

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0042-00

Planning Report Date: May 9, 2022

PROPOSAL:

- **Development Variance Permit**

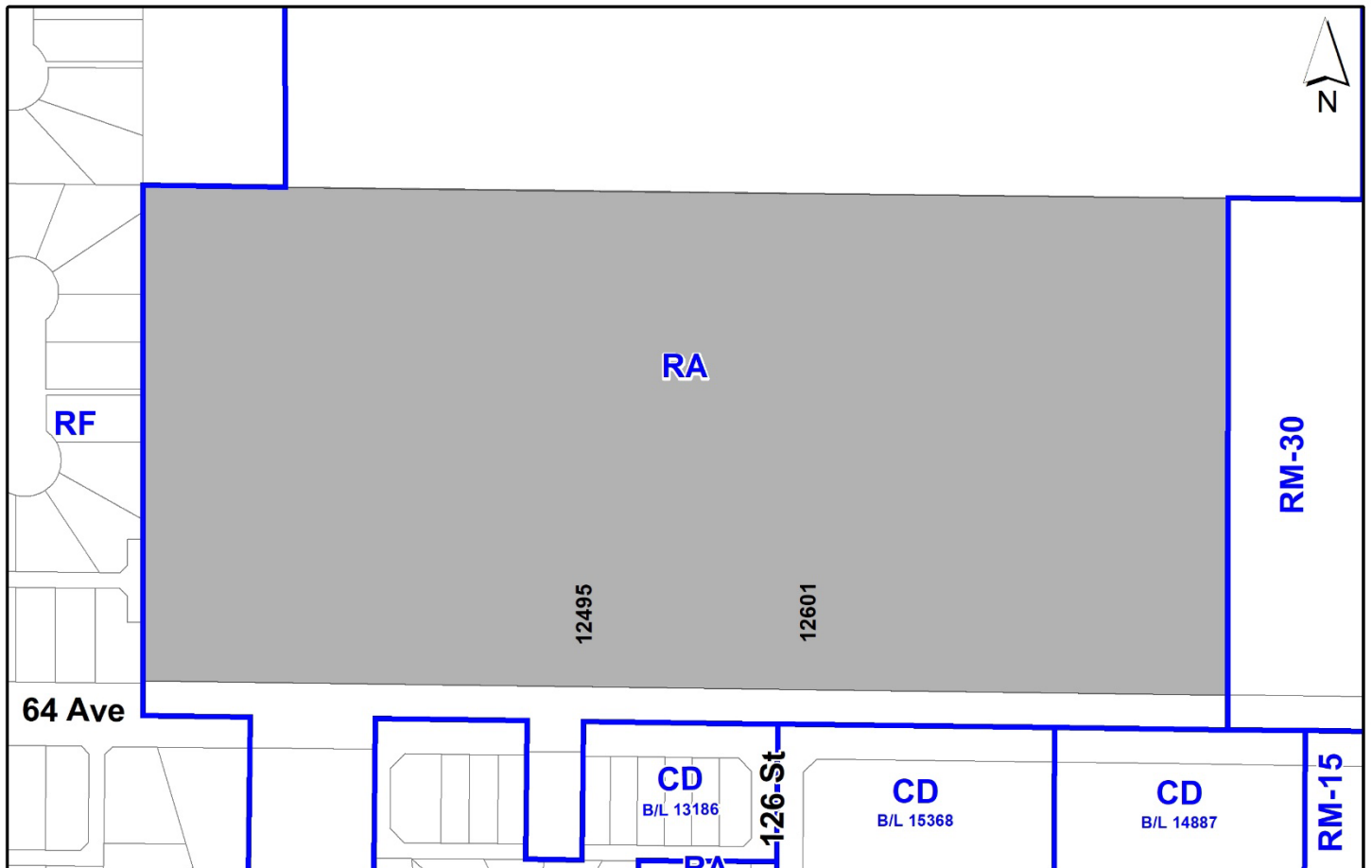
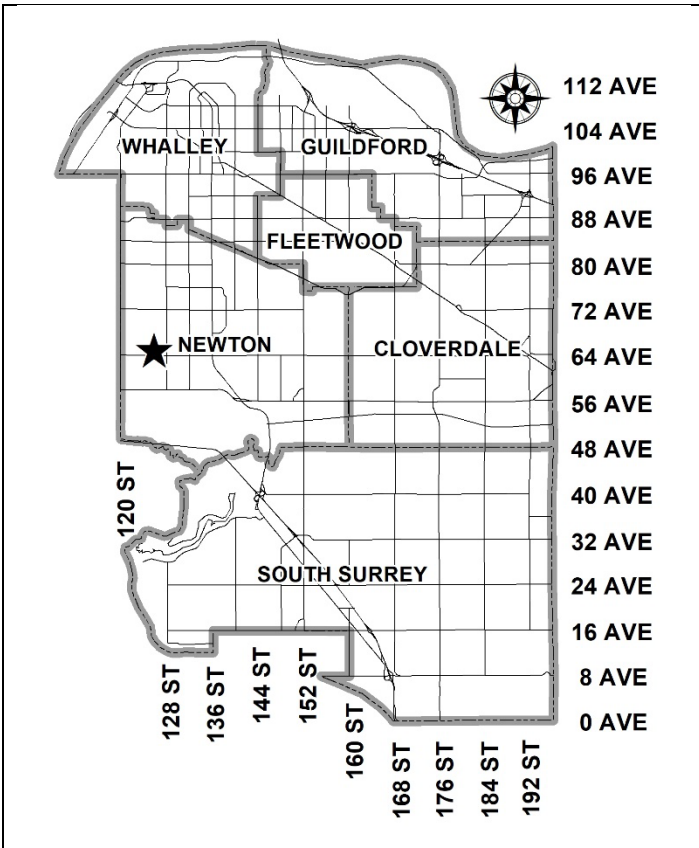
to increase the maximum height of a free-standing antenna system from 12 metres to 26 metres.

LOCATION: 12601 - 64 Avenue
 (12495 - 64 Avenue)

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Open Space and Park



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit 7922-0042-00 to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to increase the maximum height for a free-standing antenna system under Part 4 General Provisions of the Zoning By-law.

RATIONALE OF RECOMMENDATION

- The proposal conforms to the criteria and best practices identified in the City's Antenna System Siting Policy (No. O-62).
- The proposed location in a sports field park with mature trees and landscape screening is preferred under policy No. O-62.
- The variance will result in minimum visual disruption, as the antenna system will a combined wireless communication facility and light pole extension that replaces an existing City of Surrey flood light. Design features such as a matching paint scheme and alignment of the new flood light height with adjacent flood light elevations will make the addition unobtrusive.
- Flood lights in the park have an elevation of 20 metres. The proposed variance will allow an extension of 6 metres in height.
- The applicant has provided documentation which indicates that there is a demonstrated coverage gap in the area, which the wireless carriers would like to resolve to provide better service to existing and potential new customers.
- Area residents and the ISED (Innovation, Science and Economic Development Canada) Regional Office have raised no objections to the proposal.
- Staff have not received any notices of objection from nearby residents to the proposal.

Parks, Recreation & Culture:

The applicant will require Parks, Recreation & Culture review and an arborist report to address potential impacts to City trees through electrical routing and siting of an accessory building associated with this antenna system. The subject variance pertains to height, which would not influence those submissions. As such, this follow-up will be required at the building permit application should this variance be supported by Council.

POLICY & BY-LAW CONSIDERATIONS

City Antenna System Siting Considerations and Policy

- Cypress Land Services Inc., in their capacity as agents to TELUS Communications Inc. (TELUS), has proposed to replace and extend a City of Surrey Parks high mast light pole at Tamanawis Park with a 26 metre high TELUS wireless communication facility / light pole extension with equipment cabinets located at grade and the light installed at the same height the original pole.
- The replacement pole is proposed to be 25 metres high, and the highest point of the mounted antenna will be 26 metres high.
- Staff have conveyed to telecommunication companies the importance of a comprehensive strategy to ensure adequate coverage for all carriers while minimizing the number of singular user installations. Policy No. O-62 direction refers to this practice as “co-location.”
- TELUS notes that no other carrier expressed interest in co-location of services at this location and that the proposed structure cannot host multiple carrier antenna installations.
- The chosen location was reviewed by Parks Development Services and found to be reasonable. The subject structure will replace an existing flood light and extend 6 metres higher than the original light pole. Co-location can be achieved at this location on adjacent light poles should another carrier express interest in a similar application in the future.
- Staff have also emphasized the importance of keeping the height of installations to a minimum without compromising the existing policy guidelines, especially antenna systems near/within residential areas and to ensure that an appropriate design is being considered.
- Improving high speed wireless service supports the growing high technology sector, high tech education, emergency services and broadens community consultation opportunities through social media.
- The proposed free-standing antenna systems supports the City of Surrey’s vision for building a strong economy.
- The City’s Antenna System Siting Policy (No. O-62.) was developed based on the need for new telecommunications infrastructure and to address concerns regarding the approval process for new telecommunications infrastructure. The proposal conforms to the criteria and best practices outlined by the Policy.

- The following is an evaluation of the current proposal in relation to applicable components of Policy No. O-62:

Location Preferences

- The proposal conforms with the No. O-62 direction that antennas on supporting structures be located in active sports field parks.
- The proposal conforms with the No. O-62 direction that antennas be located on sites with mature trees that provide landscape screening.

Design Preferences

- The proposal conforms with the No. O-62. direction that special design features be applied to antenna systems proposed to be located within parks to make the systems unobtrusive.

(The proposed antenna system will be installed on a replacement flood light (mounted at an elevation that aligns with other flood lights servicing a hockey field), painted in a colour scheme that matches park flood lights, and extending above the top of the flood light so as to appear as a natural extension of the monopole.)

Public Consultation Process

- The proposal conforms with the Policy No. O-62 public consultation process to mail surrounding property owners and mailing addresses within a notification area of 75 metres (three times the height of the proposed replacement pole) and to receive comments for a duration of 30 days.
- Due to the large size of Tamanawis Park, the 75 metre notification radius was projected from the borders of the park.
- Pre-notification letters were sent on March 24th, 2022. The applicant received one response, which was in-support of the proposed location and antenna design.

Zoning By-law No. 12000

- The applicant is requesting the following variance:
 - To vary Part 4 General Provisions section A.1.(a)(i.b.) to increase the maximum height of one free-standing antenna system and light pole extension from 12 metres to 26 metres.
- The proposal conforms to the criteria and best practices identified in the City's Antenna System Siting Policy (No. O-62).
- The proposed location in a sports field park with mature trees and landscape screening is preferred under policy No. O-62.

- The variance will result in minimum visual disruption, as the antenna system will be a combined wireless communication facility and light pole extension that replaces an existing City of Surrey flood light. Design features such as a matching paint scheme and alignment of the new flood light height with adjacent flood light elevations will make the addition unobtrusive.
- Flood lights in the park have an elevation of 20 metres. The proposed variance will allow an extension of 6 metres in height.
- The applicant has provided documentation which indicates that there is a demonstrated coverage gap in the area, which the wireless carriers would like to resolve to provide better service to existing and potential new customers.
- Area residents and the ISED (Innovation, Science and Economic Development Canada) Regional Office have raised no objections to the proposal.
- Staff have not received any notices of objection from nearby residents to the proposal.
- Staff support the requested variance to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Elevation and Site Plan
Appendix II.	Development Variance Permit No. 7922-0042-00
Appendix III.	Context Map
Appendix IV.	Existing Antenna Systems Map
Appendix V.	Photo-Simulation

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

JK/cm

- NOTES:
1. ALL WORK TO TELUS SPECIFICATIONS.
 2. VERIFY ALL DIMENSIONS DURING INSTALLATION AND REPORT ANY DISCREPANCIES TO ENGINEER.
 3. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
 4. DRAWINGS ARE NOT TO BE SCALED.

#	ELEV. (m)	ANTENNA/EQUIPMENT			Tx LINE		OWNER	STATUS	
		QTY.	MODEL	AZIMUTH(DEG.)	QTY.	MODEL			LENGTH
1	±25.0	3	FFV4Q4-65B-R7	±10°/±130°/±270°	60	JUMPERS	±3.0	TELUS	PROPOSED
2	±25.0	3	FFV4-65B-R6	±10°/±130°/±270°	36	JUMPERS	±3.0	TELUS	PROPOSED
5	±25.0	12	RRU	-	-	-	-	TELUS	PROPOSED
4	±25.0	6/3	MLUP/MLUF	-	6/3	DC & FB	±46.0m	TELUS	PROPOSED
5	±22.0	3	FFV4-65B-R6	±10°/±130°/±270°	36	JUMPERS	±3.0	TELUS	FUTURE
6	±22.0	3	64T MMU	±10°/±130°/±270°	6	JUMPERS	±3.0	TELUS	FUTURE
7	±22.0	3	N77 GENERIC	±10°/±130°/±270°	6	JUMPERS	±3.0	TELUS	FUTURE
8	±22.0	9	RRU	-	-	-	-	TELUS	FUTURE
9	±22.0	6/3	MLUP/MLUF	-	6/3	DC & FB	±46.0m	TELUS	FUTURE
10	±19.0	3	PCS+AWS DB MMU	±10°/±130°/±270°	12	JUMPERS	±3.0	TELUS	FUTURE

JUMPERS = LDF4=1/2" DC=1/2-3/4" FIBER = 3/8"-1/2"

ELEV.= ±26.00m

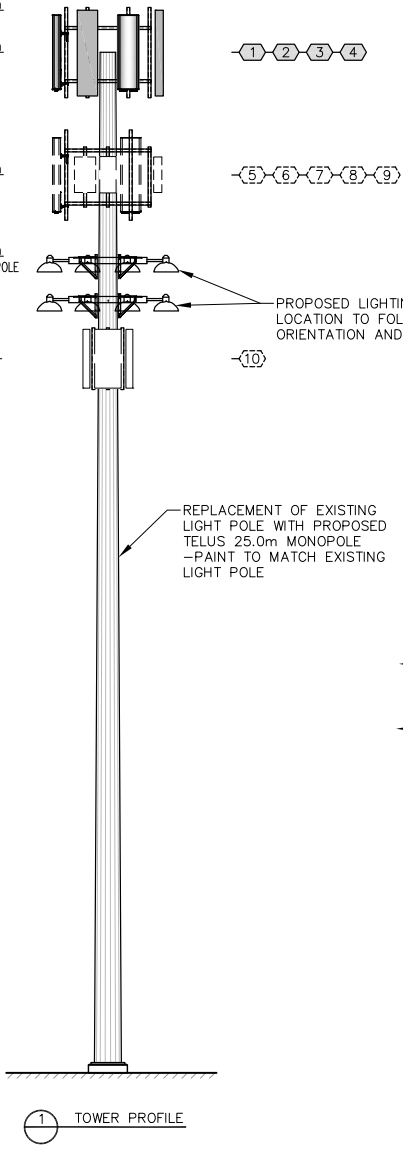
ELEV.= ±25.00m

ELEV.= ±22.00m

ELEV.= ±20.00m
T/O EXISTING LIGHT POLE

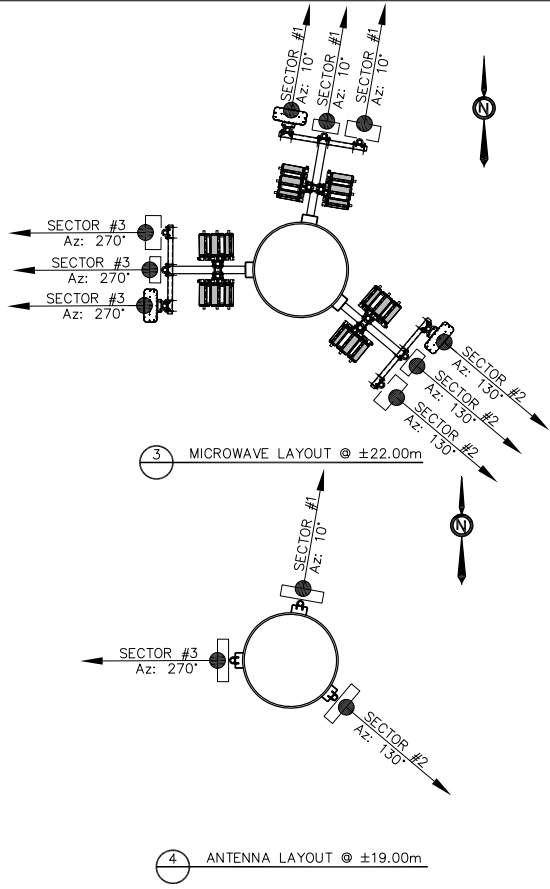
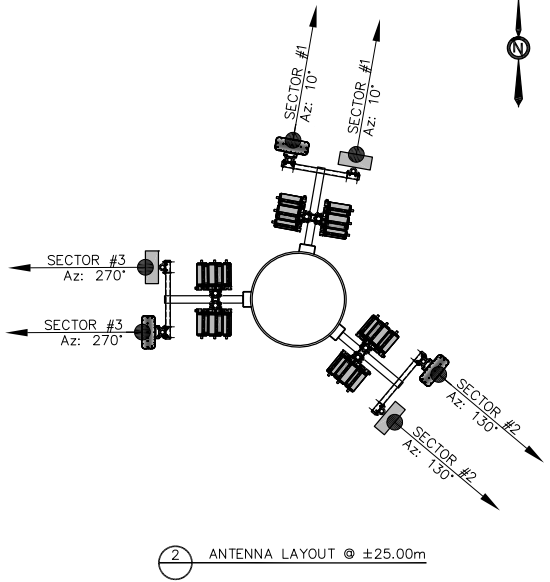
ELEV.= ±17.50m

ELEV.= 0.00m



PROPOSED LIGHTING FIXTURE LOCATION TO FOLLOW EXISTING ORIENTATION AND ELEVATION

REPLACEMENT OF EXISTING LIGHT POLE WITH PROPOSED TELUS 25.0m MONOPOLE
-PAINT TO MATCH EXISTING LIGHT POLE



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CLIENT:



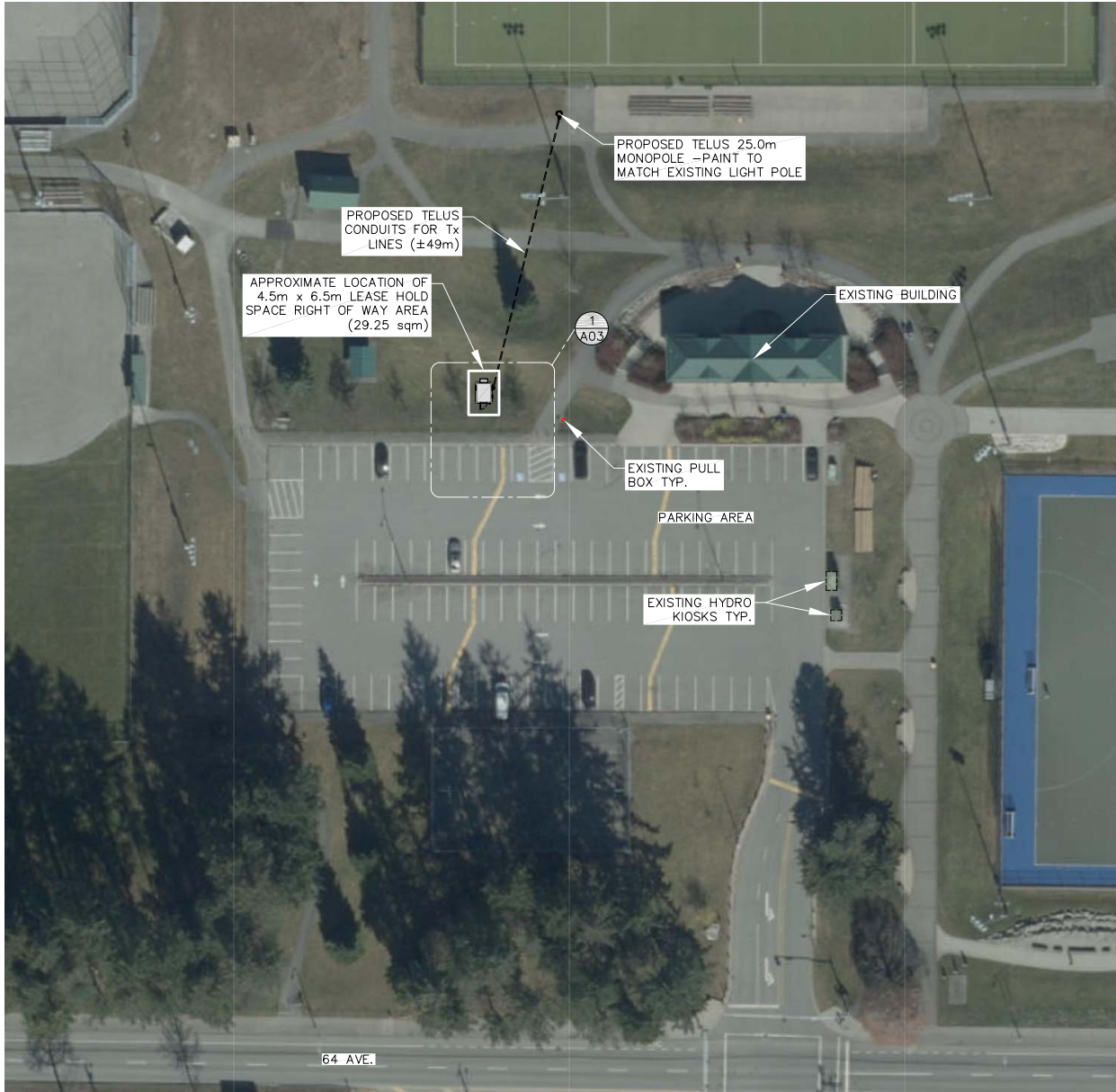
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1		
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NO. BY	DESCRIPTION	DATE

ROEHAMPTON WEST
400 GRANVILLE ST.
SUITE 1051
VANCOUVER, BC V6C 1T2
TEL. (779)229-4228
VANCOUVER | KELLOWNA | EDMONTON | CALGARY

LOCATION:
12495 64 AVE., SURREY, BC

TITLE:
TOWER PROFILE

PROJECT NAME: GREENFIELD PROJECT NO: BC106556 DWG. NO: A01



NOTES:

1. SITE PLAN OBTAINED FROM GOOGLE MAPS. PROPERTY LINE TO BE CONFIRMED BY SURVEYOR.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER:



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NO. BY		DESCRIPTION	DATE

ROEHAMPTON WEST
 409 GRANVILLE ST., SUITE 1051
 VANCOUVER, BC V6C 1T2
 TEL. (779)228-4228
 VANCOUVER | KELLOWNA | EDMONTON | CALGARY

LOCATION: 12495 64 AVE., SURREY, BC

TITLE: SITE PLAN

PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO: BC106556	DWG. NO: A02
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NOTE:

1. PROPOSED SHELTER TO BE VINYL WRAPPED TO MATCH EXISTING HYDRO KIOSKS

1 SITE PLAN

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0042-00

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: 024-212-318

Lot 1 Section 18 Township 2 New Westminster District Plan LMP38896 (Cell Tower)

12601 – 64 Avenue
(12495 – 64 Avenue)

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section A.1 (a) i.b. of Part 4 "General Provisions," the maximum height of a free-standing antenna system is increased from 12 metres to 26 metres.
4. 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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

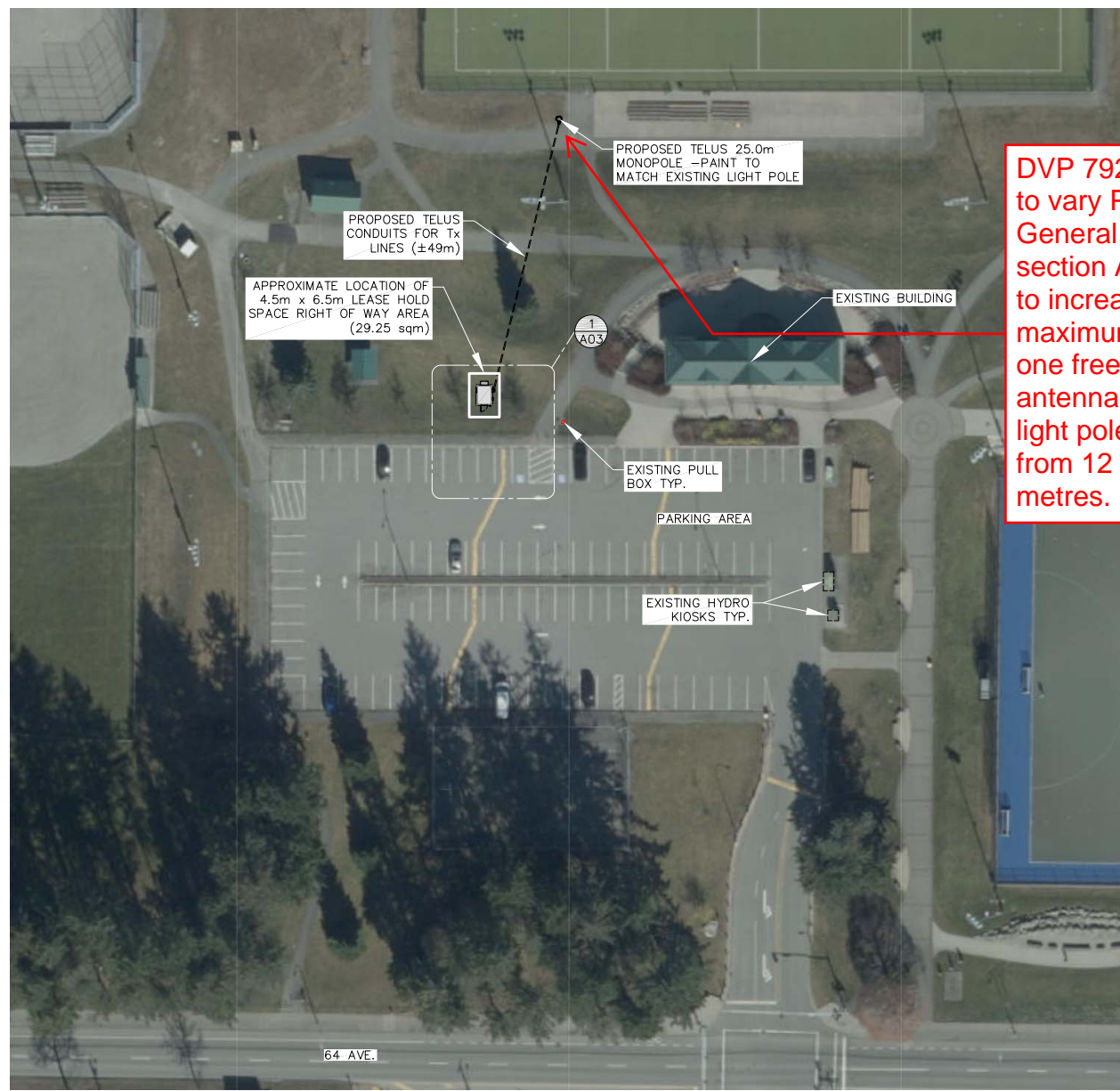
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

NOTES:

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2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.



DVP 7922-0042-00:
to vary Part 4
General Provisions
section A.1. (a) (i.b.)
to increase the
maximum height of
one free-standing
antenna system and
light pole extension
from 12 metres to 26
metres.

CLIENT:

CARRIER:



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0	LS	PRELIMINARY
NO. BY	DESCRIPTION	DATE
		14 FEB 22

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1. PROPOSED SHELTER TO BE VINYL WRAPPED TO MATCH EXISTING HYDRO KIOSKS

1 SITE PLAN

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SCHEDULE A
TOWER SITE LOCATION



SCHEDULE B - RATIONALE MAP OF EXISTING SITES

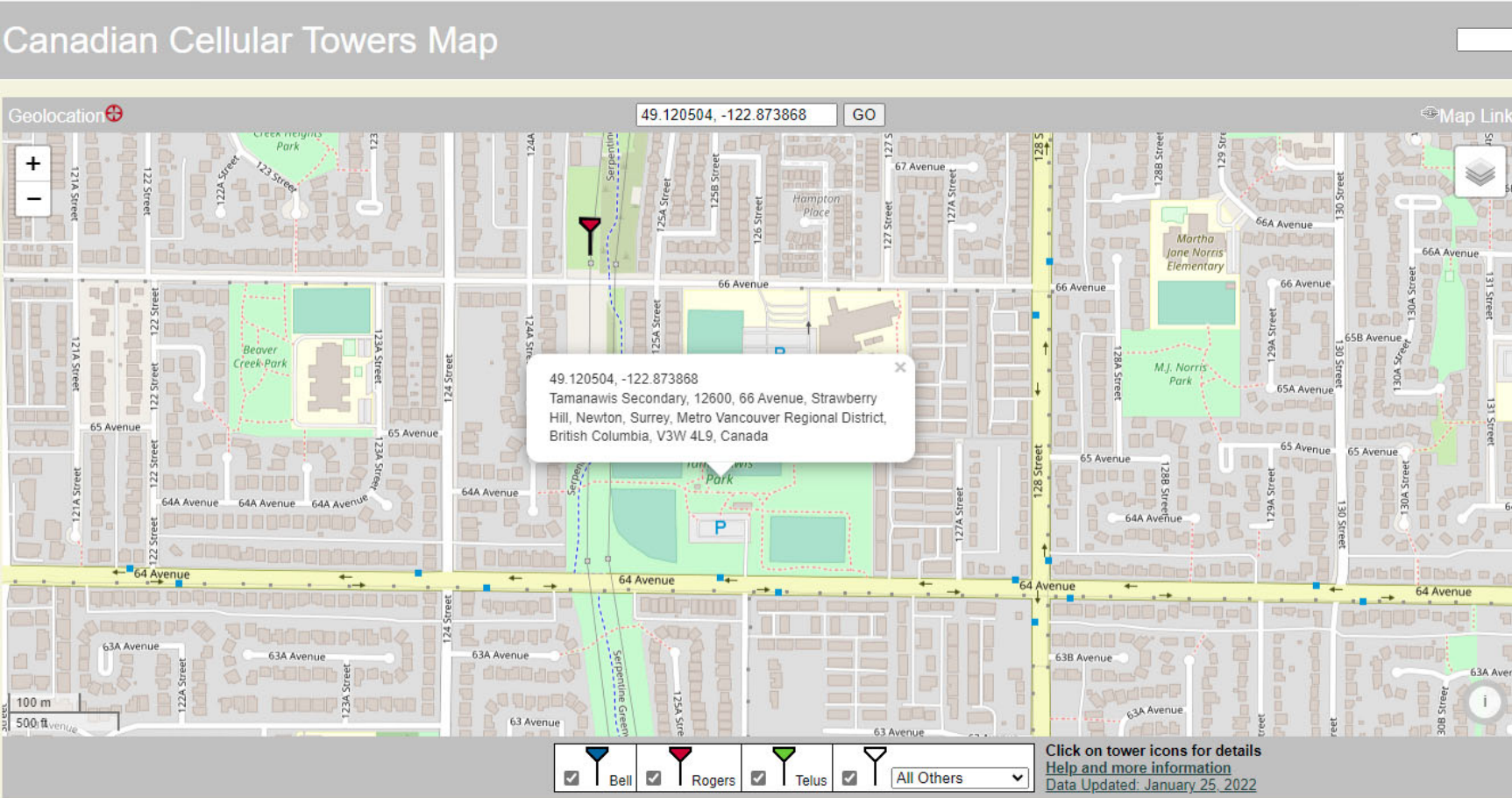


PHOTO-SIMUATION

BEFORE

Existing flood light



Proposed Facility



Artist rendering of proposed facility.

Photo Simulation is a close representation and is for conceptual purposes only – not to scale.

Proposed design is subject to change based on final engineer plans

The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements; no lighting or marking is required.