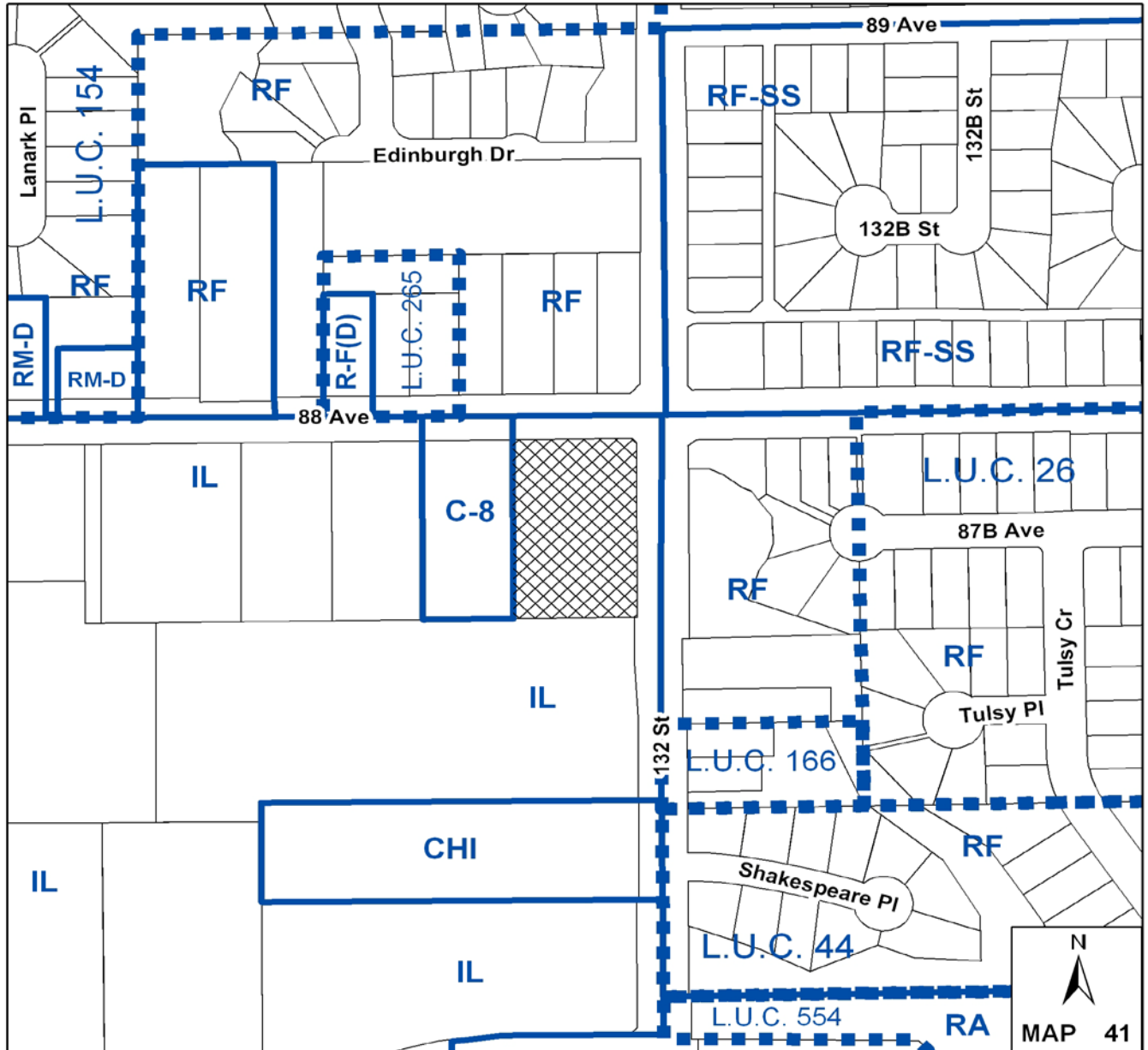


Proposal: Development Variance Permit to vary maximum height of telecommunication antennas erected upon a building from 3.0 metres (10 ft.) to 9.5 metres (31 ft.).

Recommendation: Approval to Proceed

Location: 8767 - 132 Street **Zoning:** IL

OCP Designation: Industrial **Owner:** City of Surrey



PROJECT TIMELINE

Completed Application Submission Date: October 23, 2006
Planning Report Date: October 30, 2006

PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - Part 4, Section A. 1 (a) c. maximum height of telecommunication antennas erected upon a building shall not exceed 3.0 metres (10 ft.) above the roof on which it is located

in order to permit the installation of two (2) telecommunications masts and antennas.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0456-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum height of 2 telecommunication antennas erected upon a building from 3.0 metres (10 ft.) up to 9.5 metres (31 ft.) above the roof on which it is located.

REFERRALS

Engineering: No concerns.

SITE CHARACTERISTICS

- **Existing Land Use** Fire Hall No. 1 (Fire Department Administration).
- **East:** Across 132 Street, single family residential, zoned RF, designated Urban.
- **South:** Light industrial, machine shop, zoned IL, designated Industrial.
- **West:** Office building, zoned C-8, designated Industrial.
- **North:** Across 88 Avenue, single family residential, zoned RF, designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- Surrey Fire Service has requested a Development Variance Permit (DVP) be issued for the subject site, Fire Hall #1, located at 8767-132 Street. The proposal is to vary the maximum permitted roof top telecommunications antenna height from 3.0 m (10 ft.) to 9.5 m (31 ft.) above the roof on which it is located.
- By the end of November 2006, the Surrey Fire Service dispatch area will include both the District of North Vancouver and the District of West Vancouver. As dispatch services will require reliable radio communication between Fire Hall #1 and various radio repeater stations within the expanded service region, two new radio antennas are necessary. The Fire Service has undertaken feasibility studies confirming that 9.5 m (31 ft.) antenna heights are required to achieve acceptable signal strengths.
- Each structure is comprised of a 3.5-inch (diameter) pipe base fixed to the fire hall building with a 1.9-inch pipe extension and two "fishbone" antennas mounted to the pipes. Each "fishbone" antenna is 2.7 m (8.8 ft.) in length with extensions no more than 1.1 m (3.6 ft.) in width (see Appendix III).
- Both the masts and antennas are made of aluminum with narrow diameters, making them minimally visibly intrusive. The pipe masts will be attached to the south-east side of the main building, fronting 132 Street. A City owned greenbelt is located across 132 Street, buffering the existing RF lots further east from Fire Hall #1. The adjacent property to the south is currently used for various industrial uses and will not be significantly impacted by the antennas.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Maximum height of telecommunication antennas from 3.0 metres (10 ft.) to 9.5 metres (31 ft.).

Applicant's Reasons:

- Surrey Fire Service will be dispatching the Fire Departments of the District of North Vancouver and the District of West Vancouver.
- New radio antennas are required to provide this service.

Staff Comments:

- Fire Service dispatch is a critical service and a higher telecommunications tower is required to obtain sufficient radio signal strengths.
- Surrey Fire Service has undertaken a technical analysis to verify the necessity of antenna heights.
- The antennas are not visually intrusive. Located on the south-east side of the building, the antennas will overlook a City-owned greenbelt across 132 Street and an industrial building to the south.

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 and Simulation
Appendix IV.	Development Variance Permit No. 7906-0456-00
Appendix V.	Mast and Antenna Detail

How Yin Leung
Acting General Manager
Planning and Development

JL/kms

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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: The City of Surrey
 Address: 14245 - 56 Avenue
 Surrey, B.C.
 V3X 3A2
 Tel: 604-591-4441

2. Properties involved in the Application

(a) Civic Address: 8767 - 132 Street

(b) Civic Address: 8767 - 132 Street
 Owner: City of Surrey
 PID: 006-188-851
 Lot 20 Section 29 Township 2 Plan 47922

3. Summary

(a) Proceed with Public Notification for Development Variance Permit No. 7906-0456-00.

CONTOUR MAP FOR SUBJECT SITE

