

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0227-00

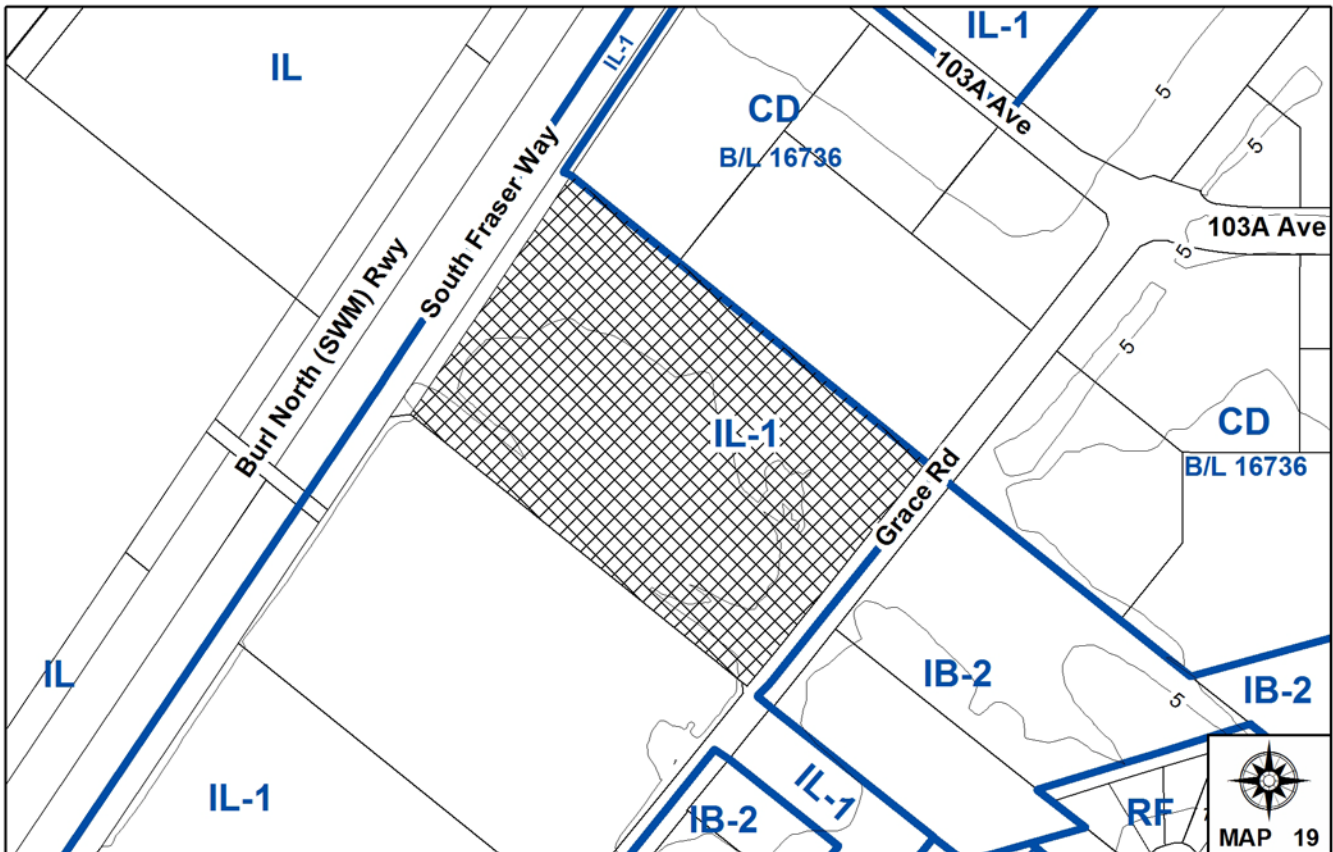
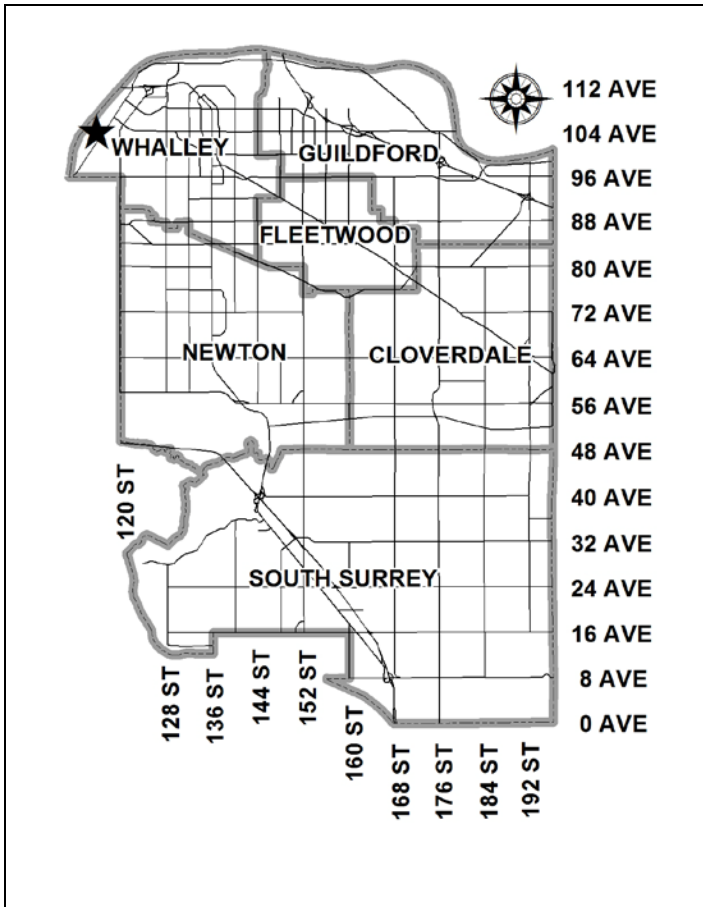
Planning Report Date: April 4, 2011

PROPOSAL:

- **Development Variance Permit**

in order to vary the height of a free-standing telecommunication tower from 12 metres (40 ft.) to 45 metres (148 ft.) in South Westminster.

LOCATION: 10239 Grace Road
OWNER: 0793597 B.C. Ltd., Inc. No. BC0793597
ZONING: IL-1
OCP DESIGNATION: Industrial
NCP DESIGNATION: Light Impact Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an increase in the height of a free-standing telecommunications tower from 12 metres (40 ft.) to 45 metres (148 ft.).
- The location of the proposed telecommunication tower from South Fraser Way, is less than the height of the tower, which is contrary to the Telecommunication Tower Policy.

RATIONALE OF RECOMMENDATION

- The proposed location of the telecommunications tower is in an existing industrial area of South Westminster.
- 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 for improved service to its customers.
- The applicant has provided information which indicates that there are no existing structures which are suitable within a 500-metre (1,640 ft.) radius of the subject site.
- The pre-notification process was extended from the policy requirement of two weeks to 30 days, due to the Christmas holiday break. No written comments were submitted regarding the proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7910-0227-00, (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 telecommunication tower from 12 metres (40 ft.) to 45 metres (148 ft.).

REFERRALS

Engineering:	The Engineering Department has no objection to the project.
Environmental Review Committee (ERC):	Due to the proximity of Scott Creek, the proposal was reviewed by the ERC on November 24, 2010. The ERC finds the proposed location of the wireless installation to be acceptable as it complies with the riparian setback relaxation for Scott Creek previously requested during a rezoning from A-1 to IL-1 (Application No. 7906-0047-00). At the May 24, 2006 ERC meeting for Application No. 7906-0047-00, a 40-metre (130 ft.) protection area was approved, straddling the subject site and the site to the north. The applicant proposes to comply with the previously approved riparian setback and also to provide additional riparian planting in conjunction with this application.
Gateway Program/Ministry of Transportation and Infrastructure (MOTI):	To date, staff have not received comments from the Gateway Program regarding the proposal. Road dedication for the future South Fraser Perimeter Road was provided under Application No. 7906-0047-00 and no concerns were raised with the subsequent Development Permit application for a 6,066-square metre (65,300 sq.ft.) warehouse building (Application No. 7906-0232-00).

SITE CHARACTERISTICS

Existing Land Use: Existing distribution warehouse facility, Scott Creek runs parallel along the northeast property line.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North-West (across South Fraser Way and rail rights-of-way):	Fraser River Harbor Commission and related industrial tenants.	Light Impact Industrial in the South Westminster NCP	IL

Direction	Existing Use	NCP Designation	Existing Zone
North-East:	Scott Creek and warehouse.	Light Impact Industrial in the South Westminster NCP	CD (By-law No. 16736)
South-East (across Grace Road):	Vacant and storage.	Business Park in the South Westminster NCP	IB-2
South-West:	Distribution warehouse.	Light Impact Industrial in the South Westminster NCP	IL-1

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 10239 Grace Road in the South Westminster area. The subject property is currently zoned Light Impact Industrial 1 Zone (IL-1) and designated Industrial in the Official Community Plan (OCP) and Light Impact Industrial in the South Westminster NCP.
- The subject property contains a truck distribution facility (QuikX), in accordance with Development Permit No. 7906-0232-00.
- The property owner has authorized the applicant, who is acting on behalf of Rogers Communications, to apply for a Development Variance Permit to increase the maximum height of a free-standing telecommunication tower from 12 metres (40 ft.) to 45 metres (148 ft.).
- The proposal is for a galvanized steel monopole installation with two ancillary beige painted equipment cabinets at the base of the mast. The installation is to be located within a 20-metre (66 ft.) by 20-metre (66 ft.) fenced compound at the northwest corner of the subject site (adjacent South Fraser Way and Scott Creek). Cedar hedges are proposed to be planted along the northwest and northeast sides of the compound, which are the most visible sections.
- The current proposal is to provide improved telecommunication coverage and capacity for the area generally bound by 98 Avenue at the south, Old Yale Road at the north, the Fraser River to the west and 122 Street to the east. The applicant has provided a coverage map documenting the existing weak coverage experienced by Rogers in this area.
- Since October 2010, an inter-departmental group of staff has been meeting with members of the Canadian Wireless Communication Association (CWCA), representing six (6) telecommunication companies, including Rogers. 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.
- An evaluation of the current proposal in relation to this policy is provided as follows:

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 towers, utility poles, roof tops, etc.

The applicant has indicated that they require a 45.0-metre (148 ft.) height in order to ensure an expanded coverage area. The applicant has provided information which shows that the 45-metre (148 ft.) height will allow for improved coverage to an area bound by 98 Avenue to the south, Old Yale Road to the north, Fraser River to the west and 122 Street to the east. 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 industrial 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 located adjacent to Scott Creek. However, measures have been previously taken to ensure that adequate riparian protection has been provided.

- 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 setback 12.7 metres (42 ft.) from the property line at South Fraser Way (northwest property line). In accordance with the City's policy, the setback should be 45 metres (148 ft.), which is the height of the proposed tower. The applicant has indicated that the owner who currently operates a distribution warehouse facility does not wish to have his business activities disrupted by a wireless installation situated in the centre of the subject site.

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

Due to the fact that the site is already developed as an industrial site, there are no mature trees on site. A proposed cedar hedge is to be planted along the northwest and northeast sides of the compound boundary.

- 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 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 co-operatively 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".

The applicant has provided written confirmation that Telus is willing to co-locate on the monopole with Rogers and the proposed tower height will accommodate the second carrier.

Tower Design

- Towers and ancillary equipment shelters will be designed to fit their surroundings and to minimize their visual impact on surrounding properties.
- The use of monopoles is encouraged. Where a tower is being constructed to accommodate a single user, a monopole design is required.
- Landscaping shall be appropriately placed around telecommunication tower and ancillary facilities, such as equipment shelters, to minimize their visual impact on the neighbourhood.

The applicant is proposing a monopole design with two ancillary equipment shelters which will be surrounded by a fence screened with a cedar hedge at two sides.

PUBLIC CONSULTATION

In accordance with the City policy, the applicant sent out 19 pre-notification letters on December 10, 2010 to a notification area of 270 metres (886 ft.) or six times the height of the proposed tower, measured from the base of the proposed location of the 45-metre (148 ft.) telecommunication tower.

The applicant also expanded the response period to 30 days, rather than the two (2) weeks required by the City's policy, as the Christmas holiday break could have delayed individuals' responses.

During the notification period, no comments were received verbally or in writing. To date, no comments have been received by staff.

BY-LAW VARIANCE & 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 45 metres (148 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 will also provide co-location opportunities for at least one other wireless carrier.

Staff Comments:

- The proposal complies with the majority of criteria identified in the City's Policy for Telecommunication Towers. The proposed location is within an industrial area, away from residents and has received no opposition.

CONCLUSION

The proposed telecommunication tower complies with the majority of the guidelines in the Policy for Telecommunication Towers for location, siting and design. The installation will improve wireless coverage in the South Westminster area and will assist in improving the cellular network within the larger area. The Planning & Development Department recommends that Council approve the Development Variance Permit to proceed to public notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Site Plan and Installation Elevations
Appendix III.	Development Variance Permit No. 7910-0227-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/kms

v:\wp-docs\planning\plncomu\01261412pl.doc
. 1/26/11 2:40 PM

Information for City Clerk

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

1. (a) Agent: Name: Kiersten Enemark, Standard Land Company Inc.
Address: Suite 610 – 688 West Hastings Street
Vancouver, BC
V6B 1P1
Tel: 604-687-1119

2. Properties involved in the Application

(a) Civic Address: 10239 Grace Road

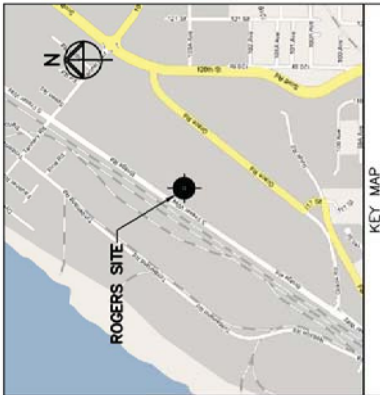
(b) Civic Address: 10239 Grace Road
Owner: 0793597 B.C. Ltd., Inc. No. BCo793597
Director Information:
Gary W. Babcock
Jeff L. King

Officer Information as at June 8, 2010
Gary W. Babcock (President)
Jeff L. King (Secretary)

PID: 027-088-324
Lot 1 District Lots 11 and 12 Group 2 New Westminster District Plan BCP30335

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7910-0227-00.



SITE NAME: BROWNSVILLE

SITE ID: W2569

**LOCATION: 10239 GRACE ROAD
SURREY, BC**

SITE TYPE: MONOPOLE - WIC

**LEGAL DESC.: PART OF LOT 1 DISTRICT LOTS 11 AND 12 GROUP 2
NEW WESTMINSTER DISTRICT PLAN BCP30335**

DRAWING LIST:
 S101 TITLE PAGE
 S301 SITE PLAN
 S302 COMPOUND LAYOUT
 S401 SOUTHWEST ELEVATION
 S402 NORTHWEST ELEVATION
 S403 NORTHEAST ELEVATIONS
 S404 SOUTHEAST ELEVATION

2011.03.07	GENERAL REVISIONS
2011.02.15	HEDGE ADDED
2010.12.06	REVISED PER CITY OF SURREY
2010.11.19	REVISED PER TELUS
2010.10.20	REVISED TOWER
2010.03.30	ISSUED FOR CLIENT REVIEW
No.:	Date:
Description:	

TELUS SITE ID: BC1386	
Sheet Title:	TITLE PAGE
Date:	MAR 2010
Scale:	NA
Drawn:	CW
Checked:	CF
Project:	210041
Drawing:	S101
Of	

Project: Site ID: **W2569**
BROWNSVILLE
 10239 GRACE RD, SURREY, BC




GS - Sayers
 ENGINEERING LTD.
 1061 West 52 Avenue
 Surrey, BC V4L 1H5
 T: 604.734.8822
 F: 604.734.8842
 www.gssayers.com

Copyright Reserved
 This plan and every one and all its parts
 through the exclusive property of Rogers
 used for telecommunication services, wireless
 services or other services. Contractors shall verify on
 site conditions on the job and the office shall be
 responsible for any discrepancies in dimensions
 and conditions shown on the drawings.
 Statutes may be issued which amend or
 alter the provisions of the Act and the
 drawings. It is the responsibility of parties using
 the drawings to verify that they are in
 compliance with such statutes.

NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY MATSON PECK & TOPPIS SURVEYORS & ENGINEERS DATED JAN 20, 2010 AND SITE DEVELOPMENT DRAWINGS PROVIDED BY TITAN CONSTRUCTION COMPANY LTD.

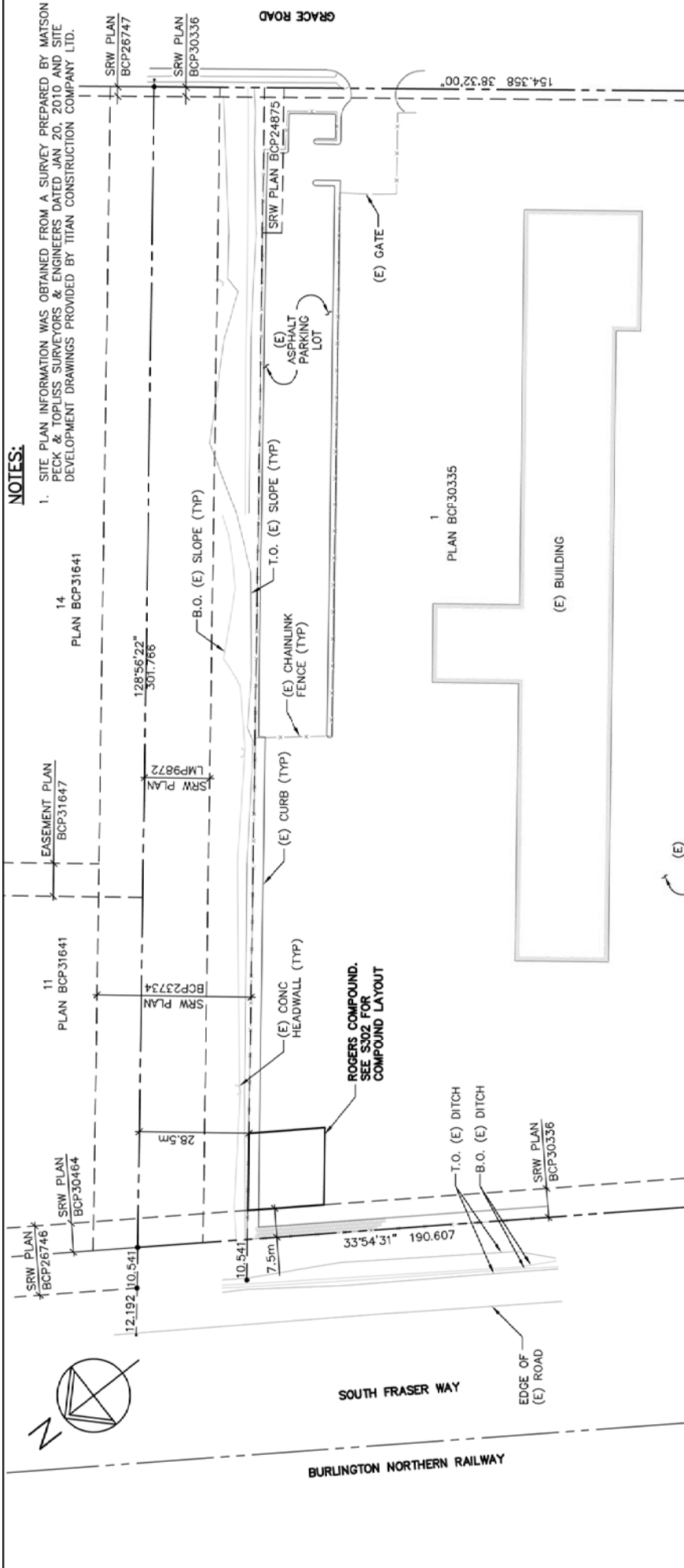


TABLE 1:

QTY.	RIPARIAN PLANTING PRESCRIPTION	COMMON NAME	DENSITY % COMPOSITION	MIN. SIZE
23	SALIX SCOULERIANA	SCOULER'S WILLOW	30	0.75m
15	ALNUS RUBARA	RED ALDER	20	0.75m
19	PSEUDOTSUGA MENZIESII	DOUGLAS-FIR	25	0.75m
19	THUJA PLICATA	WESTERN RED CEDAR	25	0.75m
75	TOTAL AREA (ha):	0.15		
	DENSITY/ha:	500		

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL



1 SITE PLAN
1:1000

2011.03.07	GENERAL REVISIONS
2011.02.15	HEDGE ADDED
2010.12.06	REVISED PER CITY OF SURREY
2010.11.19	REVISED PER TELUS
2010.10.20	REVISED TOWER
2010.03.30	ISSUED FOR CLIENT REVIEW

No.:	Date:	Description:
Revisions:		
Date:	MAR 2010	Drawing:
Scale:	1:1000	
Drawn:	CW	
Checked:	CF	
Project:	210041	Of

TELUS SITE ID: BC1386
SITE PLAN

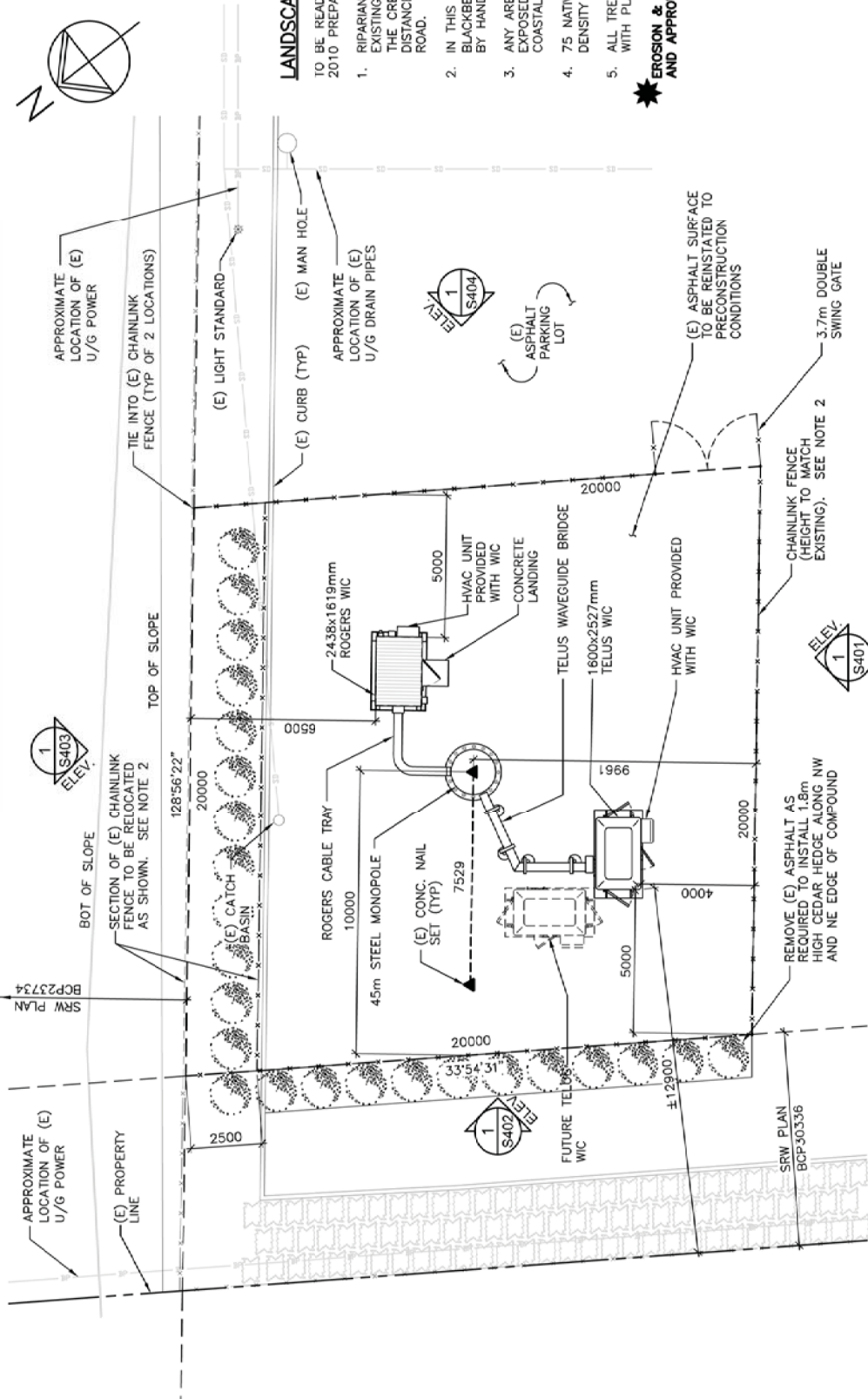
Project: **BROWNSVILLE**
 10239 GRACE RD, SURREY, BC
ROGERS™

GS-Sayers ENGINEERING LTD.
 1681 West 57 Avenue
 Surrey, BC V3L 5K2
 T: 604.734.8822
 F: 604.734.8842
 www.gissayers.com

Copyright Reserved
 This plan and notes are and all its parts remain the exclusive property of Sayers Engineering Ltd. and shall not be used for any other purpose without the written consent of Sayers Engineering Ltd. Contractors shall verify all measurements and dimensions on the job and the office shall be held responsible for any errors in dimensions and conditions shown on the drawings.
 Statutes may be passed which amend or alter the provisions of the Professional Engineers Act. Sayers Engineering Ltd. is the responsibility of parties using the drawings. It is not the responsibility of Sayers Engineering Ltd. for any errors or omissions in the drawings.

NOTES:

- SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY MATSON PECK & TOPLISS SURVEYORS & ENGINEERS DATED JAN 20, 2010 AND SITE DEVELOPMENT DRAWINGS PROVIDED BY TITAN CONSTRUCTION COMPANY LTD.
- PROVIDE "CEDAR HEDGE PRIVACY SLATS" IN CHAINLINK FENCE AROUND COMPOUND. HEDGELINK OR PREAPPROVED EQUAL.
- SEE S401 FOR LEGEND.



LANDSCAPING & RIPARIAN ENHANCEMENT:

- TO BE READ IN CONJUNCTION WITH REPORT DATED AUG 27, 2010 PREPARED BY DIAMOND HEAD CONSULTING LTD.
- RIPIARIAN ENHANCEMENT WORK WILL TAKE PLACE IN THE EXISTING RIPARIAN BUFFERS TO THE EAST AND WEST OF THE CREEK (WITHIN 15M OF THE CHANNEL) FOR A DISTANCE OF 50M, SOUTH OF THE FRASER PERIMETER ROAD.
 - IN THIS AREA ALL INVASIVE SPECIES (HIMALAYAN BLACKBERRY AND SCOTCH BROOM) WILL BE REMOVED BY HAND.
 - ANY AREAS WITH GREATER THAN ONE SQUARE METER OF EXPOSED MINERAL SOIL WILL BE SEED BY HAND WITH COASTAL EROSION CONTROL SEED MIX.
 - 75 NATIVE TREES/SHRUBS WILL BE PLANTED AT A DENSITY OF 500 STEMS/HA AS PER TABLE 1 ON S301.
 - ALL TREES WILL BE PROTECTED FROM BEAVER DAMAGE WITH PLASTIC OR METAL COLLARS.

*** EROSION & SEDIMENT CONTROL PLAN TO BE PREPARED AND APPROVED PRIOR TO CONSTRUCTION**

No.:	Date:	Description:
2011.03.07	GENERAL REVISIONS	
2011.02.15	HEDGE ADDED	
2010.12.06	REVISED PER CITY OF SURREY	
2010.11.19	REVISED PER TELUS	
2010.10.20	REVISED TOWER	
2010.03.30	ISSUED FOR CLIENT REVIEW	

TELUS SITE ID: BC1386	
Sheet Title:	COMPOUND LAYOUT
Date:	MAR 2010
Scale:	1:150
Drawn:	CW
Checked:	CF
Project:	210041

1 COMPOUND LAYOUT
1:150

Copyright Reserved
This plan and every part of it is the property of the author and shall be used for the purposes shown, without consent, in whole or in part, for any other purpose. The author shall not be held responsible for any errors or omissions on the part of the client or contractor. The client and contractor shall be responsible for the accuracy of the information provided to the author. The author shall not be held responsible for any errors or omissions on the part of the client or contractor. The client and contractor shall be responsible for the accuracy of the information provided to the author.

GS - Sayers ENGINEERING LTD.
1681 West 47 Avenue
Surrey, BC V4N 1T5
T: 604.734.8822
F: 604.734.8842
www.gissayers.com

Project: BROWNSVILLE
10239 GRACE RD, SURREY, BC
ROGERS™

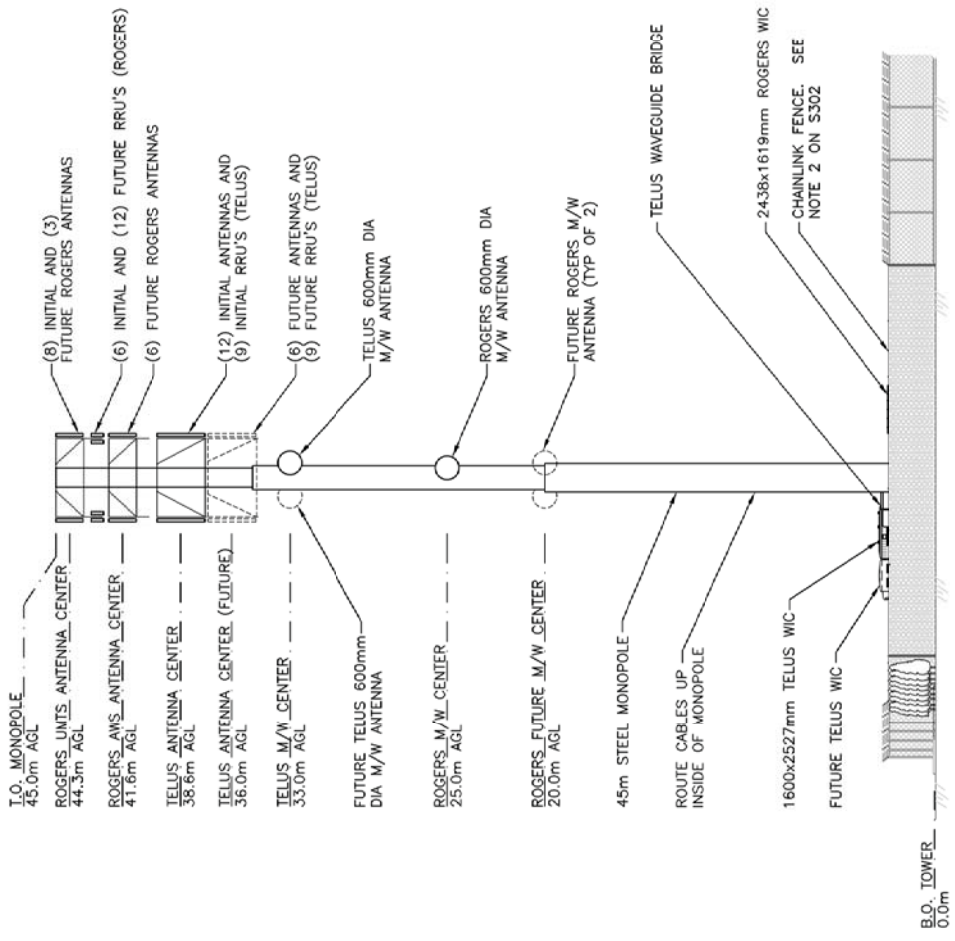
Site ID: **W2569**
Drawing: **S302**

NOTES:

1. TOWER TO BE UNPAINTED (GALVANIZED).
2. SHELTERS (WIC'S) TO BE BEIGE IN COLOUR.

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL
- T.O. - DENOTES TOP OF OBJECT
- AGL - DENOTES ABOVE GRADE LEVEL



1 SOUTHWEST ELEVATION
S302 1:250

No.:	Date:	Description:
2011.03.07	2011.02.15	GENERAL REVISIONS
	2010.12.06	HEDGE ADDED
	2010.11.19	REVISED PER CITY OF SURREY
	2010.10.20	REVISED PER TELUS
	2010.03.30	REVISED TOWER ISSUED FOR CLIENT REVIEW

Revisions:	
Date:	MAR 2010
Scale:	1:250
Drawn:	CW
Checked:	CF
Project:	210041

TELUS SITE ID: BC1386
 Sheet Title:
SOUTHWEST ELEVATION

Project: **W2569 BROWNVILLE**
 10239 GRACE RD, SURREY, BC
ROGERS™

GS-Sayers ENGINEERING LTD.
 1661 West 42 Avenue
 Surrey, BC V4A 1H5
 T: 604.734.8822
 F: 604.734.8842
 www.gisaysayers.com

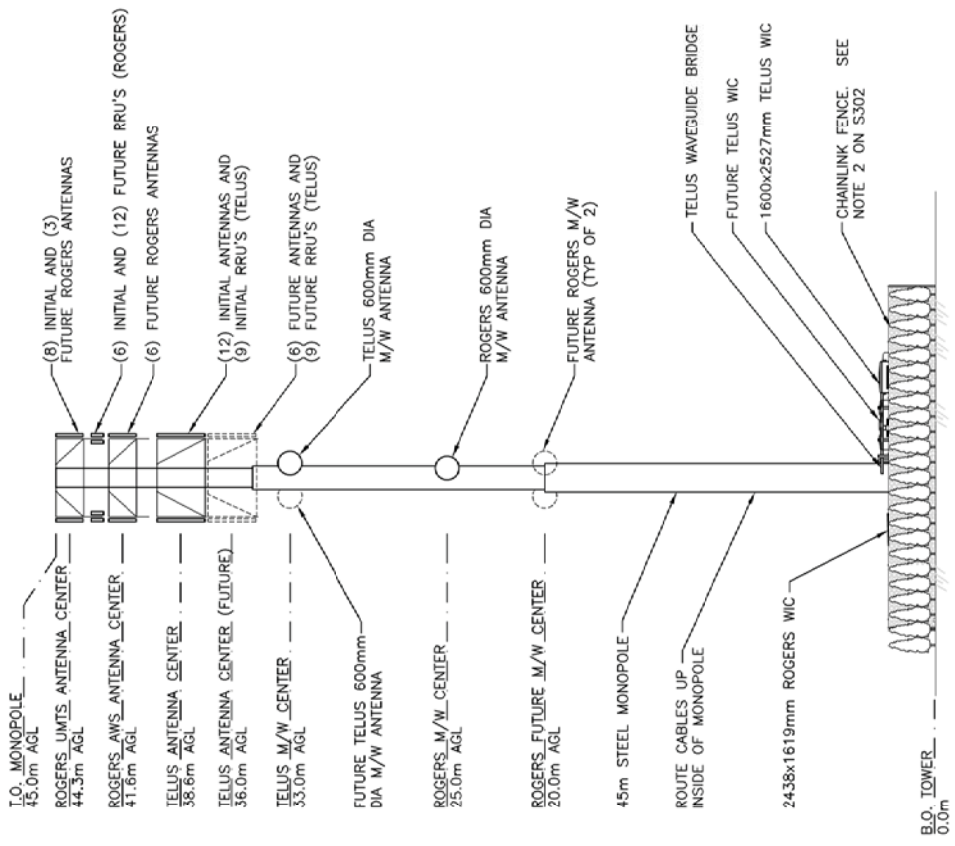
Copyright Reserved
 This plan and elevations are and all its parts remain the exclusive property of and shall be used for the purposes shown, without consent, written or otherwise, of the engineer. Contractors shall verify all dimensions and conditions on the job and the office shall be held responsible for any errors, omissions and conditions shown on the drawings.
 Structures may be tested which represent or are similar to those shown on the drawings. It is the responsibility of parties using the drawings to verify that they are in accordance with the applicable code of practice.

NOTES:

1. TOWER TO BE UNPAINTED (GALVANIZED).
2. SHELTERS (WIC'S) TO BE BEIGE IN COLOUR.

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL
- T.O. - DENOTES TOP OF OBJECT
- AGL - DENOTES ABOVE GRADE LEVEL



1 NORTHWEST ELEVATION
S302 1:250

2011.03.07	GENERAL REVISIONS
2011.02.15	HEDGE ADDED
2010.12.06	REVISED PER CITY OF SURREY
No.:	Date:
Revisions:	
Date:	DEC 2010
Scale:	1:250
Drawn:	CW
Checked:	CF
Project:	210041
Of	

TELUS SITE ID: BC1386

Sheet Title:
NORTHWEST ELEVATION

Project: **W2569 BROWNVILLE**
10239 GRACE RD, SURREY, BC

ROGERS™

GS-Sayers ENGINEERING LTD.
1681 West 57 Avenue
Surrey, BC V4N 1T5
T: 604.734.8822
F: 604.734.8842
www.gissayers.com

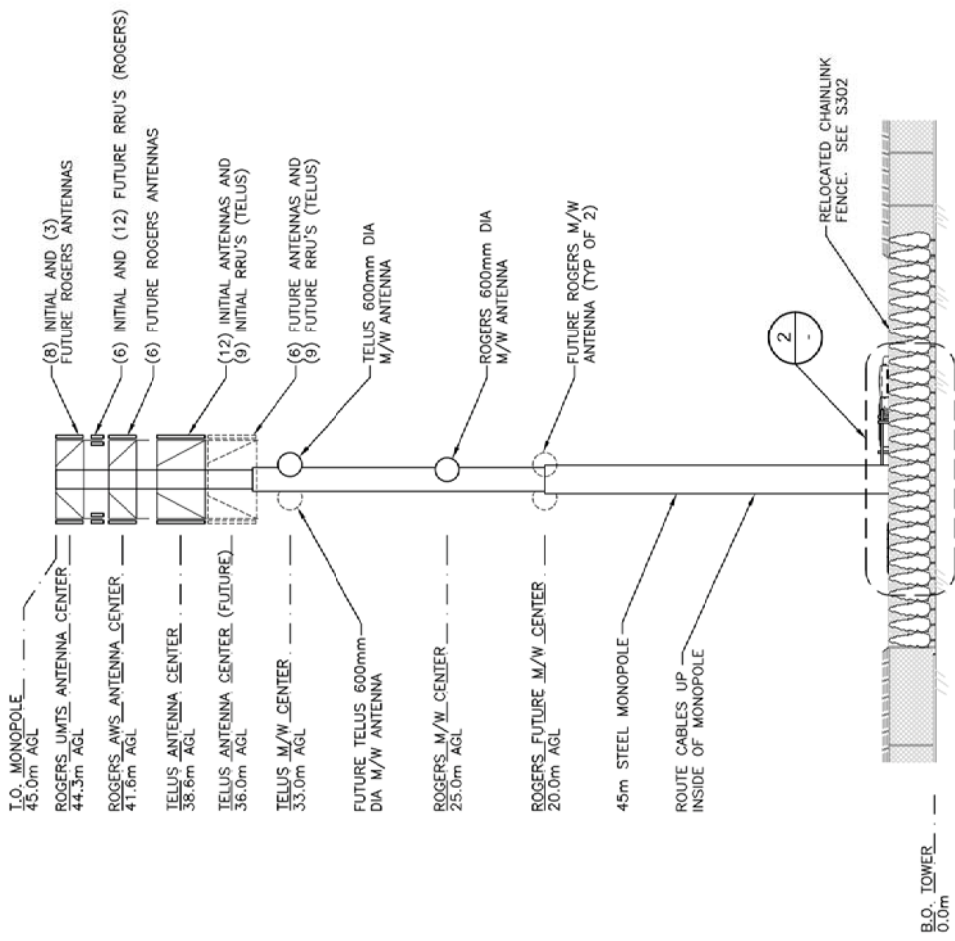
Copyright Reserved.
This job and design are and all its parts through the exclusive property of GISSAYERS ENGINEERING LTD. and shall be used for no other purpose without written consent. All dimensions and quantities shall be verified on site. Contractors shall verify on site conditions on the job and the office shall be responsible for any discrepancies in dimensions and conditions shown on the drawings.
Structures may be leased which represent or are intended to be used for other purposes. GISSAYERS ENGINEERING LTD. is the responsible party for the provision of all such structures.

NOTES:

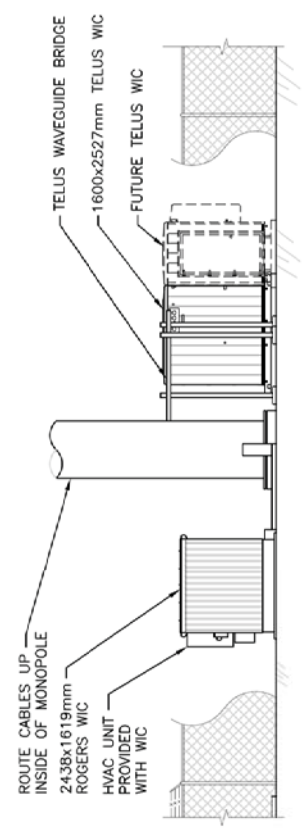
1. TOWER TO BE UNPAINTED (GALVANIZED).
2. SHELTERS (WIC'S) TO BE BEIGE IN COLOUR.

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL
- T.O. - DENOTES TOP OF OBJECT
- AGL - DENOTES ABOVE GRADE LEVEL



1 NORTH EAST ELEVATION
1:250
S302



2 ENLARGED NORTH EAST ELEVATION
1:125

GS Sayers
ENGINEERING LTD.
1681 West 5th Avenue
Surrey, BC V4A 4L1
T: 604.734.8822
F: 604.734.8842
www.gssayers.com

GS
Project: **Brownsville**
Site ID: **W2569**
10239 Grace Rd, Surrey, BC
ROGERS

TELUS SITE ID: BC1386
Sheet Title:
NORTHEAST ELEVATIONS

2011.03.07	GENERAL REVISIONS
2011.02.15	HEDGE ADDED
2010.12.06	REVISED PER CITY OF SURREY
No.:	Date:
Description:	
Revisions:	
Date:	DEC 2010
Scale:	AS NOTED
Drawn:	CW
Checked:	CF
Project:	210041
Of	

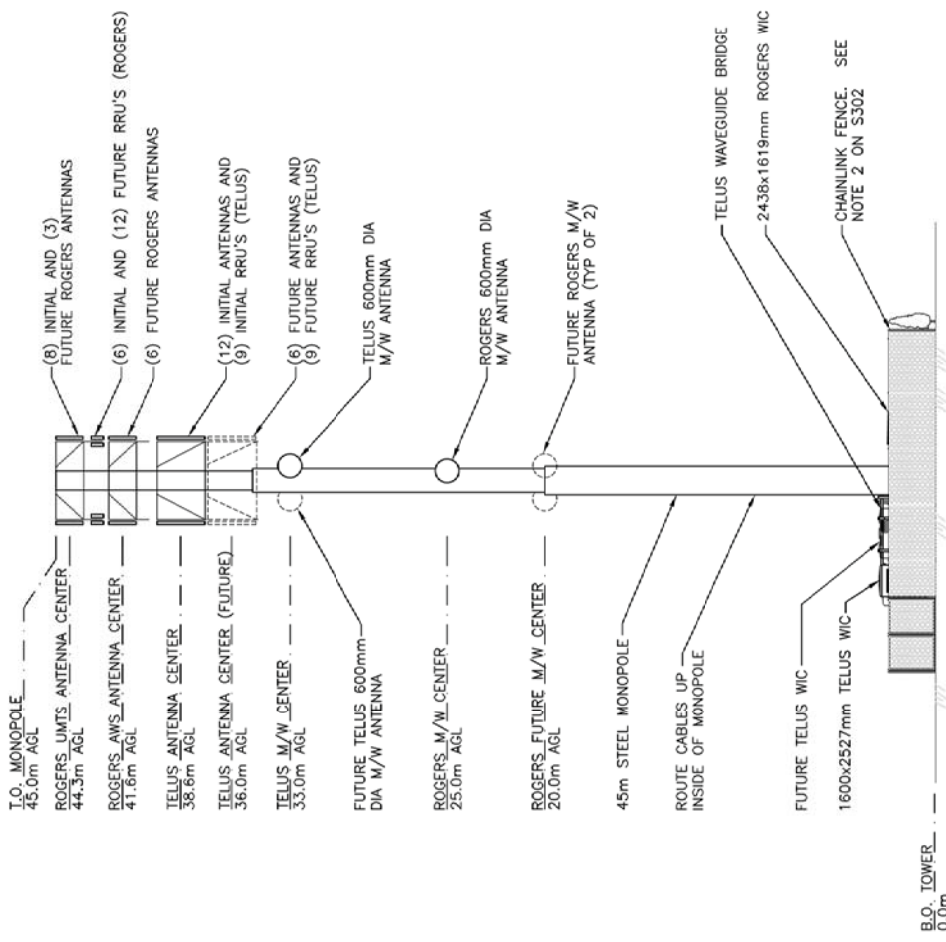
Drawing:
S403

NOTES:

1. TOWER TO BE UNPAINTED (GALVANIZED).
2. SHELTERS (WIC'S) TO BE BEIGE IN COLOUR.

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL
- T.O. - DENOTES TOP OF OBJECT
- AGL - DENOTES ABOVE GRADE LEVEL



1 SOUTHEAST ELEVATION
1:250
S302

2011.03.07	GENERAL REVISIONS
2011.02.15	HEDGE ADDED
2010.12.06	REVISED PER CITY OF SURREY
No.:	Date:
Revisions:	
Date:	DEC 2010
Scale:	1:250
Drawn:	CW
Checked:	CF
Project:	210041
Of	

TELUS SITE ID: BC1386

Sheet Title:
SOUTHEAST ELEVATION

Project:
BROWNSVILLE
10239 GRACE RD, SURREY, BC

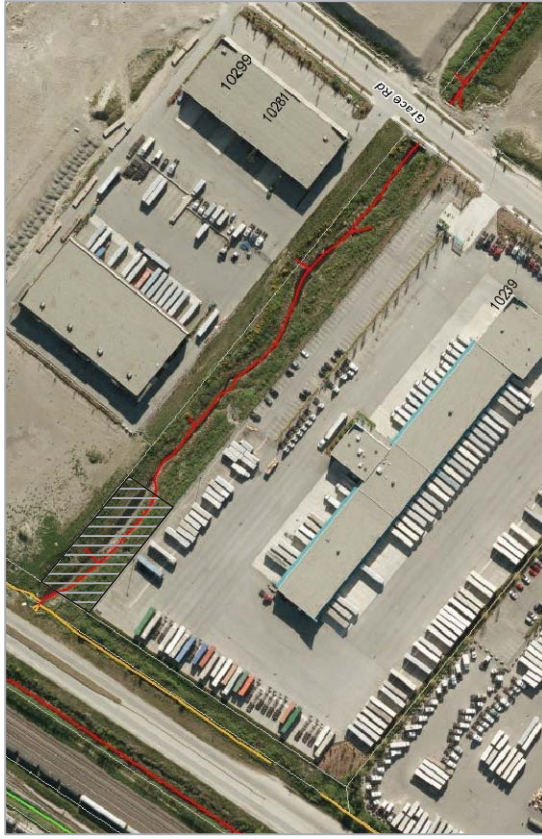
Site ID:
W2569

ROGERS™

GS-Sayers
ENGINEERING LTD.

1681 West 57 Avenue
Surrey, BC V4N 1T5
T: 604.734.8822
F: 604.734.8842
www.gsltd.com

Copyright Reserved
This job and design are and all its parts remain the exclusive property of Sayers Engineering Ltd. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Sayers Engineering Ltd. Contractors shall verify all dimensions and conditions on the job and the office shall be responsible for any discrepancies between the drawing and conditions when on the site.
Scales may be used which represent or differ from those shown on the drawing. The user's responsibility of proper safety procedures is not to be held by the provider of such materials.



SITE OVERVIEW

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY.	SIZE
<i>Salix scouleriana</i>	Scoutler's Willow	30	0.75 m
<i>Alnus rubra</i>	Red Alder	20	0.75 m
<i>Pseudotsuga menziesii</i>	Douglas-fir	25	0.75 m
<i>Thuja plicata</i>	Western Redcedar	25	1.0 m

Planted at a density of 500 stems/ha (triangular spacing of 4.1 m).

STANDARDS: ALL PLANTING WORKS SHOULD BE DONE IN ACCORDANCE WITH CURRENT EDITION OF BCINA LANDSCAPE STANDARDS. TREE WORKS SHOULD ADHERE TO CITY OF SURREY TREE PROTECTION BYLAW #16:100, 2006



LANDSCAPE PLAN

RIPARIAN ENHANCEMENT STRATEGY

- Riparian enhancement work will take place in the existing riparian buffers to the east and west of the creek (within 15m of the channel) for a distance of 50m, south of the Fraser Perimeter Road.
- In this area all invasive species (Himalayan blackberry and Scotch broom) will be removed by hand.
- Any areas with greater than one square meter of exposed mineral soil will be seeded by hand with coastal erosion control seed mix.
- 75 native trees/shrubs will be planted at a density of 500 stems/ha (triangular spacing of 4.1 m). Plant willows within 5 m of stream edges. Plant Douglas-fir along upper bank (drier soils). Plant cedar and alder mid slope scattered between willow and Douglas-fir.
- All trees will be protected from beaver damage with plastic or metal collars (buried a minimum of 10 cm below ground).

LEGEND

- - - SILT FENCE INSTALLATION
- - - RIPARIAN ENHANCEMENT ZONE

DATE

March 25, 2011

CLIENT

Rogers Communications Inc.
1600-4710 Kingsway
Burnaby, BC V5H 4W4

TITLE

342 WEST 8TH AVENUE
VANCOUVER, BC V5Y 3K2
PHONE 604.733.4886



RIPARIAN ENHANCEMENT STRATEGY
Rogers Communication Tower
10239 Grace Road, Surrey BC

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0227-00

Issued To: 0793597 B.C. LTD., INC. NO. BCo793597

(the "Owner")

Address of Owner: 6767 Davand Drive
Mississauga, Ontario
L5T 2T2

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: 027-088-324

Lot 1 District Lots 11 and 12 Group 2 New Westminster District Plan BCP30335

10239 Grace Road

(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, the maximum building height of a free-standing telecommunication tower is increased from 12 metres (40 ft.) to 45 metres (148 ft.).
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7910-0227-00(A) through to and including 7910-0227-00(H) (the "Drawings") which are attached hereto and form part of this development variance permit.
5.
 - (a) The landscaping shall conform to drawings numbered 7910-0227-00(C) through to and including 7910-0227-00(H) (the "Landscaping").
 - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.

- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

Irrevocable Letters of Credit, in a form acceptable to the City, in the following amounts:

- i. Riparian planting..... \$17,248.00
- ii. Hedge and fence..... \$27,495.44

(the "Security")

- (d)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

- 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



SITE NAME: BROWNSVILLE

SITE ID: W2569

LOCATION: 10239 GRACE ROAD
SURREY, BC

SITE TYPE: MONOPOLE - WIC


LEGAL DESC.: PART OF LOT 1 DISTRICT LOTS 11 AND 12 GROUP 2
NEW WESTMINSTER DISTRICT PLAN BCP30335

DRAWING LIST:
 S101 TITLE PAGE
 S301 SITE PLAN
 S302 COMPOUND LAYOUT
 S401 SOUTHWEST ELEVATION
 S402 NORTHWEST ELEVATION
 S403 NORTHEAST ELEVATIONS
 S404 SOUTHEAST ELEVATION

No.:	Date:	Description:
2011.03.07	2011.02.15	GENERAL REVISIONS
		HEDGE ADDED
	2010.12.06	REVISED PER CITY OF SURREY
	2010.11.19	REVISED PER TELUS
	2010.10.20	REVISED TOWER
	2010.03.30	ISSUED FOR CLIENT REVIEW

Revisions:	
Date:	Description:
MAR 2010	
Scale: NA	
Drawn: CW	
Checked: CF	
Project: 210041	Of

TELUS SITE ID: BC1386
 Sheet Title:
TITLE PAGE
 Drawing:
S101

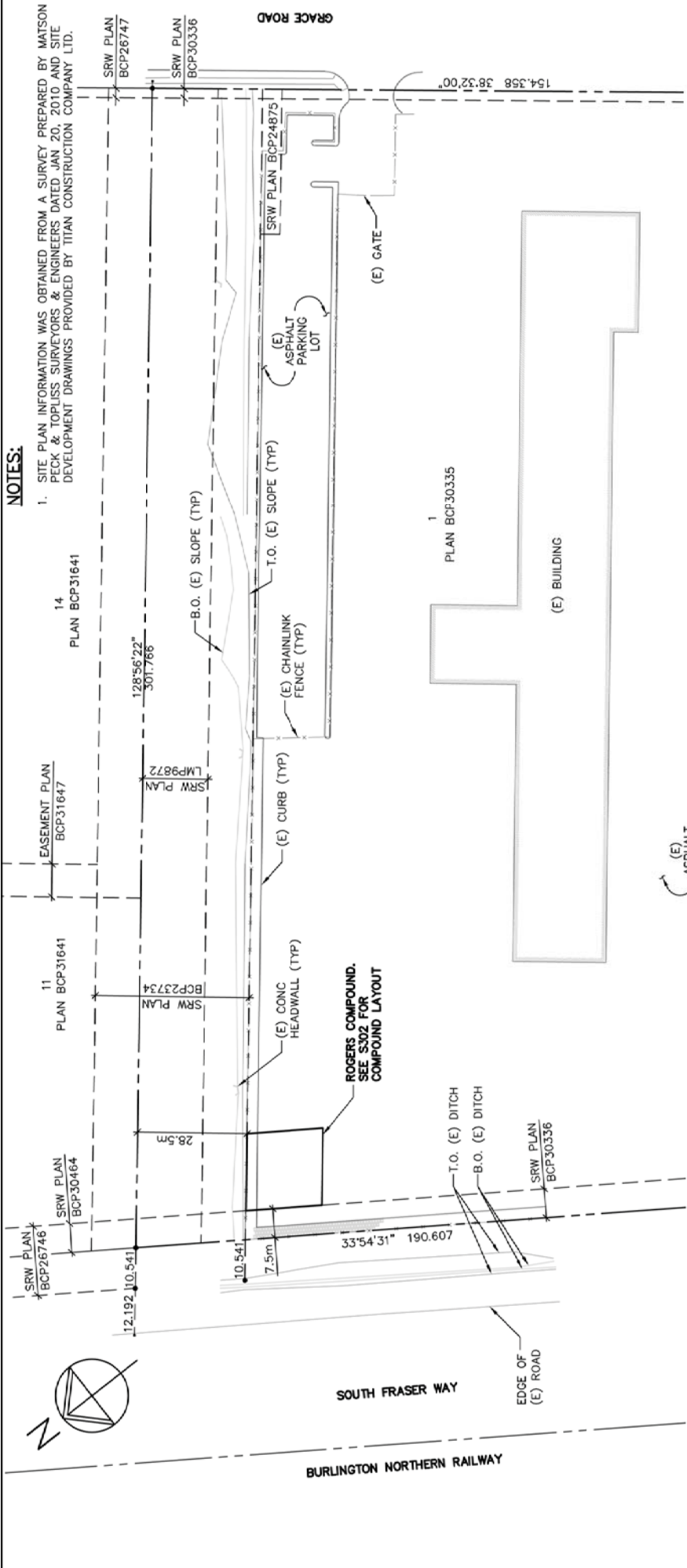
Project: **W2569**
BROWNSVILLE
 10239 GRACE RD, SURREY, BC


GS - Sayers
 ENGINEERING LTD.
 1061 West 57 Avenue
 Surrey, BC V4L 1Y5
 T: 604.734.8822
 F: 604.734.8842
 www.gsltd.com


Copyright Reserved
 This plan and every one and all its parts
 through the exclusive property of the
 user or contractor. No part of this
 drawing may be reproduced, stored in a
 retrieval system, or transmitted in any
 form or by any means, electronic, mechanical,
 photocopying, recording, or by any
 information storage and retrieval system,
 without the prior written permission of
 the copyright owner. The user of this
 drawing is responsible for the accuracy
 of the information and for the safety
 of the work to which it is applied.

NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY MATSON PECK & TOPPIS SURVEYORS & ENGINEERS DATED JAN. 20, 2010 AND SITE DEVELOPMENT DRAWINGS PROVIDED BY TITAN CONSTRUCTION COMPANY LTD.



2011.03.07	GENERAL REVISIONS
2011.02.15	HEDGE ADDED
2010.12.06	REVISED PER CITY OF SURREY
2010.11.19	REVISED PER TELUS
2010.10.20	REVISED TOWER
2010.03.30	ISSUED FOR CLIENT REVIEW
No.:	Date:
Description:	

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL

1 SITE PLAN
1:1000

TELUS SITE ID: BC1386

QTY.	RIPARIAN PLANTING PRESCRIPTION	DENSITY % COMPOSITION	MIN. SIZE
23	SALIX SCOULERIANA	30	0.75m
15	ALNUS RUBARA	20	0.75m
19	PSEUDOTSUGA MENZIESII	25	0.75m
19	THUJA PLICATA	25	0.75m
75	TOTAL AREA (ha):	0.15	
	DENSITY/ha:	500	

Project: BROWNsville, 10239 GRACE RD, SURREY, BC

Site ID: W2569

Sheet Title: SITE PLAN

Revisions: TELUS SITE ID: BC1386

Date: MAR 2010
Scale: 1:1000
Drawn: CW
Checked: CF
Project: 210041 Of

ROGERS™

1681 West 52 Avenue
Surrey, BC V4A 1G5
T: 604.734.8822
F: 604.734.8842
www.gilmanrampson.com

GS-Sayers ENGINEERING LTD.

1681 West 52 Avenue
Surrey, BC V4A 1G5
T: 604.734.8822
F: 604.734.8842
www.gilmanrampson.com

Copyright Reserved:
This plan and notes are not to be used for any other project without the express written consent of the author. The author is not responsible for any errors or omissions. Contractors shall verify all dimensions and conditions on the job site. The author shall not be held responsible for any errors or omissions or conditions when on the drawing.
Statutes may be passed which affect or amend the provisions of the Engineering Act. It is the responsibility of the user to verify the current status of the Act and to comply with it at all times.

NOTES:

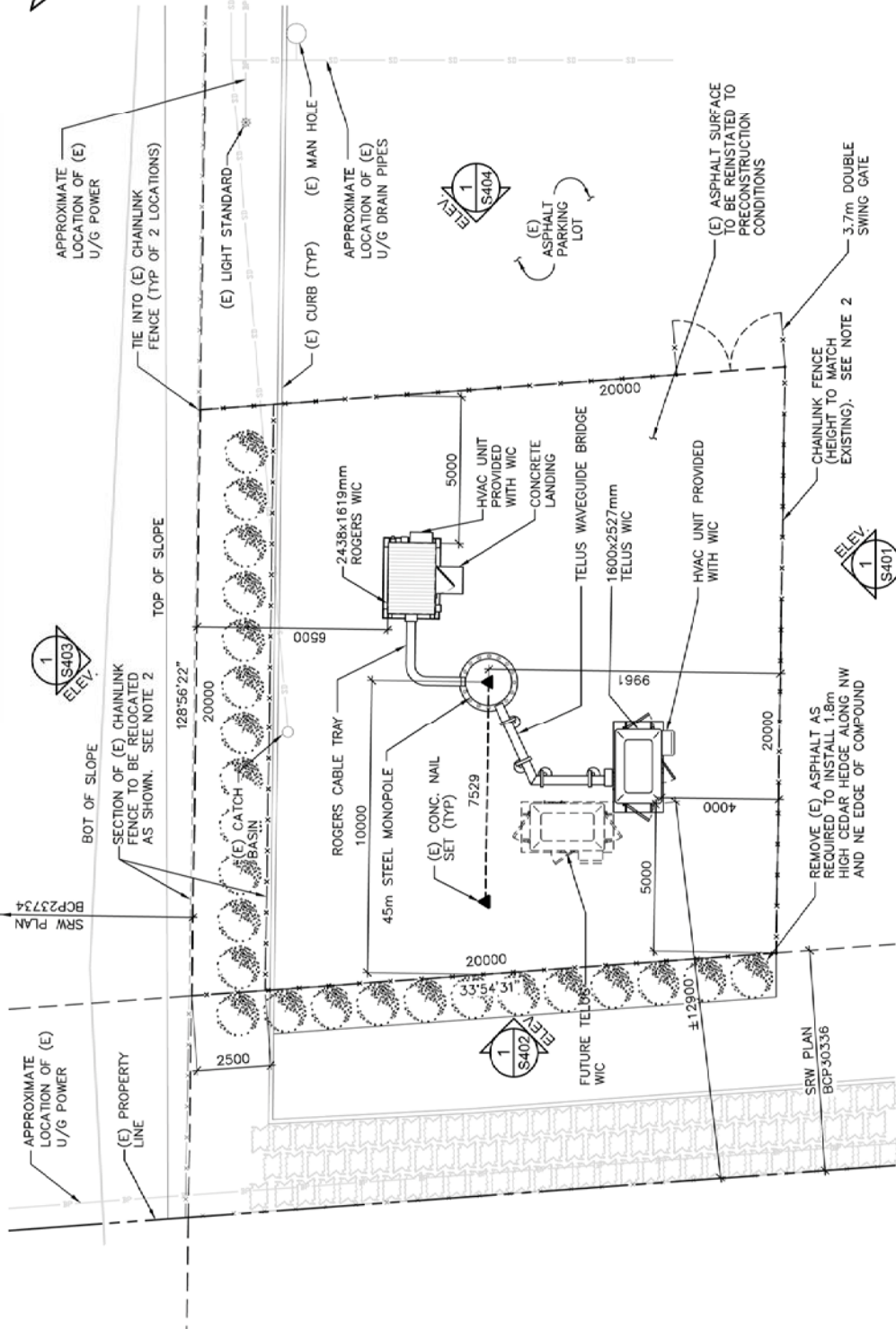
- SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY MATSON PECK & TOPLISS SURVEYORS & ENGINEERS DATED JAN 20, 2010 AND SITE DEVELOPMENT DRAWINGS PROVIDED BY TITAN CONSTRUCTION COMPANY LTD.
- PROVIDE "CEDAR HEDGE PRIVACY SLATS" IN CHAINLINK FENCE AROUND COMPOUND, HEDGELINK OR PREAPPROVED EQUAL.
- SEE S401 FOR LEGEND.



LANDSCAPING & RIPARIAN ENHANCEMENT:

- TO BE READ IN CONJUNCTION WITH REPORT DATED AUG 27, 2010 PREPARED BY DIAMOND HEAD CONSULTING LTD.
1. RIPARIAN ENHANCEMENT WORK WILL TAKE PLACE IN THE EXISTING RIPARIAN BUFFERS TO THE EAST AND WEST OF THE CREEK (WITHIN 15M OF THE CHANNEL) FOR A DISTANCE OF 50M, SOUTH OF THE FRASER PERIMETER ROAD.
 2. IN THIS AREA ALL INVASIVE SPECIES (HIMALAYAN BLACKBERRY AND SCOTCH BROOM) WILL BE REMOVED BY HAND.
 3. ANY AREAS WITH GREATER THAN ONE SQUARE METER OF EXPOSED MINERAL SOIL WILL BE SEED BY HAND WITH COASTAL EROSION CONTROL SEED MIX.
 4. 75 NATIVE TREES/SHRUBS WILL BE PLANTED AT A DENSITY OF 500 STEMS/HA AS PER TABLE 1 ON S301.
 5. ALL TREES WILL BE PROTECTED FROM BEAVER DAMAGE WITH PLASTIC OR METAL COLLARS.

*** EROSION & SEDIMENT CONTROL PLAN TO BE PREPARED AND APPROVED PRIOR TO CONSTRUCTION**



1 COMPOUND LAYOUT 1:150

2011.03.07	GENERAL REVISIONS
2011.02.15	HEDGE ADDED
2010.12.06	REVISED PER CITY OF SURREY
2010.11.19	REVISED PER TELUS
2010.10.20	REVISED TOWER
2010.03.30	ISSUED FOR CLIENT REVIEW
No.:	Date:
Description:	

Revisions:

Date:	MAR 2010	Drawing:
Scale:	1:150	S302
Drawn:	CW	
Checked:	cf	
Project:	210041	Of

Project: **BROWNSVILLE**
 10239 GRACE RD, SURREY, BC

Site ID: **W2569**

ROGERS™

GS-Sayers ENGINEERING LTD.
 1681 West 57 Avenue
 Surrey, BC V4A 3H5
 T: 604.734.8822
 F: 604.734.8842
 www.glsayers.com

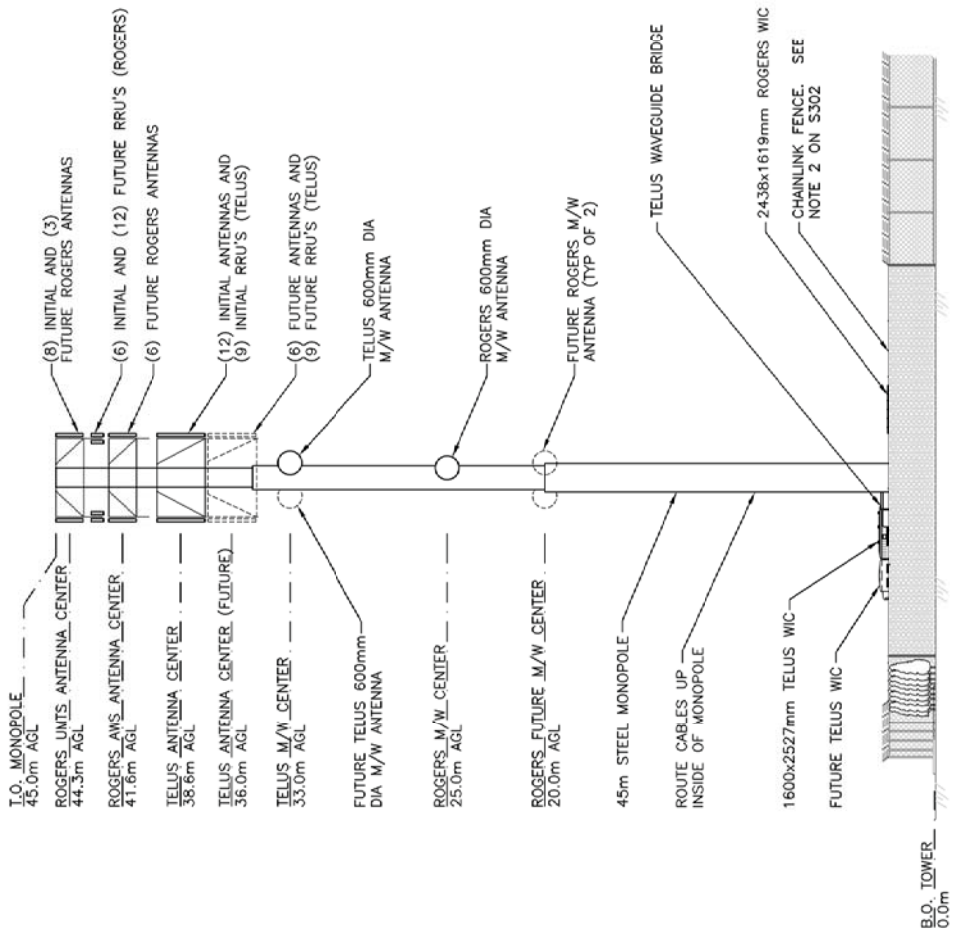
Copyright Reserved. This plan and any other part of it shall be used for the purposes intended only. The user of this plan shall be responsible for obtaining all necessary permits, licenses, and approvals. The user shall be responsible for ensuring that all dimensions and conditions are correct. The user shall be responsible for ensuring that all dimensions and conditions are correct. The user shall be responsible for ensuring that all dimensions and conditions are correct.

NOTES:

1. TOWER TO BE UNPAINTED (GALVANIZED).
2. SHELTERS (WIC'S) TO BE BEIGE IN COLOUR.

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL
- T.O. - DENOTES TOP OF OBJECT
- AGL - DENOTES ABOVE GRADE LEVEL



1 S302
SOUTHWEST ELEVATION
1:250

No.:	Date:	Description:
2011.03.07	GENERAL REVISIONS	
2011.02.15	HEDGE ADDED	
2010.12.06	REVISED PER CITY OF SURREY	
2010.11.19	REVISED PER TELUS	
2010.10.20	REVISED TOWER	
2010.03.30	ISSUED FOR CLIENT REVIEW	

Revisions:	
Date:	MAR 2010
Scale:	1:250
Drawn:	CW
Checked:	CF
Project:	210041

TELUS SITE ID: BC1386
 Sheet Title:
SOUTHWEST ELEVATION

Project: **W2569 BROWNVILLE**
 10239 GRACE RD, SURREY, BC

GS-Sayers ENGINEERING LTD.
 1661 West 57 Avenue
 Surrey, BC V4L 1H5
 T: 604.734.8822
 F: 604.734.8842
 www.gsltd.com

Copyright Reserved
 This plan and elevations are part of all files created by the exclusive property of Sayers Engineering Ltd. and shall remain the property of Sayers Engineering Ltd. unless otherwise stated. Contractors shall verify all existing conditions on the job and the office shall be responsible for any discrepancies in dimensions and conditions shown on the drawings.
 Structures may be tested which represent or are similar to those shown on the drawings. It is the responsibility of the user to ensure that the drawings are used in accordance with the provisions of all applicable codes.

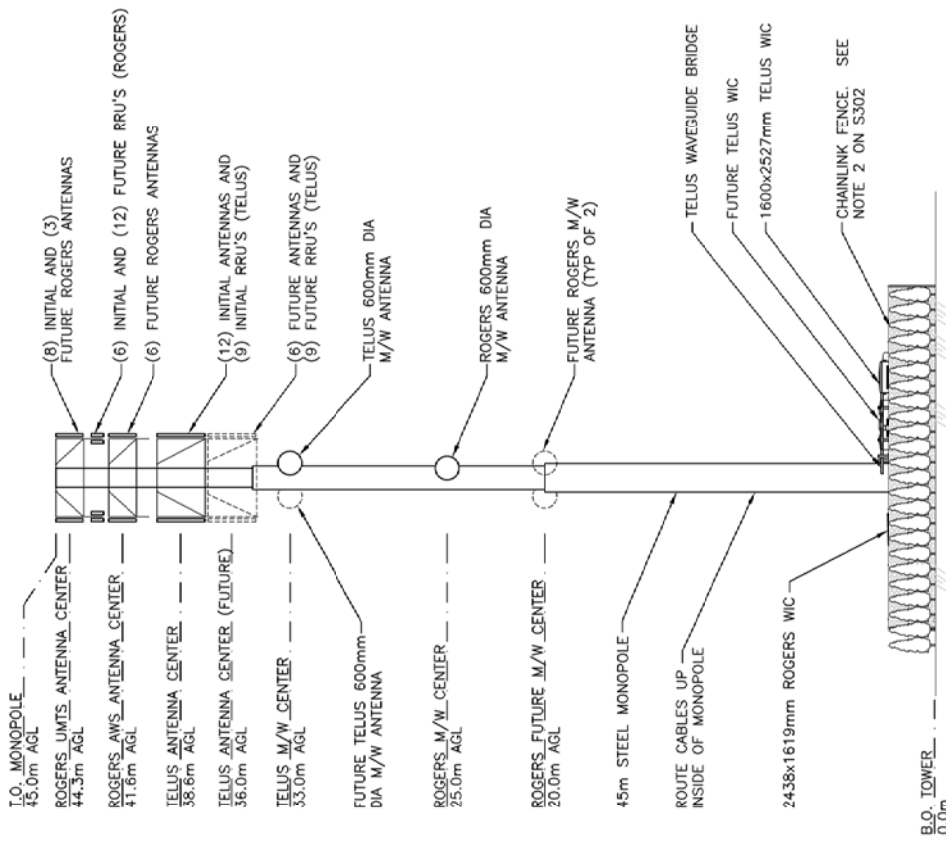
To vary the height of a telecommunications tower from 12 metres (40 ft.) to 45 metres (148 ft.).

NOTES:

1. TOWER TO BE UNPAINTED (GALVANIZED).
2. SHELTERS (WIC'S) TO BE BEIGE IN COLOUR.

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL
- T.O. - DENOTES TOP OF OBJECT
- AGL - DENOTES ABOVE GRADE LEVEL



1 NORTHWEST ELEVATION
S302 1:250

GENERAL REVISIONS	
2011.03.07	GENERAL REVISIONS
2011.02.15	HEDGE ADDED
2010.12.06	REVISED PER CITY OF SURREY
No.:	Date:
Description:	

Revisions:	
Date:	DEC 2010
Scale:	1:250
Drawn:	CW
Checked:	CF
Project:	210041
Of	

TELUS SITE ID: BC1386
 Sheet Title:
NORTHWEST ELEVATION

Project: **W2569 BROWNVILLE**
 10239 GRACE RD, SURREY, BC

GS Sayers Engineering Ltd.
 1661 West 57 Avenue
 Surrey, BC V4N 1T5
 T: 604.734.8822
 F: 604.734.8842
 www.gissayers.com

Copyright Reserved
 This job and design are and all its parts are the exclusive property of G.S. Sayers Engineering Ltd. and shall not be used for any other project without the written consent of G.S. Sayers Engineering Ltd. Contractors shall verify all dimensions and conditions on the job and the office shall be responsible for any discrepancies in dimensions and conditions shown on the drawings.
 Structures may be leased which represent or are intended to be used for other purposes. G.S. Sayers Engineering Ltd. is the responsible party for the provision of all such structures.

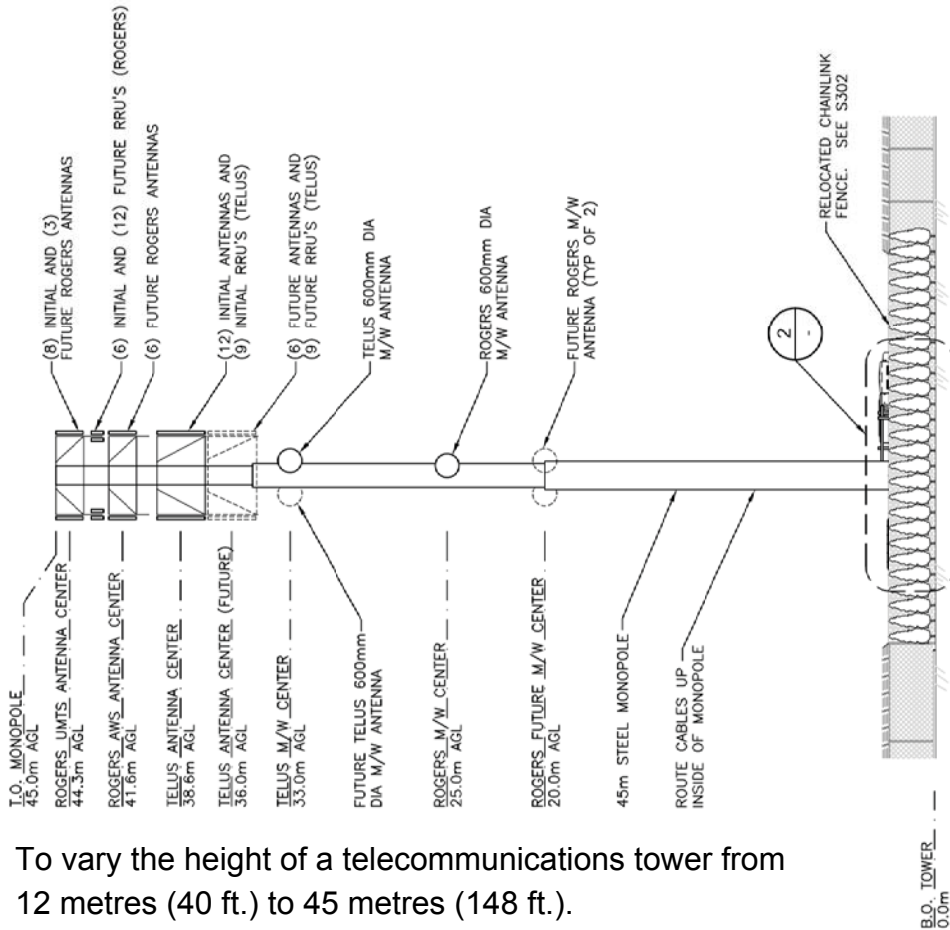
To vary the height of a telecommunications tower from 12 metres (40 ft.) to 45 metres (148 ft.).

NOTES:

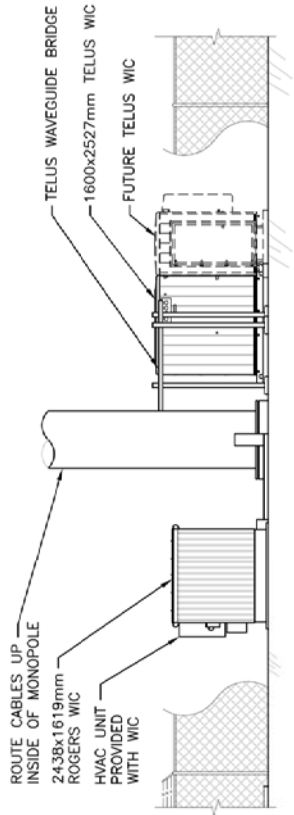
1. TOWER TO BE UNPAINTED (GALVANIZED).
2. SHELTERS (WIC'S) TO BE BEIGE IN COLOUR.

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL
- T.O. - DENOTES TOP OF OBJECT
- AGL - DENOTES ABOVE GRADE LEVEL



1 NORTH EAST ELEVATION
1:250
S302



2 ENLARGED NORTH EAST ELEVATION
1:125

2011.03.07	GENERAL REVISIONS
2011.02.15	HEDGE ADDED
2010.12.06	REVISED PER CITY OF SURREY
No.:	Date:
Description:	

Revisions:	
Date:	DEC 2010
Scale:	AS NOTED
Drawn:	CW
Checked:	CF
Project:	210041
Of	

TELUS SITE ID: BC1386	
Sheet Title:	NORTHEAST ELEVATIONS

Project:	Site ID:
BROWNVILLE	W2569
10239 GRACE RD, SURREY, BC	
ROGERS™	

GS	
GS - Sayers ENGINEERING LTD.	
1681 West 57 Avenue Surrey, BC V4N 1T5 T: 604.734.8822 F: 604.734.8842 www.gsitransp.com	

Copyright Reserved
This job and all its parts are the property of GS- Sayers Engineering Ltd. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of GS- Sayers Engineering Ltd. The contractor shall verify all dimensions and conditions on the job and the client shall be responsible for any discrepancies between the drawing and conditions shown on the drawings.
Scales may be used which represent or differ from those shown on the drawing. It is the responsibility of the user to verify the accuracy of the drawing and to ensure that they are in accordance with the applicable code of practice.

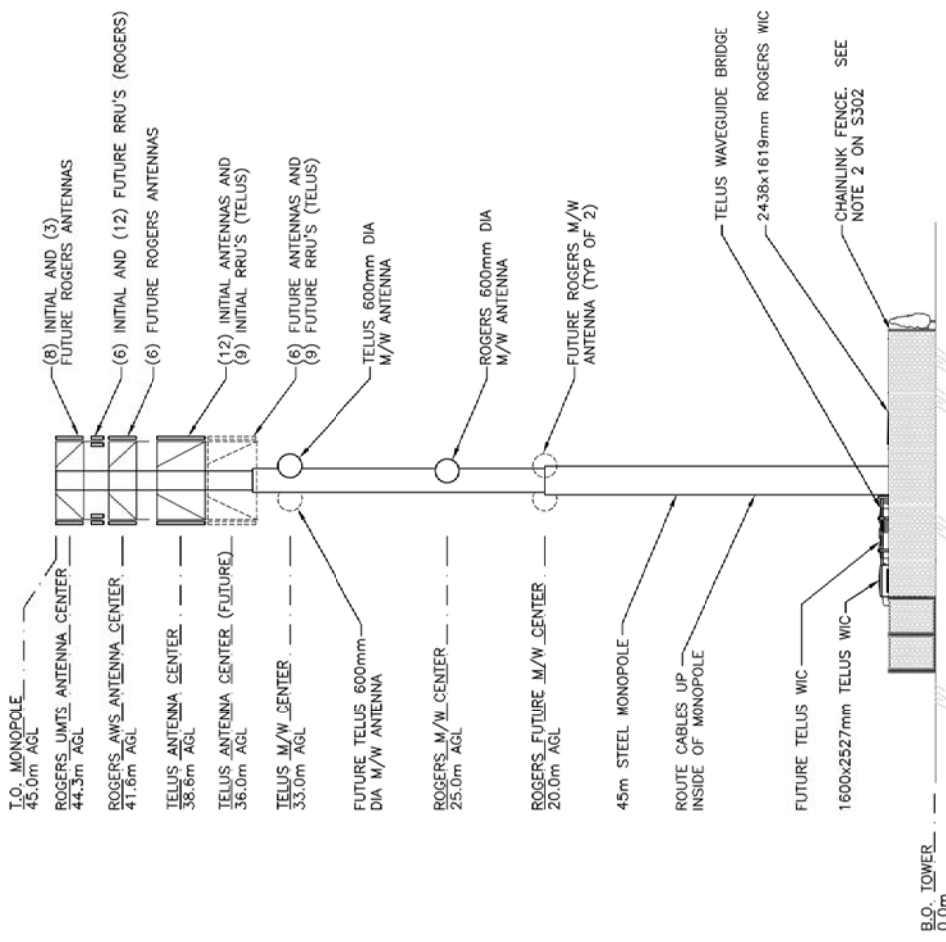
To vary the height of a telecommunications tower from 12 metres (40 ft.) to 45 metres (148 ft.).

NOTES:

1. TOWER TO BE UNPAINTED (GALVANIZED).
2. SHELTERS (WIC'S) TO BE BEIGE IN COLOUR.

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL
- T.O. - DENOTES TOP OF OBJECT
- AGL - DENOTES ABOVE GRADE LEVEL



1
S302

SOUTHEAST ELEVATION
1:250

GENERAL REVISIONS	
2011.03.07	GENERAL REVISIONS
2011.02.15	HEDGE ADDED
2010.12.06	REVISED PER CITY OF SURREY
No.:	Date:
Description:	

Revisions:	
Date:	DEC 2010
Scale:	1:250
Drawn:	CW
Checked:	CF
Project:	210041
Drawing:	
S404	

TELUS SITE ID: BC1386

Sheet Title:
SOUTHEAST ELEVATION

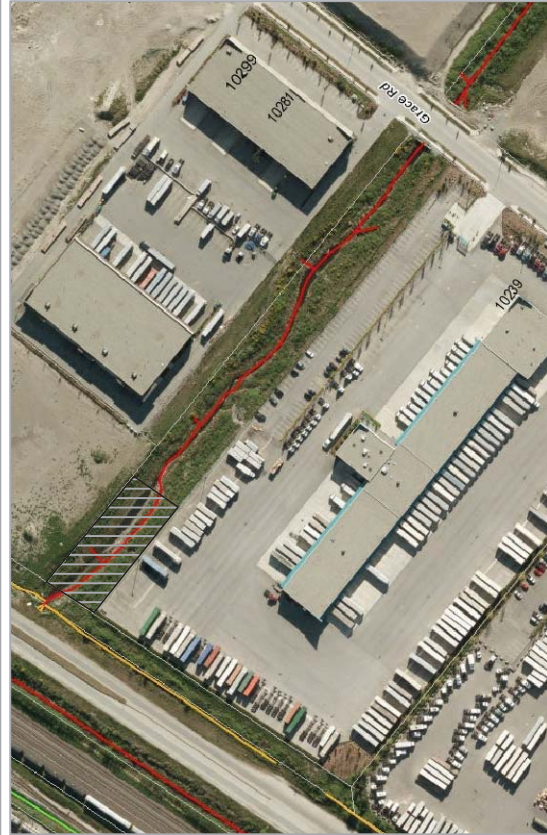
Project: **W2569 BROWNVILLE**
10239 GRACE RD, SURREY, BC

ROGERS™

GS - Sayers ENGINEERING LTD.
1681 West 57 Avenue
Surrey, BC V4N 1T5
T: 604.734.8822
F: 604.734.8842
www.glsengineering.com

Copyright Reserved
This job and design are and all its parts are the exclusive property of Sayers Engineering Ltd. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Sayers Engineering Ltd. Contractors shall verify all dimensions and conditions on the job and the office shall be responsible for any discrepancies between the drawing and conditions when on the drawings.
Scales may be used which represent or differ from those shown on the drawing. The designer is the responsible party for the production of all such drawings.

To vary the height of a telecommunications tower from 12 metres (40 ft.) to 45 metres (148 ft.).



SITE OVERVIEW

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY.	SIZE
<i>Salix scouleriana</i>	Scoutler's Willow	30	0.75 m
<i>Alnus rubra</i>	Red Alder	20	0.75 m
<i>Pseudotsuga menziesii</i>	Douglas-fir	25	0.75 m
<i>Thuja plicata</i>	Western Redcedar	25	1.0 m



Planted at a density of 500 stems/ha (triangular spacing of 4.1 m).

STANDARDS: ALL PLANTING WORKS SHOULD BE DONE IN ACCORDANCE WITH CURRENT EDITION OF BCINA LANDSCAPE STANDARDS. TREE WORKS SHOULD ADHERE TO CITY OF SURREY TREE PROTECTION BYLAW #16:100, 2006



LANDSCAPE PLAN

RIPARIAN ENHANCEMENT STRATEGY

- Riparian enhancement work will take place in the existing riparian buffers to the east and west of the creek (within 15m of the channel) for a distance of 50m, south of the Fraser Perimeter Road.
- In this area all invasive species (Himalayan blackberry and Scotch broom) will be removed by hand.
- Any areas with greater than one square meter of exposed mineral soil will be seeded by hand with coastal erosion control seed mix.
- 75 native trees/shrubs will be planted at a density of 500 stems/ha (triangular spacing of 4.1 m). Plant willows within 5 m of stream edges. Plant Douglas-fir along upper bank (drier soils). Plant cedar and alder mid slope scattered between willow and Douglas-fir.
- All trees will be protected from beaver damage with plastic or metal collars (buried a minimum of 10 cm below ground).

- LEGEND
- - - SILT FENCE INSTALLATION
 - - - RIPARIAN ENHANCEMENT ZONE

DATE
March 25, 2011

CLIENT

Rogers Communications Inc.
1600-4710 Kingsway
Burnaby, BC V5H 4W4

TITLE

RIPARIAN ENHANCEMENT STRATEGY
Rogers Communication Tower
10239 Grace Road, Surrey BC

342 WEST 8TH AVENUE
VANCOUVER, BC V5Y 3K2
PHONE 604-733-4886

