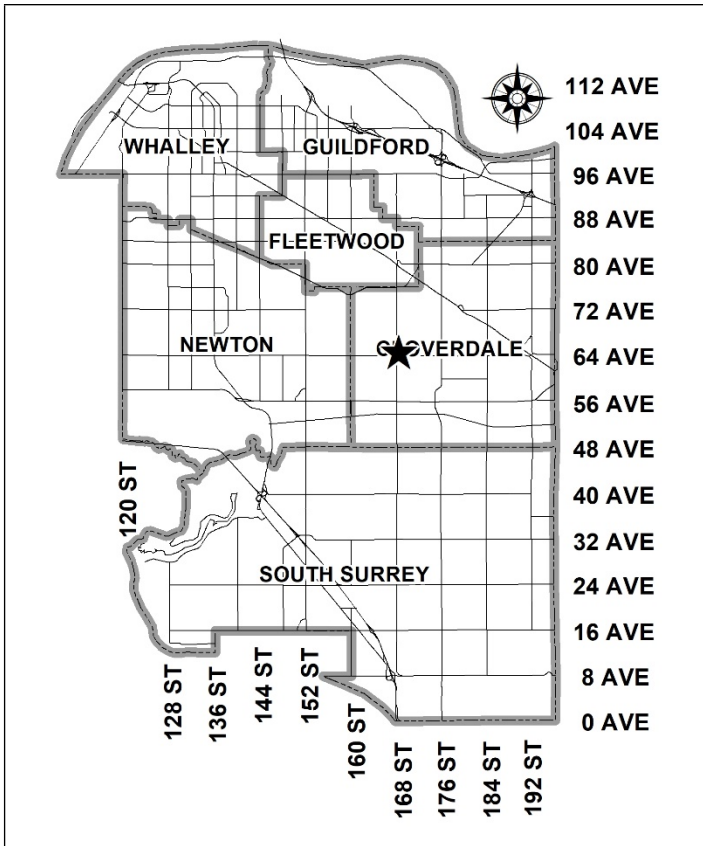


City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7921-0294-00
 Planning Report Date: December 20, 2021



PROPOSAL:

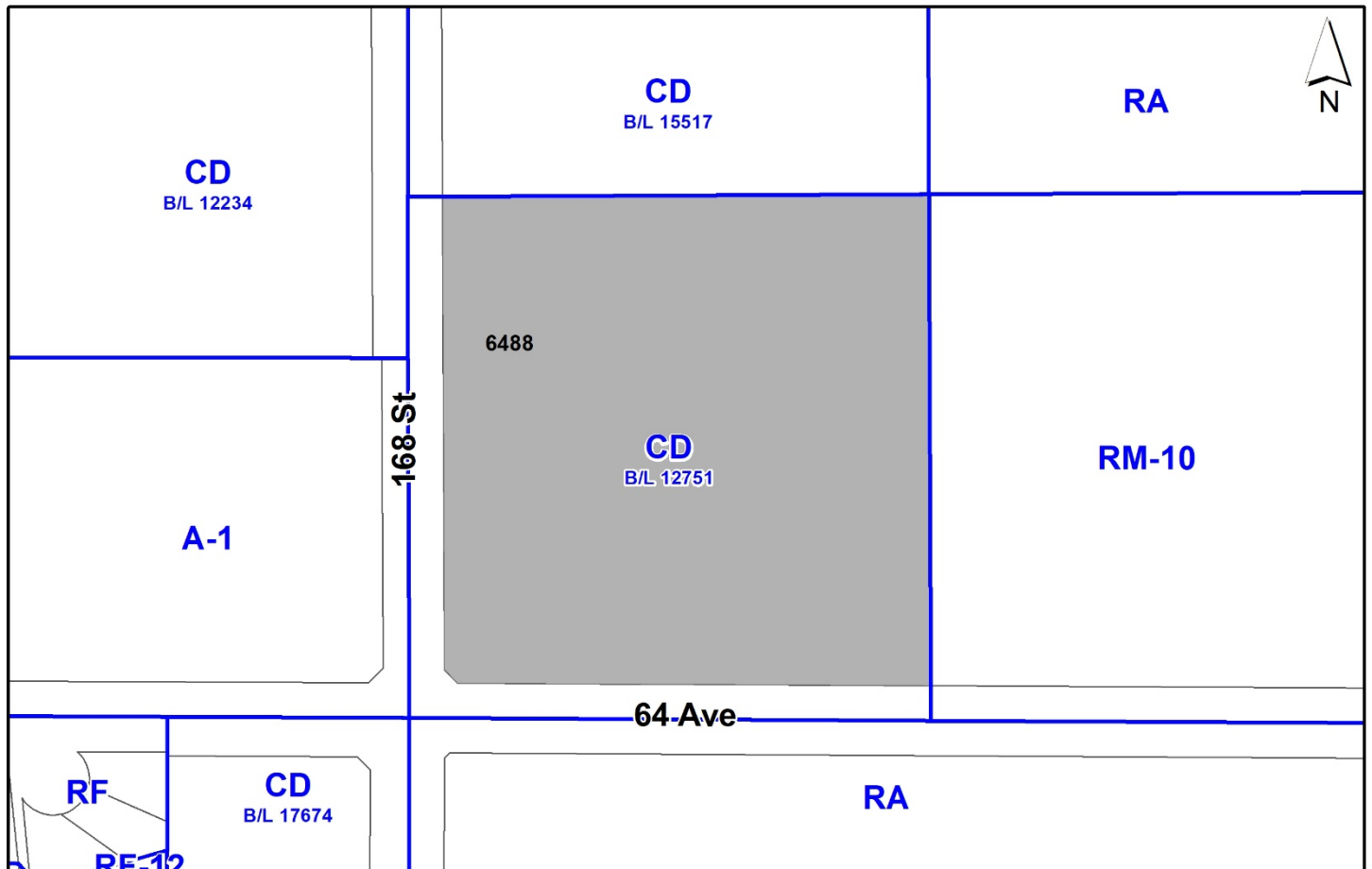
- **Development Variance Permit**
- **Development Permit Amendment**

to vary wall/fence height and setback requirements in order to accommodate construction of concrete sound attenuation walls along the front and flanking street property lines of an existing multi-family development.

LOCATION: 6488 - 168 Street

ZONING: CD By-law No. 12751

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- The Planning and Development Department recommends that this application be denied.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking the following variances in order to permit construction of two concrete sound attenuation walls along the street fronting (64 Avenue and 168 Street) property lines:
 - to increase the maximum residential fence or wall height within the required front (south) and flanking side (west) yards from 1.2 metres to 1.83 metres; and
 - to permit construction of two concrete sound attenuation walls inside the Part 7 Special Building Setbacks of the Zoning Bylaw.

RATIONALE OF RECOMMENDATION

- The proponent seeks to install sound attenuation walls along the street fronting property lines facing 64 Avenue and 168 Street for an existing townhouse complex. The proposal requires variances to fence/wall height and setback requirements, along with a Development Permit amendment for form & character.
- The proposal is contrary Zoning By-law provisions and Development Permit guidelines in the Official Community Plan (OCP) that preclude tall, solid walls/fencing along street fronting property lines.
- Solid walls/fences along the streetscape are contrary to Crime Prevention Through Environmental Design (CPTED) guidelines, as they preclude eyes on the street. They also create opportunities for vandalism and graffiti and reduce opportunities for a more attractive streetscape with landscaping and decorative, low fencing and pedestrian gates.
- The proposal would set an undesirable precedent for other townhouse developments located along arterial roads, and may encourage other requests to erect over height, solid, concrete fences or walls along the street in other locations in the City.
- The proposed concrete walls will require removal of existing trees and landscaping along the street, which have matured and have been well-kept over the years.
- The proposed concrete walls are within the 1.5 metres of future road widening identified along these stretches of 64 Avenue and 168 Street, which is not needed at this time, but may be pursued in the future.
- Staff recommend that this proposal be denied, and that direction be given to staff to work with the Strata Corporation to work on additional landscaping treatments, and Zoning By-law compliant fencing improvements along the 64 Avenue and 168 Street frontages, that may help to mitigate some of the concerns of the Strata Corporation.

RECOMMENDATION

The Planning & Development Department recommends that this application be denied.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | OCP Designation | Existing Zone |
|---------------------------|--|---|------------------------------|
| Subject Site | Multi-family dwellings | Urban | CD (Bylaw No. 12751) |
| North: | Czorny Alzheimer Centre | Agricultural | CD (Bylaw No. 15517) |
| East: | Multi-family dwellings | Urban | RM-10 |
| South (Across 64 Avenue): | Cloverdale Athletic Park | Urban | RA |
| West (Across 168 Street): | Vacant acreage lot and existing dwelling on an acreage lot | Urban and Agricultural in the OCP and Single Family Duplex in the West Cloverdale North NCP | A-1 and CD (Bylaw No. 12234) |

Context & Background

- The subject site is approximately 3.3 hectares in size and located at 6488 – 168 Street. The site is occupied by an existing 78-unit townhouse development called "Turnberry".
- The site is designated "Urban" in the Official Community Plan (OCP) and zoned "Comprehensive Development Zone (CD) (By-law No. 12751)". The site is adjacent to a multi-family development to the east and across the street from the Cloverdale Athletic Park, which is south of 64 Avenue.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant (strata) is proposing the construction of two over height concrete sound attenuation walls along the front (south) and side (west) property lines facing 64 Avenue and 168 Street, for noise reduction and added protection from vehicular accidents along these arterial roads.
- The form and character of the site is regulated by Development Permit No. 7995-0142-00, which includes low, rail fencing and landscaping fronting the streets in accordance with the Zoning By-law and Official Community Plan (OCP) guidelines.

- Solid walls/fences along the streetscape are contrary to Crime Prevention Through Environmental Design (CPTED) guidelines, as they preclude eyes on the street. They also create opportunities for vandalism and graffiti and reduce opportunities for a more attractive streetscape with landscaping and decorative, low fencing and pedestrian gates.
- The proposal would set an undesirable precedent for other townhouse developments located along arterial roads, and may encourage other requests to erect over height, solid, concrete fences or walls along the street in other locations in the City.
- The proposed concrete walls will require removal of existing trees and landscaping along the street, which have matured and have been well-kept over the years.
- The proposed concrete walls are within the 1.5 metres of future road widening identified along these stretches of 64 Avenue and 168 Street, which is not needed at this time, but may be pursued in the future.
- Staff recommend that this proposal be denied, and that direction be given to staff to work with the Strata Corporation to work on additional landscaping treatments, and Zoning By-law compliant fencing improvements along the 64 Avenue and 168 Street frontages, that may help to mitigate some of the concerns of the Strata Corporation.

TREES

- Mike Nugent, ISA Certified Arborist of Bartlett Tree Experts, prepared an Arborist Assessment for the subject property, without a Tree Protection Plan. Should Council determine that there is some merit in allowing the subject application to proceed, the applicant will be required to submit an updated Arborist Report, Tree Protection Plan and Tree Survey for the subject site to confirm tree removal necessary to accommodate the wall installation.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|--------------|-------------------------------|
| Appendix I. | Aerial Photo |
| Appendix II. | Concrete Walls/Structure Plan |

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

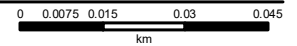
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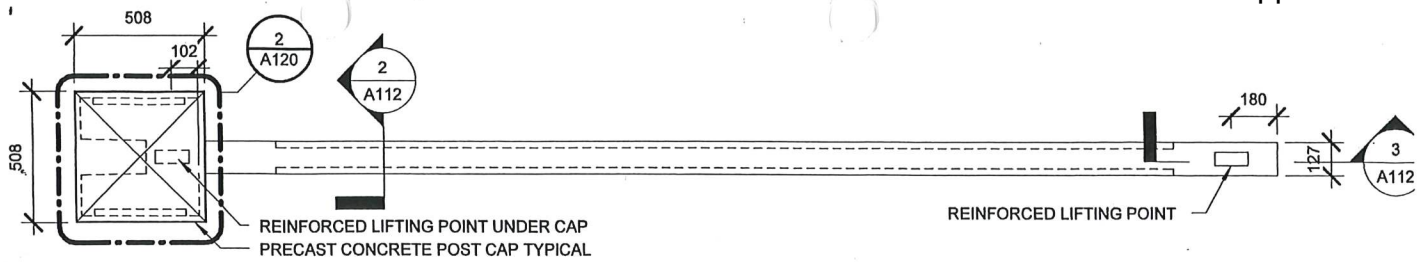
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The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

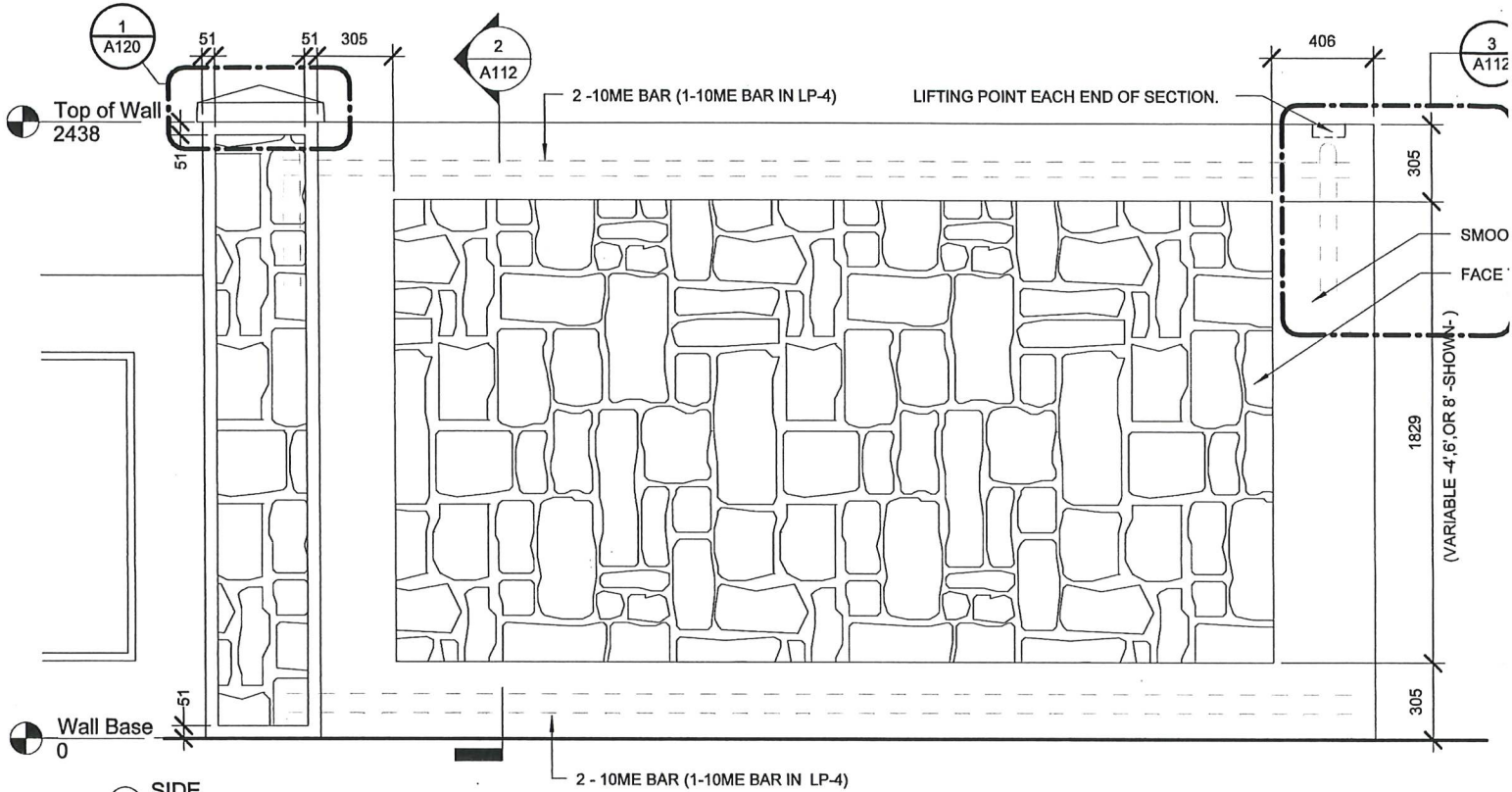


Map created on: 2021-12-08





① Top of Wall
1 : 20



③ SIDE
1 : 20

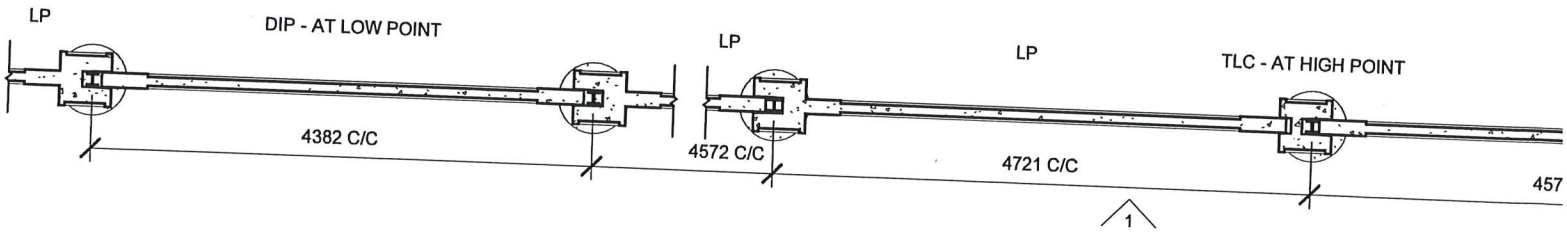
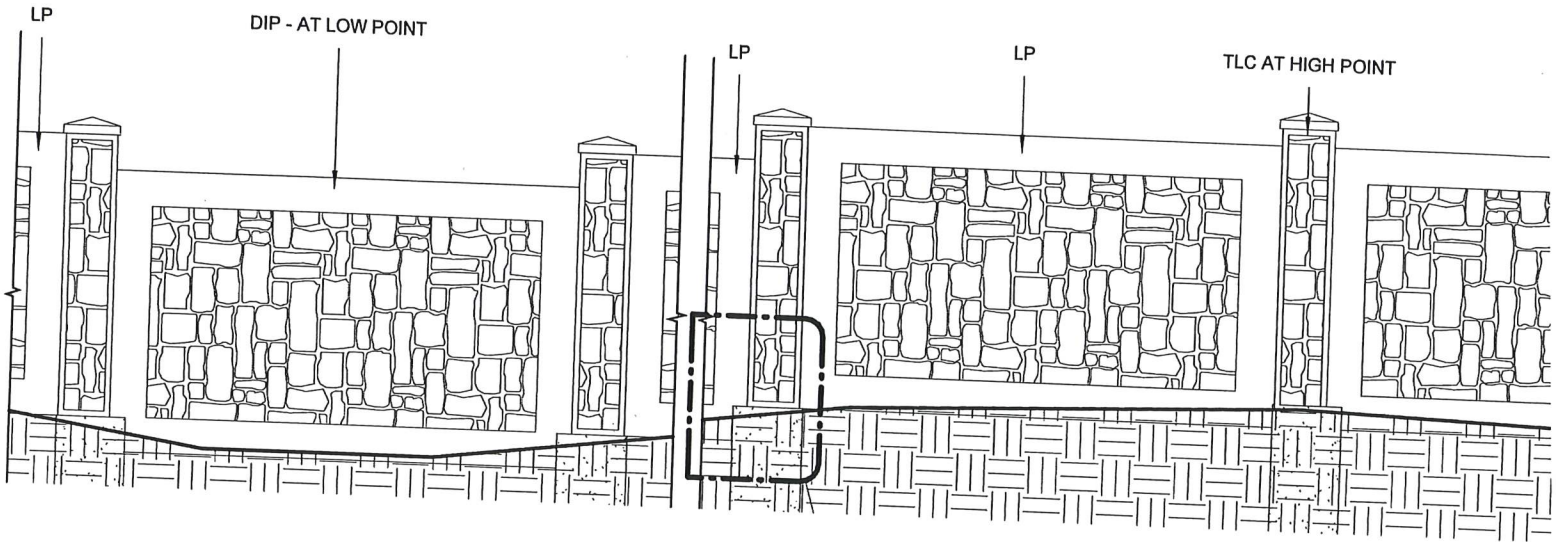
CHANGE FROM 1.2 m WOOD RANCH
FENCE TO SOLID CONCRETE FENCE
AS PER DRAWING. INCREASE HEIGHT TO
1.83 METR.

DUP APPLICATION LRS 2949.
6488 168 ST, SURREY.

DVP APPLICATION - LMS 2949



OTHER COMBINATIONS ARE AVAILABLE AS REQUIRED - *ALL PANELS CAN BE CUT TO LENGTH HORIZONTALLY FOR SPECIFIC CONDITIONS. CUT ENDS OF EXPOSED REINFORCEMENT TO BE COATED OR TREATED TO PREVENT CORROSION



DVP TO CHANGE FROM WOOD
 RANCHER FENCE TO 1.2 OR 1.83
 METRES CONCRETE FENCE

LMS 2949 - 6488 168 ST, SURREY.

LMS 2949
SITE MAP

6488 168 St
Surrey, BC V3S 3T6

64 Ave

64 Ave
DVR
Hook Greenway

64 Ave

64 Ave

64 Ave

64 Ave

Hook Greenway

Google



BOUNDARY WALLS.

Boundary Walls by StoneTree® provide protection, privacy, and security, enclosing large and small areas alike, while protecting the interior space from intruders. StoneTree® Concrete Wall Systems are the safest, most efficient, cost-effective way to enclose a large area in the shortest amount of time.



StoneTree® Wall Sections are vertically cast, which ensures that they all have a highly defined, decorative concrete texture in natural-looking stone, brick, block and other custom architectural designs on both sides of the wall.