

**City of Surrey**  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0134-00

Planning Report Date: September 13, 2021

**PROPOSAL:**

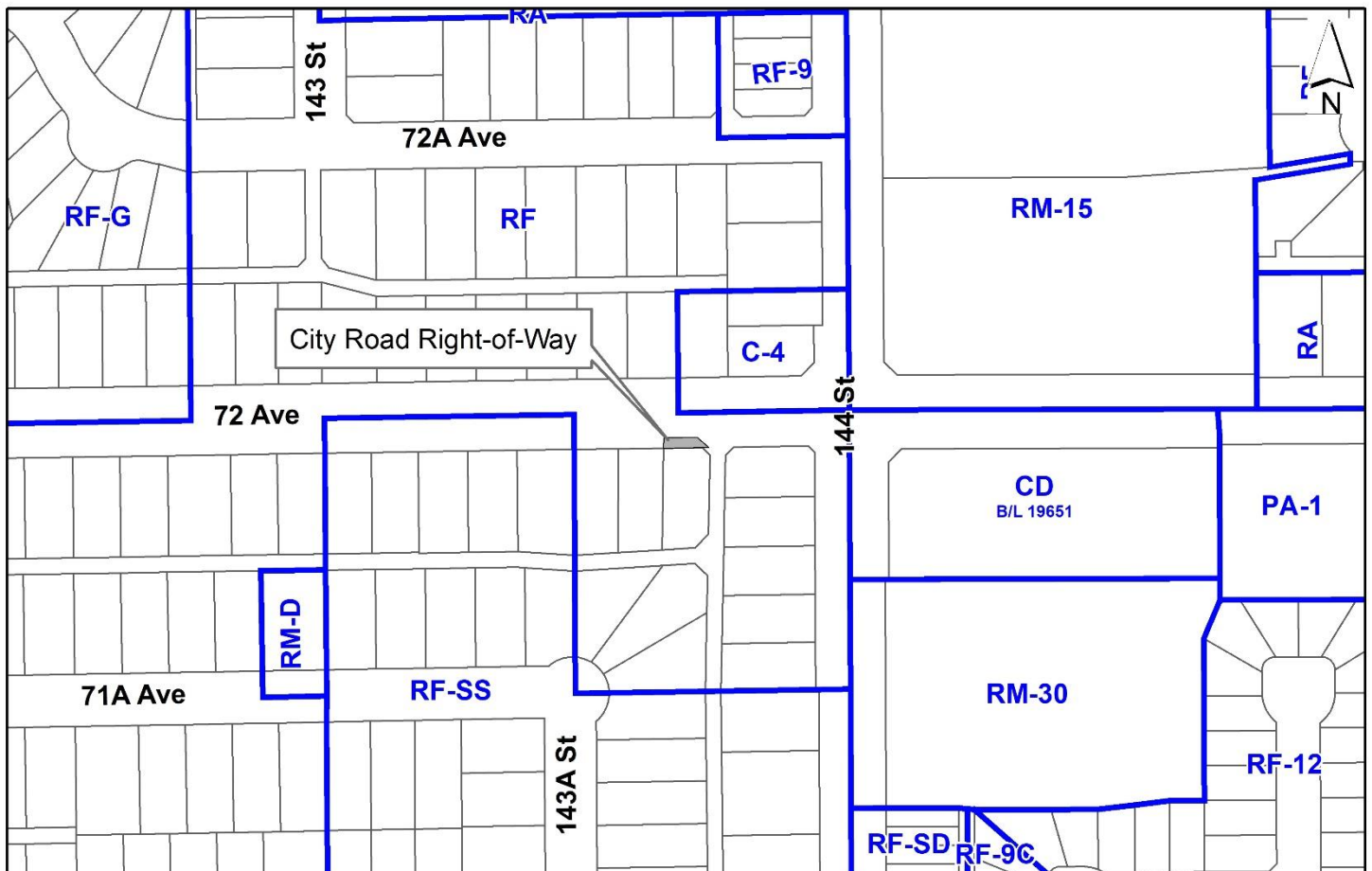
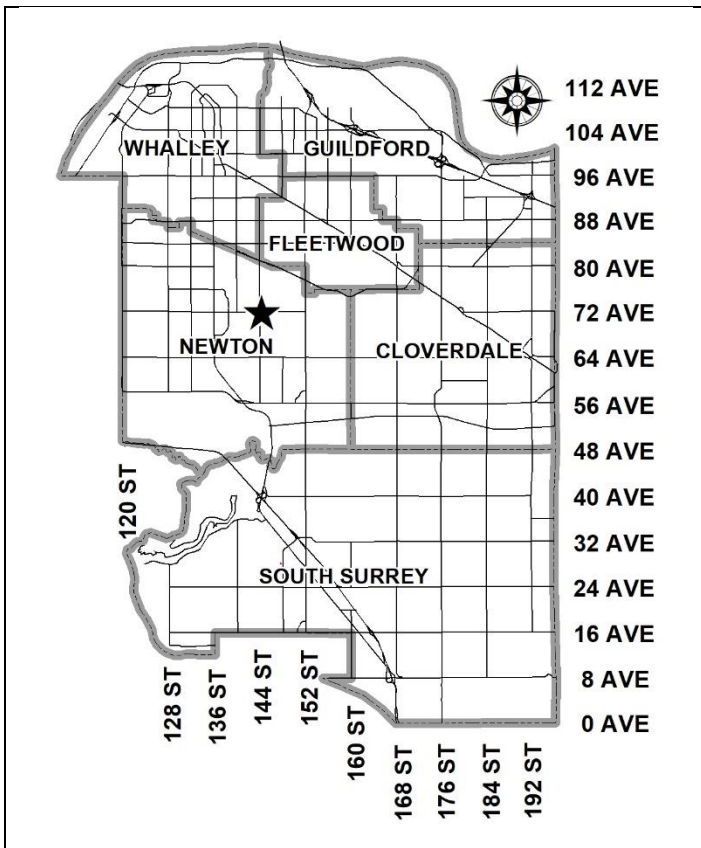
• **Development Variance Permit**

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 along 72 Avenue, west of 144 Street.  
 Adjacent to 14378 - 72 Avenue

**ZONING:** RF

**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 disruption in the area, as the proposed 14.9 metre streetlight pole with an antenna system extension will be replacing an existing 9.1 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 provide better service to existing and potential new customers.
- Staff have not received any notices of objection from nearby residents to the proposal.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7921-0134-00 (Appendix II), 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	OCP Designation	Existing Zone
Subject Site	City right-of-way	Urban	RF
North (Across 72 Avenue):	Single family dwellings/small scale commercial	Urban	RF/C-4
East:	Single family dwellings	Urban	RF
South:	Single family dwellings	Urban	RF
West:	Single family dwellings	Urban	RF-SS

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The proposed light pole replacement with an antenna system extension is to be located on City road right-of-way adjacent to the property at 14378 – 72 Avenue. This comprises a narrow piece of land immediately adjacent to 72 Avenue, which is an arterial roadway. The site is designated as "Urban" in the Official Community Plan (OCP).
- The telecommunication company (Rogers) has an agreement with the owner at 14378 - 72 Avenue to site the equipment cabinet required for the antenna system on private property at 14378 – 72 avenue.
- The proposed antenna system will be atop a streetlight pole which is replacing an existing streetlight pole which is 2 metres to the east of the proposed location.

### Referrals

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

Parks, Recreation & Culture:

An arborist is required to be onsite during construction (and whenever necessary) to ensure protection of the adjacent City boulevard tree to the west. An arborist report will be required for submission at the Building Permit stage.

## 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 without compromising the existing policy guidelines, especially antenna systems near/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 expect 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 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 replacement along 72 Avenue, which is an arterial roadway. The proposed streetlight pole with an antenna system extension will be 14.9 metres in height, replacing a 9.1 metre tall existing streetlight pole. 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 minimizing 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 the existing streetlight pole. 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 streetlight pole replacement will be sited 2 metres west of the existing pole location, which will result in a new pole further away from the intersection of 72 Avenue and the adjacent lane to the east. The electrical equipment cabinet for the proposed antenna system will be located 9.0 metres to the southeast from the pole base on private property. The equipment cabinet location has been deemed acceptable by Transportation staff.*

### **Public Consultation Process**

In accordance with policy No. O-62, the applicant sent out 18 notification packages on July 7, 2021, 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. The notification mailouts did not result in any response from nearby residents.

### **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 the replacement streetlight pole which will be located very close to the existing streetlight pole to the north of 14378 – 72 Avenue. The proposed location along an arterial road is preferred under policy No. O-62.
- Staff support the requested variance to proceed for consideration.

#### INFORMATION ATTACHED TO THIS REPORT

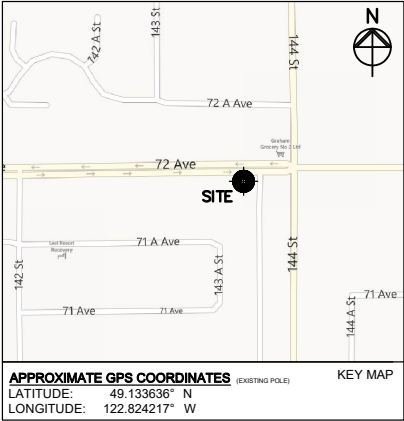
The following information is attached to this Report:

Appendix I.	Site Plan and Elevations
Appendix II.	Development Variance Permit No. 7921-0134-00
Appendix III.	Existing Antenna Systems Map
Appendix IV.	Photo Simulations

*approved by Shawn Low*

Rémi Dubé  
Acting General Manager  
Planning and Development

WS/cm



**SITE NAME:** 72ND AND 144TH

**SITE ID:** W2898

**LOCATION:** NEAR 14378 72ND AVE  
SURREY, BC

**SITE TYPE:** LIGHT POLE EXTENSION WITH EQUIPMENT ON GRADE

- DRAWING LIST:**
- S101 TITLE PAGE
  - S201 GENERAL NOTES
  - S202 CABINET AND ANTENNA DETAILS
  - S301 SITE PLAN
  - S302 PARTIAL SITE PLAN
  - S401 NORTH AND EAST ELEVATIONS
  - S501 CONCRETE EQUIPMENT PAD DETAILS
  - S502 POLE FOUNDATION DETAILS
  - E101 ELECTRICAL SPECIFICATIONS
  - E102 SINGLE LINE DIAGRAM AND EQUIPMENT SCHEDULE
  - E103 ELECTRICAL SITE PLAN
  - E104 TRENCH SECTIONS
  - E201 EQUIPMENT GROUNDING PLAN
  - E202 DETAILS
  - E203 GROUNDING SCHEMATIC

ALL DIMENSIONS IN MILLIMETERS  
UNLESS NOTED OTHERWISE

	2021.03.17	REVISED GPS LOCATION AND CITY COMMENTS
	2019.04.09	REVISED PER FIBER DESIGN
	2019.03.29	RELOCATED EQUIPMENT CABINET
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	2013.10.01	ISSUED FOR CLIENT REVIEW
No.:	Date:	Description:
Revisions:		
Date:	NOV 2013	Drawing:
Scale:	NA	S101
Drawn:	RS	
Checked:	GF	
Project:	213335	Of

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Project: Site ID: **W2898**

**72ND AND 144TH**  
NEAR 14378 72ND AVE, SURREY, BC

Sheet Title:

**TITLE PAGE**

Date:	NOV 2013	Drawing:
Scale:	NA	S101
Drawn:	RS	
Checked:	GF	
Project:	213335	Of

GENERAL NOTES

NOTES, PLANS, DETAILS AND ROGERS SPECIFICATIONS SHALL BE READ AS ONE DOCUMENT.

APPLICABLE PROJECT CODES:

THIS SECTION INDICATES CODES APPLICABLE TO THE DESIGN OF THE NEW STRUCTURES AS PRESENTED IN THE DRAWINGS. THIS SECTION ALSO APPLIES TO THE DESIGN OF STRUCTURAL COMPONENTS WHICH ARE THE RESPONSIBILITY OF OTHERS TO BE DESIGNED BY SPECIALTY STRUCTURAL ENGINEERS. THE GOVERNING BUILDING CODE SHALL BE:

- THE BRITISH COLUMBIA BUILDING CODE (2012)
- ANTENNAS, TOWERS, AND ANTENNA SUPPORTING STRUCTURES CSA S37-01

FOR THE DESIGN OF STRUCTURAL SYSTEMS ONLY, THE SUPPLEMENT TO THE NATIONAL BUILDING CODE OF CANADA 2010 EDITION SHALL BE USED WHERE IT COMPLIMENTS THE ABOVE MENTIONED GOVERNING CODES. THE EXISTING STRUCTURE HAS BEEN CHECKED TO ENSURE THAT THE LOCALIZED EFFECTS OF THE NEW STRUCTURES MEET CURRENT CODE REQUIREMENTS.

GENERAL

1. GS-SAYERS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, SURVEY AND OTHER DRAWINGS AND SPECIFICATIONS. SPECIFICATIONS SHALL CONTROL OVER THESE DRAWINGS AND GENERAL NOTES ONLY WHERE THE SPECIFICATION PROVIDES FOR MORE STRINGENT REQUIREMENT.
2. USE THESE DRAWINGS ONLY FOR THE PURPOSES SPECIFICALLY NOTED IN THE REVISION COLUMN. DO NOT CONSTRUCT BY THESE DRAWINGS UNLESS INDICATED. "FOR CONSTRUCTION". THE TERM "ISSUED FOR BUILDING PERMIT" INDICATES THAT THE DRAWINGS ARE COMPLETE FOR ALL KEY STRUCTURAL DESIGN ELEMENTS HOWEVER FINAL COORDINATION AND INSTRUCTIONS FOR CONSTRUCTION MAY NOT BE COMPLETE.
3. GS-SAYERS IS PRIME CONSULTANT AND REGISTERED COORDINATING PROFESSIONAL FOR THE PROJECT AND IS RESPONSIBLE FOR GENERAL COORDINATION OF THE DRAWINGS. DISCREPANCIES AND INCOMPATIBILITIES IN THE DRAWINGS SHALL BE REPORTED TO GS-SAYERS
4. THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS IN THE FIELD TO SUIT EXISTING CONDITIONS. HE SHALL SITE MEASURE AND CONTROL THE PRODUCTION OF WORK ON SITE AND ELSEWHERE TO FULFILL THE INTENT OF THE DRAWINGS. NOTIFY THE ENGINEER OF ANY DIMENSIONAL VARIATION FROM THE PLANS. ALL PROPERTY LINES, SET BACKS, RIGHT OF WAYS, ETC. MUST BE LOCATED BY CONTRACTOR PRIOR TO UNDERTAKING ANY SITE WORKS - CONTRACTOR MUST EMPLOY REGISTERED BC LAND SURVEYOR FOR SUCH WORK.
5. SITE CONDITIONS AND CHANGES: CONTRACTORS(S) SHALL RECORD AND REPORT ANY VARIATIONS IN EXISTING CONDITIONS WHICH MAY EFFECT THE CONSTRUCTION (BUILDINGS, BUILDING COMPONENTS, PROPERTY LINES, SOIL CONDITIONS, ETC.). THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN SITE CONDITIONS DICTATE A CHANGE FROM THE DESIGN DRAWINGS. ENGINEER IS TO PROVIDE WRITTEN APPROVAL OF ALL CHANGES.
6. WHERE INDICATED: "CONFIRM" OR "CONFIRM ON SITE" - INDICATES THAT THE CONTRACTOR SHALL CONFIRM AND REPORT TO THE ENGINEER THE INFORMATION REQUESTED IN THE ASSOCIATED NOTE.
7. ALL CONSTRUCTION MUST CONFORM TO THE LATEST VERSION OF THE ROGERS MASTER SPECIFICATION. THIS INCLUDES THE SPECIFIC REQUIREMENTS FOR SHELTERS, FENCING, LEASEHOLD IMPROVEMENTS, ANTENNA MOUNTS, AND TOWERS.

8. FIELD REVIEW: THE CONTRACTOR(S) SHALL GIVE NOTICE THAT APPROPRIATE PORTIONS OF THE WORK ARE COMPLETE AND AVAILABLE FOR FIELD REVIEW. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE FIELD REVIEW INSPECTIONS IN A TIMELY MANNER SUITABLE TO THE METHODS AND SCHEDULE OF CONSTRUCTION. INSPECTIONS ARE TYPICALLY REQUIRED OF ALL CONCRETE POURS PRIOR TO PLACING, THE ENGINEER SHALL BE GIVEN AT LEAST 24 HR. ADVANCE NOTICE TO INSPECT THE PLACEMENT OF REINFORCEMENT IN ALL CONCRETE POURS. INSPECTIONS SHALL BE DURING NORMAL WORKING HOURS ONLY. INSPECTIONS REQUIRING SUBSTANTIAL TRAVEL TIME MUST BE GIVEN ADEQUATE NOTICE. SEE NOTE BELOW REGARDING SOIL INSPECTIONS.
9. **SHOP DRAWINGS**  
SUBMIT SIGNED AND SEALED SHOP DRAWINGS WHEN REQUESTED IN A CLEARLY LEGIBLE FORM TO THE ENGINEER. SOLE RESPONSIBILITY FOR CORRECT DESIGN, DETAILS AND DIMENSIONS SHALL REMAIN WITH THE PARTIES SUBMITTING THE DRAWING. NO SHOP DRAWINGS ARE TO HAVE GS'SAYERS NAME ON THE DRAWINGS.
10. THE CONTRACTOR ALONE IS RESPONSIBLE FOR SAFETY IN AND AROUND THE JOBSITE. PROPER AND SAFE METHODS OF CONSTRUCTION SHALL BE USED AT ALL TIMES INCLUDING GUYING AND BRACING OF INCOMPLETE STRUCTURES, FORMWORK, SHORING, RESHORING, FALSEWORK, PLATFORMS, SCAFFOLDING, BARRIERS, WALKWAYS, ETC. AND CONTROL THE INTENSITY, DURATION AND LOCATION OF CONSTRUCTION LOADS UPON THE STRUCTURE.
11. WHERE SAFETY IS CONCERNED DURING THE COURSE OF CONSTRUCTION, A SPECIALTY ENGINEER SHALL BE ENGAGED TO ASSURE THE SAFETY AND STABILITY OF THE STRUCTURE UNDER TEMPORARY CONDITIONS AND CONSTRUCTION LOADS UNTIL THE STRUCTURE OF THE BUILDING IS COMPLETE.

DESIGN PARAMETERS:

DESIGN SUPERIMPOSED LOADS:

**SPECIFIED LIVE LOADS (kPa):**  
2.4 GROUND SNOW LOAD  
0.3 RAIN LOAD

**SPECIFIED DEAD LOADS (kPa):**

REFER TO THE EQUIPMENT LAYOUT

**SEISMIC:** Sa(0.2)=1.0, Sa(0.5)=0.69, Sa(1.0)=0.33, Sa(2.0)=0.17, PGA=0.52

**WIND PRESSURE:**  $q_{(H)} = 0.34 \text{ kPa}$   
 $q_{(H)} = 0.44 \text{ kPa}$

GEOTECHNICAL CONSULTANT

1. THE GEOTECHNICAL CONSULTANT IS AN INDEPENDENT REGISTERED PROFESSIONAL WHO SHALL PROVIDE AND BE RESPONSIBLE FOR GENERAL CONSULTING AND FIELD REVIEW OF GEOTECHNICAL ASPECTS OF THE PROJECT. THE GEOTECHNICAL CONSULTANT FOR THIS PROJECT IS GEOPACIFIC CONSULTANTS. RECOMMENDATIONS ARE CONTAINED THE GEOTECHNICAL REPORT DATED OCT. 23, 2013, FILE NUMBER 11639.

FOUNDATION AND SOILS WORK

1. FOUNDATION DESIGN BEARING CAPACITY :  
100 kPa (SL5)  
150 kPa (ULS)
2. PREPARE ALL FOUNDATION BEARING STRATA, BACKFILL, DRAINAGE MATERIAL, STRUCTURAL FILL, SLAB OR ASPHALT SUB-BASE AND OTHER GEOTECHNICAL ASPECTS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT.
3. BEARING CAPACITY OF ALL BEARING SOIL AND SLAB/ASPHALT SUBGRADE TO BE INSPECTED AND CONFIRMED ON SITE IMMEDIATELY PRIOR TO CASTING CONCRETE BY THE GEOTECHNICAL CONSULTANT.
4. ALL BACKFILL SHALL BE CLEAN FREE DRAINING GRANULAR MATERIAL AND SHALL BE PLACED AND COMPACTED IN THIN LAYERS AS INDICATED BY THE GEOTECHNICAL ENGINEER.
5. FOUNDATION BEARING SURFACES MUST BE PROTECTED FROM FREEZING AT ALL TIMES. PROVIDE FROST COVER AS REQUIRED BY THE GEOTECHNICAL CONSULTANT.
6. PROVIDE MINIMUM 6 INCH LAYER OF FREE DRAINING COMPACTED ENGINEERED FILL UNDER SLAB-ON-GRADE. SEE GEOTECHNICAL CONSULTANT FOR SUITABLE COMPACTION FOR THE APPLICATION.

CONCRETE

CONCRETE WORK SHALL CONFORM TO THE LATEST EDITIONS OF APPLICABLE CODES

28 DAY DESIGN STRENGTH MINIMUM 30 MPa FOOTINGS	CEMENT CONTENT	MAX AIR	SLUMP RANGE	MAX AGG.	EXP GLASS
	%		MM	MM	
	N/A	N/A	80+/-20	20	N/A

1. SPECIAL CONSTRUCTION PROCEDURES FOR CONCRETE WORK IN ADVERSE WEATHER CONDITIONS SHALL BE REVIEWED BY THE ENGINEER. THIS INCLUDES CONCRETE CAST DURING WEATHER BELOW 5 DEGREES CELSIUS OR ABOVE 20 DEGREES CELSIUS, AND ANY OTHER CONDITIONS WHERE THE QUALITY OF THE WORK MAY BE JEOPARDIZED BY ADVERSE WEATHER.

REINFORCING STEEL

REINFORCEMENT SHALL BE DEFORMED BILLET STEEL OF THE FOLLOWING GRADES:

CSA G30.12M GRADE 400 MPa - 10M AND LARGER REBARS  
CSA G30.16 GRADE 400 MPa - WELDABLE REBAR

1. CLEARANCES TO FORMS AND COVER REQUIREMENTS ARE AS SPECIFIED ON THE DRAWINGS.
2. SPLICE REQUIREMENTS ARE AS SPECIFIED ON THE DRAWINGS. MINIMUM SPLICE REQUIREMENTS ARE 450mm FOR 10M, 600mm FOR 15M AND 900mm FOR 20M BARS.

STRUCTURAL STEEL

1. STEEL SHALL BE NEW AND G40.21W STRUCTURAL GRADE UNLESS NOTED OR OTHERWISE APPROVED PRIOR TO CONSTRUCTION. CLASSIFICATION OF SECTIONS TO BE AS FOLLOWS:  
HOLLOW STRUCTURAL STEEL TUBING G40.21 W 350W  
WIDE FLANGE SECTIONS G40.21 W 350W  
CHANNELS, ANGLES, PLATES, RODS, G40.21 W 300W  
MISC  
PIPE SECTIONS ASTM A53 (241 MPa)
2. STRUCTURAL STEEL FABRICATOR TO INCLUDE ALL STEEL ELEMENTS SHOWN ON THE STRUCTURAL DRAWINGS AND AS REQUIRED TO CONSTRUCT THE WORK TO THE INTENT OF THE STRUCTURAL DRAWINGS TO AND INCLUDING ANGLE SIZES OF 15mm. PLATE THICKNESS OF 3mm AND ROD SIZE OF 10mm DIA. UNLESS NOTED OTHERWISE.
3. **CONNECTIONS**
  - ALL CONNECTIONS SHALL BE SHOP WELDED AND FIELD BOLTED UNLESS OTHERWISE SHOWN OR APPROVED. ALL BOLTS SHALL BE A325 BOLTS, 15mm DIAMETER MINIMUM (UNO) AND SHALL BE BEARING BOLTS WITH THREADS EXCLUDED FROM THE SHEAR PLANE. PROVIDE TWO BOLTS MINIMUM (UNO).
  - ALL WELDING SHALL BE IN ACCORDANCE WITH CSA STANDARD W59.1 AND SHALL BE UNDERTAKEN ONLY BY A COMPANY APPROVED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA STANDARD W47.1. ALL WELDING SHALL BE SHIELDED METAL-ARC WELDING METHOD IN ACCORDANCE WITH CSA SPECIFICATIONS.
  - THE FABRICATOR MANUFACTURER SHALL SUBMIT STRUCTURAL STEEL SHOP DRAWINGS AND ANCHOR BOLT LAYOUT FOR REVIEW TO THE ENGINEER SHOWING ALL REQUIRED STRUCTURAL STEEL DETAILS PRIOR TO THE COMMENCEMENT OF FABRICATION. SEE "SHOP DRAWING SUBMITTALS".
4. **ALL STEEL MEMBERS, ELEMENTS AND BOLTS EXPOSED PERMANENTLY TO THE ELEMENTS SHALL BE HOT DIPPED GALVANIZED. ALL FIELD DAMAGE OR FIELD WELDING IS TO BE TOUCHED UP WITH TWO LIBERAL COATS OF "GALVICON".**
5. STEEL IN EXTERIOR CONDITIONS SHALL BE SEAL WELDED ALL AROUND CONTACTING STEEL SURFACES UNLESS OTHER SUITABLE METHOD OF SEALING THE STEEL IS ACCEPTED BY THE MATERIALS CONSULTANT.
6. PROVIDE WEEP HOLES FOR RELIEF OF MOISTURE FROM HOLLOW STEEL MEMBERS WHICH MAY BE SUBJECT TO FREEZING. HOLES TO BE AT LOW POINT OF MEMBERS TO ALLOW DRAINING.

STREETLIGHT POLE DESIGN REQUIREMENTS:

1. STREETLIGHT POLE DESIGN, INCLUDING BASE PLATE, ANCHOR BOLTS, ATTACHMENTS, ETC. BY NOVA POLE. MINIMUM DESIGN REQUIREMENTS CONFORM TO CSA S37-01. STREETLIGHT POLE DESIGNER IS RESPONSIBLE TO ENSURE DESIGN MEETS ALL OTHER APPLICABLE CITY OF SURREY DESIGN REQUIREMENTS :  

WIND DESIGN PRESSURE:	SITE SPECIFIC AS PER ENVIRONMENT CANADA
MAXIMUM SIGNAL LOSS PER YEAR:	TO ROGERS SPECIFICATIONS
MAXIMUM TWIST AND TILT TOLERANCE:	TO ROGERS SPECIFICATIONS
2. TOWER DESIGNER IS RESPONSIBLE TO VERIFY ABOVE PARAMETERS AND INCLUDE THIS INFORMATION ON SHOP DRAWINGS.
3. TOWER AND ANCHOR BOLTS ARE TO BE GALVANIZED STEEL PAINTED, WHERE REQUIRED, TO CITY OF SURREY SPECIFICATIONS.

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	2019.04.09	REVISED PER FIBER DESIGN
	2019.03.29	RELOCATED EQUIPMENT CABINET
	2018.04.24	REVISED PER FIBER DESIGN
	2018.02.02	RE-ISSUED FOR CITY APPROVAL
	2013.12.20	ISSUED FOR CITY APPROVAL
	2013.11.28	ISSUED FOR 90% COORDINATION
No.:	Date:	Description:

Revisions:

Date:	NOV 2013	Drawing:
Scale:	NA	S201
Drawn:	RS	
Checked:	GF	
Project:	213335	

Drawing:

S201

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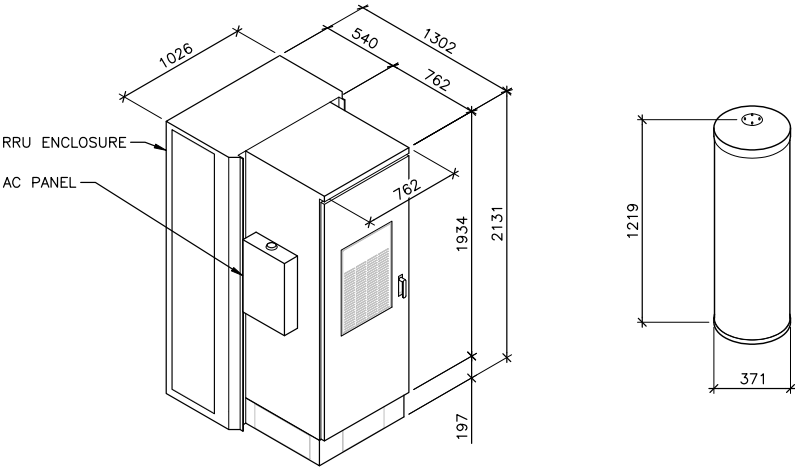


Sheet Title:  
**GENERAL NOTES**



ANTENNA TABLE													
ANT. POS. No.	ANTENNA ID		MOUNT HEIGHT AGL(m)	ANTENNA MOUNT (UP/DOWN)	ANTENNA TYPE	MDT (°)	MET (°)		AZIMUTH (°)	CABLE TYPE	No. OF RRUs	No. OF INITIAL RRUs	STATUS
	TECHNOLOGY	LABEL					700/850	1900/2100/2600					
1	LTE	1L1M//4L1/4L2/4M1/4M2//7L1/7L2/7M1/7M2	14.9	UP	2C2UT070X12F00S1	—	TBD	TBD	40	(4) LDF4-50A	3	TBD	INITIAL
2	LTE	2L2M//5L1/5L2/5M1/5M2//8L1/8L2/8M1/8M2	14.9	UP		—	TBD	TBD	160	(4) LDF4-50A	3	TBD	INITIAL
3	LTE	3L3M//6L1/5L2/6M1/6M2//9L1/9L2/9M1/9M2	14.9	UP		—	TBD	TBD	280	(4) LDF4-50A	3	TBD	INITIAL
4	GPS	GPS-1	2.4	UP	A000GPS04	—	—	—	—	RG-8U	—	—	INITIAL
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.													

★ RRUs TO BE LOCATED IN CABINET



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

ANT. TYPE: AMPHENOL  
MODEL: 2C2UT070X12F00s1  
HEIGHT: 1219mm (48.0")  
DIAMETER: 371mm (14.6")  
WEIGHT: 19.1kg (42.0lbs)



ANT. TYPE: HUAWEI  
MODEL: A000GPS04  
HEIGHT: TBD  
DIAMETER: TBD  
WEIGHT: TBD

2 ANTENNA DETAILS  
- NTS

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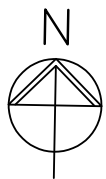
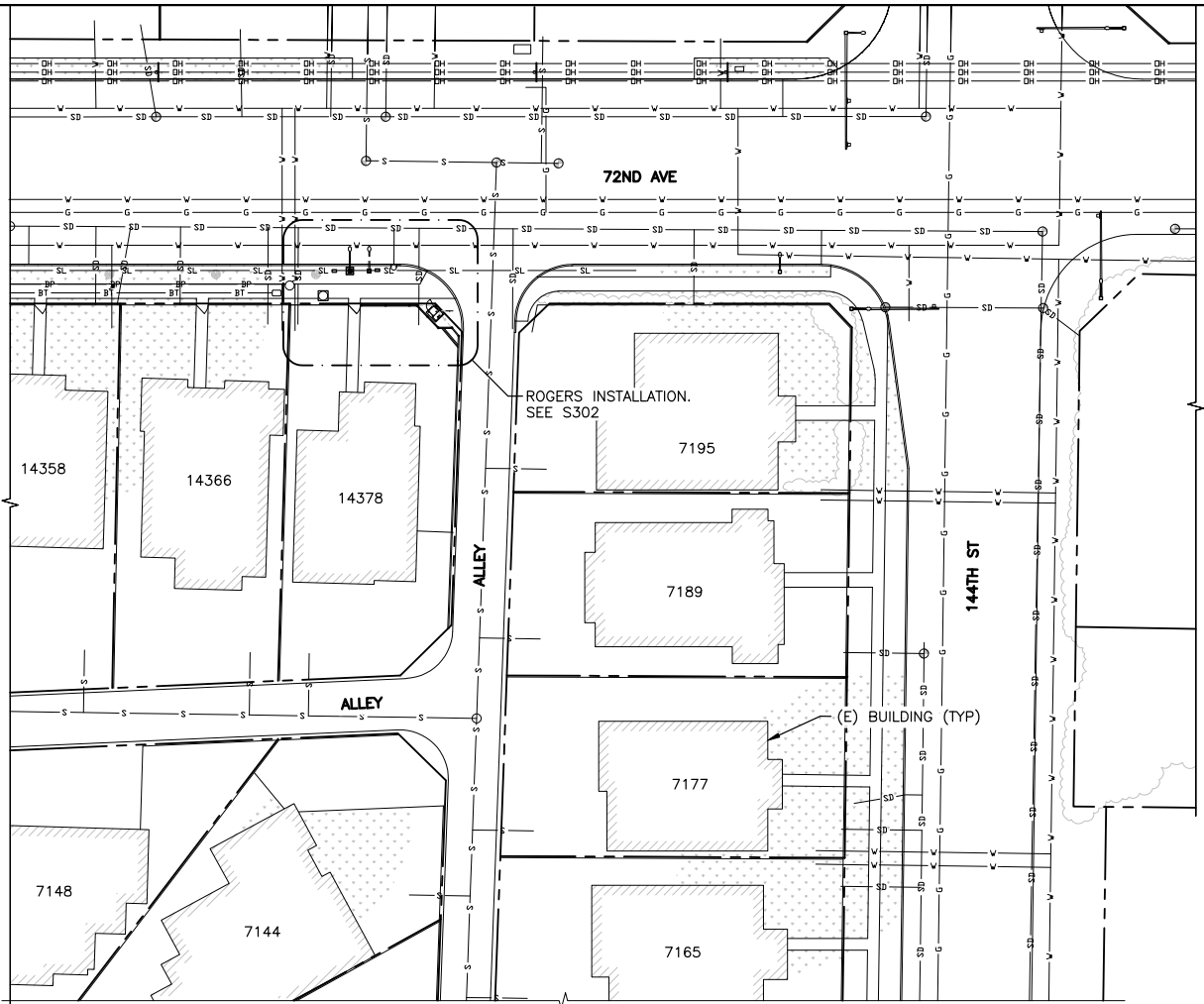
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Project: 72ND AND 144TH  
NEAR 14378 72ND AVE, SURREY, BC

Site ID: **W2898**

Sheet Title:  
**CABINET AND ANTENNA DETAILS**

Date:	NOV 2013	Drawing:
Scale:	NTS	S202
Drawn:	RS	
Checked:	GF	
Project:	213335	Of



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- - DENOTES (E) MANHOLE

**1 SITE PLAN**  
1:500  
0 5m 10m 20m

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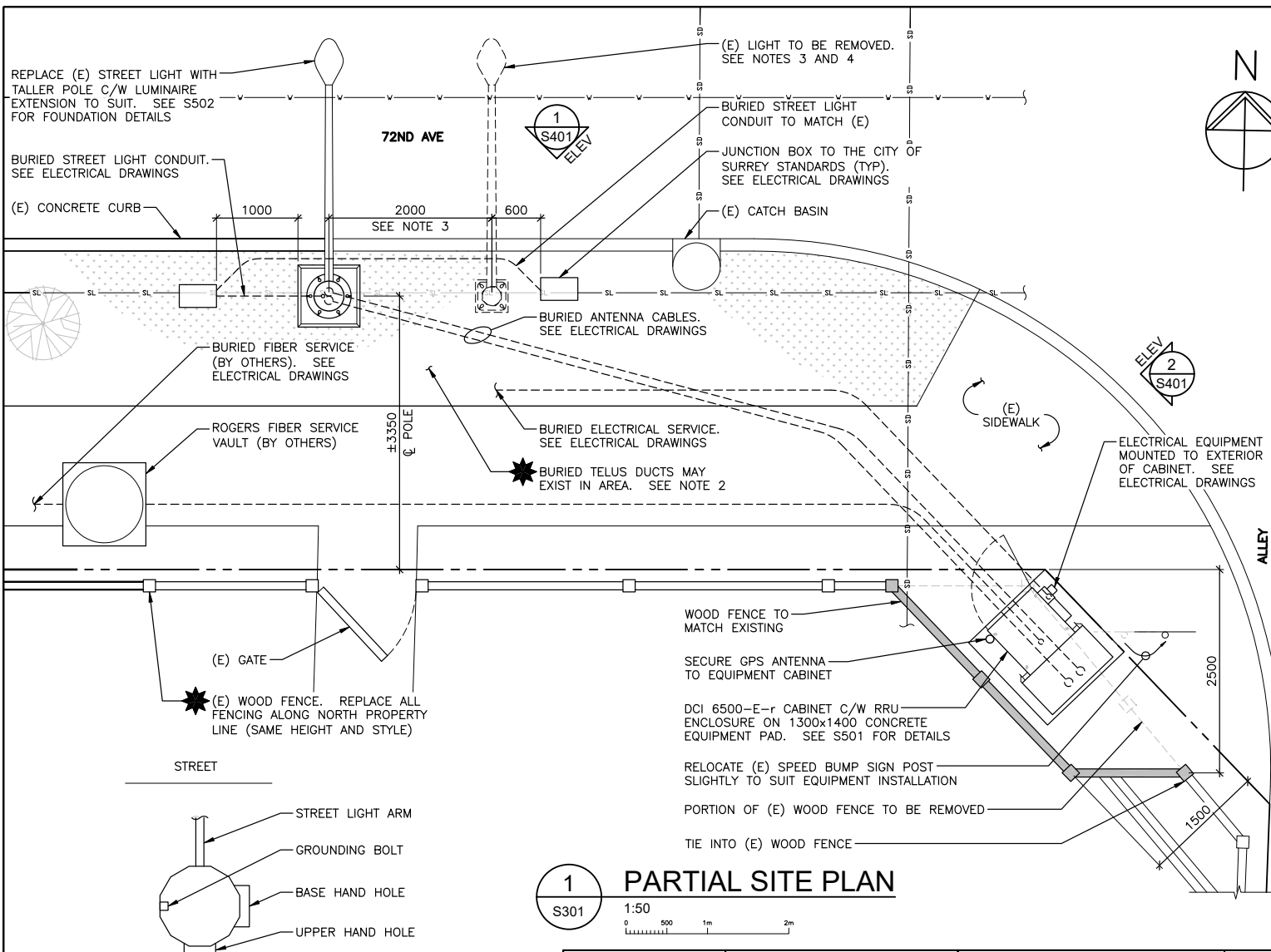
Project: 72ND AND 144TH  
NEAR 14378 72ND AVE, SURREY, BC

Site ID: **W2898**



Sheet Title:  
**SITE PLAN**

No.:	Date:	Description:
2021.03.17	REVISED GPS LOCATION AND CITY COMMENTS	
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2019.03.29	RELOCATED EQUIPMENT CABINET	
2018.04.24	REVISED PER FIBER DESIGN	
2018.02.02	RE-ISSUED FOR CITY APPROVAL	
2013.12.20	ISSUED FOR CITY APPROVAL	
2013.11.28	ISSUED FOR 90% COORDINATION	
2013.10.01	ISSUED FOR CLIENT REVIEW	
Revisions:		
Date:	NOV 2013	Drawing:
Scale:	1:500	<b>S301</b>
Drawn:	RS	
Checked:	GF	
Project:	213335	Of



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- SD— DENOTES (E) BURIED DRAINAGE LINE

1 PARTIAL SITE PLAN  
1:50  
0 500 1m 2m

2 POLE ORIENTATION PLAN  
NTS

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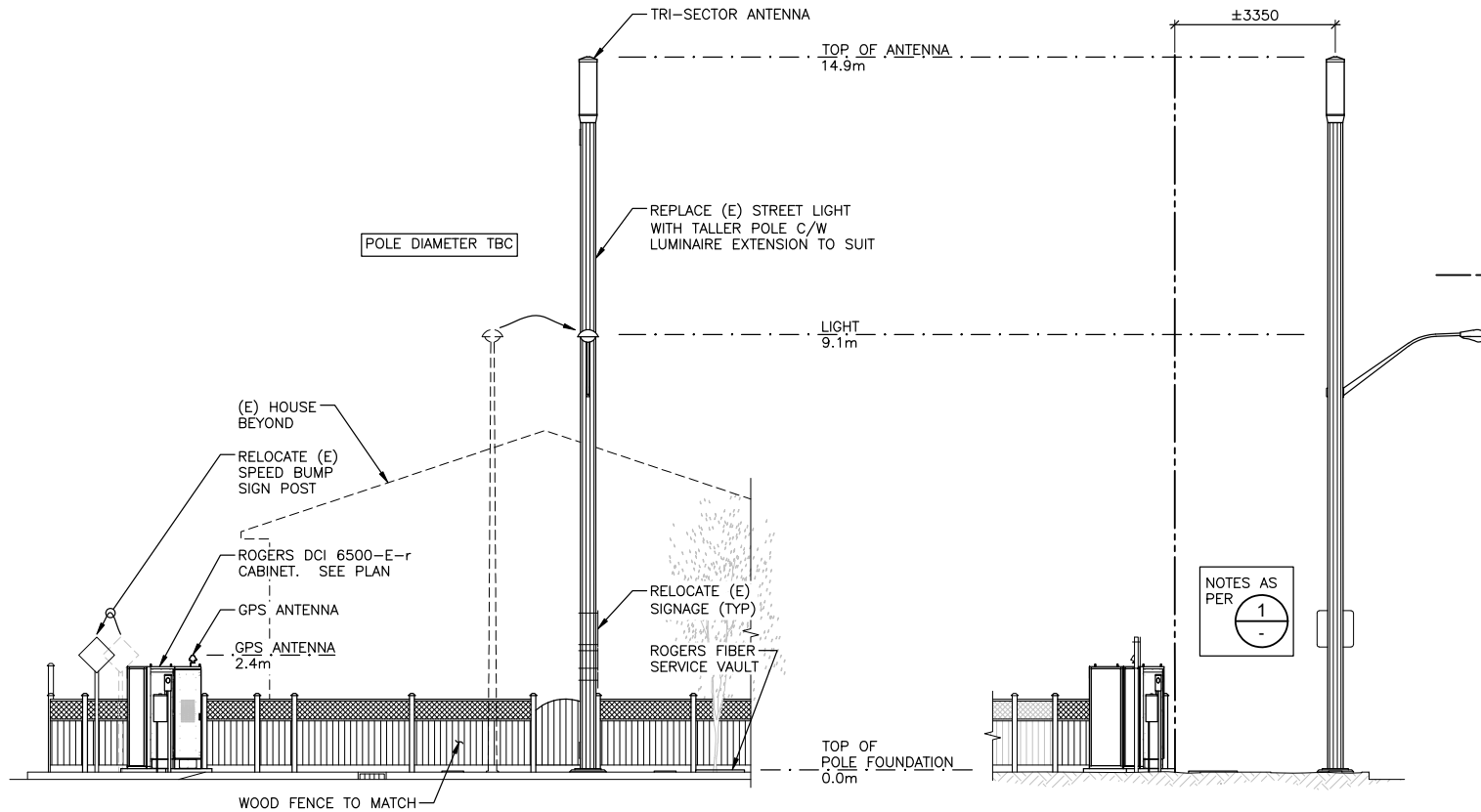
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Project: 72ND AND 144TH  
NEAR 14378 72ND AVE, SURREY, BC  
Site ID: W2898

Sheet Title: PARTIAL SITE PLAN

Date:	NOV 2013	Drawing:	S302
Scale:	AS NOTED		
Drawn:	RS		
Checked:	GF		
Project:	213335	Of	

No.:	Date:	Description:
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1 NORTH ELEVATION  
S302 1:100

2 EAST ELEVATION  
S302 1:100

## NOTES:

1. NEW POLE AND TRI-SECTOR ANTENNA COLOUR TO MATCH EXISTING POLE.
2. CABINET TO BE WRAPPED WITH WRAP PATTERN AND PRODUCT TO BE SELECTED/APPROVED BY CITY.

## LEGEND:

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--- DENOTES APPROXIMATE PROPERTY LINE LOCATION

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No.:	Date:	Description:
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## Revisions:

Date:	NOV 2013	Drawing:	
Scale:	1:100		
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Project: Site ID: **W2898**  
**72ND AND 144TH**  
NEAR 14378 72ND AVE, SURREY, BC



Sheet Title:  
**NORTH AND EAST ELEVATIONS**

**S401**

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0134-00

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 72 Avenue West of 144 Street  
Adjacent to 14378 - 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 7921-0134-00(A) through to and including 7921-0134-00(D) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. This development variance permit applies to only 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.

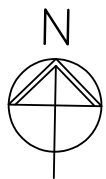
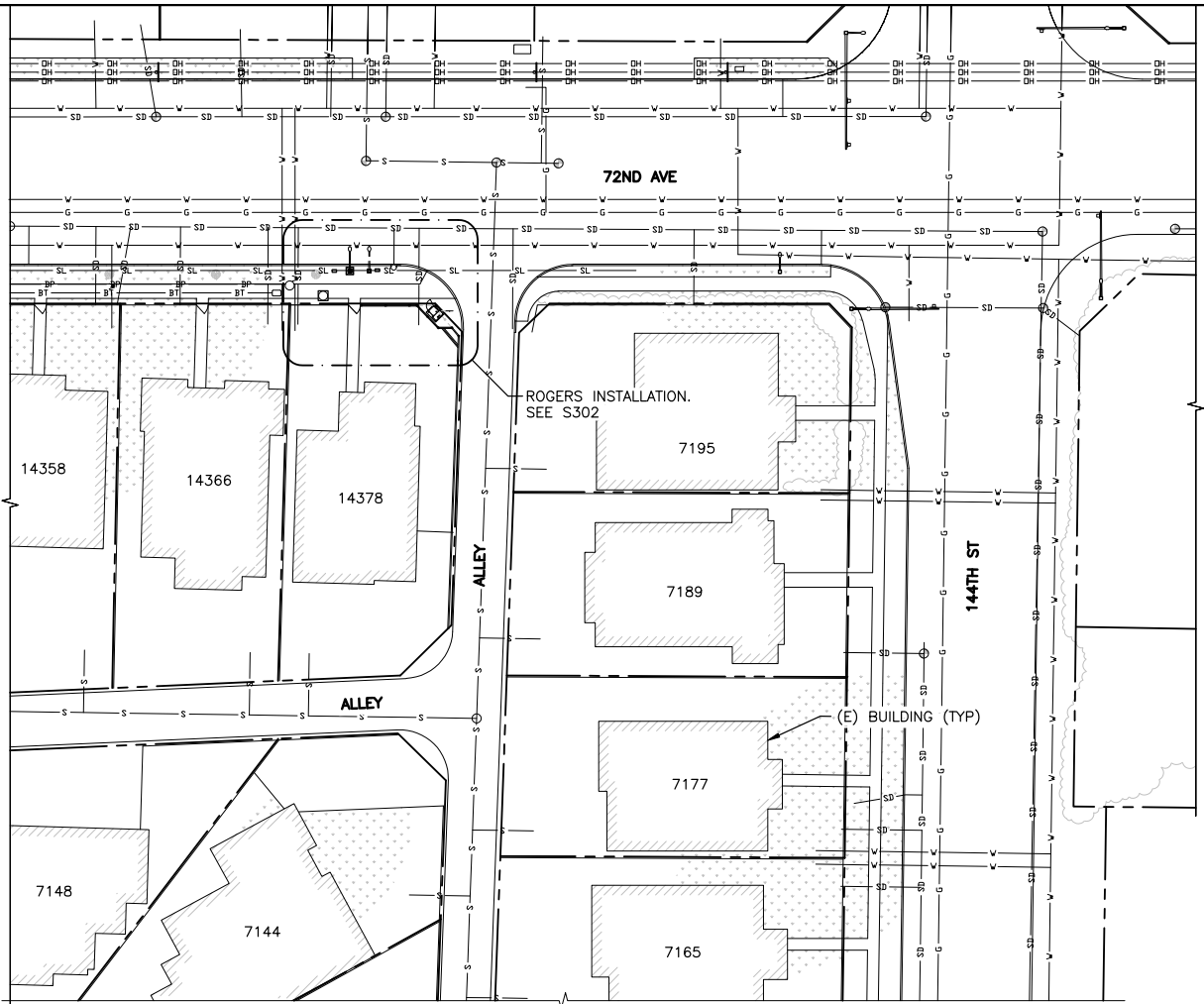
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

---

Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli



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**1 SITE PLAN**  
1:500  
0 5m 10m 20m

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No.:	Date:	Description:
Revisions:		
Date:	NOV 2013	Drawing:
Scale:	1:500	<b>S301</b>
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Checked:	GF	
Project:	213335	Of

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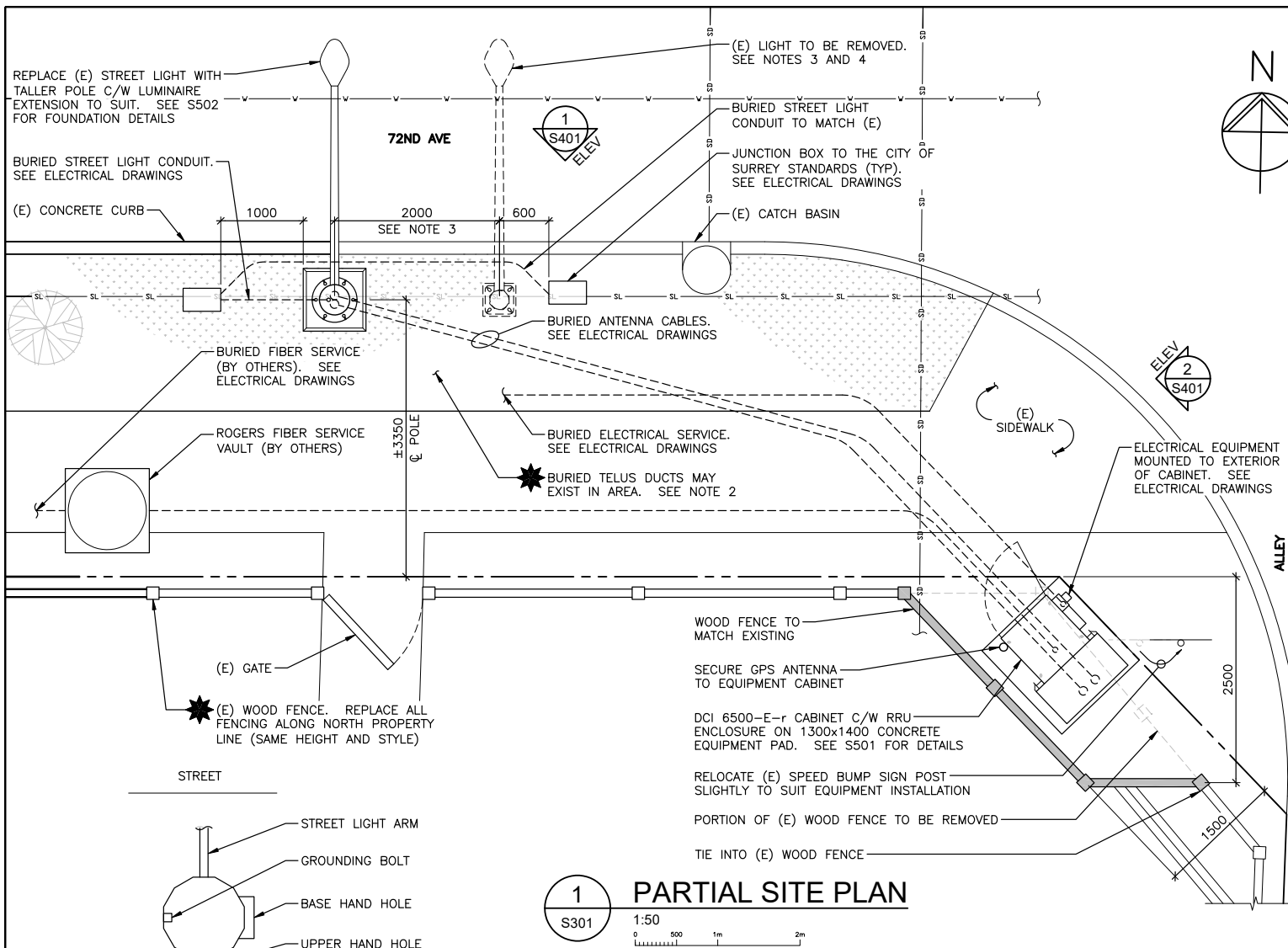
Project: Site ID: **W2898**

**72ND AND 144TH**  
NEAR 14378 72ND AVE, SURREY, BC



Sheet Title:

**SITE PLAN**



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1  
S301

## PARTIAL SITE PLAN

1:50  
0 500 1m 2m

2  
-  
NTS

## POLE ORIENTATION PLAN

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Project: 72ND AND 144TH  
NEAR 14378 72ND AVE, SURREY, BC

**ROGERS**

Site ID: W2898  
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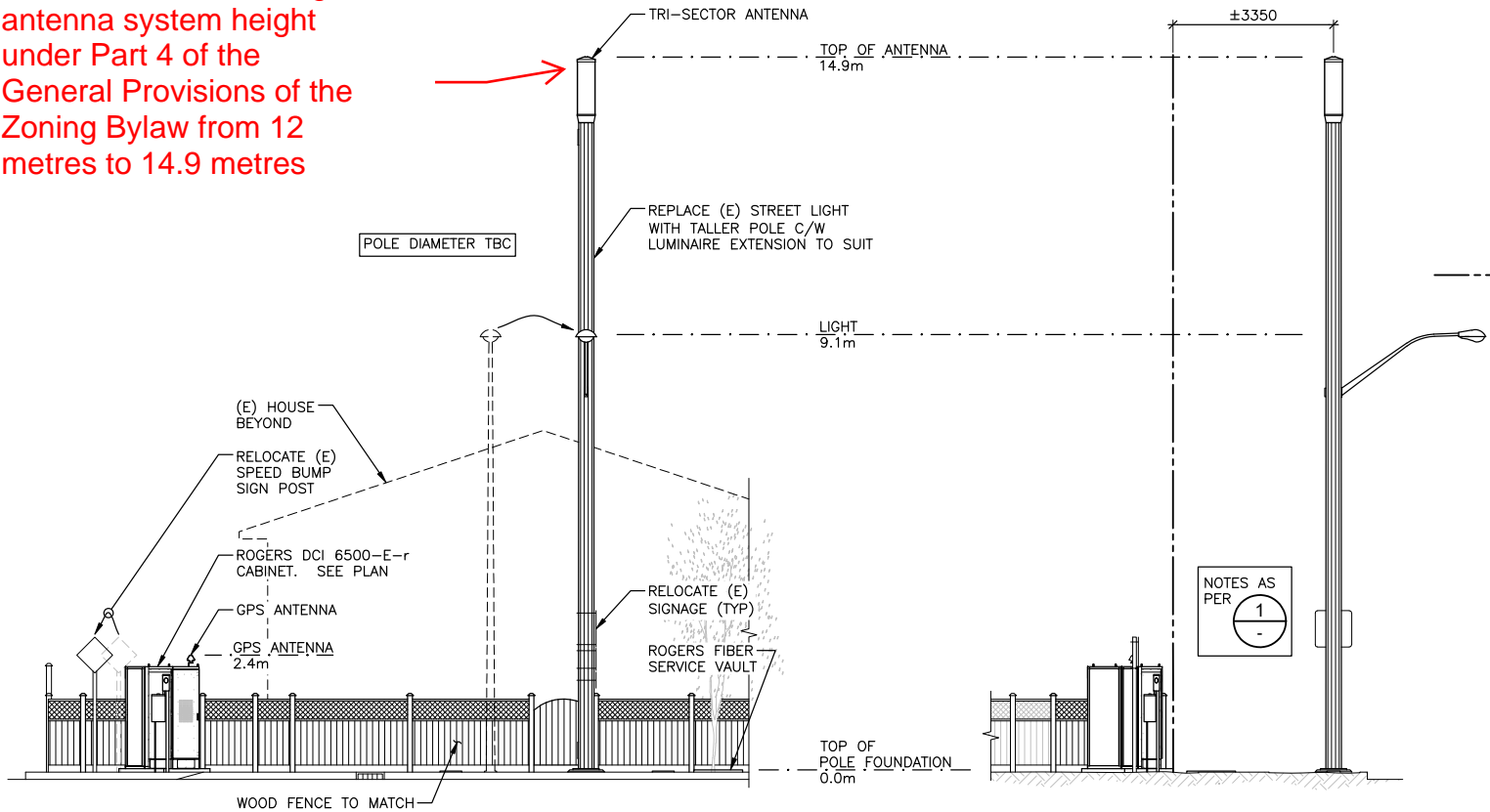
No.: Date: Description:

Revisions:

Date: NOV 2013	Drawing:
Scale: AS NOTED	
Drawn: RS	<b>S302</b>
Checked: GF	
Project: 213335	Of



Variance to increase the maximum free-standing antenna system height under Part 4 of the General Provisions of the Zoning Bylaw from 12 metres to 14.9 metres



1 NORTH ELEVATION  
S302 1:100

2 EAST ELEVATION  
S302 1:100

**NOTES:**

1. NEW POLE AND TRI-SECTOR ANTENNA COLOUR TO MATCH EXISTING POLE.
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Revisions:		
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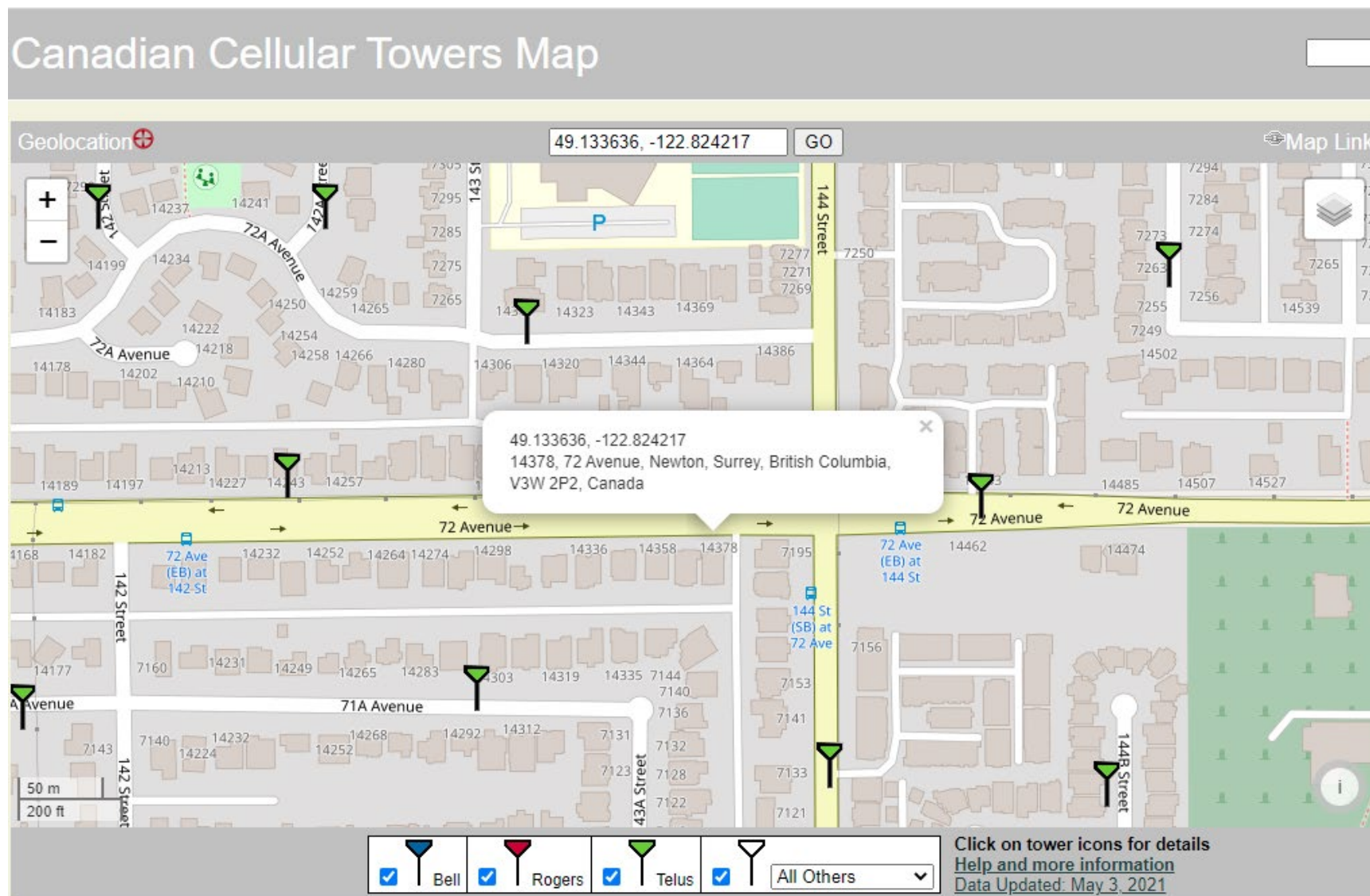
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Site ID: **W2898**



Sheet Title:  
**NORTH AND EAST ELEVATIONS**

# SCHEDULE B - RATIONALE MAP OF EXISTING SITES



**SCHEDULE C  
PHOTO-SIMULATION  
Before**



**After**

