

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0299-00

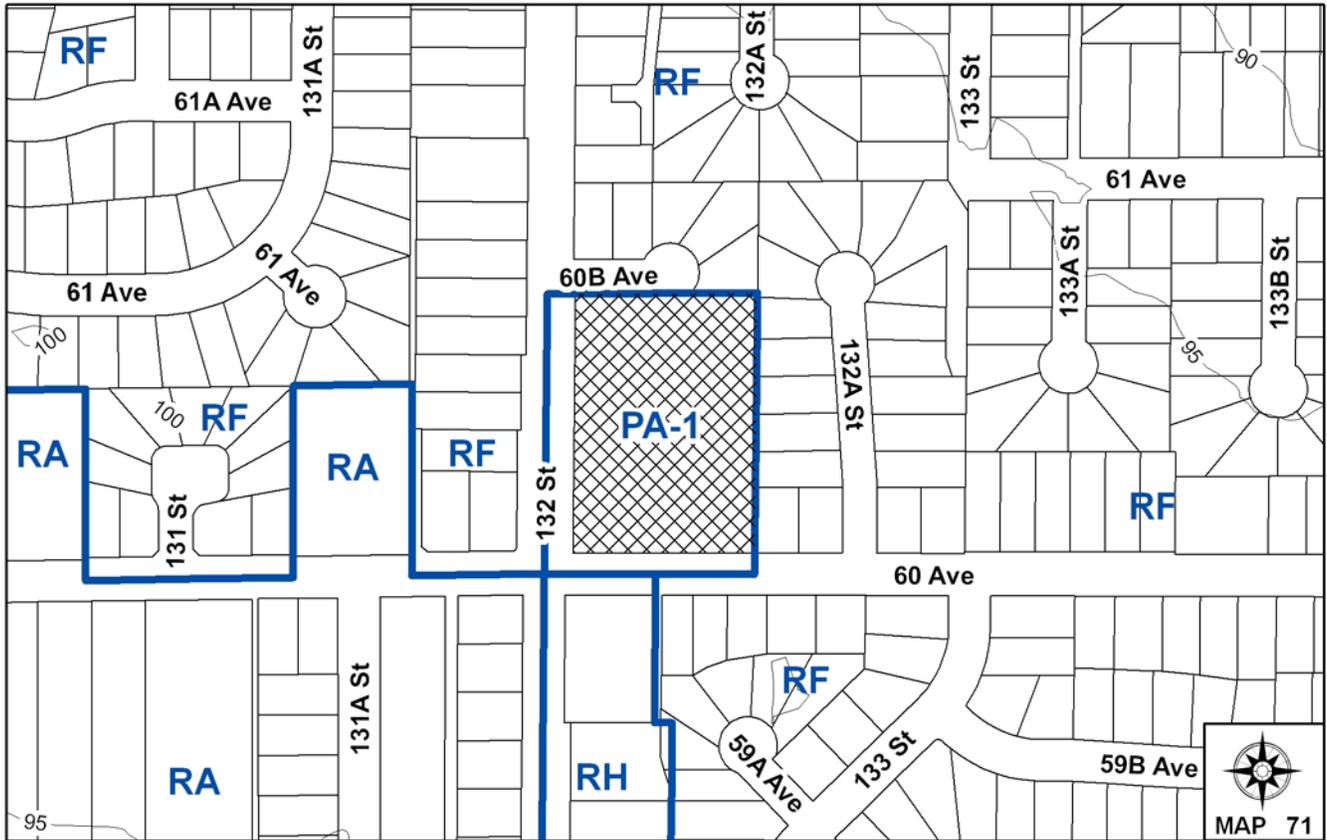
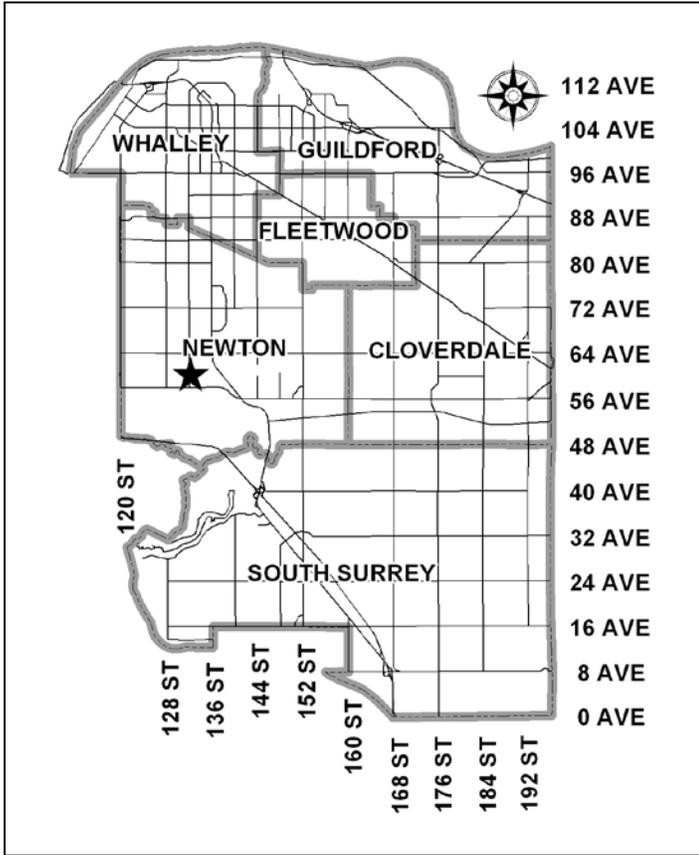
Planning Report Date: February 25, 2008

**PROPOSAL:**

- **Development Variance Permit**

to vary the maximum permitted height and setbacks in the PA-1 Zone in order to permit the construction of a telecommunications tower within a new church belfry.

**LOCATION:** 6062 - 132 Street  
**OWNER:** Berea Baptist Church  
**ZONING:** PA-1  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Institutional



### RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed belfry addition will be 17.1 metres (56 ft.) in height and exceeds the maximum permitted height in the PA-1 Zone which is 9 metres (30 ft.).

### RATIONALE OF RECOMMENDATION

- Complies with the spirit and guidelines of the telecommunication policy No. 0-49.
- Provides a creative and unique approach to integrating a telecommunication tower into the architecture of an existing building.
- No concerns raised by the public as a result of public consultation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0299-00 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to vary the maximum building height of the PA-1 Zone allowed from 9 metres (30 ft.) to 17.1 metres (56 ft.) for the proposed belfry only; and
  - (b) to vary the minimum front and westerly side yard setback of the PA-1 Zone from 17.1 metres (56 ft.) to 9 metres (30 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: Baptist Church.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across):	Single family homes.	Designated Urban in the OCP, outside of the West Newton/Highway 10 NCP	RF
East (Across):	Single family homes.	Urban/Urban Single Family Residential	RF
South (Across 60 Avenue):	Single family homes.	Urban and Suburban/Urban Single Family	RH and RF
West (Across 132 Street):	Single family homes.	Suburban/Urban Single Family	RF

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site is an existing Baptist Church on a property designated "Urban" in the OCP, designated "Institutional" in the West Newton Highway #10 Neighbourhood Concept Plan (NCP), and zoned "Assembly Hall 1 (PA-1)" in Zoning By-law No. 12000.
- There is currently a church and parking lot on the property. The site area is 1.08 Hectares (2.6 Acres) in size.
- The surrounding area is an established single family residential neighbourhood.

### Proposed Church Belfry / Telecommunications Tower

- Bell Mobility has received authorization from the representatives of the church to apply for the construction of a church belfry to house a telecommunications antenna. The proposal requires a DVP to increase the maximum permitted height of the principal structure from 9 metres (30 feet) to 17.1 metres (56 feet) in order to accommodate the construction of a new belfry type structure attached to the existing building.
- The proposed belfry is located at the south end of the existing building, facing 60 Avenue (Appendix III). The base of the new structure will be located approximately 9 metres (30 feet) from 60 Avenue, and approximately 16 metres (52 feet) from 132 Street.
- The applicant has proposed this structure in response to the growing demand for wireless services in the area, and as a response to Council Policy 0-49 on Telecommunication Towers (Appendix IV) which guides the location and design of proposed wireless facilities. The structure's functional components will be completely hidden from public view, and the equipment shed normally required can be housed in the basement of the existing building. The operation of the church will not be affected by wireless communications.
- As this structure is located on an Institutional property, a Development Permit is not required to regulate the design of the tower. The DVP process has in this case involved much the same design review as would normally be associated with the review of Development Permit drawings, and the agreed building design and landscaping are attached to the DVP drawings, to be registered on the property title.

### Proposed Belfry Design

- The applicant has worked with the City Architect to design the structure as a compatible addition to the existing church. Several modifications to the original proposal were made to ensure integration of the new belfry with the existing building.
- The new structure is to be constructed of wood and metal, and faced with stucco, while the existing building is constructed with cinderblock. A grid texture is to be stamped into the lower portion of the belfry, which will mimic the existing texture of the building without requiring brick construction or facing, which could have de-stabilized the existing building. The structure will rest on a 200mm concrete base.

- The roof of the belfry is to be sheathed in the same concrete roof tiles as the existing building, and the soffits are to be the same material and colour as those on the existing building. There are "windows" proposed at the top of the structure, which are custom fabricated "radio frequency transparent" fiberglass panels to shield the wireless antennas from view. All supporting equipment is to be housed in the basement of the existing building.

#### Compliance With City Policy On Telecommunications Towers

- City Council Policy O-49 on Telecommunications Towers outlines the Location of facilities, Design and Landscaping, Tower Height, Evaluation, and Consultation (Appendix IV). These requirements have been addressed as follows:

##### Location:

- The proposed tower is located in a residential area (on land designated Suburban, Urban, or Multiple Residential). Bell Mobility is proposing to locate in this area due to the demand for wireless services in this area. The weak spot in coverage for this area has been graphically demonstrated to Staff. The proposed tower is sited in a residential area and therefore does not comply with this portion of the policy, however as it is creatively camouflaged within the belfry, therefore the aesthetic concerns normally associated with telecommunication towers are fully mitigated.
- The tower is not proposed to be located on a prominent natural feature such as a hilltop.
- There are no other existing structures within 500 metres (1640 ft.) of the proposed tower location that would be suitable for use as a clustered telecommunications facility base. The nearest wireless communication facilities operated by Bell Mobility are located on Hydro transmission towers where the high-voltage transmission line Right Of Way crosses both Highway No. 10 and 64 Avenue approximately 1 100 metres (3609 feet) to the west of the subject site. At the request of staff, Bell Mobility has assessed the suitability of these towers for this facility. The high-voltage transmission towers to the west are not of sufficient height to be suitable for additional antenna locations, as surrounding trees hinder line-of-sight communication, and there are resulting coverage weak spots as demonstrated by Bell Mobility.
- The only antenna mounting alternative in the area would be single antennas attached to existing telephone poles as have been installed on some sections of King George Highway near 60 Avenue, for example. This approach typically has aesthetic impacts, and results in more frequent facilities.

##### Co-location Requirement and Height:

- The applicant has formally invited other wireless carriers to co-locate on this structure, however, Rogers Wireless and Telus have declined this offer.
- The proposed tower height has been calculated based on the immediate need for coverage in the area for Bell Mobility only. This results in a lower structure that is more appropriate in a residential area. The lower structure also blends in better with the existing church structure.

### Tower Design and Landscaping

- The proposed tower is considered by Planning and Development Staff to be in keeping with the existing structure as described above, and is considered to be an acceptable and creative response to City Policy with regard to the location and visibility of telecommunications structures. The proposal effectively integrates a telecommunications antenna into the architecture of the church and is commendable.
- The existing landscaping along the south façade of the building is proposed to be relocated and replanted as necessary, and supplemented with five emerald cedar shrubs.
- Further details and finalized information for the landscaping and architecture design will be finalized prior to issuance of the DVP.

### 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.
- Public consultation was undertaken in this case, in the form of a notification package describing the proposal which was prepared by the consultant and circulated to all abutting landowners as well as any properties that fell within a radius of 105 metres (344 feet) from the base of the proposed tower.
- The package was sent by regular mail on December 6, 2007, and no comments have been received to date either by the applicant or the City.

### BY-LAW VARIANCES AND JUSTIFICATION

#### (a) Requested Variance:

- Vary the maximum permitted height of a structure in the PA-1 Zone from 9m (30 feet) to 17.1m (56 feet) for the purposes of constructing a church belfry to house a telecommunication tower.

#### Justification for Proposed Variance:

- The structure is proposed to be tall enough to ensure appropriate coverage for the area, while not appearing out of proportion with the existing building.
- The proposed tower is not a typical monopole or lattice tower due to the proximity of residential properties in this established neighbourhood. The applicant has proposed a creative and unique solution to integrate this telecommunication tower sensitively into the architecture of the church.

- All of the required electrical equipment is able to be located in the basement of the building, away from public view.

(b) Requested Variance:

- To vary the minimum side and front yard setbacks in the PA-1 Zone from 17.1 metres (56 ft.) to 9 metres (30 ft.).

Justification for Proposed Variance:

- The Zoning By-law requires that setbacks on a site be no less than the tallest building on that site. Since the proposed belfry will be 17.1 (56 feet) in height, the setback is required to be 17.1m (56 feet) as well. However, the location of the belfry on the existing church would have a setback of 9m (30 feet), resulting in a reduced setback of 8.1m (26 feet).
- Due to the fact that the existing church is in good condition, and that the proposed belfry will architecturally match with the design and colours of the church, it is considered reasonable to support the DVP. Additionally, the belfry is believed to aesthetically add to the overall design of the church.
- The surrounding neighbours have raised no concerns of the proposed height of the belfry.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary and Project Data Sheets
Appendix II.	Engineering Summary
Appendix III.	Development Variance Permit No. 7906-0299-00
Appendix IV.	Council Policy 0-49 Telecommunications Facilities

Jean Lamontagne  
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:              Chad Marlatt, Bell Mobility  
                         Address:            2611 Nootka Street  
                                              Vancouver, BC  
                                              V5M 3M4  
                         Tel:                      604-678-4064
  
2.      Properties involved in the Application
  - (a)      Civic Address:            6062 - 132 Street
  
  - (b)      Civic Address:            6062 - 132 Street  
            Owner:                      Berea Baptist Church (Inc. No. 7993S)  
            PID:                          018-336-400  
            Lot 6 Section 8 Township 2 New Westminster District Plan LMP11223
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7907-0299-00.

## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: PA-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	1.08 ha	
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front (South)	7.5 m	9 m
Rear (North)	7.5 m	9.5 m
Side #1 (West)	7.5 m	9 m
Side #2 (East)	3.6 m	35.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	17.1 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
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		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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