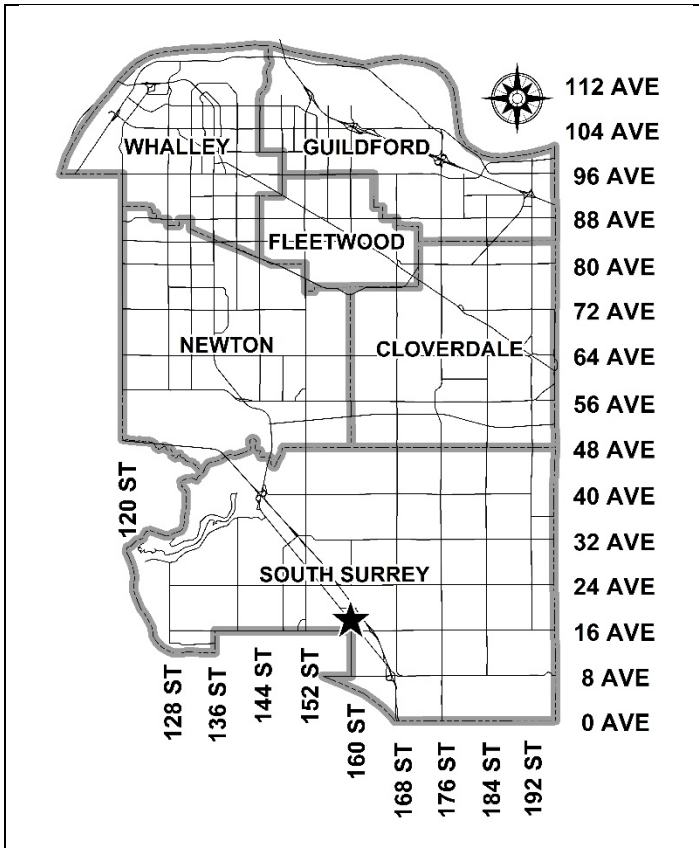


Planning Report Date: September 13, 2021



PROPOSAL:

• **Development Variance Permit**

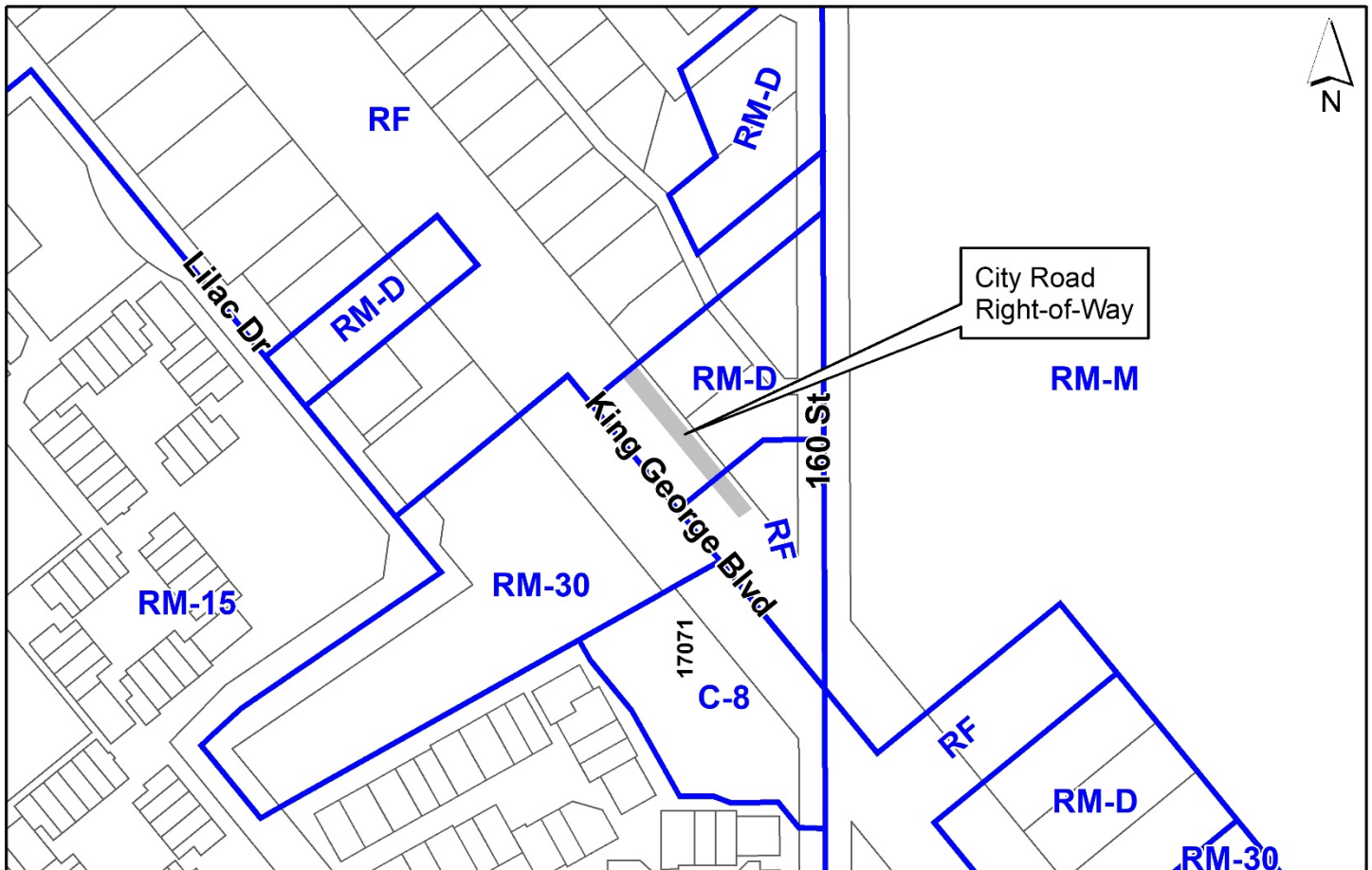
to increase the maximum height of two free-standing antenna systems from 12 metres to 14.9 metres, in order to replace two streetlight poles with streetlight pole / wireless communication antenna systems.

LOCATION: City Road Right-of-Way near
 160 Street and King George
 Boulevard
 Adjacent to 1805 160 Street

ZONING: RM-D

OCP DESIGNATION: Urban

NCP: Bubble Buffer



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 variance will result in minimal visual disruption, as the site is next to a major arterial road, and the two 14.9 metre high structures will be replacing two 12 metre high streetlight poles that already are in place.
- The applicant has provided documentation which indicates that there is a demonstrated coverage gap in the area, which the wireless carriers would like to resolve to provide better service to existing and potential new customers.
- Area residents and the ISED (Innovation, Science and Economic Development Canada) Regional Office have raised no objections to the proposal.
- 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. 7921-0164-00 (Appendix II), to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of two free-standing antenna systems from 12 metres to 14.9 metres, to proceed to public notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	City Road Right-of-way	Urban / Bubble Buffer	RM-D
North (Bordering):	Single family dwellings / Duplexes	Urban	RF, RE, RM-D
East (Across 160 St):	Manufactured homes strata	Urban / Low Density Multiple Residential (10 u.p.a.)	RM-M
South (Across King George Blvd):	Commercial (liquor store, convenience market, restaurant and bar)	Urban / Commercial	C-8
West (Across King George Blvd):	Strata townhomes	Urban / Townhouse (15 u.p.a.)	RM-30

DEVELOPMENT PROPOSAL

Planning Considerations

- The subject site is a City-owned right-of-way near 160 Street and King George Boulevard, adjacent to 1805 160 St. This comprises a narrow piece of land immediately adjacent to the King George Boulevard highway. The site is designated as "Urban" in the Official Community Plan (OCP) and "Bubble Buffer" in the Neighbourhood Concept Plan (NCP).
- The subject site is adjacent to several urban/commercial uses and borders two duplexes and a single-family home to the north. This segment of road right-of-way contains two light poles and services a water main and sanitary main.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS**City Antenna System Siting Considerations and Policy**

- 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 free-standing antenna systems supports the City of Surrey's vision for building a strong economy.
- The City's Antenna System Siting Policy (No. O-62.) was developed based on the need for new telecommunications infrastructure and to address concerns regarding the approval process for new telecommunications infrastructure. The proposal conforms to the criteria and best practices outlined by the Policy.
- The following is an evaluation of the current proposal in relation to applicable components of Policy No. O-62:

Location Preferences

- The proposal conforms with the No. O-62. direction that telecommunications antenna be placed on streetlights when the site is adjacent to arterial or collector roads.
- The proposal conforms with the No. O-62. direction that telecommunications antenna be located on City-owned land.
- The proposal will not impact access to this site as a road right-of-way.

Design Preferences

- As the proposal seeks to replace existing streetlight poles on a major arterial road, and the replacement free-standing streetlight poles / antenna systems will be 2.9 metres higher than the existing structures, the change to the area's visual characteristics will be minimal.

- The applicant has completed a public consultation according to the process outlined in the Antenna System Siting Policy and has received no comment or objection from the residences and businesses in the vicinity.
- The applicant has consulted the ISED Regional Office according to the process outlined in the Antenna System Siting Policy and has received no comment or objection.

Public Consultation Process

- The proposal conforms with Policy No. O-62 public consultation process to mail surrounding property owners and mailing addresses within a notification area of 45 metres (three times the height of the proposed antenna system) and to receive comments for a duration of 30 days.
- Pre-notification letters were sent on July 16, 2021. The applicant received no responses.

Zoning By-law 12000

- The applicant is requesting the following variance:
 - to vary Part 4 General Provisions section A.1.(a)(i.b.) to increase the maximum height of two free-standing antenna systems from 12 metres to 14.9 metres.
- The additional height will permit the replacement of two existing 12 metre streetlight poles with two 14.9 free-standing streetlight poles with wireless telecommunications antenna extensions.
- The proposal will have limited visual impact as the antenna systems will be attached to the top of streetlight poles that are replacing existing streetlight poles.
- The proposed location along an arterial road on a City Road Right-Of-Way is preferred under policy No. O-62.
- The proposed location will address a service coverage gap in this area: increasing the City's overall network capacity, enhancing wireless communication services for the surrounding users, and providing for growth of the high technology sector.
- Staff support the requested variance to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

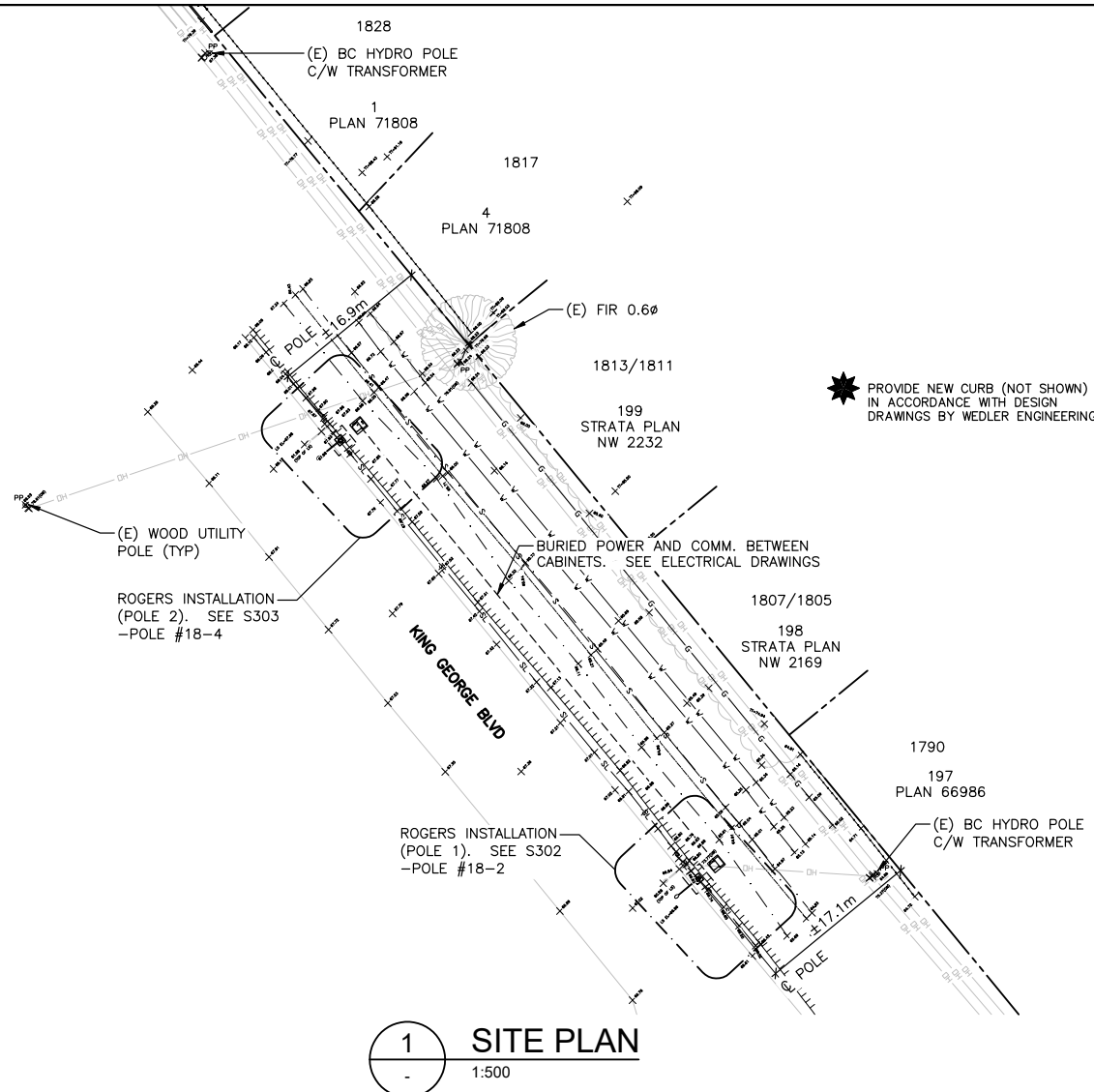
The following information is attached to this Report:

Appendix I.	Site Plan and Elevations
Appendix II.	Development Variance Permit No. 7921-0164-00
Appendix III.	Existing Antenna Systems Map
Appendix IV.	Photo-Simulation

approved by Shawn Low

Rémi Dubé
Acting General Manager
Planning and Development

JK/cm



NOTES:

1. THE INFORMATION CONTAINED IN THIS DRAWING WAS OBTAINED FROM A SURVEY PREPARED BY MATSON, PECK & TOPLISS, DATED OCTOBER 10, 2018.
2. EXISTING UNDERGROUND SERVICES SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY AND ADDITIONAL UNDERGROUND SERVICES MAY EXIST THAT ARE NOT SHOWN. CONTRACTOR IS RESPONSIBLE TO LOCATE ANY AND ALL BURIED SERVICES IN THE VICINITY OF REQUIRED EXCAVATION PRIOR TO CONSTRUCTION. USE HAND DIGGING WHERE APPROPRIATE.

LEGEND:

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- SL— - DENOTES (E) BURIED STREET LIGHT CONDUIT
- DH— - DENOTES (E) O/H POWER LINE
- ||||| - DENOTES (E) TOP OF SLOPE
- . - . - DENOTES (E) EDGE OF DITCH
- - - - - DENOTES (E) DITCH CENTERLINE

1 SITE PLAN
1:500

2021.05.27	REVISED PER CITY
2019.07.09	REVISED PER CITY
2019.03.08	ISSUED FOR FINAL CITY APPROVAL
2018.10.31	ISSUED FOR 90% COORDINATION
2018.06.22	ISSUED FOR CLIENT REVIEW

No.:	Date:	Description:
Revisions:		
Date:	JUN 2018	Drawing:
Scale:	1:500	S301
Drawn:	SR	
Checked:	GF	
Project:	218211	Of

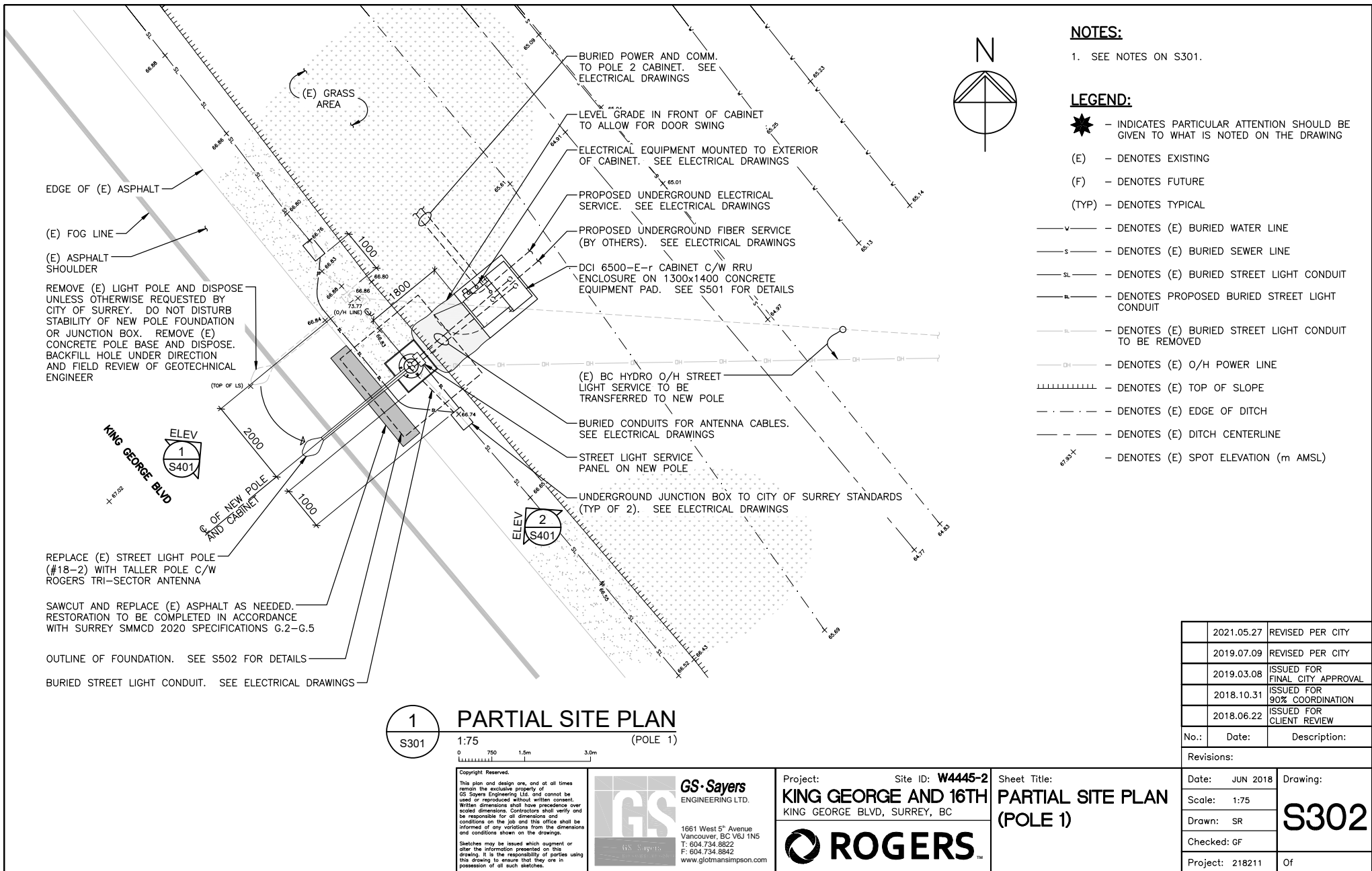
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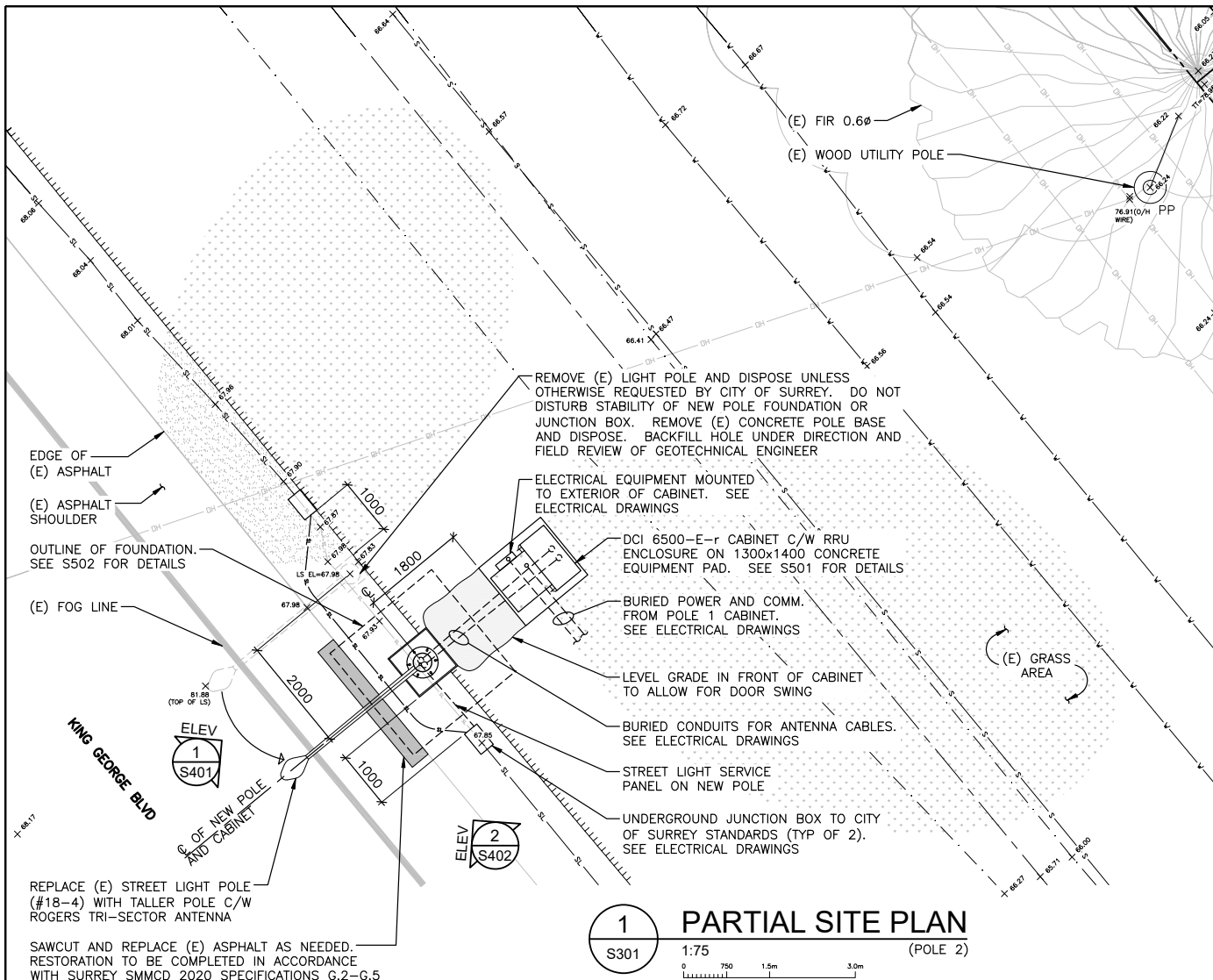
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Project: Site ID: **W4445-2**
KING GEORGE AND 16TH
KING GEORGE BLVD, SURREY, BC

Sheet Title:
SITE PLAN





NOTES:

1. SEE NOTES ON S301.

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- S— - DENOTES (E) BURIED SEWER LINE
- SL— - DENOTES (E) BURIED STREET LIGHT CONDUIT
- RL— - DENOTES PROPOSED BURIED STREET LIGHT CONDUIT
- RL— - DENOTES (E) BURIED STREET LIGHT CONDUIT TO BE REMOVED
- OH— - DENOTES (E) O/H POWER LINE
- ||||| - DENOTES (E) TOP OF SLOPE
- - - - - DENOTES (E) EDGE OF DITCH
- - - - - DENOTES (E) DITCH CENTERLINE
- 87.94-T - DENOTES (E) SPOT ELEVATION (m AMSL)

1
S301

1:75

0 750 1.5m 3.0m

(POLE 2)

REPLACE (E) STREET LIGHT POLE (#18-4) WITH TALLER POLE C/W ROGERS TRI-SECTOR ANTENNA

SAWCUT AND REPLACE (E) ASPHALT AS NEEDED. RESTORATION TO BE COMPLETED IN ACCORDANCE WITH SURREY SMMCD 2020 SPECIFICATIONS G.2-G.5

REMOVE (E) LIGHT POLE AND DISPOSE UNLESS OTHERWISE REQUESTED BY CITY OF SURREY. DO NOT DISTURB STABILITY OF NEW POLE FOUNDATION OR JUNCTION BOX. REMOVE (E) CONCRETE POLE BASE AND DISPOSE. BACKFILL HOLE UNDER DIRECTION AND FIELD REVIEW OF GEOTECHNICAL ENGINEER

ELECTRICAL EQUIPMENT MOUNTED TO EXTERIOR OF CABINET. SEE ELECTRICAL DRAWINGS

DCI 6500-E-r CABINET C/W RRU ENCLOSURE ON 1300x1400 CONCRETE EQUIPMENT PAD. SEE S501 FOR DETAILS

BURIED POWER AND COMM. FROM POLE 1 CABINET. SEE ELECTRICAL DRAWINGS

LEVEL GRADE IN FRONT OF CABINET TO ALLOW FOR DOOR SWING

BURIED CONDUITS FOR ANTENNA CABLES. SEE ELECTRICAL DRAWINGS

STREET LIGHT SERVICE PANEL ON NEW POLE

UNDERGROUND JUNCTION BOX TO CITY OF SURREY STANDARDS (TYP OF 2). SEE ELECTRICAL DRAWINGS

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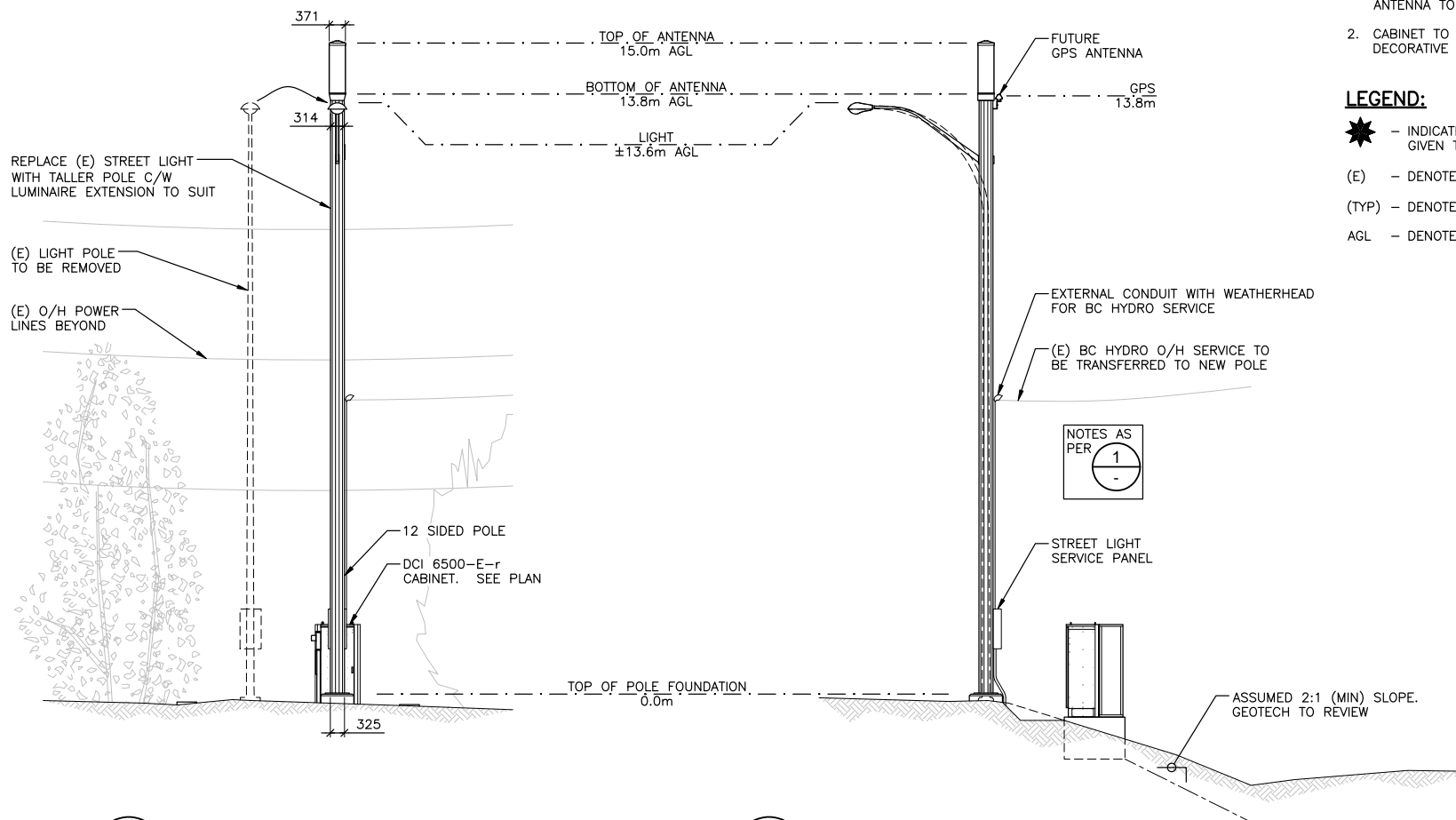
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ROGERS

Sheet Title:
PARTIAL SITE PLAN
(POLE 2)

	2021.05.27	REVISED PER CITY
	2019.07.09	REVISED PER CITY
	2019.03.08	ISSUED FOR FINAL CITY APPROVAL
	2018.10.31	ISSUED FOR 90% COORDINATION
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No.:	Date:	Description:
Revisions:		
Date:	JUN 2018	Drawing:
Scale:	1:75	S303
Drawn:	SR	
Checked:	GF	
Project:	218211	Of



NOTES:

1. NEW POLE TO BE HOT DIPPED GALVANIZED AND POWDER COATED RAL 7040. TRI-SECTOR ANTENNA TO BE PAINTED TO MATCH.
2. CABINET TO BE COVERED WITH ANTI-GRAFFITI DECORATIVE WRAP.

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (TYP) - DENOTES TYPICAL
- AGL - DENOTES ABOVE GRADE LEVEL

1 SOUTHWEST ELEVATION
S302 1:100

2 SOUTHEAST ELEVATION
S302 1:100

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ROGERS

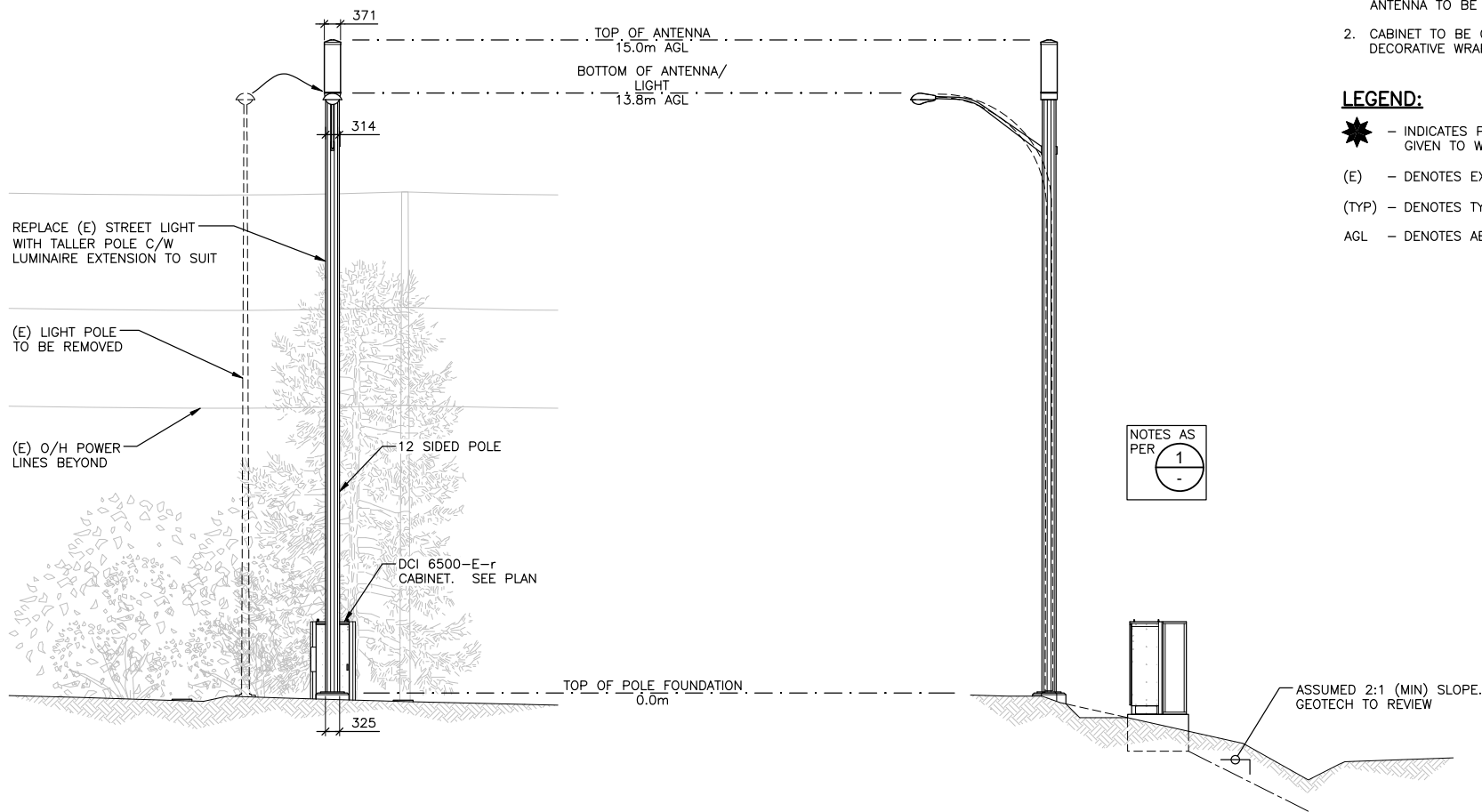
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SOUTHEAST AND SOUTHWEST ELEVATIONS (POLE 1)

2021.05.27	REVISED PER CITY
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2019.03.08	ISSUED FOR FINAL CITY APPROVAL
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Revisions:

Date:	JUN 2018	Drawing:
Scale:	1:100	S401
Drawn:	SR	
Checked:	GF	
Project:	218211	Of



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1 SOUTHWEST ELEVATION
S303 1:100

2 SOUTHEAST ELEVATION
S303 1:100

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KING GEORGE BLVD, SURREY, BC

ROGERS

Sheet Title:
SOUTHEAST AND SOUTHWEST ELEVATIONS (POLE 2)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0164-00

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 Right-Of-Way near 160 Street and King George Blvd.
Adjacent to 1805 160 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

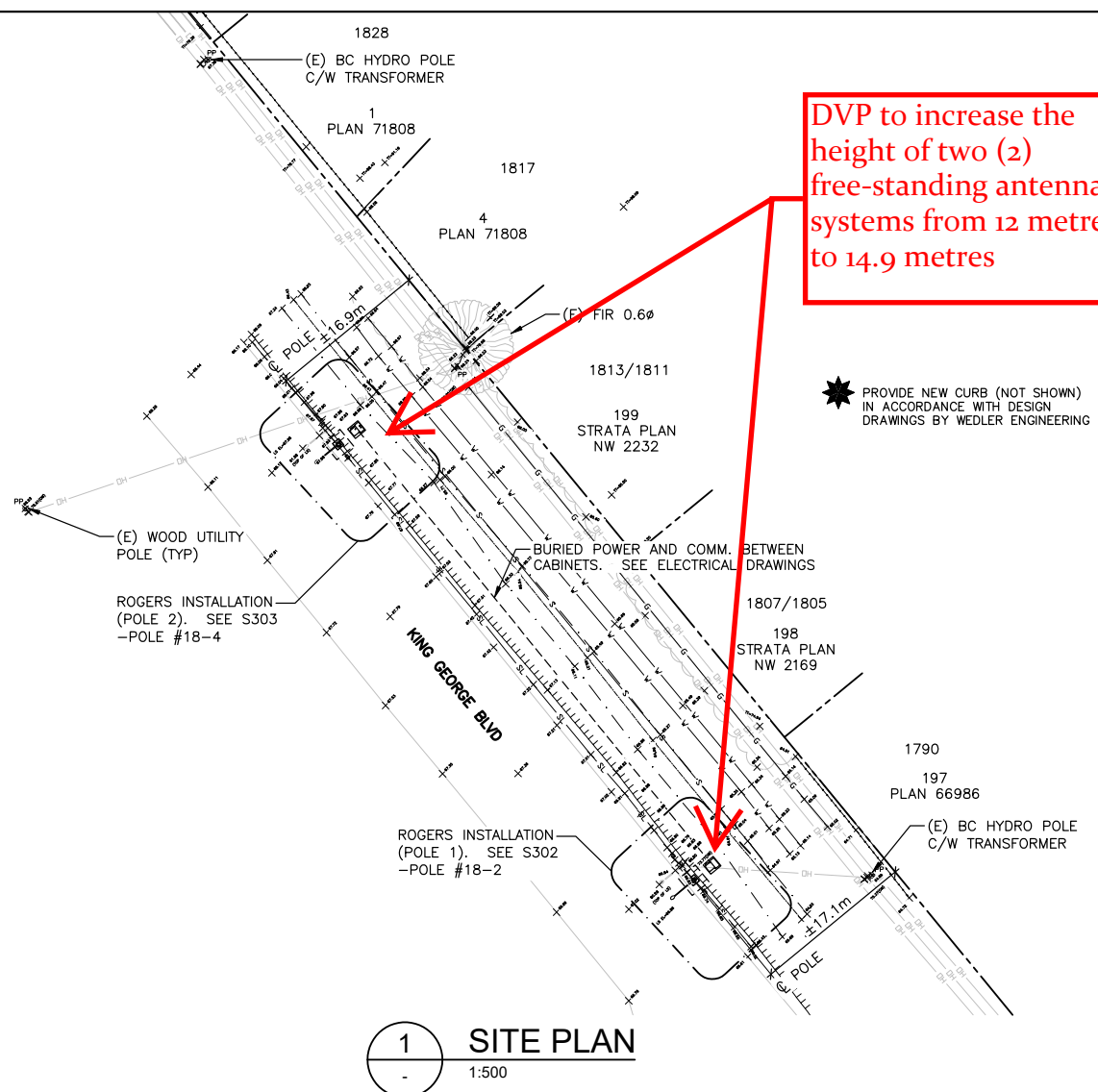
(a) In Section A.1. (a) i.b. of Part 4 "General Provisions," the maximum height of two free-standing antenna systems be raised from 12 metres to 14.9 metres.
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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



DVP to increase the height of two (2) free-standing antenna systems from 12 metres to 14.9 metres



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1 SITE PLAN
1:500

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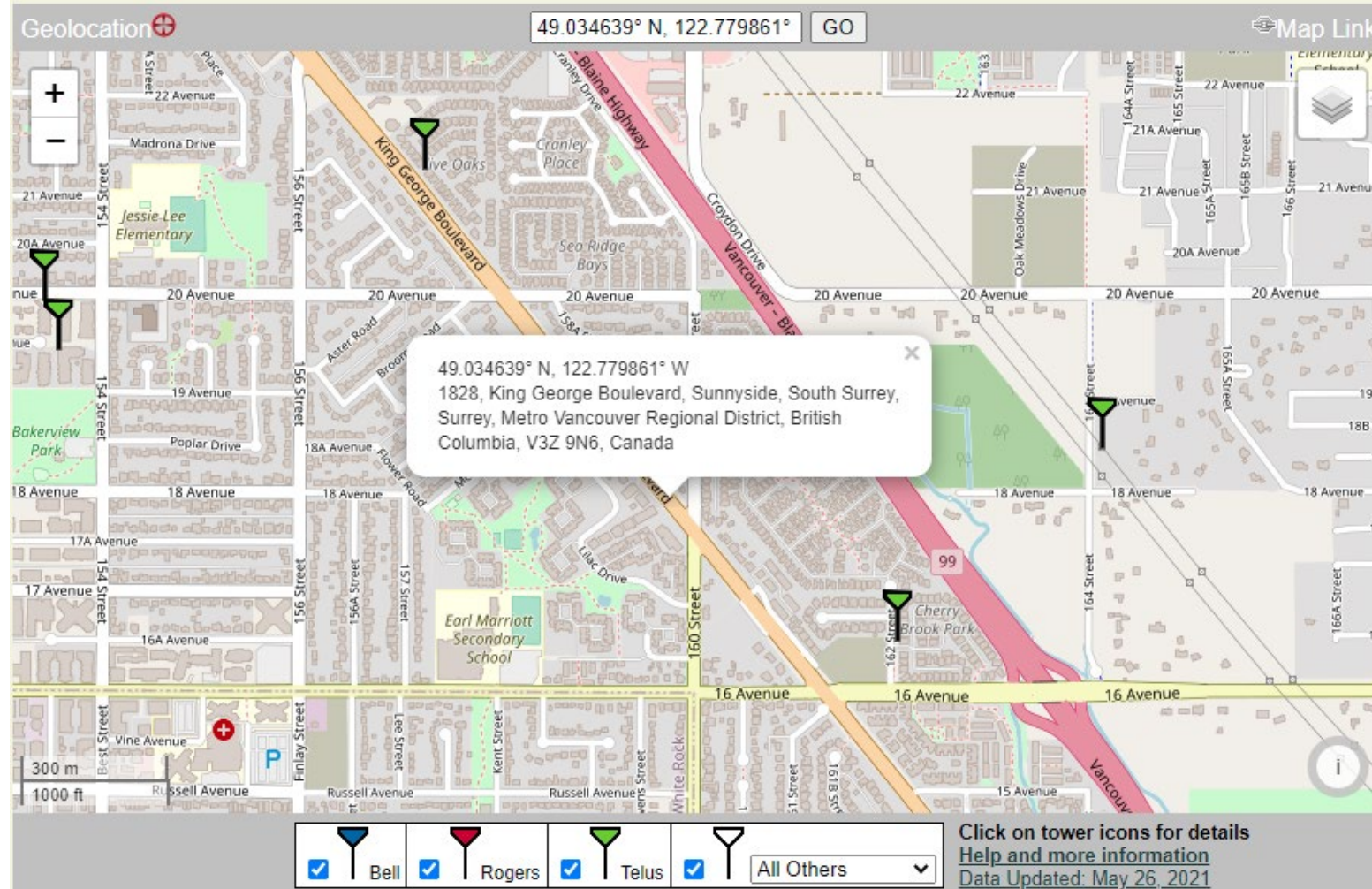
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Canadian Cellular Towers Map



Before



After

