduce the minimum lot depth of the "Single Family Residential Zone (RF)" from 28 metres to 26.9 metres for proposed Lots 1 and 2, to proceed to Public Notification.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling	Urban	RF
North (Across 20 Avenue):	Single family dwelling	Urban	RF
East:	Single family dwelling	Urban	RF
South:	Duplex	Urban	RM-D
West (Across 156 Street):	Single family dwelling	Urban	RF

### Context & Background

- The subject property, located at 15614 – 20 Avenue, is designated "Urban" in the Official Community Plan and zoned "Single Family Residential Zone (RF)".
- The property is approximately 1,297 square metres in size, with a width of 45.7 metres and a depth of 29 metres, making it an oversized lot in the RF Zone. The property is much larger than adjacent lots and is one of the largest properties on the block.
- On February 5, 2018, Council Approved Development Variance Permit No. 7917-0344-00 to vary the minimum lot depth for proposed Lots 1 and 2 from 28 metres to 26.9 metres. The Development Variance Permit expired on February 5, 2020.
- For the applicant to finalize the proposed subdivision from one to two lots, a new Development Variance Permit is required.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to subdivide the subject property into two single family residential lots, both of which would front 20 Avenue.
- To facilitate this subdivision, the applicant is proposing a Development Variance Permit to reduce the depths of proposed Lots 1 and 2.



- Development Variance Permit No. 7917-0344-00 was issued by Council on February 5, 2018 to reduce the minimum lot depth for proposed Lots 1 and 2 from 28 metres to 26.9 metres. The Development Variance Permit has since expired on February 5, 2020.
- A new Development Variance Permit is required for the applicant to complete the subdivision of the property from one to two lots.
- Staff support the requested variances to proceed for consideration.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.        Development Variance Permit No. 7917-0344-01

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

DZ/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0344-01

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 003-328-040

Lot 195 Section 14 Township 1 New Westminster District Plan 63437 Except Plan EPP61751

15614 – 20 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

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- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section K. Subdivision of Part 16 Single Family Residential Zone (RF), the minimum lot depth is reduced from 28 metres to 26.9 metres for proposed Lots 1 and 2.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

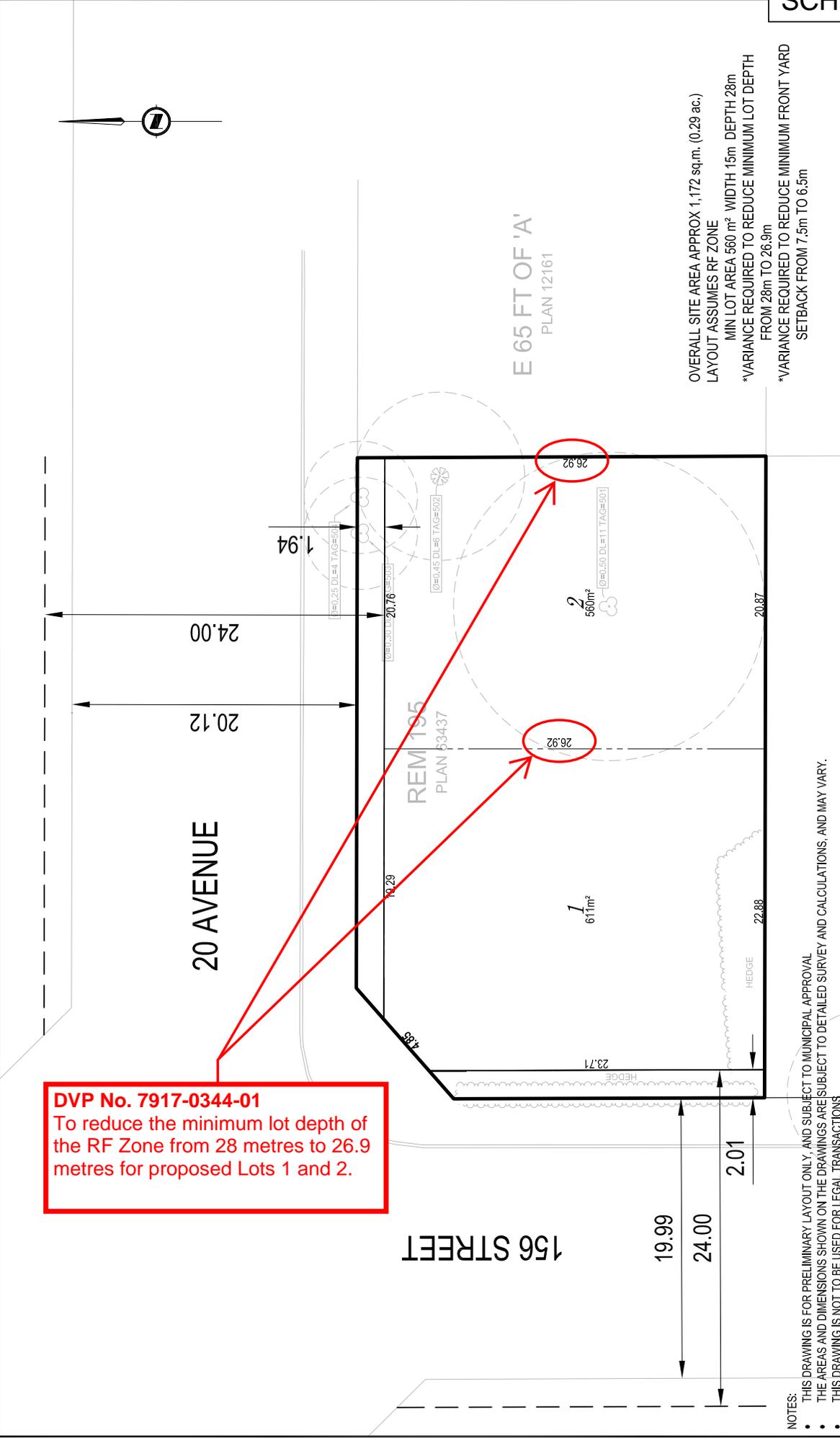
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli



OVERALL SITE AREA APPROX 1,172 sq.m. (0.29 ac.)  
 LAYOUT ASSUMES RF ZONE  
 MIN LOT AREA 560 m<sup>2</sup> WIDTH 15m DEPTH 28m  
 \*VARIANCE REQUIRED TO REDUCE MINIMUM LOT DEPTH FROM 28m TO 26.9m  
 \*VARIANCE REQUIRED TO REDUCE MINIMUM FRONT YARD SETBACK FROM 7.5m TO 6.5m

**E 65 FT OF 'A'**  
 PLAN 12161

**156 STREET**

**20 AVENUE**

**DVP No. 7917-0344-01**  
 To reduce the minimum lot depth of the RF Zone from 28 metres to 26.9 metres for proposed Lots 1 and 2.

**NOTES:**

- THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL APPROVAL
- THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.
- THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS

**McElhinney**  
 McElhinney Consulting Services Ltd.  
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 Surrey BC  
 Canada V4S 1S5  
 Tel: 604-585-2525



**DRAFT**

**FOR DISCUSSION ONLY**

Prepared for: Ranj Jabbal  
 Proposed Subdivision  
 15614-20 Ave  
 Surrey BC  
 June 7, 2017

Drawing No: Sketch 2  
 Project Number: 211-03380-00