

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0183-00

Planning Report Date: May 9, 2011

PROPOSAL:

- **Development Variance Permit**

in order to vary the height of a free-standing telecommunications tower from 12 metres (40 ft.) to 20 metres (66 ft.).

LOCATION:

9522 – 120 Street

OWNER:

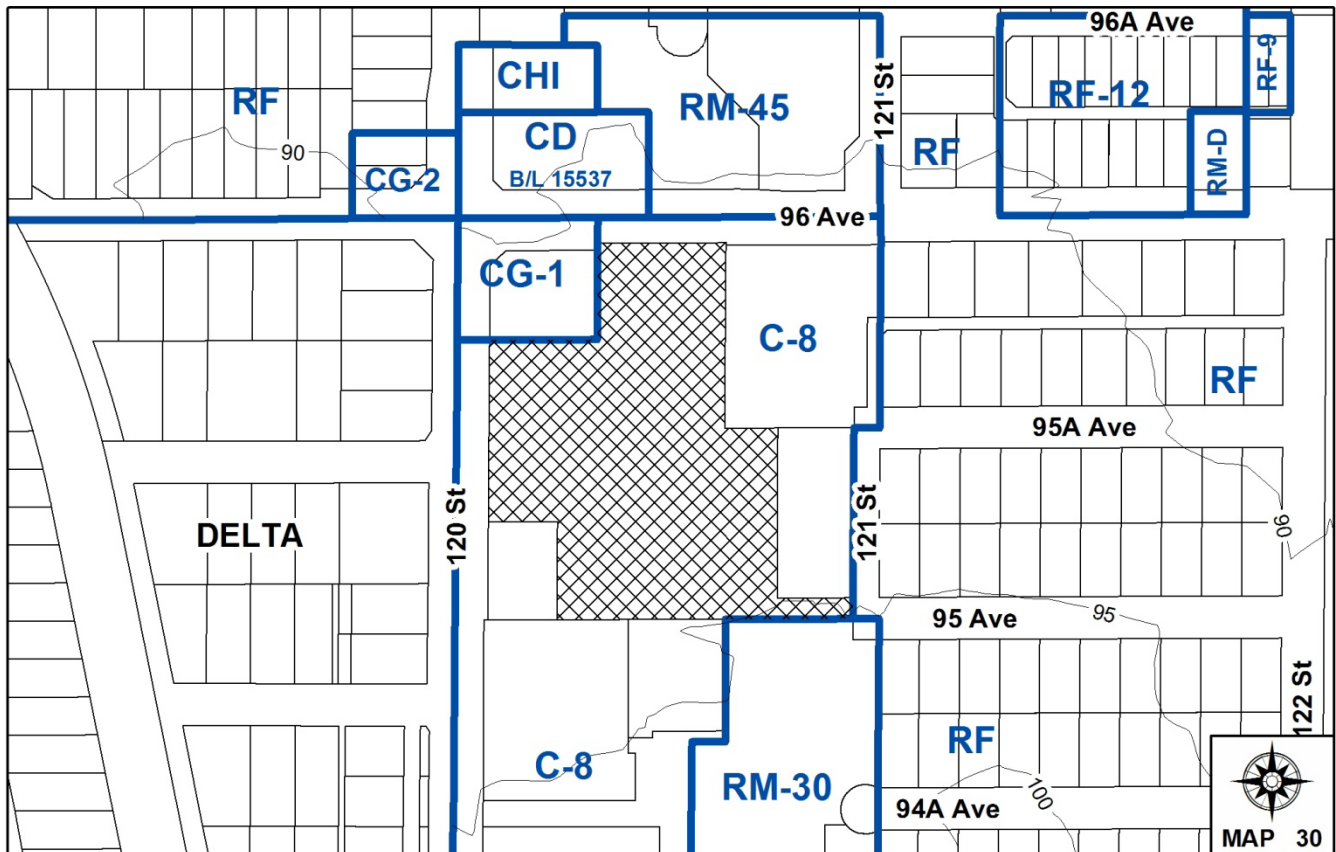
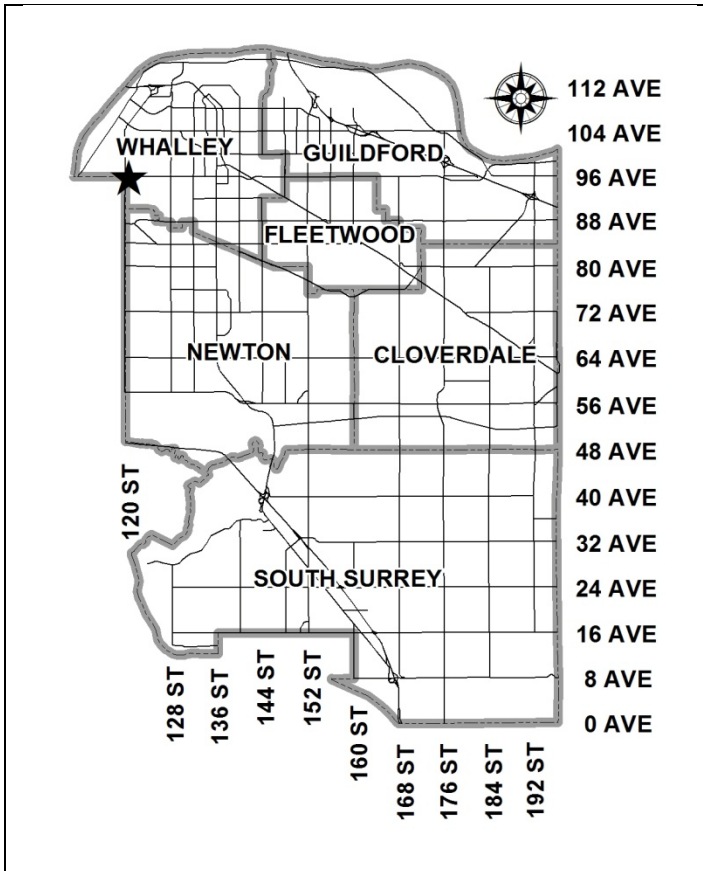
Scott Town Holdings Inc., Inc. No. 0362001

ZONING:

C-8

OCP DESIGNATION:

Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to the Zoning By-law to increase the maximum permitted height of a free-standing telecommunications tower from 12 metres (40 ft.) to 20 metres (66 ft.).

RATIONALE OF RECOMMENDATION

- The applicant has proposed a stealth tower which mimics an existing 20-metre (66 ft.) tall light pole within the parking lot on the site.
- The proposed stealth tower will replace an existing 12-metre (40 ft.) tall light pole currently in the subject parking lot.
- The applicant has provided documentation which indicates that there is a demonstrated coverage hole in the area, which the wireless carrier would like to resolve to attract new customers.
- The applicant has provided information which indicates that there are no existing structures which are suitable within a 500-metre (1,640) radius of the subject site.
- The public notification for the proposal generated only one comment which was in support of the proposed tower as it allows increased competition in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7910-0183-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the Zoning By-law to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 20 metres (66 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Scott Tower Plaza.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Mixed commercial uses and apartments.	Commercial and Multiple Residential	CD (By-law No. 15537) and RM-45
Northwest:	Vacant, former gas station.	Commercial	CG-1
West (Across 120 Street in Delta):	Mixed commercial.	n/a	n/a
East:	Mixed commercial uses and a vacant lot.	Commercial	C-8
South:	Mix of commercial buildings and multi-family.	Commercial and Multiple Residential	C-8 and RM-30

DEVELOPMENT CONSIDERATIONS

- The subject property, located on the southeast corner of 120 Street and 96 Avenue, is designated Commercial in the Official Community Plan (OCP) and is zoned C-8 (Community Commercial Zone). The Scott Town Plaza is located on the subject site. The major tenants include Buy Rite Foods and Pharmasave.
- The original building permit for the Scott Town Plaza was issued in April 1978.
- The property owner has authorized the applicant who is acting on behalf of GlobalLive, to apply for a Development Variance Permit to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 20 metres (66 ft.).

- The applicant is proposing to replace an approximately 12-metre (40 ft.) tall existing light pole (Appendix III). The proposed stealth pole is approximately 0.53 metre (21 inches) in circumference at the base and tapers to 0.28 metre (11 inches) at the top. The proposed height of the pole is 17 metres (55.8 ft.) tall with the stealth antenna being placed on top for a total height of 19.49 metres (64 ft.). Lights are proposed to be located at approximately the 12-metre (40 ft.) height to match the pole that is being replaced. The applicant has submitted a rendering of the proposed stealth pole (Appendix V).
- The existing lighting pole on the subject site to be mimicked is approximately 19.49 metres (64 ft.) in height with a 0.53 metre (19 inches) circumference at the base tapering to 0.23 metre (9 inches) at the top.
- A north-facing 0.61 metre (2 ft.) high microwave dish is proposed on top of the Pharmasave building and will be connected to the proposed telecommunications tower by underground wiring. The dish will be affixed to an existing firewall.
- Two equipment cabinets of approximately 1.5 metres (5 ft.) in height are proposed to be located on the rooftop of the Pharmasave building. The exact location is yet to be determined. The proposed cabinets will be painted to match the existing building and screened by the existing parapets and firewalls. Wiring will be located underground from the antenna to the cabinets.
- The current proposal is to provide improved telecommunication coverage and capacity for the area generally bounded by the Fraser River and 100 Avenue to the north, 128 Street to the east, 90 Avenue to the south, and 116 Street as well as the Fraser River to the west.
- Since October 2010, an inter-departmental team of staff has been meeting with members of the Canadian Wireless Communication Association (CWCA), representing six (6) telecommunication companies, including GlobalLive. Due to the escalating demand for wireless service, the telecommunication companies have requested a more stream-lined process for obtaining approvals from the City for new installations. The key messages staff have relayed to the group are the importance of a comprehensive strategy to ensure adequate coverage for all carriers while minimizing the number of singular user installations without compromising the existing policy guidelines, especially proximity to residential areas and aesthetics.
- Although a comprehensive strategy has not been developed at this time, the subject application generally complies with the current Telecommunication Tower Policy and is therefore, being presented for Council's consideration.

City's Telecommunication Tower Policy

- A City policy on telecommunication towers was developed in conjunction with wireless providers and approved by Council on June 18, 2001 (Policy 0-49 Telecommunication Towers). The policy provides parameters on how the towers should be sited and designed.

- The following is an evaluation of the current proposal in relation to Policy O-49:

Location and Siting

- When considering the siting of telecommunication tower facilities, every effort should be made to locate new equipment on existing structures such as Hydro transmission line towers, utility poles, roof tops, etc.

The applicant has indicated that they require a 20-metre (66 ft.) height in order to ensure an expanded coverage area. The applicant has provided information which shows that the 20-metre (66 ft.) height will allow for improved coverage to an area bound by Fraser River and 100 Avenue to the north, 128 Street to the east, 90 Avenue to the south, and 116 Street as well as the Fraser River to the west. The applicant has provided a list of existing structures within a 500-metre (1,640 ft.) radius from the base of the installation which do not have the height the applicant requires. The carriers have indicated to staff that unobstructed sight lines between cell sites are imperative for continuous wireless service.

- It is preferable that the new free-standing telecommunication towers be sited in non-residential locations and preferably in industrial areas.

The proposed location is within an existing commercial area.

- Towers on prominent natural and cultural features, environmentally sensitive areas or areas with historically significant buildings are discouraged.

The proposed location of the installation is not located close to prominent natural and cultural features.

- New free-standing telecommunication towers should be located at a distance from the edge of an existing or future road allowance no less than the height of the tower.

The wireless installation is proposed to be set back approximately 28 metres (92 ft.) from the property line at 96 Avenue (north property line), which exceeds the height of the proposed tower.

- Location of telecommunication towers on sites with mature trees is encouraged.

The site is already developed as a commercial site, and there are no mature trees on site.

- All applicants for free-standing telecommunication structures will be requested to identify any other structure (i.e. hydro transmission towers, existing telecommunication towers, etc.) within a radius of 500 metres (1,640 ft.) from the proposed location and to provide reasons why other existing structures within that radius are not acceptable for use (i.e. structural capabilities, safety, available space or failing to meet service coverage needs).

The applicant has provided a list of all existing structures within a 500-metre (1,640 ft.) radius and has identified their heights. The applicant has indicated that none of these structures provide the height required to meet their coverage needs. The carriers have advised that the taller the height of the installation, the larger the range of coverage, due to unobstructed sight lines between cell sites.

Co-Location

- The carriers and other telecommunication tower owners are encouraged to work cooperatively in reaching agreements which allow for sharing of tower structures so as to minimize the total number of towers in the City. This practice is typically referred to as "co-location".

Due to the stealth design and proposed height of 20 metres (66 ft.), co-location is not feasible at this location as it would require additional height and width.

- Towers and ancillary equipment shelters will be designed to fit their surroundings and to minimize their visual impact on surrounding properties.

The applicant is proposing a pole design that will mimic the design of existing light poles on the site.

- The use of monopoles is encouraged. Where a tower is being constructed to accommodate a single user, a monopole design is required.

The proposed tower will be for a single user and is a monopole design.

- Landscaping shall be appropriately placed around telecommunication tower and ancillary facilities, such as equipment shelters, to minimize their visual impact on the neighbourhood.

As the proposed tower is to be sited in the median of a drive aisle in the parking lot, there is no landscaping proposed. The ancillary equipment will be located on the rooftop of the adjacent Pharmasave building and will be adequately screened.

PUBLIC CONSULTATION

In accordance with the City policy, the applicant sent out approximately 200 information packages on March 31, 2011 to a notification area of 127 metres (417 ft.) or six times the height of the proposed tower, measured from the base of the proposed location of the proposed 20-metre (66 ft.) tall telecommunications tower. During the notification period, only one comment was received, by e-mail, and the comment was in support of the application as it will create more competition in the cell phone market.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Zoning By-law to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 20 metres (66 ft.).

Applicant's Reasons:

- The applicant has submitted documentation demonstrating that there is a coverage hole in the area, which a proposed telecommunication structure would assist in resolving.

- The proposed tower is a stealth design and mimics the existing 20-metre (66 ft.) lighting pole in the parking lot.

Staff Comments:

- The proposal complies with the majority of criteria identified in the City's Policy for Telecommunication Towers. The proposed location is within a commercial area away from residents.
- As a result of public notification, no concerns have been expressed.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Development Variance Permit No. 7910-0183-00 (includes site plan and elevations)
- Appendix III. Photo of the existing lighting pole to be replaced
- Appendix IV. Rendering of proposed pole.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/kms

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. 5/5/11 9:00 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Irv Hildebrand, Alcatel-Lucent
 Address: 4190 Still Creek Drive
 Burnaby, BC
 V5C 6C6
 Tel: 604-596-1028

2. Properties involved in the Application

- (a) Civic Address: 9522 - 120 Street
- (b) Civic Address: 9522 - 120 Street
 Owner: Scott Town Holdings Inc., Inc. No. 0362001
 PID: 008-710-031
 Lot "D" Except: Part Subdivided by Plan 22412, Section 31 Township 1 New
 Westminster District Plan 20245

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7910-0183-00.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0183-00

Issued To: SCOTT TOWN HOLDINGS INC., INC. NO. 0362001

(the "Owner")

Address of Owner: 601 - 1200 West 73rd Avenue
Vancouver, BC
V6P 6G5

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: 008-710-031

Lot "D" Except: Part Subdivided by Plan 22412, Section 31 Township 1 New Westminster District Plan 20245

9522 - 120 Street

(the "Land")

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

(a) In Subsection A.1.(a)ii.b. of Part 4 General Provisions, the maximum height of a telecommunication tower is increased from 12 metres (40 ft.) to 20 metres (66 ft.).

4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7910-0183-00 (A) through to and including 7910-0183-00(E) (the "Drawings") which are attached hereto and form part of this development variance permit.

5. This development variance permit applies to only the 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 – Dianne L. Watts

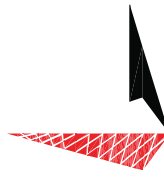
City Clerk – Jane Sullivan

PLANS PREPARED FOR:





PROJECT INFORMATION:
SITE # BVA0290-A
SCOTT TOWER PLAZA
 9522 120TH STREET
 SURREY, BC V3V 4C1
 (CANADA)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
 3703 JUNCTION BOULEVARD
 RALEIGH, NC 27603-5263
 OFFICE: (919) 661-6351
 www.tepgroup.net

SEAL:



3	6-8-10	CONSTRUCTION REVISION
2	10-26-09	CONSTRUCTION
1	10-21-09	REVISION PER CLIENT
0	10-12-09	PRELIMINARY CONSTRUCTION
REV	DATE	ISSUED FOR:
DRAWN BY: JFU CHECKED BY: GWA		

SHEET TITLE:
BUILDING ELEVATIONS

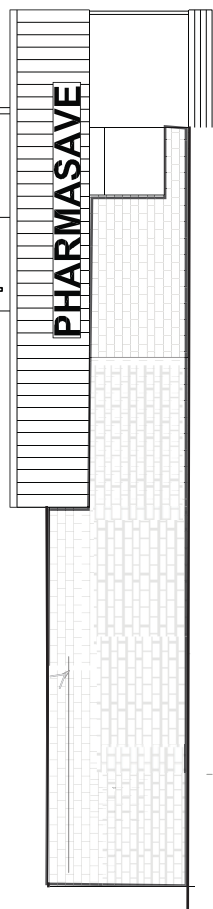
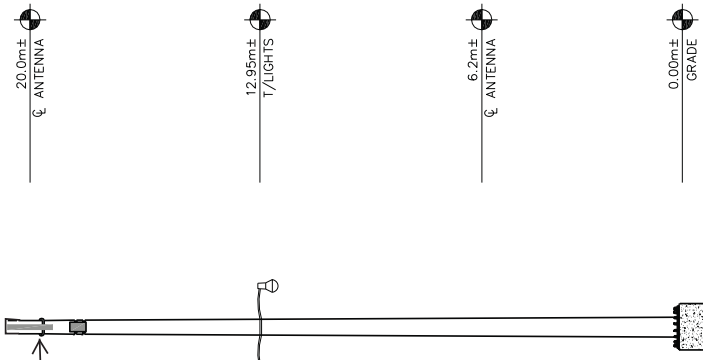
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 REVISION: **3**
 TEP #: 052152

NOTES:

Stealth Antenna
inside pole




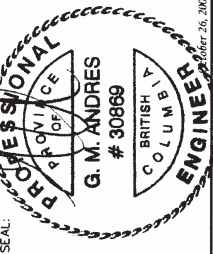
Lights placed at
height TBA

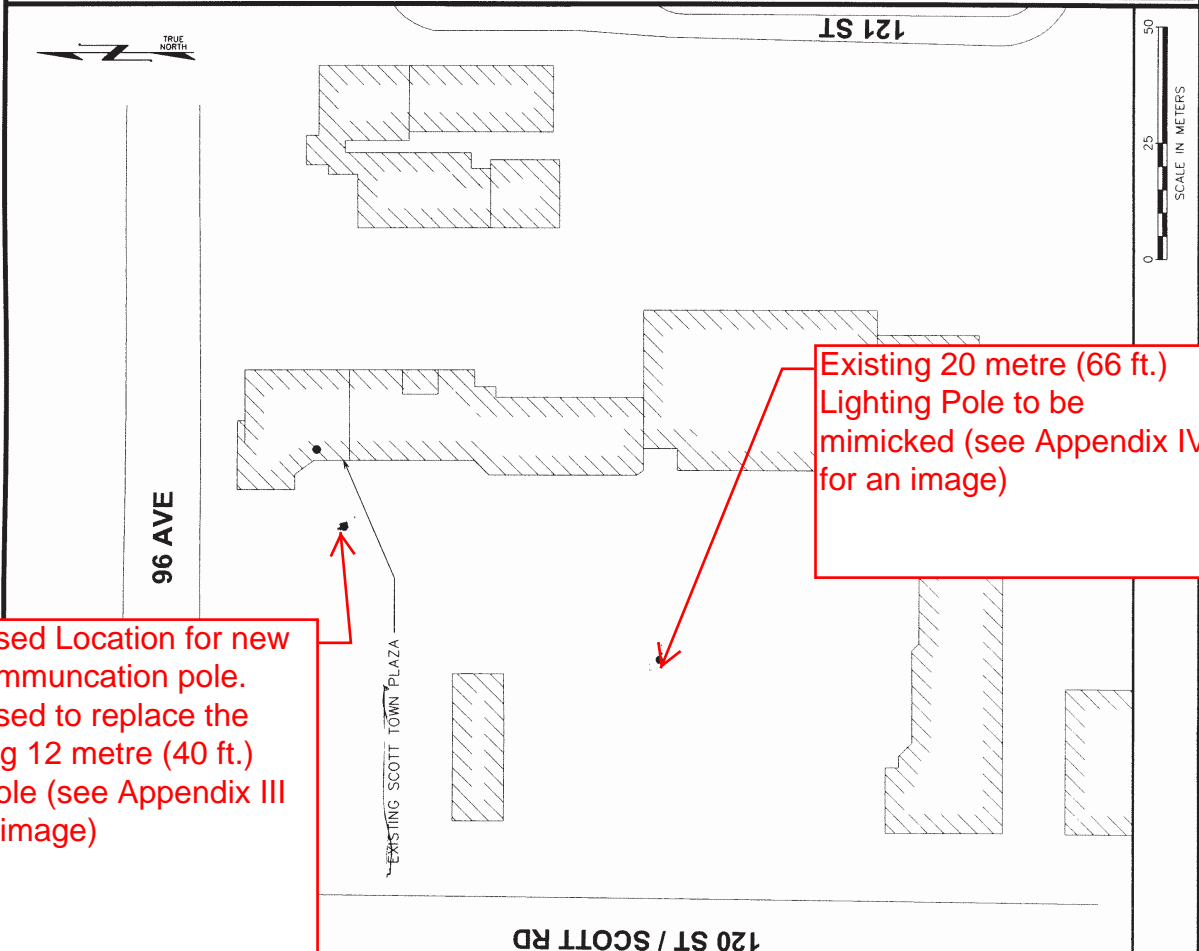
2 ft circular dish



NORTH ELEVATION

BUILDING ELEVATIONS
 SCALE: 1 = 150

PLANS PREPARED FOR:  	PROJECT INFORMATION: SITE # BVA0290-A SCOTT TOWER PLAZA 9522, 190TH STREET SURREY, BC V3V 4C1 (CANADA)	PLANS PREPARED BY:  TOWER ENGINEERING PROFESSIONALS 3703 JUNCTION BOULEVARD RALEIGH, NC 27603-5263 OFFICE: (919) 661-6351 www.tepgroup.net	SEAL:  G. M. ANDRES # 30869 C. BRITISH COLUMBIA ENGINEER <small>October 26, 2009</small>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">2</td> <td style="font-size: 8px;">10-26-09</td> <td style="font-size: 8px;">CONSTRUCTION</td> </tr> <tr> <td style="font-size: 8px;">1</td> <td style="font-size: 8px;">10-21-09</td> <td style="font-size: 8px;">REVISION PER CLIENT</td> </tr> <tr> <td style="font-size: 8px;">0</td> <td style="font-size: 8px;">10-12-09</td> <td style="font-size: 8px;">PRELIMINARY CONSTRUCTION</td> </tr> <tr> <td style="font-size: 8px;">REV</td> <td style="font-size: 8px;">DATE</td> <td style="font-size: 8px;">ISSUED FOR:</td> </tr> <tr> <td colspan="3" style="font-size: 8px;">DRAWN BY: JIU CHECKED BY: GMA</td> </tr> <tr> <td colspan="3" style="font-size: 8px;">SHEET TITLE:</td> </tr> </table>	2	10-26-09	CONSTRUCTION	1	10-21-09	REVISION PER CLIENT	0	10-12-09	PRELIMINARY CONSTRUCTION	REV	DATE	ISSUED FOR:	DRAWN BY: JIU CHECKED BY: GMA			SHEET TITLE:			SHEET NUMBER: <h1 style="font-size: 24px; margin: 0;">C-1</h1>	REVISION: <h1 style="font-size: 24px; margin: 0;">2</h1>	TEP # : 092152
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Proposed Location for new telecommunication pole. Proposed to replace the existing 12 metre (40 ft.) light pole (see Appendix III for an image)

Existing 20 metre (66 ft.) Lighting Pole to be mimicked (see Appendix IV for an image)

NOTES:

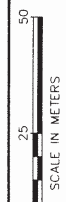
1. SITE PLAN SHOWN BELOW TAKEN FROM INFORMATION PROVIDED BY GLOBALIVE. THE CONTRACTOR SHALL VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE SURVEY. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
2. EXISTING INFORMATION INDICATED ON SITE PLAN WAS EXCLUDED FOR DRINKING WATER AND SEWERAGE. CONTRACTOR DOES NOT GUARANTEE OR ASSURE THE PRECISION, ACCURACY OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, OR INJURY THAT MIGHT OCCUR. THE INFORMATION SUPPLIED BY THE CUSTOMER WAS INCORPORATED FOR REFERENCE ONLY.
3. TOWER ENGINEERING PROFESSIONALS DID NOT PERFORM A SURVEY AND ASSUMES THAT THE TOPOGRAPHY AT THE EXISTING SITE DOES NOT REQUIRE ANY GRADING. IF IT IS DETERMINED THAT EROSION CONTROL IS REQUIRED, A FIELD SURVEY WILL BE NECESSARY.

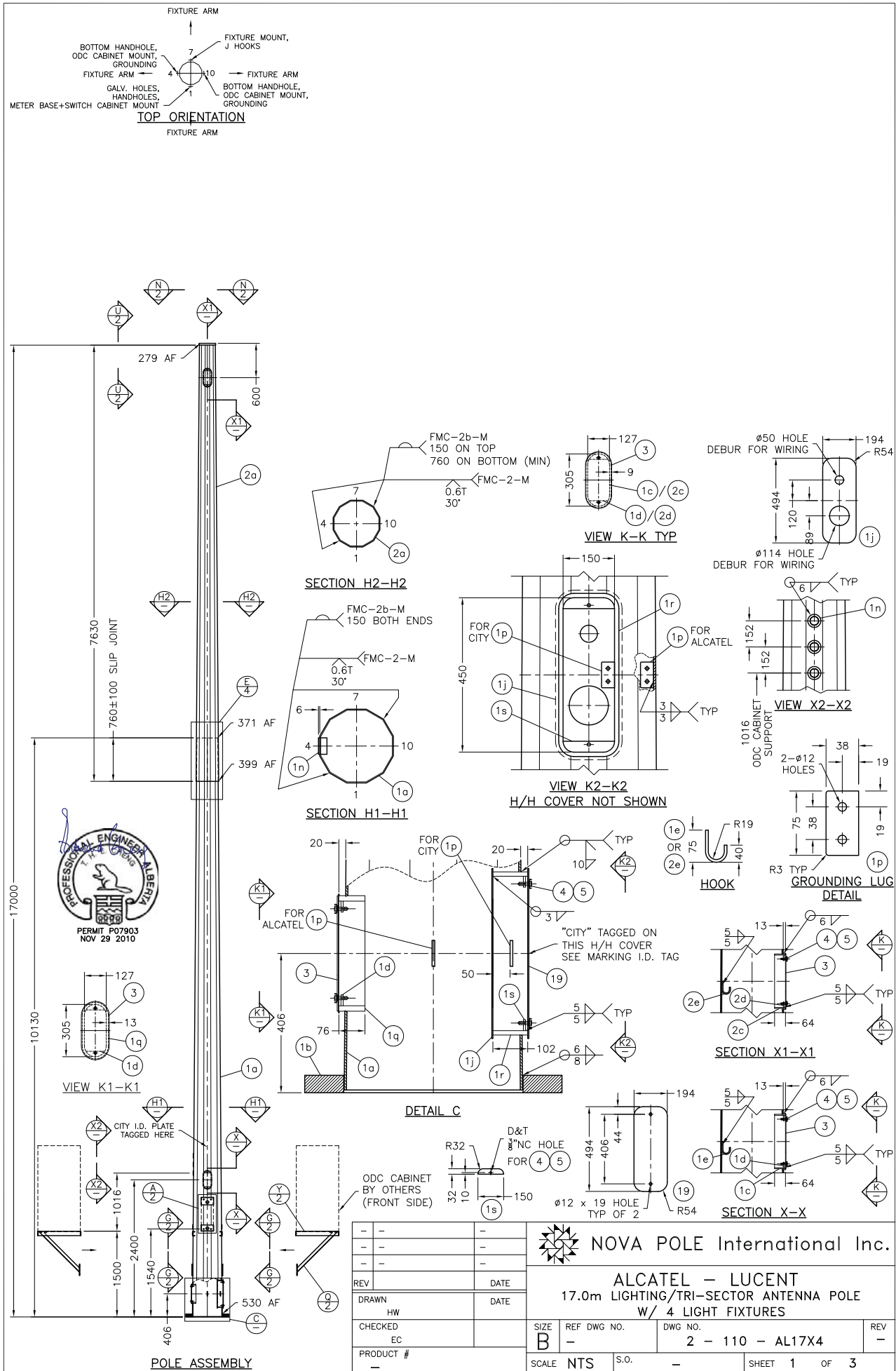
LEGEND

—	EXIST. PROPERTY LINE
●	PROPERTY CORNER
—	EDGE OF PAVEMENT
x	CHAIN LINK FENCE
•	PROPOSED LOCATION OF ANTENNAS


SITE PLAN

SCALE: 1 = 1000

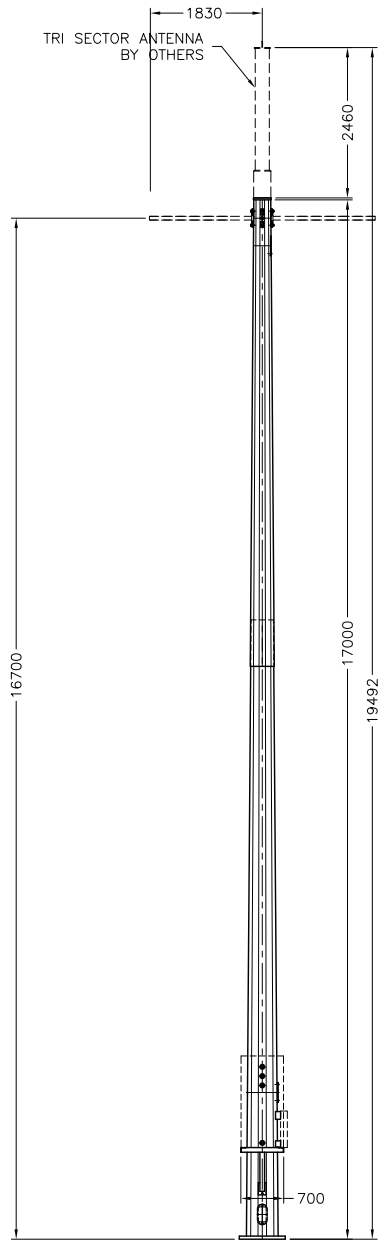




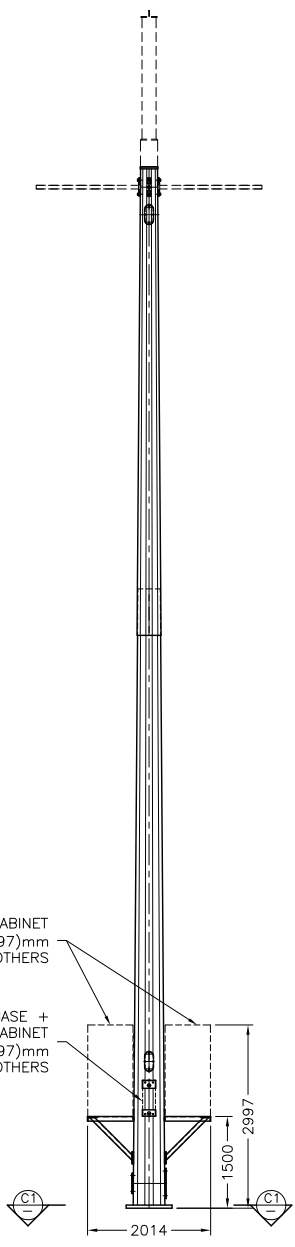
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DRAWN	DATE
CHECKED	
PRODUCT #	


NOVA POLE International Inc.
ALCATEL - LUCENT
17.0m LIGHTING/SECTOR ANTENNA POLE
W/ 4 LIGHT FIXTURES

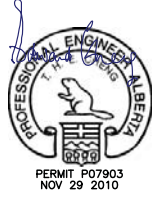
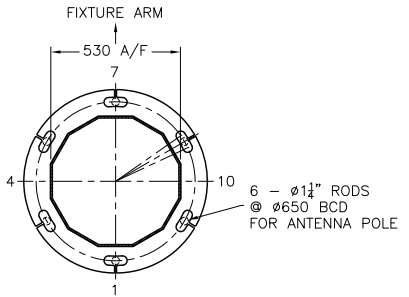
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SCALE NTS	S.O. -	SHEET 1 OF 3	



ANTENNA POLE
SIDE VIEW



ANTENNA POLE
END VIEW



REV	DATE	NOVA POLE International Inc.			
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CHECKED EC	DATE NOV30/10	SCALE NTS	S.O. -	SHEET 3 OF 3	
PRODUCT #	-				

12-metre (40 ft.) Pole that is proposed to be replaced

Existing 20-metre (66 ft.) pole that is proposed to be mimicked.





