

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7905-0321-00

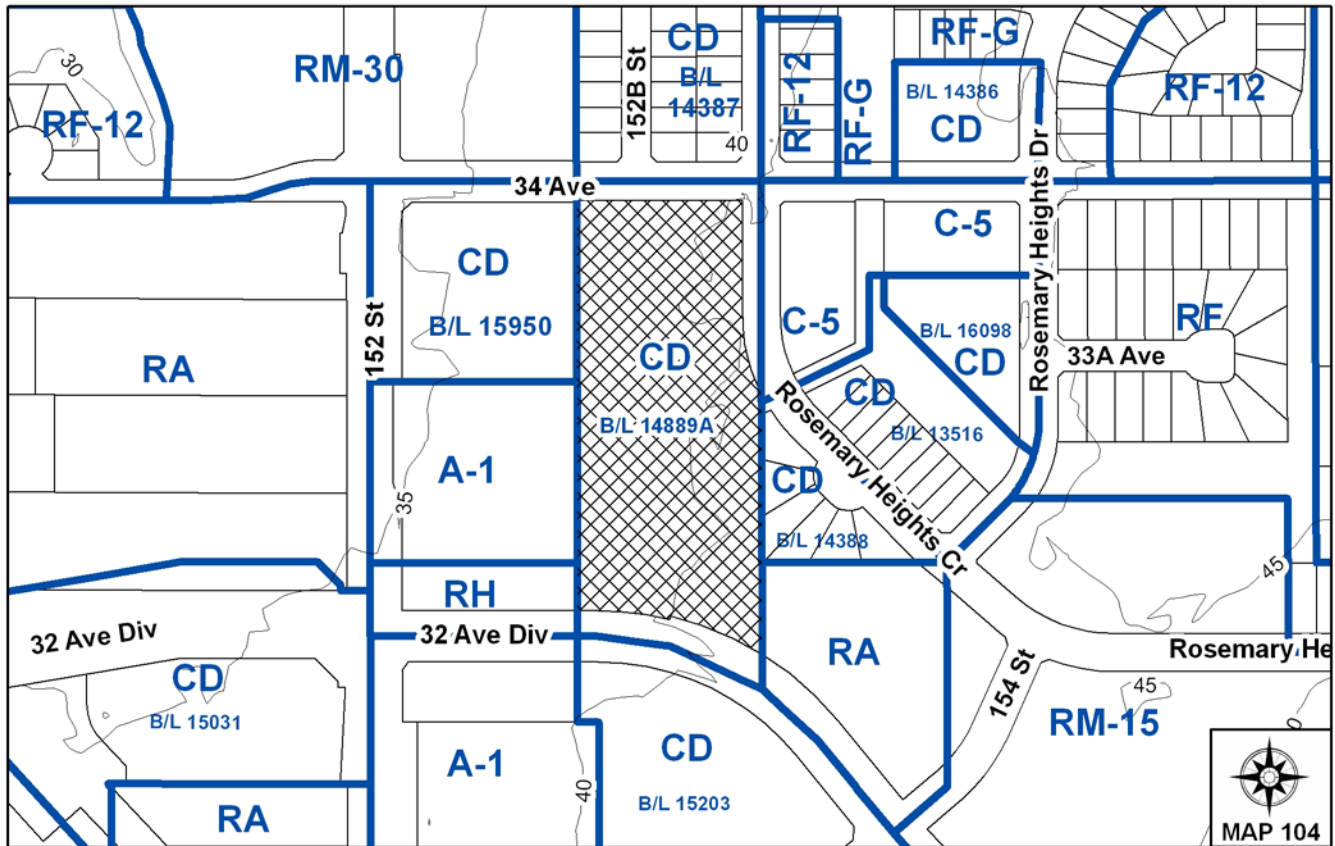
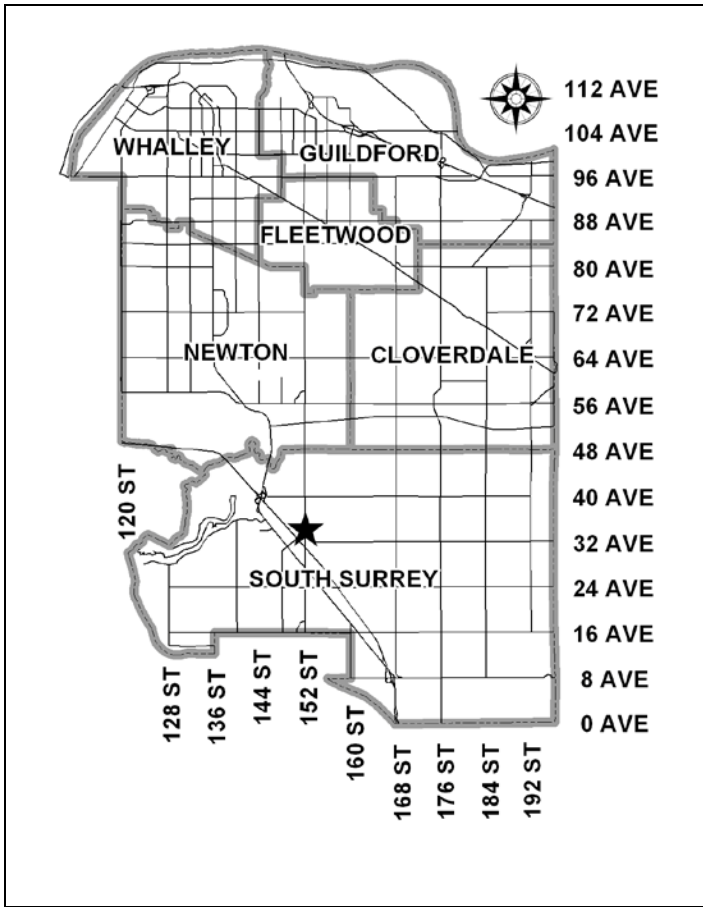
Planning Report Date: July 28, 2008

PROPOSAL:

- Development Permit
- Development Variance Permit

to permit the construction of a concrete noise attenuation fence along the north side of 32 Avenue Diversion. DVP relax the maximum height of the fence from 1.2 metres (4 ft.) to 1.8 metres (6 ft.).

LOCATION: 3363 Rosemary Crescent
OWNER: The Owners, Strata Plan BCS 591
ZONING: CD (By-law No. 14889A)
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouses



RECOMMENDATION SUMMARY

- Approval to Draft Development Permit.
- Approval for Development Variance Permit to increase the height of a concrete noise attenuation and privacy fence from 1.2 metres (4 ft.) to 1.8 metres (6 ft.) to proceed to public notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The original Development Permit for the Rockwell strata multi-family development (File No. 7901-0195-00) does not allow construction of fencing along 32 Avenue.
- The maximum allowable height of a fence in a front yard is 1.2 metres (4 ft.).

RATIONALE OF RECOMMENDATION

- The noise/attenuation fence is similar in height and design to the noise attenuation fence built by the City along the north side of 32 Avenue fronting properties to the east from 154 Street to beyond 156A Street.
- The fence is required to be 1.8 metres (6 ft.) in height in order to be effective as a noise attenuation structure, and also will address privacy and safety objectives of the Rockwell Strata Council.
- The proposed design is well integrated with the existing multi-use pathway along 32 Avenue Diversion, and has been well designed to address aesthetics, landscaping and CPTED concerns.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7905-0321-00 amending Development Permit No. 7901-0195-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7905-0321-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum permitted fence height in General Provisions, Part 4, Section 8 (a) (ii) from 1.2 metres (4 ft.) to 1.8 metres (6 ft.) along 32 Avenue Diversion only.

REFERRALS

Engineering: The Engineering Department has no objection to the project provided the proposed fence is placed outside of the existing public right of way along 32 Avenue Diversion. The proposal complies with this condition (Appendix III.)

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Rockwell multiple family residential strata complex consisting of 53 dwellings.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 34 Avenue):	Newer small lot single family subdivision.	Urban/Single Family Small Lot.	CD
East:	Small lot single family subdivision and fire hall.	Urban/Institutional	CD/RA
South (Across):	Morgan Creek Business park office building.	Industrial/Business Park	CD
West (Across):	Vacant land and a seniors care and assisted housing development under construction. Also, remnant portion of land owned by the City at the northeast corner of 32 Avenue Division and 152 Street.	Multiple Residential/ Garden Apartments	A-1/RH/CD

DEVELOPMENT CONSIDERATIONS

Background

- The 2.09 ha. (5.2 acre) site was rezoned and a Development Permit (No. 7901-0195-00) was issued in 2003 to allow development of the Rockwell strata multi-family development, comprising 53 detached multiple residential dwelling units. The project has been built.
- In late 2005, Council approved a Development Permit and Development Variance Permit for the construction of a 3 metre (10 ft.) high noise attenuation structure along the north side of 32 Avenue east of the subject site all the way to 156A Street, along numerous properties (No. 7905-0236-00). This structure was built by the City in response to requests by local residents living north of 32 Avenue about increased traffic noise associated with the designation of 32 Avenue as a truck route. The structure was designed based on recommendations from an acoustic consultant, and is now built (Appendix V).
- The members of the Rockwell Strata have requested that they be permitted to extend concrete fencing similar to the noise attenuation structure that exists east of their site. The concrete fence is proposed to extend along the entire 32 Street frontage of their site with the intent being to address noise attenuation, privacy and safety objectives.
- This proposal will require an amendment to Development Permit No. 7901-0195-00 to allow for the concrete fence along the south boundary of the site adjacent to the 32 Avenue Diversion. The proposal also includes a Development Variance Permit to relax the proposed fence height from 1.2 metres (4 ft.) to 1.8 metres (6 ft).

Concrete Fencing Details

- The applicants propose to construct a decorative concrete noise attenuation fence extending along the Rockwell site on the south edge of an existing multi-purpose pathway statutory right-of-way that parallels the 32 Avenue Diversion (Appendix II).
- The proposed fence will include landscaping along both sides, next to the pathway.
- The proposed 1.8 metre (6 ft.) high fence is to be constructed of pre-fabricated concrete and be similar in design to the noise attenuation fence constructed by the City east of Rockwell along 32 Avenue.
- The fence will be built at approximately the same elevation as the multiple use pathway and 32 Avenue Diversion in order to provide adequate visual shielding for the residents of the Rockwell project, as the site slopes down gently from the south to the north. The Rockwell dwellings and internal roadways are situated a few feet lower than the 32 Avenue Diversion. As a result, the proposed 1.8 metre (6 ft.) height is deemed to be sufficient to provide noise attenuation for this site.
- The western end of the proposed fence will be stepped down to provide suitable transition to the vacant lot to the west.

- The landscaping proposed along the fence will provide visual relief as well as discourage vandalism of the parcels. The fence has been situated in such a way as to retain all existing vegetation, including two by-law sized trees and an existing hedge along the multi-use pathway.
- The proposal was not reviewed by the Advisory Design Panel but was reviewed by the City Architect. The review found that the fence is of a high standard and is acceptable from an aesthetic and functional perspective.

CPTED Measures

- A fence has been designed to address CPTED objectives, while offering the residents noise and privacy protection from vehicular traffic on the 32 Avenue Diversion.
- Rockwell residents will have the ability to casually observe and monitor activities on the Rockwell site and on the 32 Avenue Diversion from second floor windows of dwellings adjacent to the roadway, thus providing a deterrent to potential offenders or intruders.
- The multi-use pathway will be protected from noise and view from the 32 Avenue Diversion by the installation of the fence.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the maximum fence height from 1.2 m (4 ft.) to 1.8 m (6 ft.) for a proposed concrete noise attenuation and privacy fence along 32 Avenue Diversion.

Applicant's Reasons:

- The Strata requests a fence to provide an enhanced level of privacy, protection and noise abatement from increasing traffic volumes on 32 Avenue, similar to the noise attenuation structure constructed by the City east of the subject site.

Staff Comments:

- 32 Avenue Diversion is a truck route, and noise concerns have been received in the past and from area residents.
- The proposal is similar to the noise attenuation fence constructed by the City east of the subject site.
- The proposed fence will provide a level of privacy screening for the Rockwell multiple residential complex. The proposed fence height is lower than the noise abatement fence constructed to the east along 32 Avenue.
- The proposed fence has been considered from the perspective of design, landscaping, and CPTED objectives and can be supported.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Fence Details and Elevation
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7905-0321-00
- Appendix V. Details of Approved Noise Attenuation Structure Built to the East (Project No. 7905-0236-00)

Jean Lamontagne
General Manager
Planning and Development

GM/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Dave Boswell, Focus Architecture Inc.
 Address: #109 - 1528 McCallum Road
 Abbotsford, BC
 V2S 8A3
 Tel: 1-604-853-5222

2. Properties involved in the Application

- (a) Civic Address: 3363 Rosemary Heights Crescent
- (b) Civic Address: 3363 Rosemary Heights Crescent
 Owner: Owners of Strata Plan BLS591
 Lot 2 Section 26 Township 1 New Westminster District BCP6394

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7905-0321-00.