

Proposal: DVP to allow the construction of a cellular telecommunication tower.

Recommendation: Approval to Proceed to Public Notification

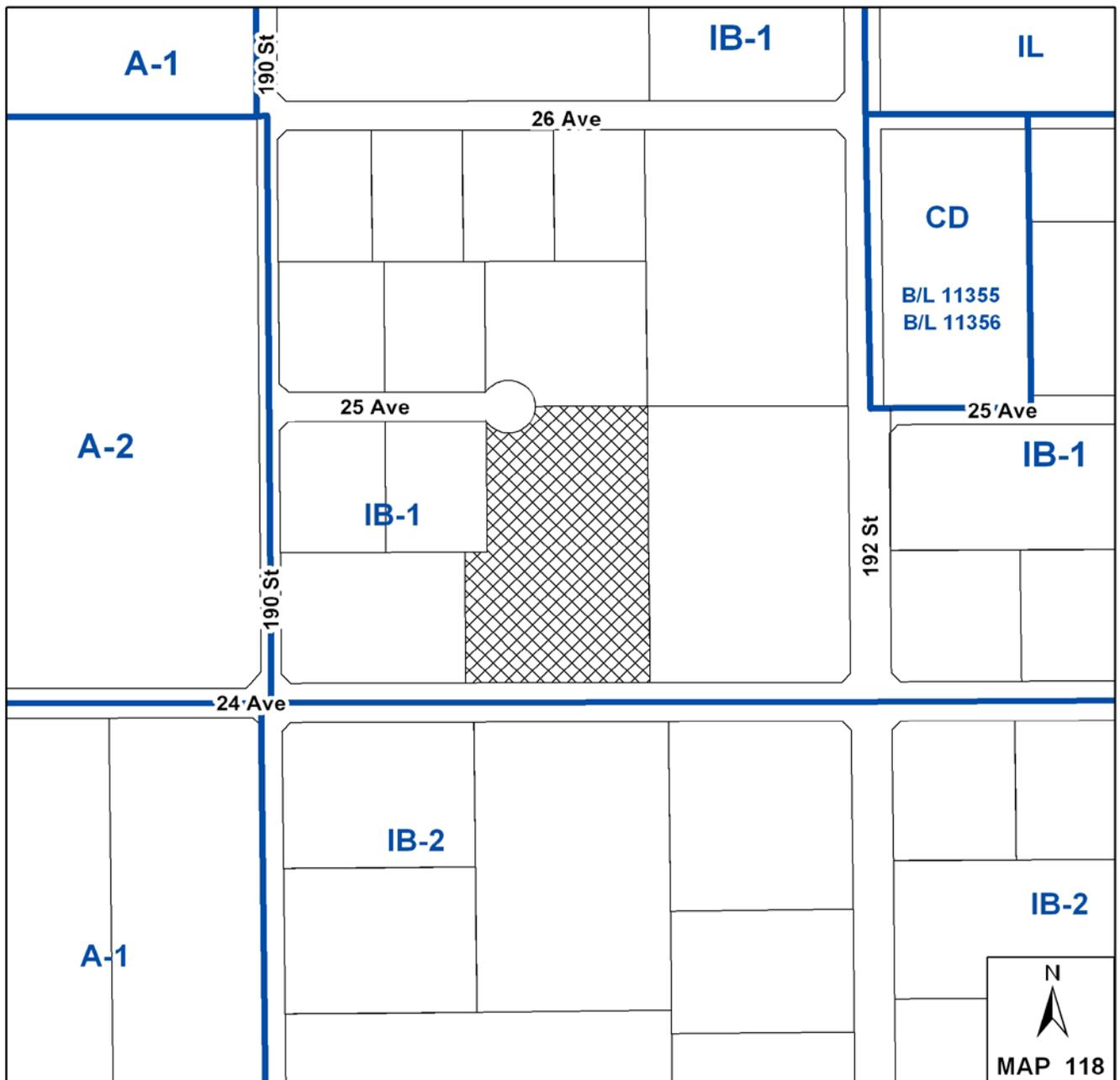
Location: 19095 - 24 Avenue

Zoning: IB-1

OCP Designation: Industrial

LAP Designation: Technology Park or Business Park

Owner: Northwest Mattress Products Ltd.



PROJECT TIMELINE

Completed Application Submission Date: June 29, 2006
Application Revision & Re-submission Date: September 21, 2006
Planning Report Date: October 16, 2006

PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - Surrey Zoning By-law, 1993, No. 12000, Part 47A. G.2 maximum height of a structure is not to exceed 6 metres (20 ft.)

in order to permit the development of a 42.6 metres (140 ft.) cellular communication tower.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0023-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height of the IB-1 Zone allowed from 6 metres (19.7 ft.) to 42.7 metres (140 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Advance Wire Products industrial building under construction.
- **East:** Vacant industrial site (treed), zoned IB-1, designated Industrial.
- **South:** Across 24 Avenue, approved multi-tenant industrial building, zoned IB-2, designated Industrial.
- **West:** Vacant industrial site (treed), zoned IB-1, designated Industrial.
- **North:** Across 25 Avenue cul-de-sac, approved industrial building under construction, zoned IB-1, designated Industrial.

PLAN AND POLICY COMPLIANCE

OCP Designation:	Complies.
NCP Designation:	Campbell Heights Land Use Plan: Technology park or business park.
LAP Designation:	Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is designated Industrial in the OCP and Technology Park or Business Park in the Campbell Heights Land Use Plan. It is Zoned Business Park 1 (IB-1).
- There is currently a single-tenant industrial building of 9,512 square metres (102,390 square feet) under construction on the site for Advance Wire Products (Development Permit File No. 7905-0213-00). The total site area is 21,206.28 square metres (5.24 acres).
- The surrounding area is being developed with large single-use or multi-tenant industrial buildings in a business park type setting.

DESIGN PROPOSAL AND REVIEW

- The applicant is proposing a variance to the Zoning By-law for the maximum permitted height of a structure (6 metres or 20 feet) in the IB-1 zone for the purposes of constructing a 42.6 metres high (140 foot) telecommunications tower.
- The proposed tower is to be located at the northeast corner of the site and next to a new industrial building which is under construction.
- The base of the tower is shielded from direct view of the street by generous landscaping, and is well back from the cul-de-sac at the eastern end of 25th Avenue. The base of the tower is shielded from view from 24th Avenue by the industrial building.
- The base of the tower is to be located in a fenced compound, and it's location removes 4 parking spaces from the previously approved Development Permit for the site. The remaining parking on the site is sufficient to accommodate the proposed uses and meet the zone requirements (an excess of 8 spaces were provided as part of the previously approved plan).
- The applicant states that there is a need for cell phone and other wireless communication services in the area, which is a rapidly growing business park.

- The pole is proposed to be a multi-carrier installation, with space for 3 cellular antenna arrays, as well as Microwave transmission, and satellite radio.
- The proposed design is a "monopole", meaning a single steel pole, to be painted green, grey, or blue, to the City's specifications.
- There is space within the industrial building to house some of the required electrical equipment (2 of the 5 carriers) (Appendix III).
- The equipment sheds at the base of the tower are proposed to be wholly contained within the compound fencing, and lower than the height of the fencing.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The applicant is proposing a variance to the Zoning By-law to relax the maximum permitted height of a structure in the IB-1 Zone from 6 metres (20 ft.) to 42.7 metres (140 ft.) for the purposes of constructing a telecommunications tower.

Applicant's Reasons:

- The location of the tower has been chosen to serve Campbell Heights and will not impact the surrounding area as there are no residential areas in the vicinity. The proposed tower height is necessary in order to provide adequate coverage in an area with tall trees and to enable adequate space for co-location of various carriers in accordance with the City's telecommunications tower policy.

Staff Comments:

- The minimum pole height has been determined to be tall enough to ensure that there is a 4.5 metre (10 to 15 feet) separation between carriers locating their equipment on the structure, and that the lowest carrier on the structure is above treetop level (the trees are approximately 24-30 metres in height - 80 to 100 feet) (Appendix III).
- The proposed communications tower is centrally located in the developing part of Campbell Heights, yet not immediately adjacent to any current or future roadways.
- The area outside the tower compound is proposed to be heavily landscaped, using a layering effect. Landscaping previously approved for the site of the Advance Wire Products building has been amended, and some trees upsized (Appendix III).
- City Council Policy O-49 on Telecommunication Towers discusses the location/siting of facilities, Design, Landscaping, Tower Height and Evaluation, and Consultation (Appendix V) These requirements have been addressed as follows:

Location and Siting:

- There are no other suitable facilities in the area that would lend themselves to telecommunication facilities, such as Hydro towers or rooftops high enough to clear local treetops.
- The proposed tower is sited in a non-residential area and away from any residential uses.
- The tower is not proposed to be located on a prominent natural feature such as a hilltop.
- The tower is located such that the base is more than the height of the structure from an existing or future road Right Of Way.
- There are mature trees in the immediate vicinity.
- There are no other existing structures within 500 metres of the proposed tower location that would be suitable for use as a telecommunications facility base. None of the existing buildings or buildings proposed for construction within the immediate area are of sufficient height to allow line of sight communication to an acceptable service area due to the height of mature trees.

Co-location

- The proponent of this project has agreements in place with three telecommunications providers to ensure that this site can be considered a "co-location" tower.
- Co-location on this property has necessitated a higher tower than would otherwise have been necessary, as each carrier requires several metres of clear space between their installations, and the lowermost location on the tower must have unobstructed line of sight above treetops. However, the co-location will also mitigate the need for additional towers to serve individual carriers, therefore, this concept is supportable.

Tower Design and Landscaping

- The monopole tower design is in keeping with the business park aesthetic and has been reviewed by the Campbell Heights Design Review Committee with regard to landscaping. The proposed landscaping has been approved by the Committee.

Public Consultation and Communication

- Council policy requires the applicant to mail an information package to residences within a radius of 6 times the height of the proposed telecommunications tower in cases where the tower is proposed to be located in a residential area.
 - There were no residences identified within the council defined radius area.
 - The proposed tower is not located in a residential area (on land designated Suburban, Urban, or Multiple Residential).
 - Public consultation was not undertaken in this case.
- The height of adjacent telecommunications facilities is important in considering the proposed height of any new structure. The location of other towers/facilities is known but the heights and coverage areas of these facilities were not discussed as part of this application. The applicant is unable to assess whether additional structures would be required in the future for the Campbell Heights area, and at what height, given that this is a function of many unknowns, including future service needs, site conditions, technical and technological issues, etc.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Contour Map
- Appendix III. Site Plan, Landscaping Plans and Elevation
- Appendix IV. Engineering Summary
- Appendix V. Council Policy 0-49 on Telecommunication Towers
- Appendix VI. Neighbourhood Map
- Appendix VII. Development Variance Permit No. 7906-0023-00

How Yin Leung
Acting General Manager
Planning and Development

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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: Morrie Finn, Wireless Development Services Ltd.
 Address: 7500 Nevis Drive
 Richmond, B.C.
 V7A 1J6
 Tel: 604-916-7177

2. Properties involved in the Application
 - (a) Civic Address: 19095 - 24 Avenue

 - (b) Civic Address: 19095 - 24 Avenue
 Owner: Northwest Mattress Products Ltd.
 PID: 026-350-530
 Lot A Section 21 Township 7 New Westminster District Plan BCP12721

3. Summary
 - (a) Proceed with Public Notification for Development Variance Permit No. 7906-0023-00.

DEVELOPMENT DATA SHEET

Existing Zoning: IB-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		21,206.28 sq.m.
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	45%	45%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.62 m	7.62 m
Rear	7.62 m	30.2 m
Side #1 (West)	7.62 m	7.62 m
Side #2 (East)	7.62 m or 3.65 m	3.65 m
BUILDING HEIGHT (in metres/storeys)		
Principal (building)	13.7 m	9.75 m
Accessory (structure)	6	42.6 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	9,600 m ²	9,512 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	1/1,075 sf = 105	113
Loading Spaces		19
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		132
Number of disabled stalls		
Number of small cars		24
Tandem Parking Spaces: Number / % of Total Number of Units		0
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CONTOUR MAP FOR SUBJECT SITE

