

PROPOSAL:

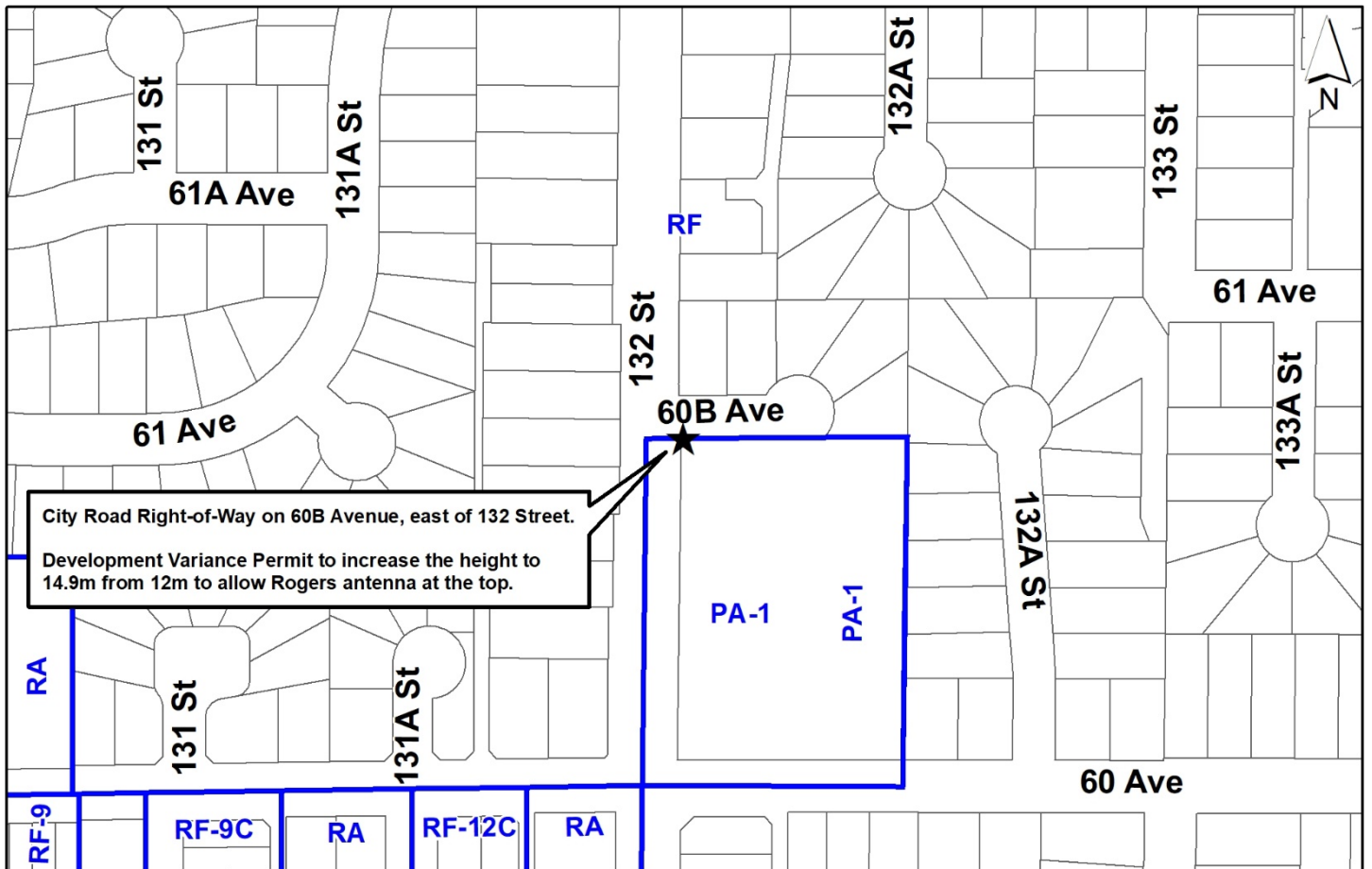
- **Development Variance Permit**

to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres, in order to replace an existing streetlight pole with a streetlight pole and antenna system extension combination structure.

LOCATION: City Road Right-of-Way on 60B Avenue, east of 132 Street.

ZONING: N/A

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit 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 proposal will result in minimal visual impact in the area, as the proposed 14.9 metre streetlight pole with an antenna system extension will be replacing an existing 7.8 metre tall streetlight pole.
- The applicant has provided documentation which indicates that there is a demonstrated coverage gap in the area, which the wireless carriers would like to address to provide better service to existing and potential new customers.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7923-0039-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	City Road ROW	Urban	N/A
North (Across 60B Avenue):	Single family residential dwellings	Urban	RF
East:	Single family residential dwellings	Urban	RF
South:	Berea Baptist Church	Urban	PA-1
West (Across 132 Street):	Single family residential dwellings	Urban	RF

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to replace an existing streetlight with a light pole and antenna system combination structure. The structure is proposed to be within City Road right-of-way on the south side of 60B Avenue east of 132 Street.
- 60B Avenue is a local road and cul-de-sac that provides access to five residential properties from 132 Street. 132 Street is an arterial road. The site and surrounding area are designated "Urban" in the Official Community Plan (OCP).
- The proposal will involve removal of the original light pole and service base. The replacement structure will be shifted southeast.
- The telecommunication company (Rogers) proposes to site the equipment cabinet required for the antenna system within the City Road right-of-way.

Referrals

Engineering: The Engineering Department has no objection to the project, subject to a site survey confirming the location of an adjacent water line, and confirmation that the proposed structures will be a minimum of 1.5 metres distance from this water main.

POLICY & BY-LAW CONSIDERATIONS

- City 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. Staff have also emphasized the importance of keeping the height of installations to a minimum and not compromising existing policy guidelines, especially antenna systems either near or 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 antenna system is required for current and future network capacity upgrades. This proposal will provide increased service to the surrounding area. Many residents and businesses use wireless service as their primary means of communication and have come to see it as an essential utility.
- The proposed free-standing antenna system supports the City of Surrey's vision for building a strong economy.

City's Antenna System Siting Policy

- On February 22, 2021, Council approved the City's Antenna System Siting Policy (No. O-62), which replaced Policy No. O-49 Telecommunication Towers.
- Policy No. O-62 was developed by City staff in coordination with industry representatives to ensure that development of antenna systems throughout Surrey meets the needs of residents and conforms to telecommunication industry best practices. The policy provides parameters on how free-standing antenna systems should be sited and designed.
- The subject application generally complies with the current Antenna System Siting Policy No. O-62 and is therefore being presented for Council's consideration.
- The following is an evaluation of the current proposal in relation to applicable components of Policy No. O-62.

Location Preferences

- It is preferable that new antenna systems proposed on streetlights be sited along arterial and collector roads. These types of roadways are the preferred locations for poles that are taller than existing streetlight poles.

The proposed site abuts 132 Street, which is an arterial road.

- It is discouraged that new antenna systems be sited directly in front of doors, windows, balconies, or residential frontages.

The proposed site abuts a large institutional (church) parking lot (south). The nearest residential frontage is across the street (north, 60B Avenue), meaning that the structure will be approximately 24 metres from the nearest front residential building face.

Design Preferences

- The appropriate type of telecommunication Antenna Supporting Structure for each situation should be selected with the goal of making best efforts to blend with the nearby surroundings and minimize the visual aesthetic impacts of the Antenna System on the community. Antennas that extend above the top of a streetlight should appear to be a natural extension of the pole.

The proposed dual antenna/streetlight structure is proposed to be colour-matched with the existing streetlight pole. The antenna system will have a circumference that aligns with the streetlight pole to allow for what appears as a natural extension.

- Sight line considerations: poles and cabinets should consider stopping sight distance for posted speed limits on the roadway. Proposals are to follow the Transportation Association of Canada (TAC) guidelines for stopping sight distance requirements or as otherwise specified by the City Engineering Department.

The proposed structure will replace an existing streetlight pole. The antenna system equipment cabinet will be located on the ground approximately 1.5 metres to the east. All the additions are proposed to be separated from the pavement by a boulevard and sidewalk. The proposed location maintains required sightlines to the intersection.

Public Consultation Process

- In accordance with consultation requirements under policy No. O-62, the applicant sent out 11 notification packages on July 20, 2023, to property owners and mailing addresses within a notification area of 45 metres, which is approximately three times the height of the proposed antenna system.
- The applicant received no responses to the consultation.

Zoning By-law

Height Variances

- The applicant is requesting the following variance:
 - to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres.
- The additional height will permit the replacement of an existing 7.8 metre light pole with a 14.9 metre tall free-standing light pole that includes a wireless telecommunications antenna at the peak and an equipment box at-grade in conformance with direction under policy No. O-62.
- The proposal to site the antenna alongside an arterial road is a preferred location under Policy No. O-62.
- The proposal to replace an existing street light pole with a combination light pole and antenna system extension will limit public realm impacts.
- Staff support the requested variance to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan and Elevations
Appendix II.	Development Variance Permit No. 7923-0039-00
Appendix III.	Site Location, Map of Existing Sites and Photo-Simulation

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

JK/ar



TRUE NORTH ARROW SHOWN ON THIS DRAWING IS APPROXIMATE ONLY AND MUST BE VERIFIED

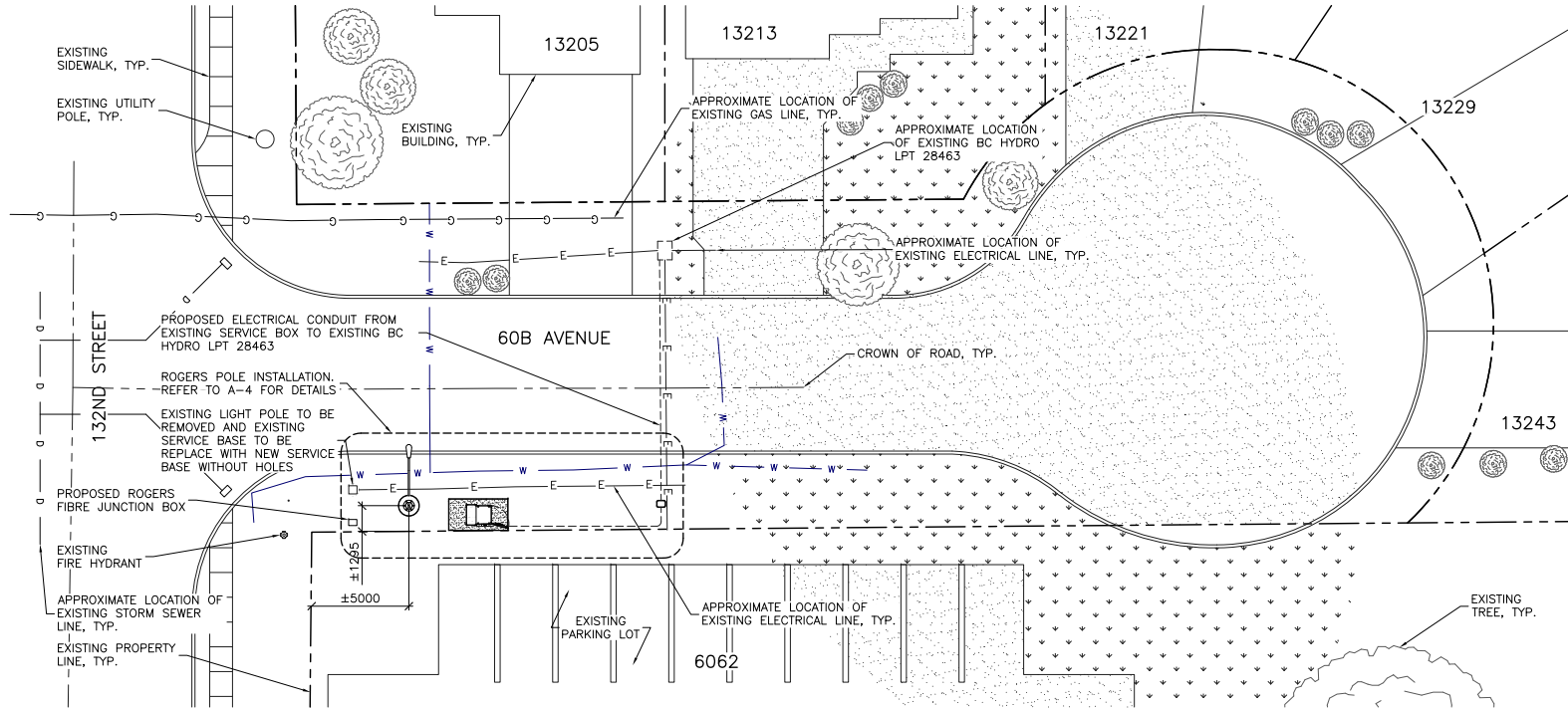
LEGEND	
EXISTING ELECTRICAL DUCT	— E — E — E — E —
EXISTING GAS (FORTIS)	— G — G — G — G —
EXISTING WATER	— W — W — W — W —
EXISTING STORM SEWER	— D — D — D — D —

NOTES:

SITE PLAN INFORMATION OBTAINED FROM THE CITY OF SURREY GIS MAPPING SYSTEM AND SITE MEASUREMENTS TAKEN BY CORE ONE CONSULTING LTD. DATED MAY 10, 2019.

LEGAL DESCRIPTION:

T.B.D.



① SITE PLAN
1:250

4	REVISED ELEVATION	JUL 20/23	WT
3	FIBRE BOX ADDED	JUL 08/23	WT
2	REVISED PER COMMENTS	FEB 02/23	WT
1	REVISED PER COMMENTS	SEP 08/22	WT
0	ISSUED FOR REVIEW	MAY 21/19	JC
REV	DESCRIPTION	DATE	BY

	PROJECT: W4908 132ND ST & 60B AVE	SCALE: N/A CHECK BY: LC DRAWN BY: JC DATE: MAY 21/19 CAD FILE: A-3
	SURREY BRITISH COLUMBIA	PROJECT NO: 19C1400 DRAWING NO:
 229 - 18525 53RD AVENUE SURREY, BC V3S 7A4 TEL: (778) 805-2166 INFO@COREONECONSULTING.COM	DRAWING TITLE: SITE PLAN	A-3



TRUE NORTH ARROW SHOWN ON THIS DRAWING IS APPROXIMATE ONLY AND MUST BE VERIFIED

LEGEND

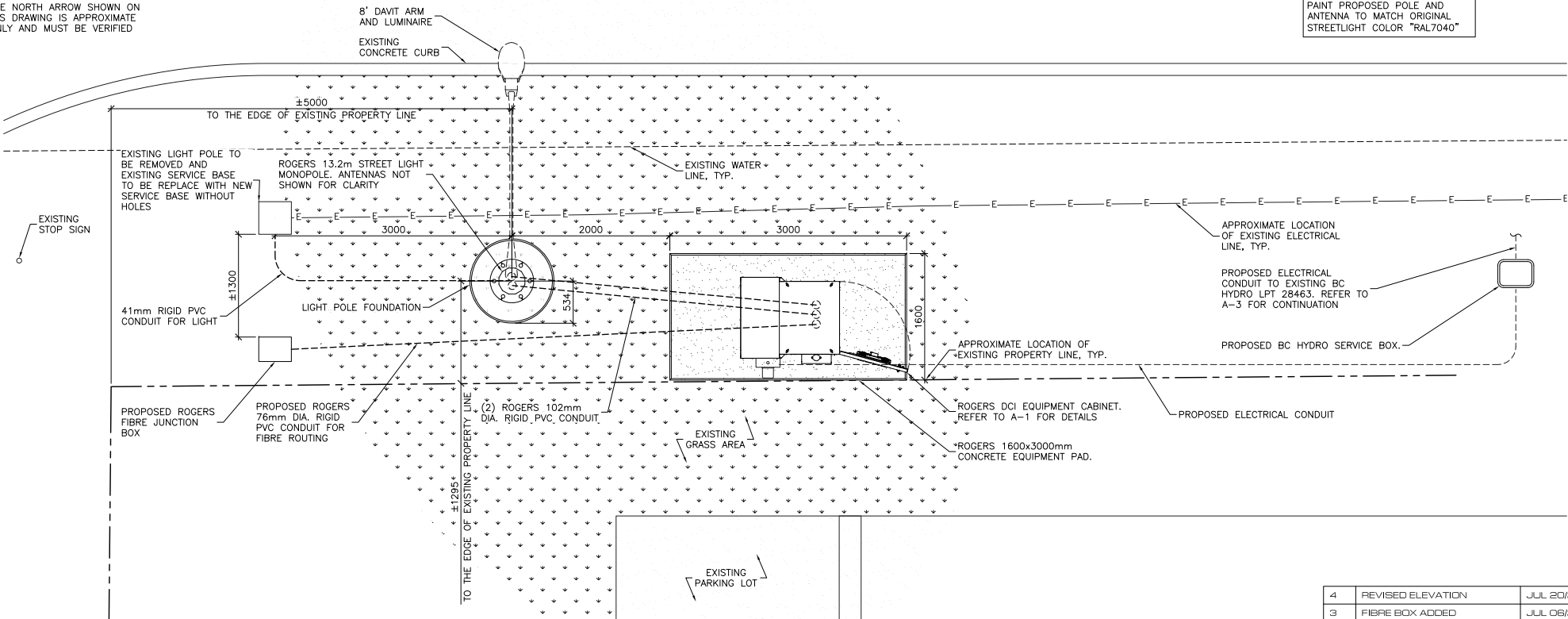
EXISTING ELECTRICAL DUCT — E — E — E — E —

EXISTING WATER — W — W — W —

- NOTES:**
1. SITE PLAN INFORMATION OBTAINED FROM THE CITY OF SURREY GIS MAPPING SYSTEM AND SITE MEASUREMENTS TAKEN BY CORE ONE CONSULTING LTD. DATED MAY 10, 2019.
 2. CONTRACTOR IS RESPONSIBLE TO LOCATE AND IDENTIFY ANY AND ALL BURIED SERVICES IN THE VICINITY OF REQUIRED EXCAVATION PRIOR TO CONSTRUCTION.

PAINT PROPOSED POLE AND ANTENNA TO MATCH ORIGINAL STREETLIGHT COLOR "RAL7040"

60B AVENUE



① POLE LAYOUT
1:50

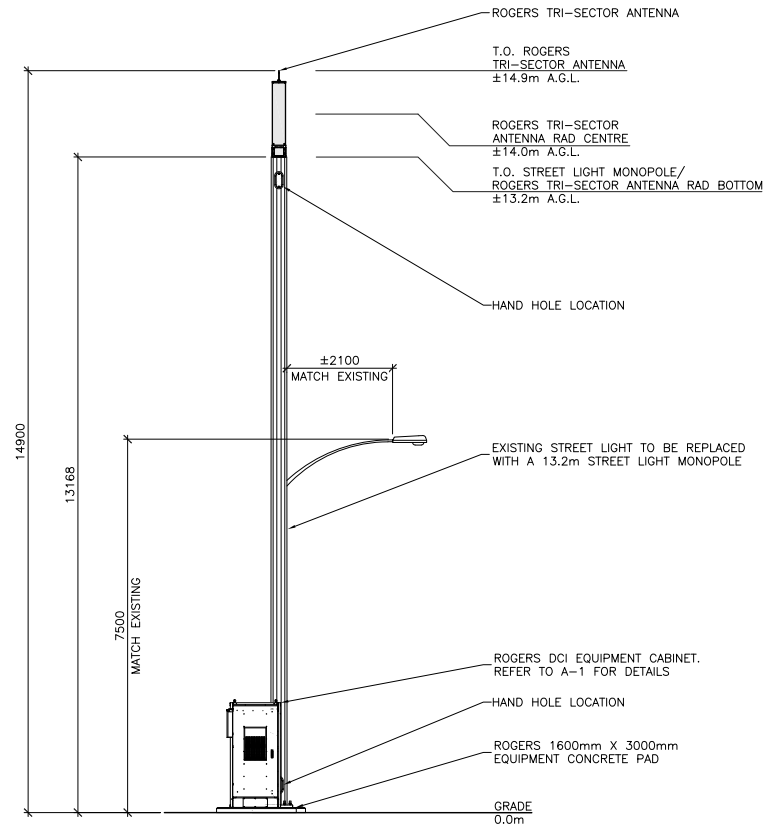
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	PROJECT:	SCALE: N/A
	W4908 132ND ST & 60B AVE	CHECK BY: LC
 229 - 18525 53RD AVENUE SURREY, BC V3S 7M4 TEL: (778) 805-2166 INFO@COREONECONSULTING.COM	SURREY BRITISH COLUMBIA	DRAWN BY: JC
	DATE: MAY 21/19	CAD FILE: A-4
DRAWING TITLE:	PROJECT NO: 19C1400	DRAWING NO: A-4
POLE LAYOUT		

NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.
2. IF REQUIRED, PROVIDE OBSTRUCTION LIGHTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.
3. POLE DESIGN DRAWINGS PREPARED BY OTHERS.

PAINT PROPOSED POLE AND ANTENNA TO MATCH ORIGINAL STREETLIGHT COLOR "RAL7040"



① EAST ELEVATION
1:100

4	REVISED ELEVATION	JUL 20/23	WT
3	FIBRE BOX ADDED	JUL 08/23	WT
2	REVISED PER COMMENTS	FEB 02/23	WT
1	REVISED PER COMMENTS	SEP 08/22	WT
0	ISSUED FOR REVIEW	MAY 21/19	JC
REV	DESCRIPTION	DATE	BY

	PROJECT: W4908 132ND ST & 60B AVE SURREY BRITISH COLUMBIA	SCALE: N/A CHECK BY: LC DRAWN BY: JC DATE: MAY 21/19 CAD FILE: A-5
		DRAWING TITLE: EAST ELEVATION
229 - 18525 53RD AVENUE SURREY, BC V3S 7M4 TEL: (778) 805-2166 INFO@COREONECONSULTING.COM		

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0039-00

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:

City Road Right-of-Way on 60B Avenue, east of 132 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres.
4. This development variance permit applies to that portion of the buildings and structures on the Land shown on 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 – Brenda Locke

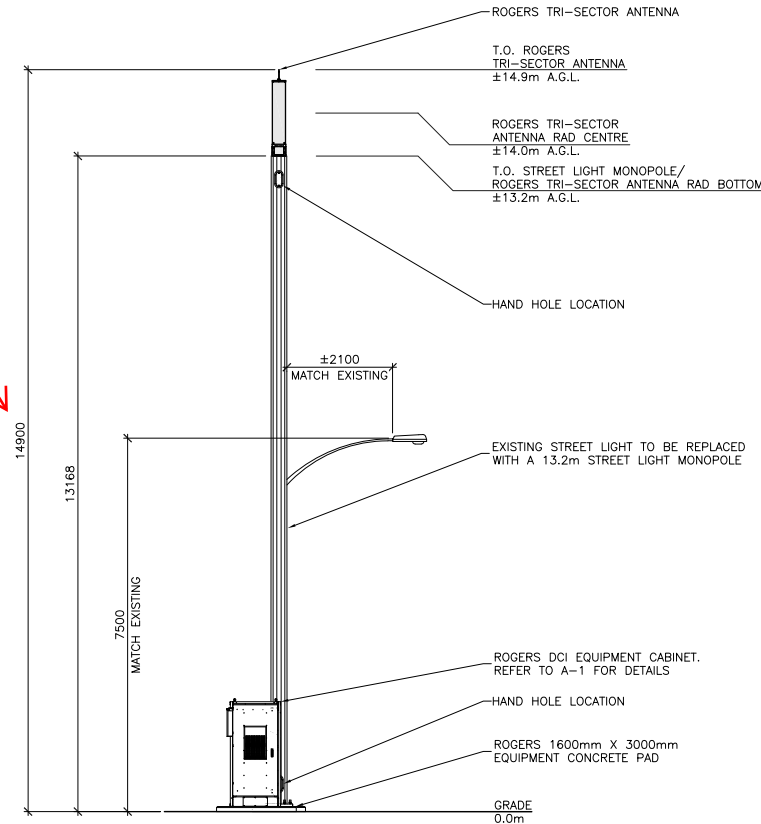
City Clerk – Jennifer Ficocelli

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PAINT PROPOSED POLE AND ANTENNA TO MATCH ORIGINAL STREETLIGHT COLOR "RAL7040"

DVP 7923-0039-00: to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres.

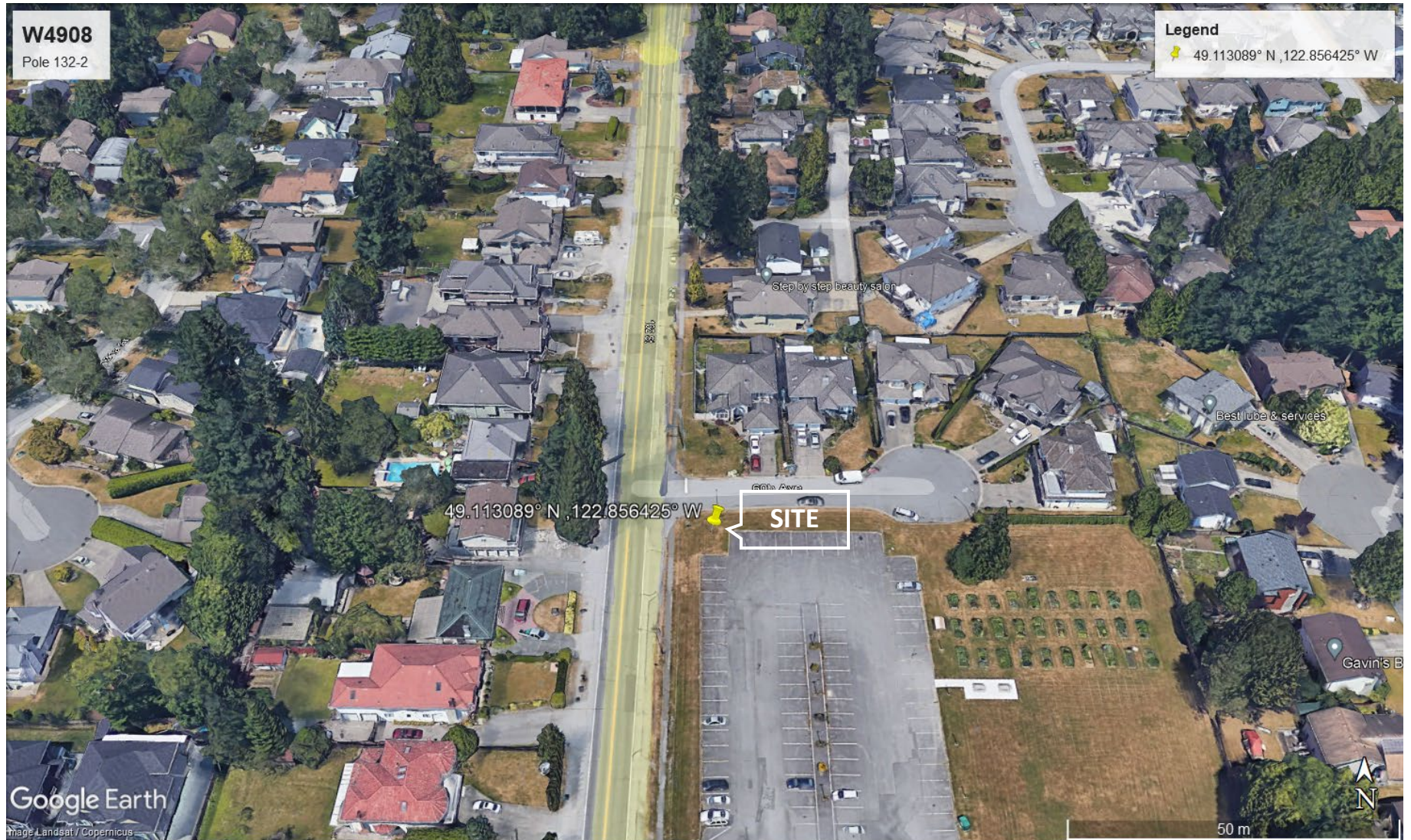


1 EAST ELEVATION
1:100

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	 229 - 18525 53RD AVENUE SURREY, BC V3S 7M4 TEL: (778) 805-2166 INFO@COREONECONSULTING.COM	DRAWING TITLE: EAST ELEVATION

SITE LOCATION



MAP OF EXISTING SITES

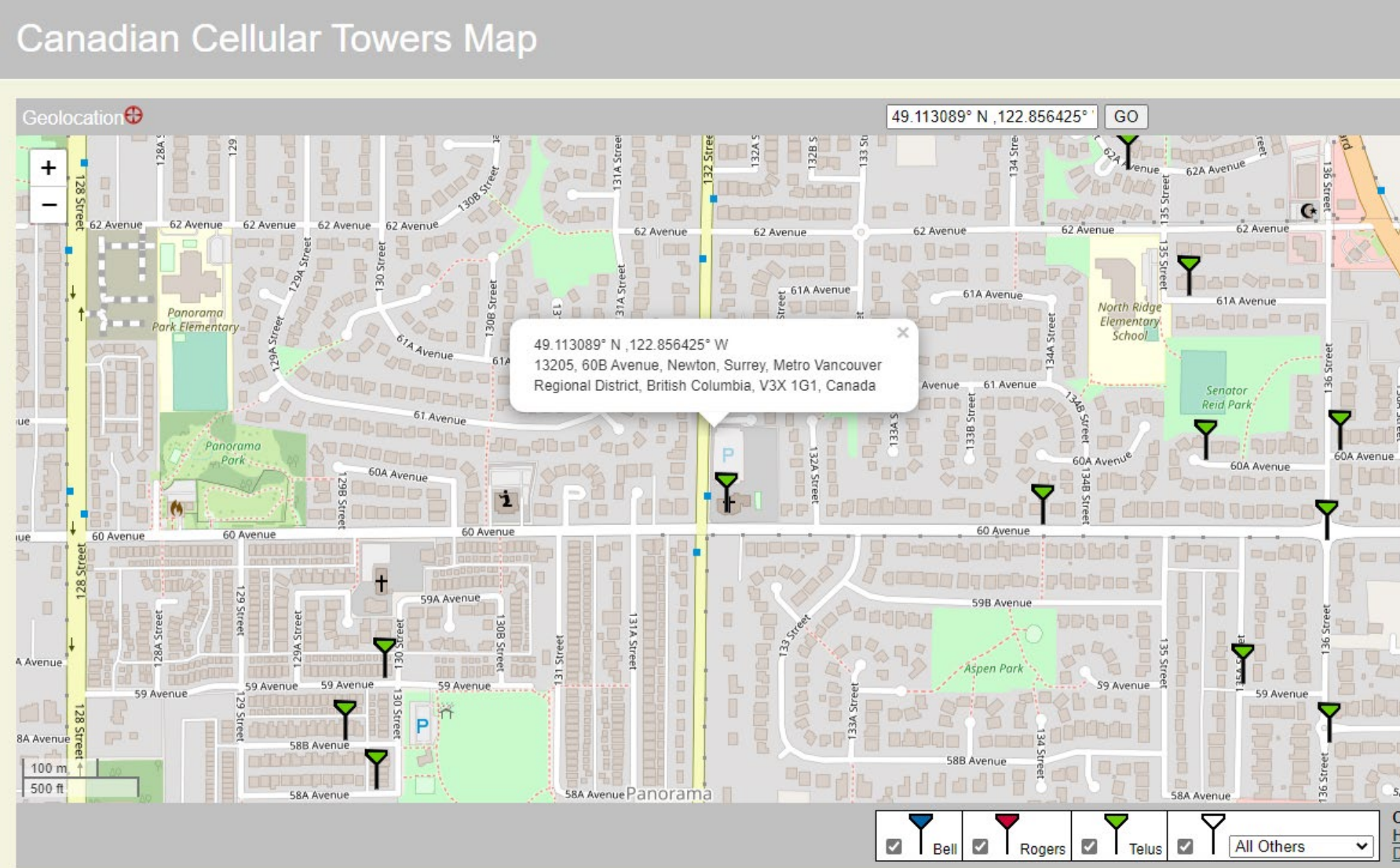


PHOTO-SIMULATION
Before



After

