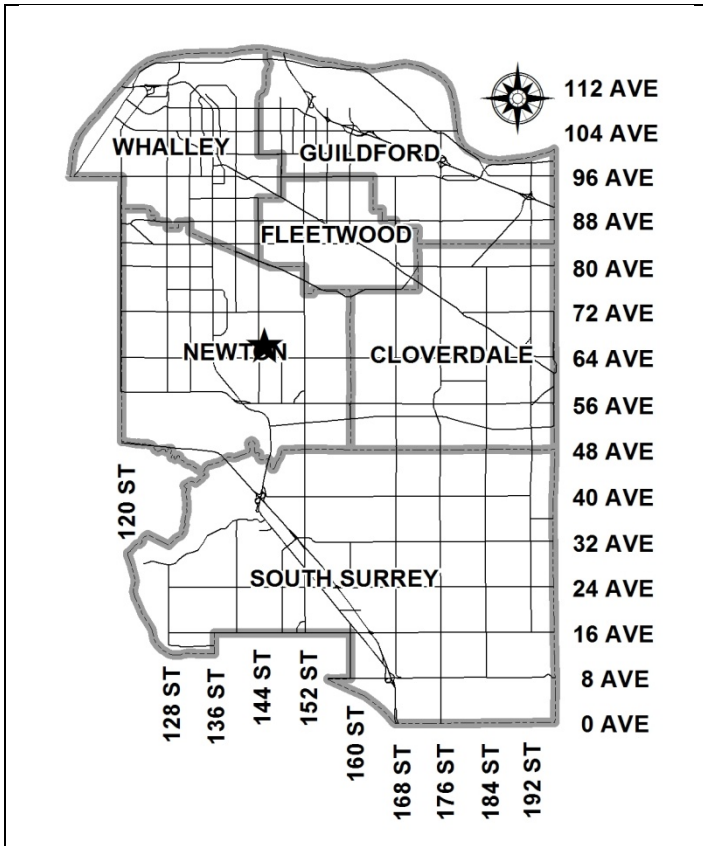


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0110-00

Planning Report Date: November 26, 2012



PROPOSAL:

- **Development Variance Permit**
 in order to permit the construction of a 50 metre (164 ft.) free-standing telecommunication tower.

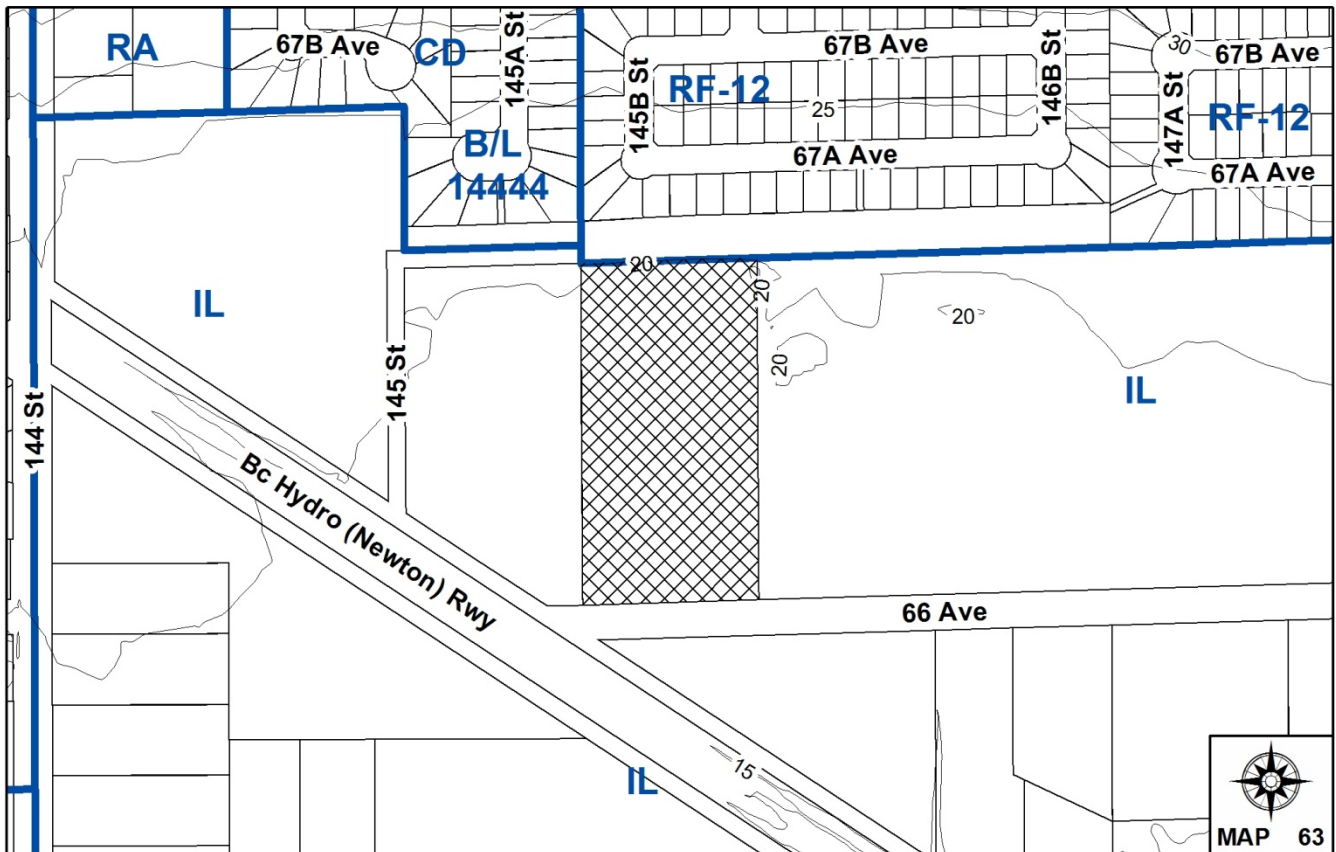
LOCATION: 14577 66 Avenue

OWNER: David Gibb
 0704319 BC Ltd., Inc. No. 0704319

ZONING: IL

OCP DESIGNATION: Industrial

LAP DESIGNATION: General Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To vary the Zoning By-law to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 50 metres (164 ft.).

RATIONALE OF RECOMMENDATION

- The subject site is located in a non-residential area.
- The proposed monopole is not located in a highly visible area.
- The proposed variance has not triggered significant public opposition.
- There is a need for increased coverage for all carriers (Telus, Rogers, Mobilicity and Wind) in this area.
- The site is proposed to be developed as a co-location site to accommodate three other service providers (Rogers, Wind, and Mobilicity), thereby minimizing the number of installations required to service the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0110-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum height of a freestanding telecommunication tower in the General Provisions from 12 metres (40 ft.) to 50 metres (164 ft.).
2. Council instruct staff to resolve the following issues prior to Final Approval:
 - (a) submission of finalized landscape planting plan to the satisfaction of the City Landscape Architect; and
 - (b) submission of Securities for Landscape Works.

REFERRALS

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

Department of Fisheries and Oceans (DFO): The application was presented to the Environmental Review Committee on February 22, 2012. ERC has no concerns with the proposed telecommunication tower subject to the monopole and all structures being located 10 metres (33 ft.) from top-of-bank.

SITE CHARACTERISTICS

Existing Land Use: Single storey industrial and warehouse building (Picasso Mouldings Inc.), centrally located on the site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Greenbelt and single family residential.	Urban	RF
East:	Industrial.	Industrial	IL
South (Across 66 Avenue):	Industrial.	Industrial	IL
West:	Industrial.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

Background/Proposal

- The subject site, at 14577 66 Avenue, is zoned Light Impact Industrial (IL) and is designated Industrial in the Official Community Plan (OCP). The subject property is approximately 1.95 hectares (4.8 acres) in size.
- The property owner has granted authorization to Standard Land (acting on behalf of Telus, to apply for a Development Variance Permit (DVP) application to increase the maximum height of a free-standing telecommunication tower from 12 metres (40 ft.) to 50 metres (164 ft.).
- The proposal is to remove the existing 12 metre (40 ft.) monopole and replace it with a 50 m (164 ft.) monopole installation with ancillary equipment cabinets at the base of the mast. The installation is to be located within a 15-metre (50 ft.) by 15-metre (50 ft.) fenced compound near the south west corner of the subject property, adjacent to 66 Avenue.
- There is a yellow-coded watercourse (channelized stream) located adjacent to the south property line of the subject site, within the 66 Avenue road allowance.
- The proposed monopole and all structures will be located outside the 10 metre (33 ft.) setback from the top of bank of the yellow-coded watercourse that runs adjacent to the south property line in accordance with the Environmental Review Committee decision of February 22, 2012.
- The applicant has provided written confirmation that three other carriers are willing to co-locate on this structure: Roger, Mobilicity and Wind. The proposed structure can accommodate up to 4 carriers.
- The applicant has indicated that Telus, Rogers, Mobilicity and Wind require a site in this area due to the growing demands of customers in the surrounding area.

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 O-49 Telecommunication Towers). The policy provides parameters on how the towers should be sited and designed.
- The following is an evaluation of the current tower 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 proposed monopole is not located within proximity to existing structures that are suitable for use.

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

The proposed monopole is located in an industrial area.

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

The proposed location is not located near any significant cultural, environmental or historic areas and is not highly visible.

- 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 telecommunications facility is proposed to be located adjacent to 66 Avenue, which is an appropriate location for a telecommunication tower, given that 66 Avenue predominantly services an industrial area. Furthermore, the proposed location of the tower is sited so as to maximize the separation from the nearby residential neighbourhood to the north of the site.

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

The proposed tower is not located near any significant tree stands.

- All applicants for free-standing telecommunications structures will be requested to identify any other structure (i.e. Hydro transmission line 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).

As noted above, there are no existing structures that are suitable for use.

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".

The applicant has provided written confirmation from Rogers, Mobilicity and Wind of their interest to co-locate on the monopole. Based on the proposed 50 metre (164 ft.) height, the proposed monopole could accommodate up to four carriers.

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 a 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 ancillary equipment shelters at the base, which will be screened by a chainlink fence and surrounded with shrubs.

PRE-NOTIFICATION

Pre-notification letters were sent by the applicant on or about September 13, 2012. The applicant mailed letters to an area encompassing 6 times the height of proposed tower (300 metres/984 feet).

As a result of the applicant's mail out, staff received no comments, however the applicant received 3 comments.

The comments provided by area residents are as follows:

- Concern about the nature of land uses in the area and a desire for fewer industrial uses and more residential uses.
- Concern about the visual impact of the proposed tower.
- Concern about the health effects related to the radiofrequency of the proposed tower.
- One owner was interest in having the tower located on their property.

Due to the lack of significant concern, the applicant has not held a Public Information Meeting (PIM) to date.

The applicant has provided the following responses to the concerns:

- Concern about the health effects.

The site will operate within Industry Canada and Health Canada regulations. Industry Canada prohibits health concerns as a reason for denying a tower location.

- Concern about the visual impact.

The compound, equipment and structures will be enclosed within a chainlink fence and will be surrounded with shrubs. The proposed location is not highly visible.

- Concern about the industrial uses in the area.

The subject site is Zoned Light Impact Industrial (IL) and is designated Industrial in the OCP.

- Desire to have the monopole located on another property.

The proposed alternate site would not provide the improved coverage that Telus (and the 3 other co-location carriers) intend to provide to customers in the area.

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 50 metres (164 ft.).

Applicant's Reasons:

- The proposed telecommunication structure will provide increased coverage to customers in the area.
- The proposed tower will provide co-location opportunities for three other wireless carriers.

Staff Comments:

- The proposed telecommunication tower generally meets the City of Surrey's policy on telecommunication towers (Policy O-49 Telecommunication Towers).
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II. Development Variance Permit No. 7911-0110-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/kms

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. 11/22/12 9:13 AM

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0110-00

Issued To: DAVID GIBB
0704319 BC LTD., INC. NO. 0704319

("the Owner")

Address of Owner: 15789 Mountain View Crescent
Surrey, BC
V3S 0C6

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: 002-603-535
Lot 14 Section 15 Township 2 New Westminster District Plan 2563

14577 - 66 Avenue

(the "Land")

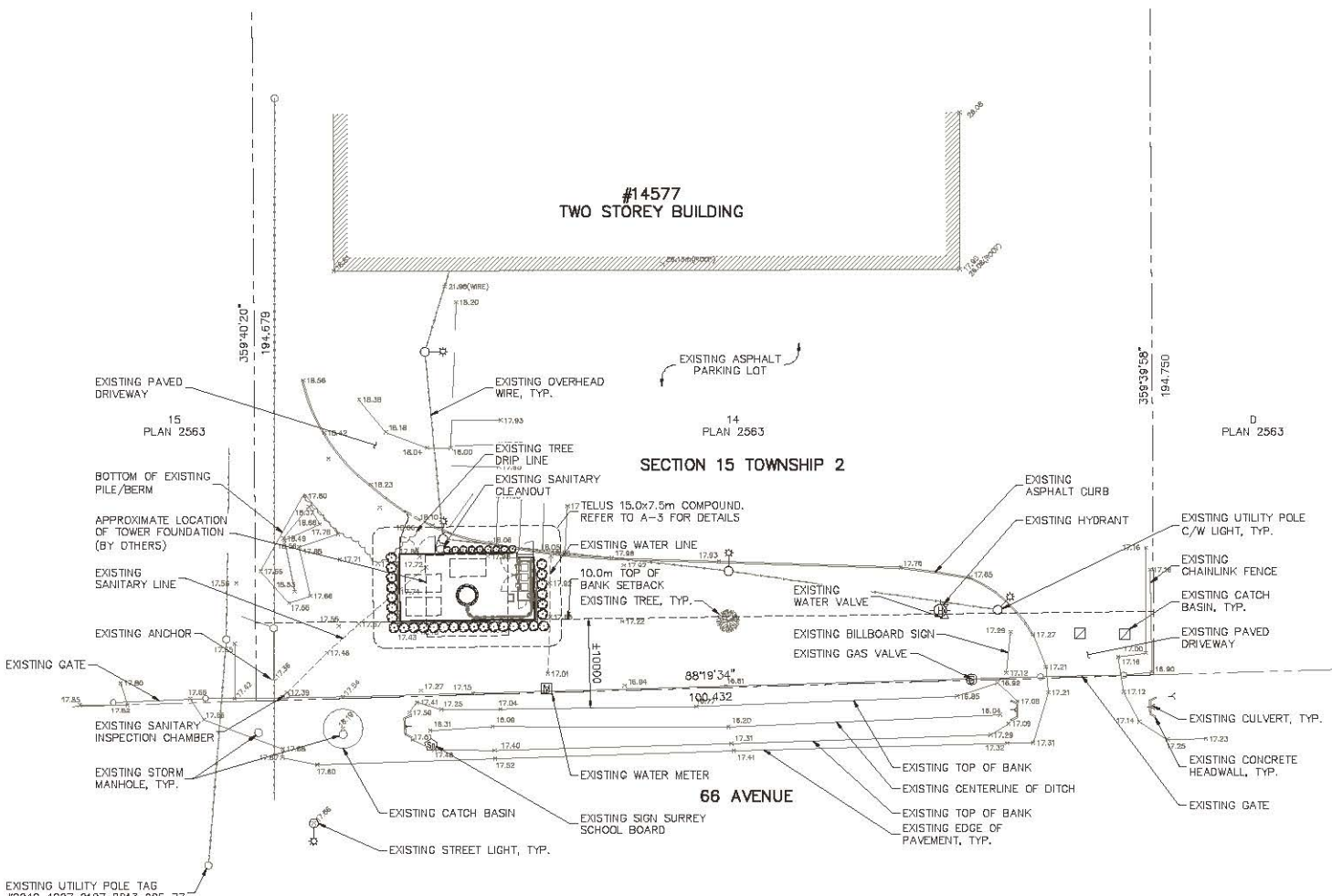
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection A.1.(a)ii.b. of Part 4 General Provisions, the maximum height of a telecommunication tower is increased from 12 metres (40 ft.) to 50 metres (164 ft.).
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7911-0110-00 (A) through to and including 7911-0110-00 (C) (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. (a) The landscaping shall conform to drawings numbered 7911-0110-00 (B) (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.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. 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



NOTES:
 1. SITE PLAN INFORMATION WAS OBTAINED FROM A DRAWING PREPARED BY MCELHANNAY ASSOCIATES LAND SURVEYING LTD. DATED MAY 18, 2011.

REV.	DESCRIPTION	BY	DATE
K	REVISED PER TELUS	FM	APR 26/12
J	REVISED PER TELUS	FM	APR 02/12
I	REVISED PER TELUS	FM	FEB 27/12
H	REVISED PER TELUS	FM	JAN 09/12
G	REVISED PER TELUS	FM	NOV 23/11
F	REVISED PER TELUS	FM	NOV 21/11
E	REVISED PER TELUS	FM	OCT 26/11
D	REVISED PER TELUS	FM	JUN 07/11
C	REVISED PER TELUS	FM	MAY 31/11
B	REVISED PER TELUS	FM	MAY 26/11
A	ISSUED FOR REVIEW	FM	NOV 18/10

CLIENT:

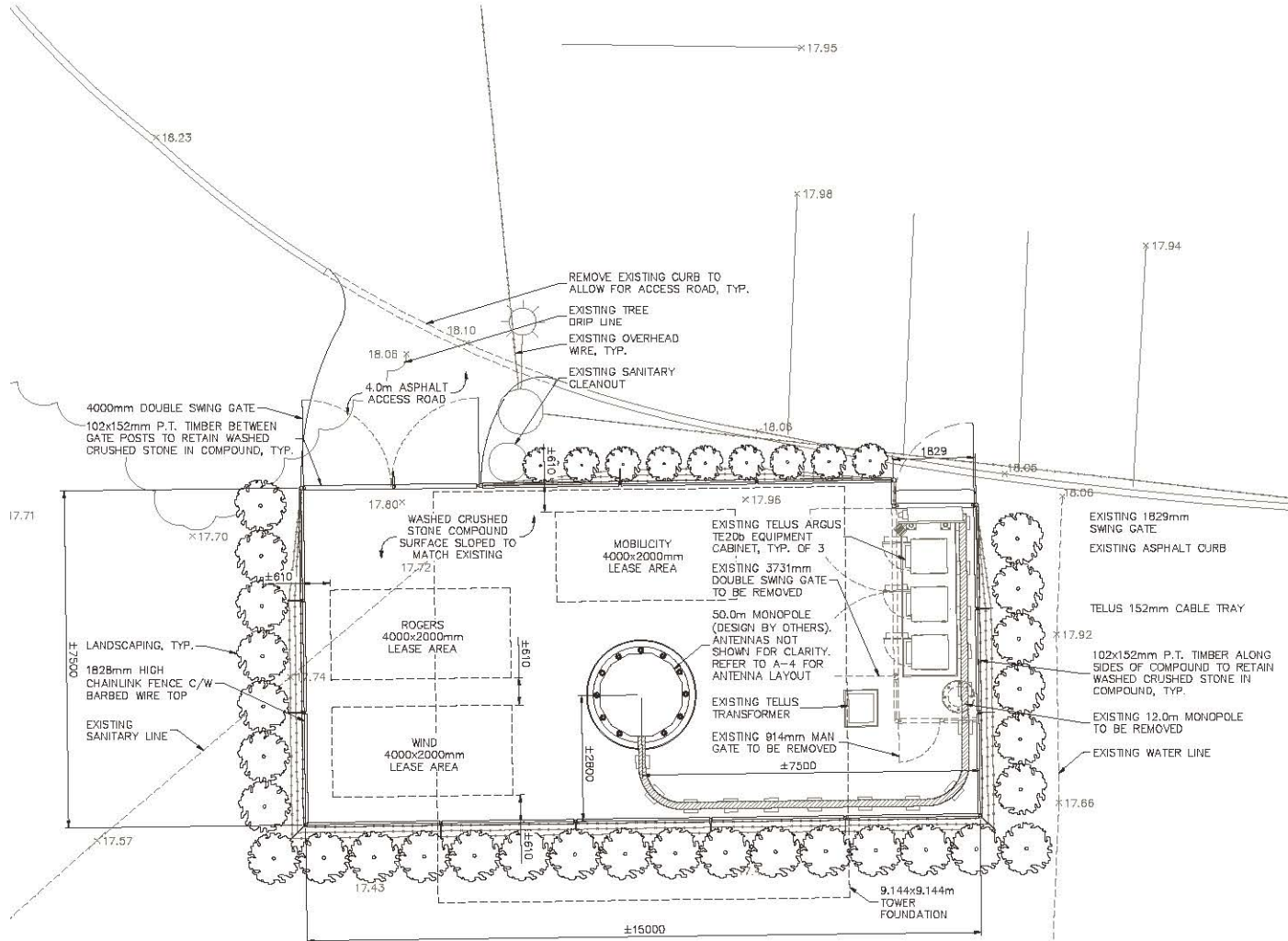

 #201-17698 66TH AVE
 SURREY, BC V3S 7X1
 TEL: (604) 574-6432
 FAX: (604) 574-6431
 EMAIL: mail@trkeng.com
 WEB: www.trkeng.com

PROJECT:
144TH ST # 66TH AVE
50.0m MONOPOLE
14577 66TH AVE
BC V2Z 2G2
 SURREY BRITISH COLUMBIA

DRAWING TITLE:
SITE PLAN

SCALE:	AS NOTED
CHECK BY:	F.M.
DRAWN BY:	A.G.
DATE:	NOV 18/10
CAD FILE:	1010-062A2
PROJECT NUMBER:	1010-062

7911-0110-00 (A)



1
-
1:100
0 1m 2m 4m

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B	REVISED PER TELUS	FM	MAY 26/11
A	ISSUED FOR REVIEW	FM	NOV 18/10

CLIENT:
TELUS

TRK ENGINEERING
#201-17688 66TH AVE
SURREY, BC V3S 7X1
TEL: (604) 574-6432
FAX: (604) 574-6431
EMAIL: mail@trkeng.com
WEB: www.trkeng.com

PROJECT:
**144TH ST # 66TH AVE
50.0m MONOPOLE
14577 66TH AVE
BC V2Z 2G2**

SURREY BRITISH COLUMBIA
DRAWING TITLE:
COMPOUND LAYOUT

SCALE: AS NOTED
CHECK BY: F.M.
DRAWN BY: A.G.
DATE: NOV 18/10
CAD FILE: 1010-062A3
PROJECT NUMBER: 1010-062

7911-0110-00 (B)

T.O. MONOPOLE
50.00m A.G.L.

TELUS PANEL ANTENNA RAD CENTER
49.00m A.G.L.

TELUS PANEL ANTENNA RAD CENTER
46.00m A.G.L.

FUTURE TELUS PANEL ANTENNA RAD CENTER
43.00m A.G.L.

FUTURE TELUS PANEL ANTENNA
AND M/W ANTENNA RAD CENTER
40.25m A.G.L.

ROGERS PANEL ANTENNA RAD CENTER
36.9m A.G.L.

MOBILITY PANEL ANTENNA RAD CENTER
34.0m A.G.L.

WIND PANEL ANTENNA RAD CENTER
31.2m A.G.L.

FUTURE ROGERS M/W
ANTENNA RAD CENTER
28.2m A.G.L.

FUTURE MOBILITY M/W
ANTENNA RAD CENTER
25.6m A.G.L.

FUTURE WIND M/W
ANTENNA RAD CENTER
24.0m A.G.L.

LIGHTNING ROD

TELUS REMOTE RADIO
UNIT (RRU), TYP.

TELUS PANEL ANTENNA,
TYP. OF 4 PER SECTOR

TELUS PANEL ANTENNA,
TYP. OF 2 PER SECTOR

FUTURE TELUS PANEL
ANTENNA, TYP.

FUTURE TELUS MICROWAVE
ANTENNA, TYP. OF 2

FUTURE ROGERS RRU, TYP. OF 15

FUTURE ROGERS PANEL
ANTENNA, TYP. OF 6

FUTURE MOBILITY PANEL
ANTENNA, TYP. OF 3

FUTURE MOBILITY
RRU, TYP. OF 3

FUTURE WIND PANEL ANTENNA,
TYP. OF 4 INITIAL AND 4 FUTURE

FUTURE WIND RRH, TYP. OF 4
INITIAL AND 4 FUTURE

FUTURE ROGERS
MICROWAVE ANTENNA

FUTURE MOBILITY MICROWAVE
ANTENNA, TYP. OF 2

FUTURE WIND MICROWAVE
ANTENNA, TYP. OF 2

50.0m MONOPOLE
(DESIGNED BY OTHERS)

LANDSCAPING, TYP.

1828mm HIGH CHAINLINK
FENCE C/W BARBED WIRE TOP

4000mm DOUBLE SWING GATE

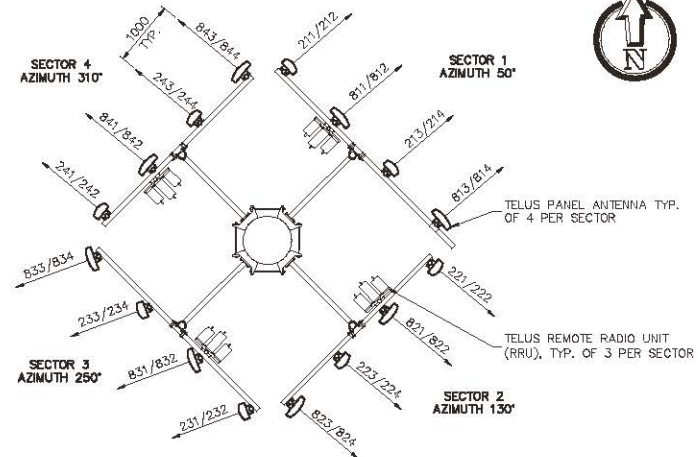
EXISTING TELUS ARGUS TE20b
EQUIPMENT CABINET, TYP. OF 3

EXISTING 1740mm
DOUBLE SWING GATE

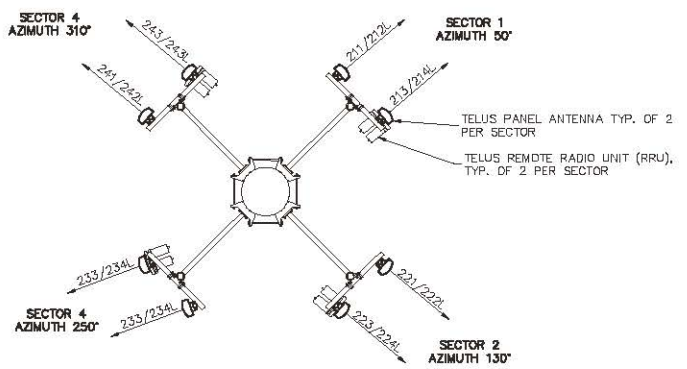
EXISTING CHAINLINK FENCE
C/W BARBED WIRE TOP

EXISTING TELUS H-FRAME
C/W ELECTRICAL EQUIPMENT

1 NORTH ELEVATION
1:250
0 2.5m 5m 10m



2 ANTENNA LAYOUT AT 49.00m A.G.L.
1:80
0 800 1.6m 3.4m



3 ANTENNA LAYOUT AT 46.0m A.G.L.
1:80
0 800 1.6m 3.4m

NOTES:

- ELEVATION IS DIAGRAMMATIC ONLY.
- IF REQUIRED, PROVIDE OBSTRUCTION LIGHTING AND PAINTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.

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BC V2Z 2R2**

SURREY BRITISH COLUMBIA

DRAWING TITLE:

NORTH ELEVATION

SCALE:	AS NOTED
CHECK BY:	F.M.
DRAWN BY:	A.G.
DATE:	NOV 18/10
CAD FILE:	1010-062A4
PROJECT NUMBER:	1010-062