

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 with antenna system extension.

LOCATION:

City Road Right-of-Way on the north side of 72 Avenue approximately 50 meters to the west of the corner of 191 Street and 72 Avenue

ZONING:

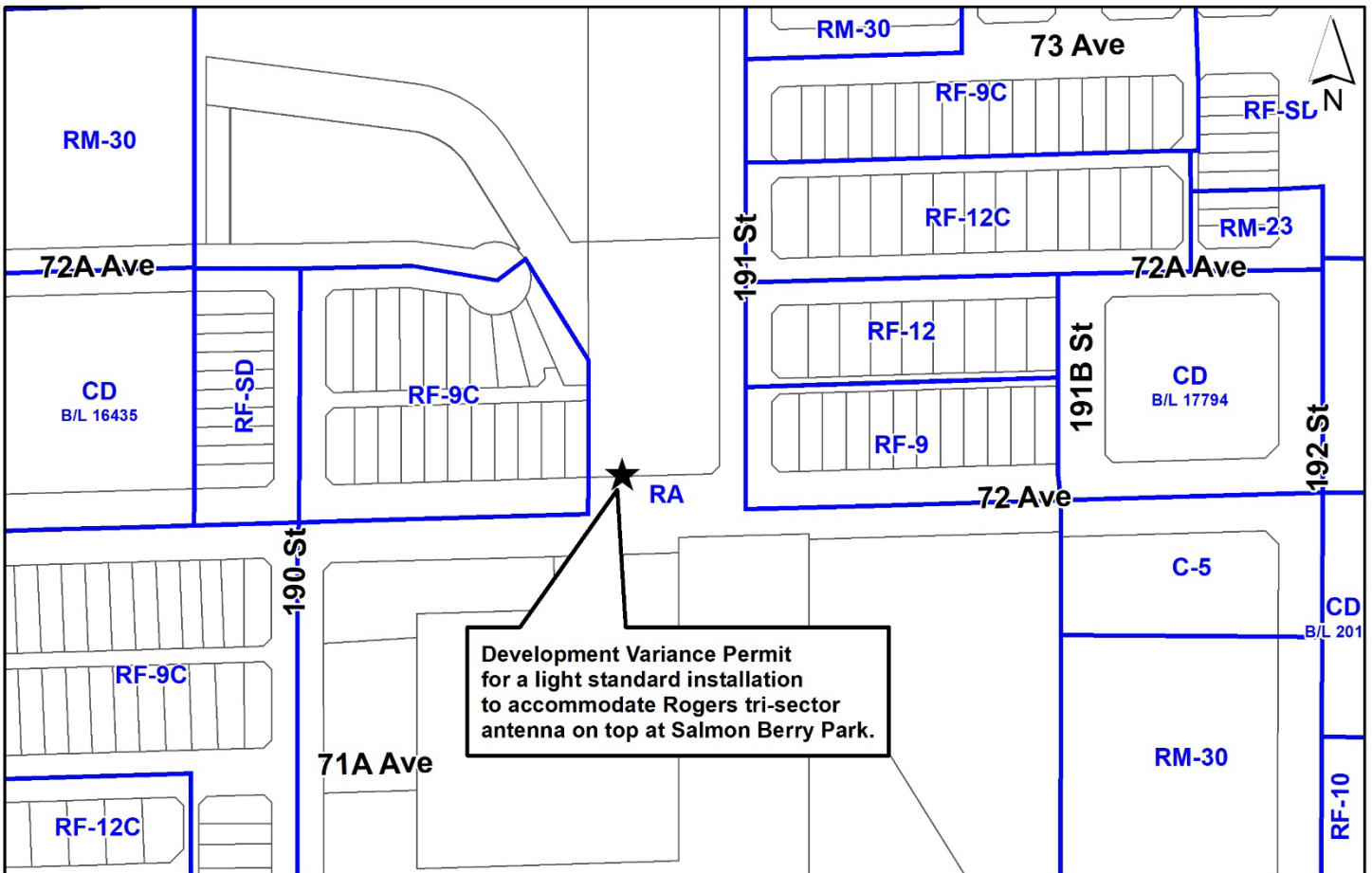
RA

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Park



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 disruption in the area, as the proposed 14.9 metre streetlight pole with an antenna system extension will be similar to the existing Roger's streetlight pole with an antenna system to the east.
- 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.
- Staff have not received any objections from nearby residents to the proposal.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7923-0288-00 (Appendix I), 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, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	City road right-of-way adjacent to a park.	Park in East Clayton NCP (North Extension)	RA
North:	Salmonberry Park	Park in East Clayton NCP (North Extension)	RA
East (Across 191 Street):	Single family dwellings.	10-15 u.p.a. Medium Density in East Clayton NCP (North Extension)	RF-9
South (Across 72 Avenue):	Park and Metro Vancouver Reservoir	Public Open Space/Park in East Clayton NCP	RA
West:	Single family dwellings.	10-15 u.p.a. Medium Density in East Clayton NCP (North Extension)	RF-9C

DEVELOPMENT PROPOSAL

Planning Considerations

- The proposed streetlight pole replacement with an antenna system extension is to be located on City road right-of-way adjacent to Salmonberry Park. The proposed pole is proposed to be located on the north side of 72 Avenue approximately 40 metres to the west of the intersection of 72 Avenue and 191 Street and 10 metres from the residential property to the west. The site is designated as “Urban” in the Official Community Plan (OCP) and “Park” in the in East Clayton NCP Extension North of 72 Avenue (East Clayton NCP (North Extension)).
- The telecommunication company (Rogers Mobile) has an agreement with the City to site the equipment cabinet required for the antenna system approximately 1.5 metres to the west of the proposed antenna system across the existing sidewalk.
- The proposed antenna system will be atop a streetlight pole. The proposed location is not replacing an existing streetlight but is a new pole location.
- A similar Rogers antenna system extension was installed in 2020, at the corner of 191 Street and 72 Avenue approximately 45 metres to the east. The antenna system is at capacity.

Referrals

Engineering: The Engineering Department supports this proposal with no further comments.

POLICY & BY-LAW CONSIDERATIONS

- 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, and 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 expect it to be 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 meet the needs of residents and conform 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 applicant has proposed a streetlight pole approximately 40 metres to the west of the northwest corner of 191 Street and 72 Avenue, which is an arterial roadway. The proposed streetlight pole with an antenna system extension will be 14.9 metres in height. As this antenna system will be sited along an arterial roadway it is considered to be a preferred location.*

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 applicant proposes a streetlight pole with an antenna system extension that will match the existing colour of other streetlight poles. The antenna system will have a circumference that aligns with the proposed streetlight pole to allow for what appears as a natural extension of the streetlight pole.*
- 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 new streetlight pole will be a new pole. The proposed electrical equipment cabinet for the proposed antenna system will be located 1.5 metres to the west.*

Public Consultation Process

- In accordance with Policy No. O-62, the applicant sent out 24 notification packages on October 23, 2023, to the nearby property owners and mailing addresses within a notification area of 45 metres, which is three times the height of the proposed antenna system and is a requirement of Policy No. O-62.
- The applicant and staff received one response from the Cloverdale Community Association which had no objections to the location.

Zoning By-law

- 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 proposed antenna system will have limited visual impact as it will be attached to the top of streetlight pole. The proposed location along an arterial road and on City-owned property is preferred under Policy No. O-62.
- Staff support the requested variance to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I Development Variance Permit No. 7923-0288-00 (includes Site Plan, Elevations and Perspective)
- Appendix II Coverage Maps

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

JKS/ar

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0288-00

Issued To: City Of Surrey
(the Owner)

Address of Owner: 13450 - 104 Avenue
Surrey, BC V3T 1V8

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 The North Side Of 72Ave Approximately 50 Meters To The West Of
The Corner Of 191 Street and 72 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Sub-section A.1(a)ii.b. of Part 4 General Provisions, in the case of Antenna Systems that are free-standing (affixed directly onto the ground, rather than on a building) the height is increased from 12 metres to 14.9 metres.
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7923-0288-00(A) through to and including 7923-0288-00(E) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. This development variance permit applies to only the 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. 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.

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 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.
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 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

Schedule A
7923-0288-00(A)



SITE NAME: CLAYTON NORTHEAST
(POLE 2)

SITE ID: W3663-C

LOCATION: 72 AVE, SURREY, BC

SITE TYPE: LIGHT POLE WITH
EQUIPMENT ON GRADE

DRAWING LIST:
 S101 TITLE PAGE
 S203 CELLULAR LOADING SPECIFICATIONS
 S301 SITE PLAN
 S302 PARTIAL SITE PLAN
 S401 SOUTH AND WEST ELEVATIONS

ALL DIMENSIONS IN MILLIMETERS
UNLESS NOTED OTHERWISE

2023.09.20	ISSUED FOR CLIENT REVIEW	
2023.09.15	ISSUED FOR CLIENT REVIEW	
2023.08.02	ISSUED FOR CLIENT REVIEW	
No.:	Date:	Description:

EGBC Permit To Practice: 1003171		Revisions:	
Date:	JUL 2023	Drawing:	S101
Scale:	NA		
Drawn:	RS		
Checked:	GF		
Project:	223348	Of	

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 F: 604.734.8842
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Project: Clayton Northeast
72 AVE, SURREY, BC

Site ID: **W3663-C**

Sheet Title:
TITLE PAGE

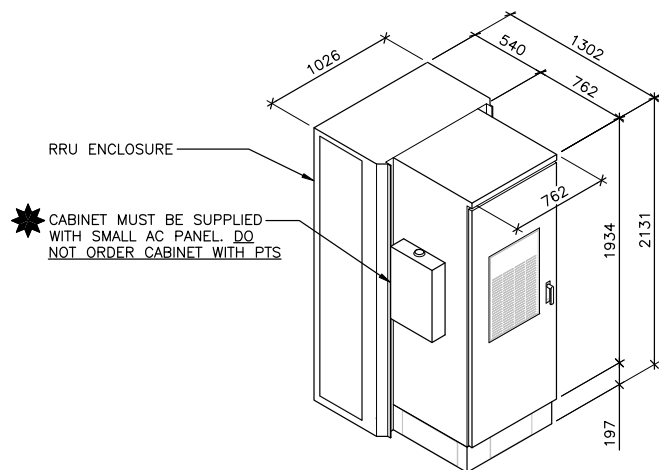
ANTENNA TABLE

7923-0288-00(B)

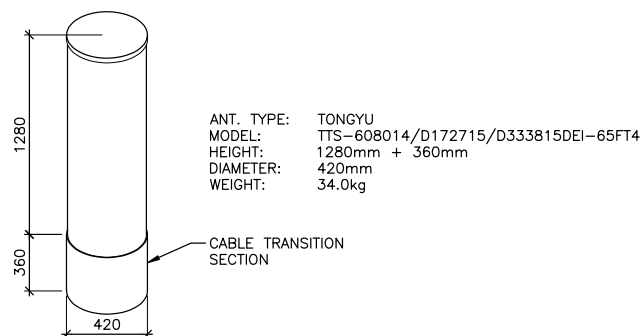
ANT. POS. No.	ANTENNA ID		MOUNT HEIGHT AGL(m)	ANTENNA MOUNT (UP/DOWN)	ANTENNA TYPE	MDT (°)	MET (°)			AZIMUTH (°)	JUMPER/LINE TYPE	Nc	R
	TECHNOLOGY	LABEL					600/700/3500	800/1900/2100/2600					
1-1	LTE	LTE-1	14.9	UP	TTS-608014/D172715/D333815DEI-65FT4	NA	NA	NA	TBD	4-LDF4-50A	3	INITIAL	
1-2	LTE	LTE-2		UP		NA	NA	NA	TBD	4-LDF4-50A			
1-3	LTE	LTE-3		UP		NA	NA	NA	TBD	4-LDF4-50A			

NOTES: 1. TABLE CONTENTS TO BE CONFIRMED WITH ROGERS.
 2. CABLE BEND RADIUS AS PER MANUFACTURER'S RECOMMENDATIONS.
 3. ANTENNA HEIGHT TO TOP OF ANTENNAS.

★ RRU's AND DIPLEXERS/TRIPLEXERS TO BE LOCATED IN CABINETS



1 **CABINET ISOMETRIC**
NTS (DCI 6500-E-r)



2 **ANTENNA DETAILS**
NTS

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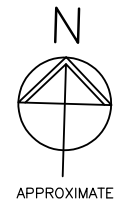
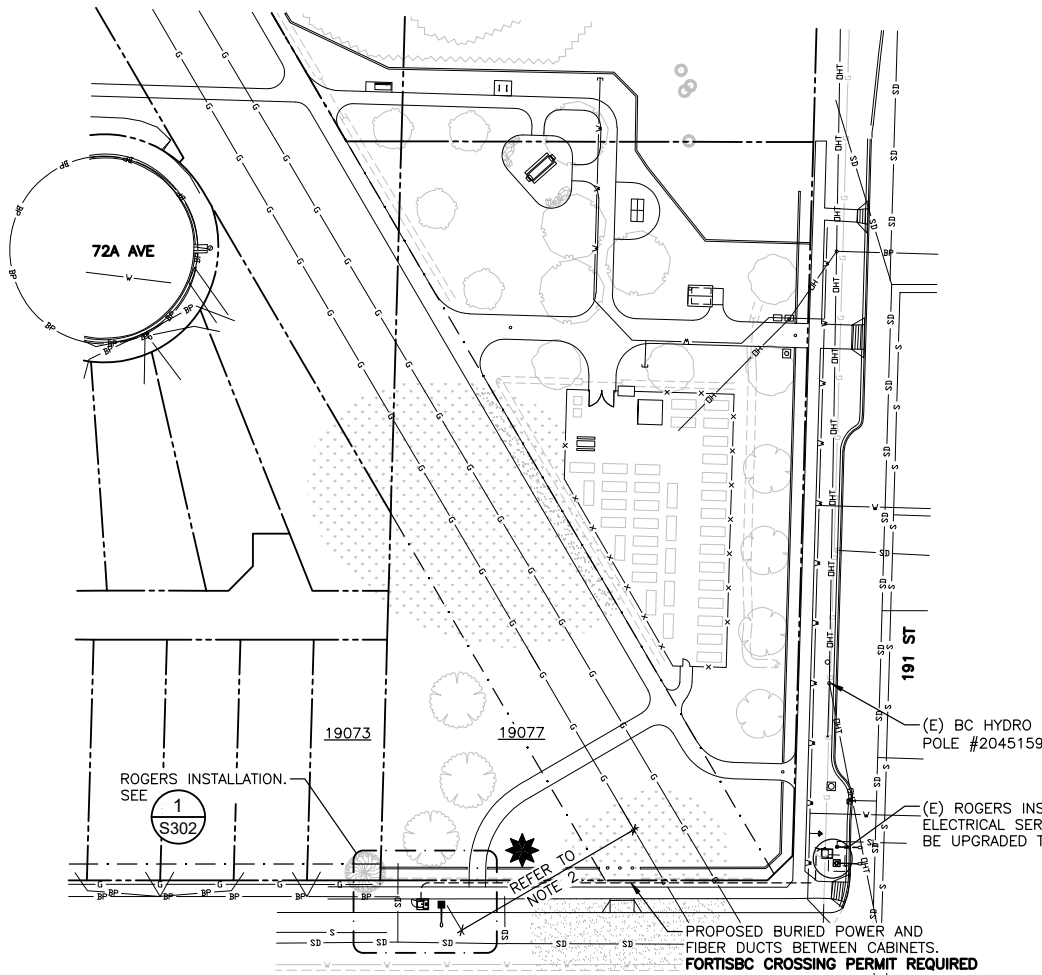
Project: Site ID: **W3663-C**
CLAYTON NORTHEAST
 72 AVE, SURREY, BC



EGBC Permit To Practice: 1003171

Sheet Title:
CELLULAR LOADING SPECIFICATIONS

Revisions:	
Date: JUL 2023	Drawing:
Scale: NTS	S203
Drawn: RS	
Checked: GF	
Project: 223348	Of



NC 7923-0288-00(C)

1. SURVEY – PROPERTY LINE AND BURIED SERVICE LOCATIONS ARE APPROXIMATE ONLY.
- ★ 2. DISTANCE FROM EXISTING FORTISBC TRANSMISSION PRESSURE PIPELINE IS APPROXIMATELY 24.5m. A LETTER OF WRITTEN PERMISSION FOR ACTIVITY MUST BE OBTAINED FROM FORTISBC PRIOR TO CONSTRUCTION.

LEGEND:

- ★ – INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) – DENOTES EXISTING
- (F) – DENOTES FUTURE
- (TYP) – DENOTES TYPICAL
- DENOTES PROPERTY LINE
- · - - - DENOTES ROW LINE
- SL— DENOTES (E) BURIED STREET LIGHT CONDUIT
- OH— DENOTES (E) OVERHEAD UTILITY LINE
- BP— DENOTES (E) BURIED POWER LINE
- V— DENOTES (E) BURIED WATER LINE
- S— DENOTES (E) BURIED SEWER LINE
- SD— DENOTES (E) BURIED STORM DRAIN
- G— DENOTES (E) BURIED GAS LINE
- G(A)— DENOTES (E) BURIED GAS LINE (ABANDONED)
- · - - - DENOTES (E) WATER COURSE
- GHT— DENOTES (E) OVERHEAD FIBER
- BT— DENOTES (E) BURIED TELCO DUCT

72 AVE

1 SITE PLAN
1:600

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CLAYTON NORTHEAST
72 AVE, SURREY, BC



EGBC Permit To Practice: 1003171		Revisions:	
Sheet Title:	Date: JUL 2023	Drawing:	S301
SITE PLAN	Scale: 1:600	Drawn: RS	
	Checked: GF	Project: 223348	
	Of		

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No.:	Date:	Description:

NOTI 7923-0288-00(D)

1. EX
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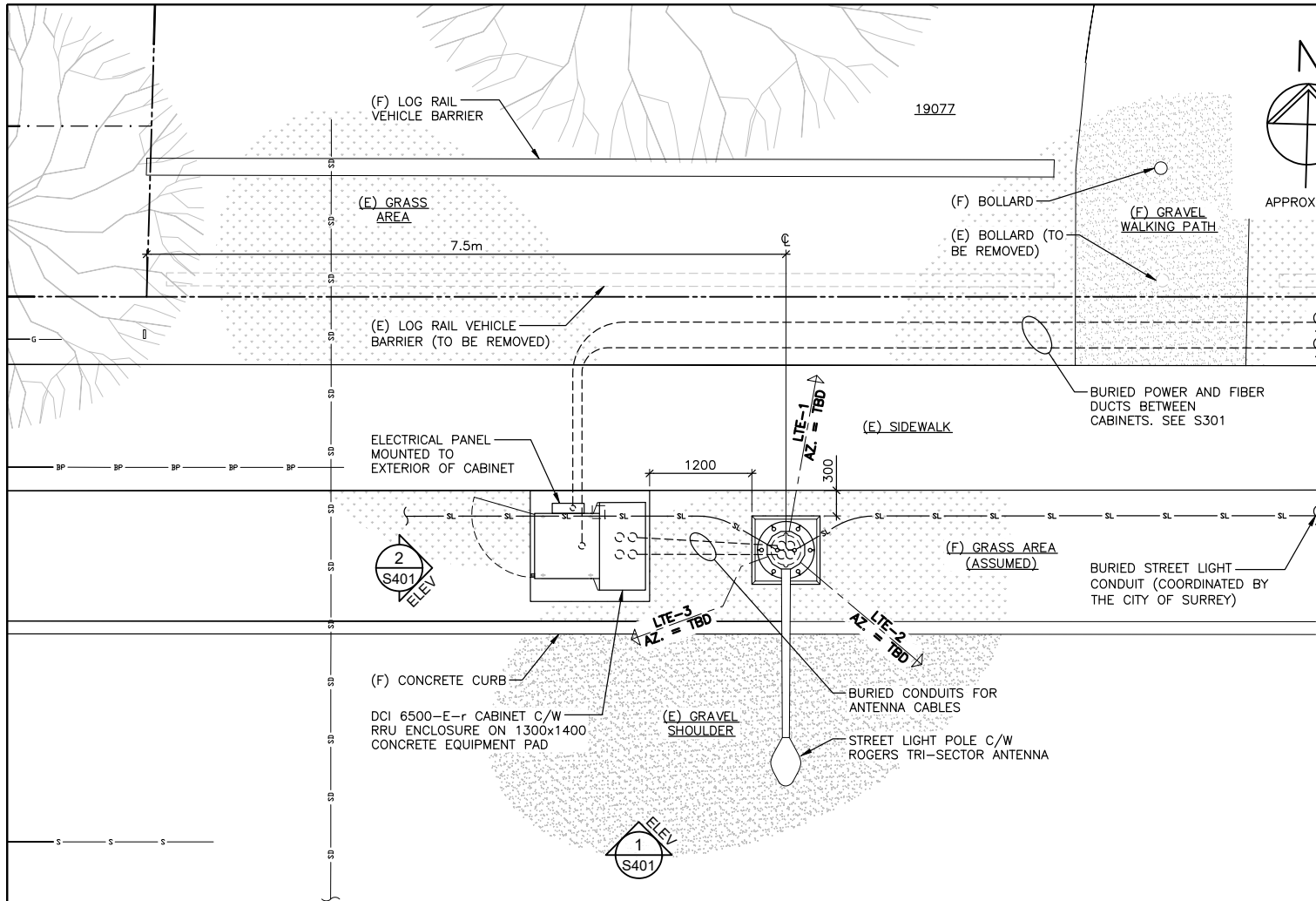
SERVICES IN THE VICINITY OF REQUIRED EXCAVATION PRIOR TO CONSTRUCTION. USE HAND DIGGING OR HYDRO EXCAVATION WHERE APPROPRIATE.



APPROXIMATE

LEGEND:

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- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL
- DENOTES PROPERTY LINE
- · - - - DENOTES EASEMENT LINE
- s- - - DENOTES (E) BURIED SEWER LINE
- SD- - - DENOTES (E) BURIED STORM DRAIN
- g- - - DENOTES (E) BURIED GAS LINE
- BP- - - DENOTES (E) BURIED POWER LINE



1 PARTIAL SITE PLAN
S301 1:50

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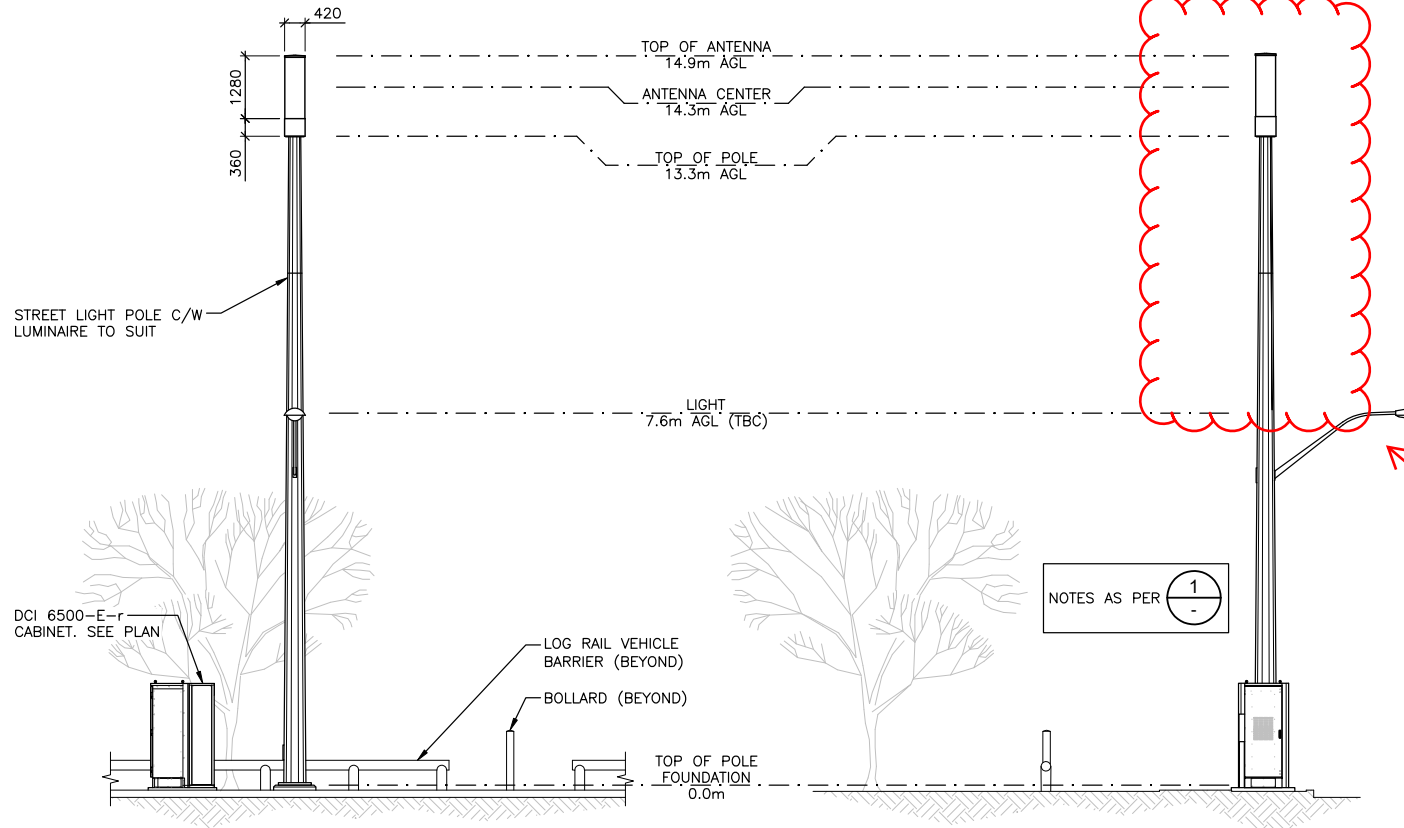


EGBC Permit To Practice: 1003171

Sheet Title:
PARTIAL SITE PLAN

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Revisions:	
Date:	JUL 2023
Scale:	1:50
Drawn:	RS
Checked:	GF
Project:	223348
Drawing:	S302
	Of



LEGEND:

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- (E) - DENOTES EXISTING
- (TYP) - DENOTES TYPICAL
- AGL - DENOTES ABOVE GRADE LEVEL

In Sub-section A.1(a)ii.b. of Part 4 General Provisions, in the case of Antenna Systems that are free-standing (affixed directly onto the height is increased from 12 metres to 14.9 metres.

1 SOUTH ELEVATION
S302 1:100

2 WEST ELEVATION
S302 1:100

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2023.09.15	ISSUED FOR CLIENT REVIEW	
2023.08.02	ISSUED FOR CLIENT REVIEW	
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EGBC Permit To Practice: 1003171		Revisions:		
Date:	JUL 2023	Drawing:	S401	
Scale:	1:100	Drawn:		RS
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Project:	223348	Of		

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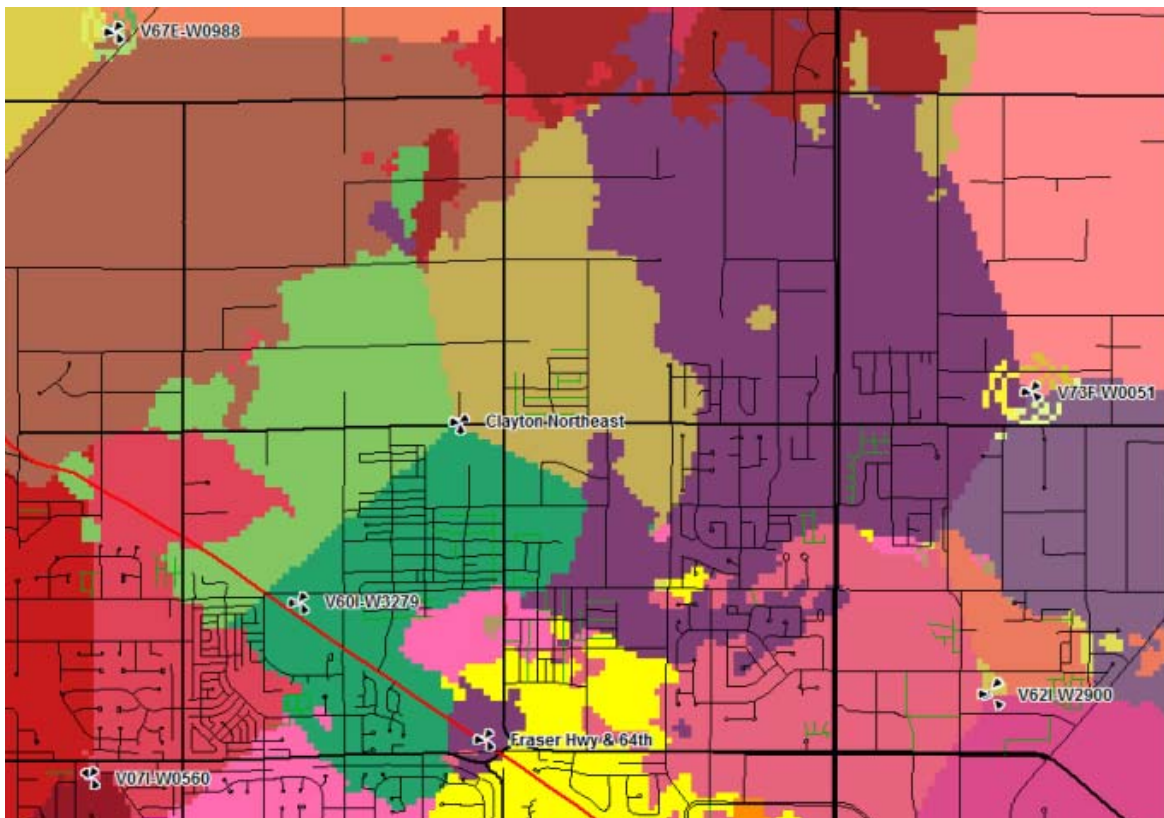
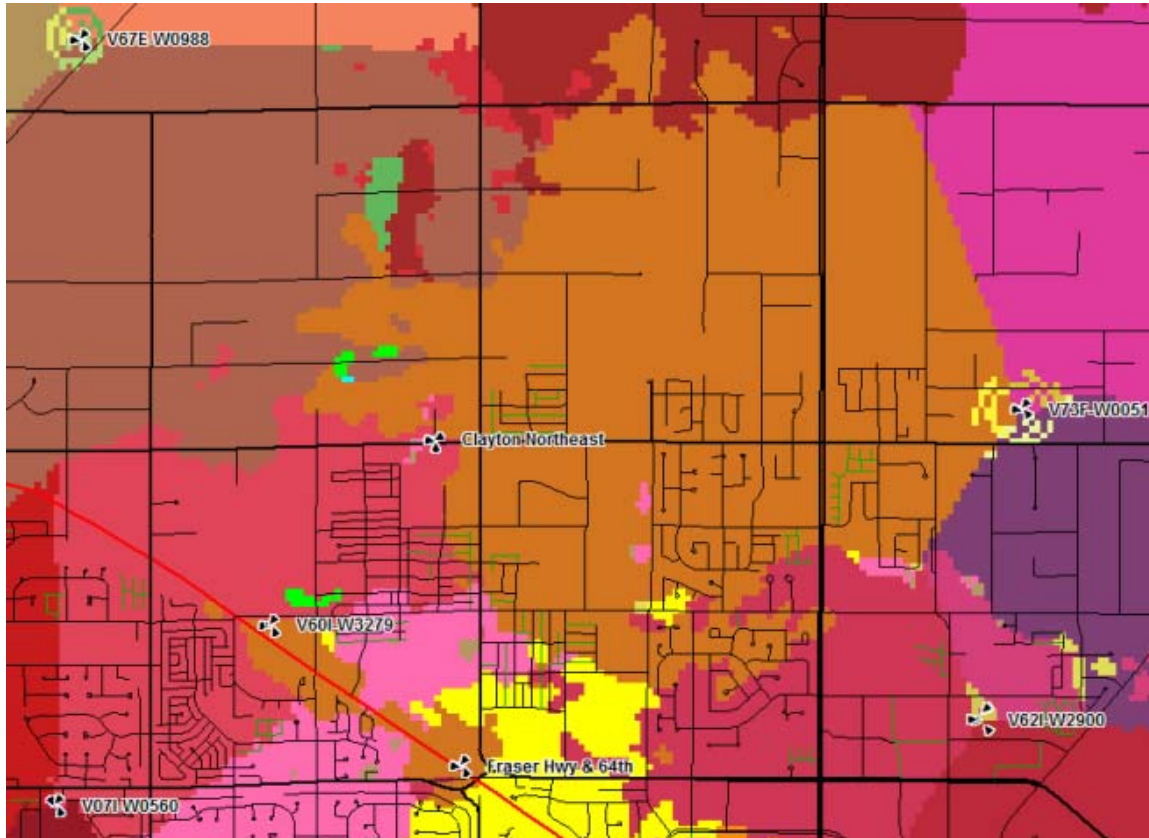
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Sheet Title:
SOUTH AND WEST ELEVATIONS

RADIO SITE QUALIFICATION



RADIO SITE QUALIFICATION

2100 LTE RSRP (Before & After)

