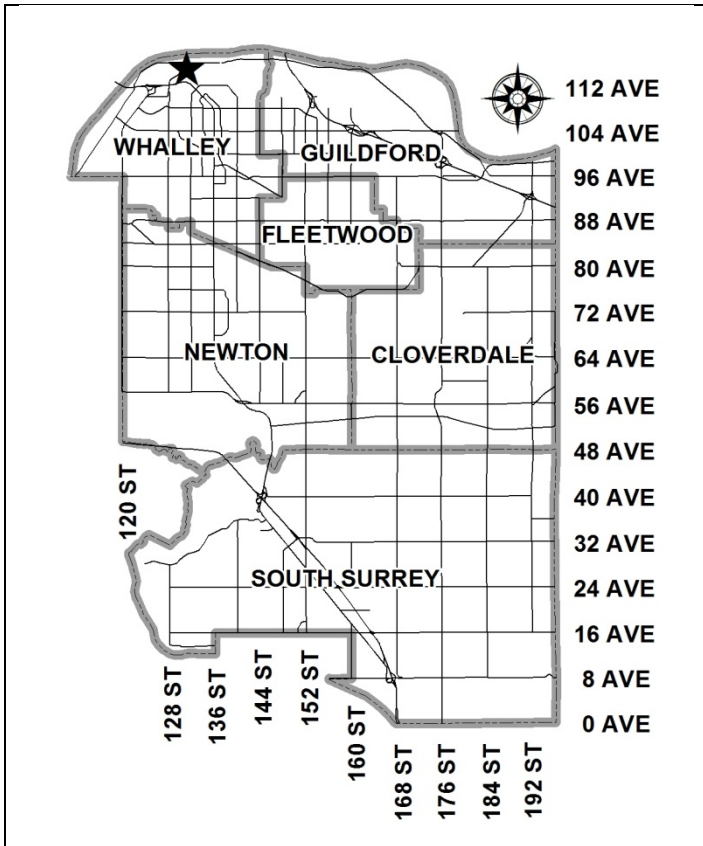


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0321-00

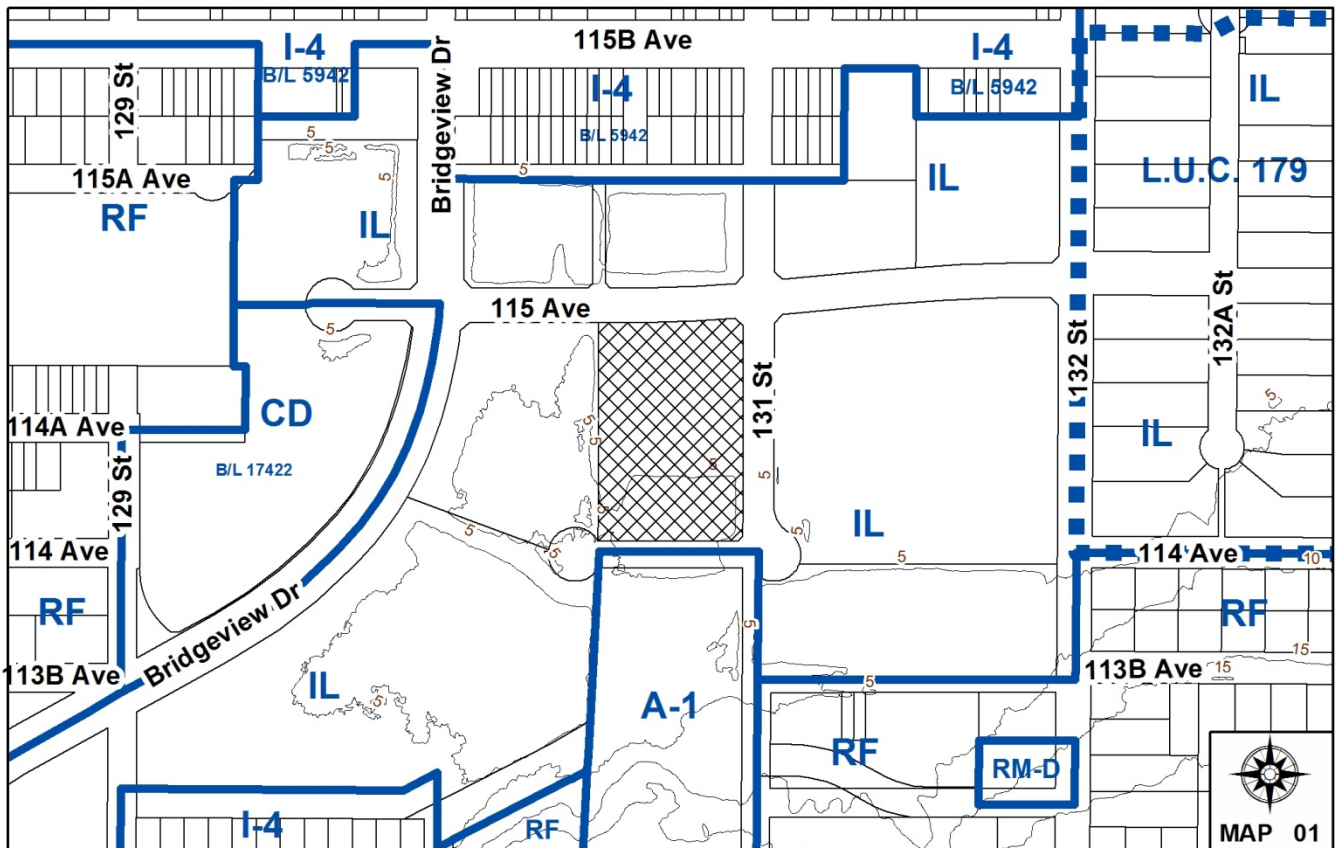
Planning Report Date: December 16, 2013



**PROPOSAL:**

- **Development Variance Permit**  
 in order to increase the height of a free-standing telecommunications tower from 12 metres (40 ft.) to 30 metres (98 ft.).

**LOCATION:** 13070 - 115 Avenue  
**OWNER:** Sandhu Family Holdings Ltd  
**ZONING:** IL  
**OCP DESIGNATION:** Industrial



### 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 30 metres (98 ft.).

### RATIONALE OF RECOMMENDATION

- The applicant has proposed a monopole design that houses two carriers.
- 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 public notification for the proposal generated no comments from 25 property owners within 180 metres (590 ft.) of the site.
- The proposed location of the tower is within an industrial area.
- The applicant will register a restrictive covenant that will require removal of the tower by December 1, 2031 which coincides with the land lease. An extension may be possible through a restrictive covenant amendment.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0321-00 (Appendix IV) 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 30 metres (98 ft.).
2. Council instruct staff to resolve the following issue prior to approval:
  - (a) registration of a Section 219 Restrictive Covenant to require that the free-standing telecommunications tower be removed by December 1, 2031.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: The northern half of the lot is occupied by a large industrial building while the southern half remains vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 115 Avenue):	Multi-tenant industrial building.	Industrial	IL
East (Across 131 Street):	Distribution warehouse.	Industrial	IL
South (Across unopened 114 Avenue):	Vacant lot.	Industrial	A-1
West:	Vacant lot.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject property, located on the southwest corner of 131 Street and 115 Avenue in Bridgeview, is designated Industrial in the Official Community Plan (OCP) and is zoned IL (Light Impact Industrial Zone). The subject site has an industrial building on the northern half of the lot while the southern half of the lot is currently vacant.
- Standard Lands Company Limited on behalf of Rogers Communications is proposing to erect a telecommunications tower on the subject site which will be shared with Mobilicity. The

proposed compound located on the subject site will house equipment for both Rogers and Mobilicity.

- The current proposal is to provide improved telecommunication coverage and capacity for the area generally bound by the Fraser River to the north, 140 Street to the east, King George Boulevard to the south, and 126A Street to the west.
- The property owner has authorized the applicant, to apply for a Development Variance Permit to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 30 metres (98 ft.).
- The proposed telecommunications tower consists of a monopole that is a minimum 1-metre (3 ft.) in circumference at the base and tapers towards the top. Exact width dimensions will not be known until final engineering has taken place. The proposed height of the pole is 30 metres (98 ft.) tall.
- The applicant has provided a rendering of what the proposed grey-coloured tower will look like from the west at Bridgeview Drive and 115 Avenue (Appendix II).
- The existing trees along the north side of King George Boulevard at approximately 131 Street will assist in screening the tower. In addition, the proposed tower location is at approximately 4 metres (13 ft.) geodetic elevation and King George Boulevard at 131 Street is at approximately 30 metres (98 ft.) elevation.
- Proposed external equipment on the pole (see Appendix II) is as follows:
  - As two carriers will be located on the tower, two sets of external antennas are proposed. Roger's antennas are proposed at the top of the pole and Mobilicity antennas are proposed at the 25.6-metre (84 ft.) level. The applicant has submitted a rendering of the proposed pole (Appendix II).
  - Three small dishes are proposed. At the 27.6-metre (91 ft.) elevation is a Roger's microwave dish and at the 23.1-metre (76 ft.) elevation are two Mobilicity microwave dishes.
  - Three sets of radio remote units (RRU), which power the antennas, are proposed on the tower. A row of Mobilicity RRU's will be located at the 24-metre (79 ft.) elevation level while Roger's RRU's will be located at the 14-metre (46 ft.) and 15-metre (49 ft.) levels.
- An equipment compound is proposed at the base of the tower. The proposed compound is 7.6 metres (25 ft.) by 9.1 metres (30 ft.) for an area of 69.6 square metres (750 sq. ft.). The proposed compound includes two large cabinets and a transformer. The proposed compound will be enclosed by a 1.8-metre (6 ft.) chain link fence. As the proposed compound is located within an industrial lot and borders another industrial lot, no screening is proposed.
- The proposed pole has a side yard setback of approximately 5.7 metres (19 ft.) from the western property line.

- Staff explored several alternate locations to the subject site (see Appendix IV) but no alternate sites or solutions were found.
- Staff suggested that the applicant reduce the height of the tower to 20 metres (66 ft.). The applicant informed staff that doing so would result in the need for three separate 20-metre (66 ft.) tall towers, which is not financially feasible and may also cause further visual unsightliness.
- Telecommunication towers are very rarely removed after initial installation. Staff have concerns with the permanence of the proposed tower and future development within the Bridgeview area which may require reassessing the height and design of the proposed tower.
- In order to address this concern, staff requested that the applicant and carriers register a restrictive covenant to require removal of the proposed tower by December 1, 2031, which coincides with their lease. The applicant is agreeable to this requirement.

#### City's Telecommunication Strategy

- Since October 2010, an inter-departmental team of staff has been meeting with representatives of the six (6) telecommunication companies, including Rogers and Mobilicity. 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.
- 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 telecommunication tower supports the City of Surrey's vision for building a strong economy.
- Although a comprehensive City-wide 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.
- A City policy on telecommunication towers was developed in conjunction with wireless providers and approved by Council on June 18, 2001 (Policy No. 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 proposal in relation to Policy No. 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 30-metre (66 ft.) height in order to ensure an expanded coverage area. The applicant has provided information which shows that the 30-metre (98 ft.) height will allow for improved coverage to an area bound by Fraser River to the north, 140 Street to the east, King George Boulevard to the south, and 126A Street to the west.*

*The applicant has informed staff that there are no existing structures within a 500-metre (1,640 ft.) radius from the proposed location of the telecommunication tower which have the height the applicant requires.*

*An existing cell tower located at 12509 Bridgeview Drive is a lattice tower housing Telus equipment. This tower is located approximately 1 km to the northwest of the subject site. If Rogers was to mount equipment on this existing Telus tower, approximately 40% of the coverage area could be achieved and another tower would be required.*

*If new taller structures are constructed in the area by December 1, 2031, the applicant will be encouraged to relocate to the new structures.*

- It is preferable that 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 not located close to prominent natural or 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 100 metres (328 ft.) from the north property line at 115 Avenue, 40 metres (131 ft.) from the south property line at the future 114 Avenue and 85 metres (280 ft.) from the east property line at 131 Street, all exceeding the height of the proposed tower.*

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

*The site is partially developed for industrial use, 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).

*There are no suitable existing structures over 10 metres (33 ft.) in height within a 500-metre (1,640 ft.) radius. If new taller structures are constructed in the area by December 1, 2031, the applicant will be encouraged to relocate to the new structures.*

### 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".

*Rogers is proposing to co-locate with Mobilicity. With current technology, it is unlikely that other carriers will co-locate on the tower due to height limitations.*

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

*The proposed tower can be fitted with lights in the future to better mimic as a parking lot light.*

- 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 two carriers 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 centre of an industrial lot, there is no landscaping proposed. The ancillary equipment will be located within a chain link compound.*

### PUBLIC CONSULTATION

In accordance with the City policy, the applicant sent out 25 information packages on September 27, 2013 to property owners within a notification area of 180 metres (590 ft.) which is six times the height of the proposed tower. An additional letter was sent to the owner of a lot approximately 260 metres (853 ft.) away from the subject tower who currently has a 68-unit townhouse development at Third Reading stage (Development Application No. 7906-0301-00).

As a result of these notifications, no comments were received by staff concerning the proposed tower.

### 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 30 metres (98 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.
- A lower 20-metre (66 ft.) design would require at least 3 poles throughout the area which would be prohibitively expensive and may not be possible due to complexity in finding willing landlords.
- The service provider is willing to register a restrictive covenant limiting the operation of the tower until December 1, 2031, which may be extended through a restrictive covenant amendment.

**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.
- As a result of public notification, no concerns have been expressed.
- A restrictive covenant to limit the duration of the tower installation to December 1, 2031 will be registered on title, to coincide with the land lease. Council may allow the tower to remain beyond that date if a restrictive covenant amendment is granted.
- 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.	Site Plan, Tower Elevations, and Renderings
Appendix III.	Development Variance Permit No. 7912-0321-00
Appendix IV.	Map of Area

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/da

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DRV 12/12/13 9:44 AM



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:           Unit 610, 688 - West Hastings Street  
   Vancouver, BC V6B 1P1  
  
   Tel:                 604-687-1119 - Work  
   604-687-1119 - Fax

2.     Properties involved in the Application

- (a)     Civic Address:           13070 - 115 Avenue
  
- (b)     Civic Address:           13070 - 115 Avenue  
          Owner:                 Sandhu Family Holdings Ltd  
          PID:                    025-953-176  
          Lot:                    Lot 2 Section 9 Block 5 North Range 2 Plan BCP11184

3.     Summary of Actions for City Clerk's Office

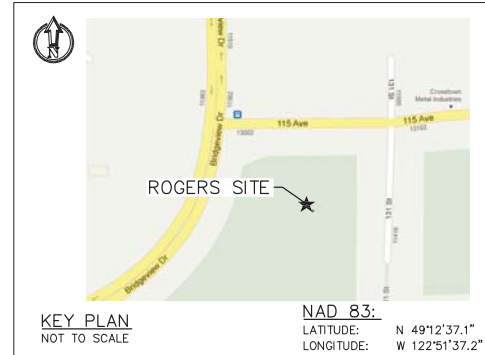
- (a)     Proceed with Public Notification for Development Variance Permit No. 7912-0321-00 and bring the Development Variance Permit forward for an indication of support. Upon completion of outstanding items the DVP will be brought forward for issuance and execution by the Mayor and City Clerk.

DRAWING INDEX

A-1	COVER SHEET
A-2	SITE PLAN
A-3	COMPOUND LAYOUT
A-4	NORTH ELEVATION AND ANTENNA LAYOUT

REV.

C
C
C
C



SITE NAME: BRIDGEVIEW

SITE ADDRESS: 13070 115TH AVENUE  
SURREY, BRITISH COLUMBIA

LEGAL DESCRIPTION: PART OF LOT 2 SECTION 9 BLOCK 5 NORTH  
RANGE 2 WEST NEW WESTMINSTER DISTRICT  
PLAN BCPI 1184

CONFIGURATION: 30.0m MONOPOLE AND WIC

SITE CODE: W284 I

PROJECT NUMBER: 1260-017

C	REVISED PER ROGERS	RM	NOV 22/12
B	REVISED PER ROGERS	RM	NOV 13/12
A	ISSUED FOR REVIEW	RM	MAY 24/12
REV.	DESCRIPTION	BY	DATE

CLIENT:



**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

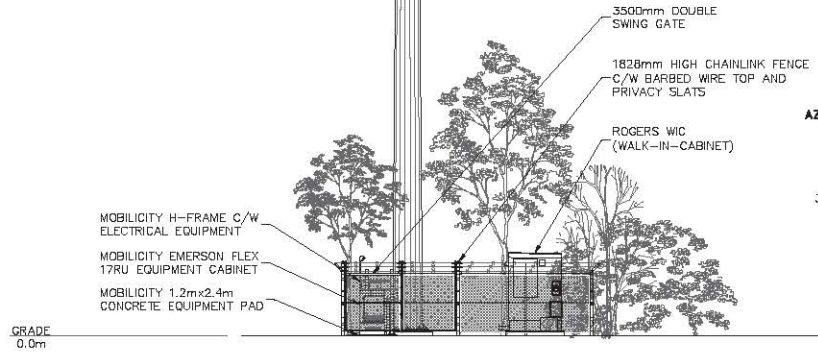
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BRIDGEVIEW  
13070 115TH AVENUE  
W284 I  
SURREY BRITISH COLUMBIA

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COVER SHEET

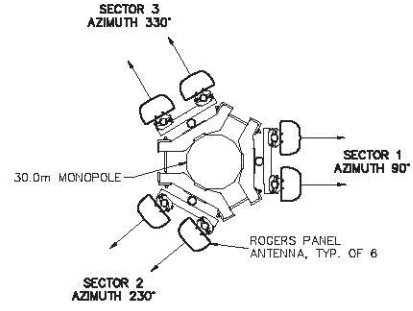
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CHECK BY:	R.M.	A-1
DRAWN BY:	A.V.	
DATE:	MAY 24/12	
CAD FILE:	1260-017A1	
PROJECT NUMBER:	1260-017	

T.O. MONOPOLE  
30.00m A.G.L.  
ROGERS PANEL ANTENNA RAD CENTER  
±29.64m A.G.L.  
ROGERS M/W ANTENNA RAD CENTER  
±27.64m A.G.L.  
MOBILITY PANEL ANTENNA RAD CENTER  
±25.64m A.G.L.  
MOBILITY M/W ANTENNA RAD CENTER  
±23.12m A.G.L.

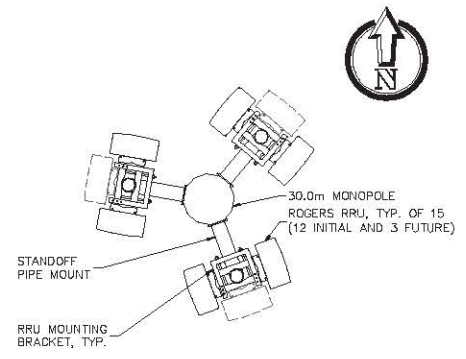
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±15.00m A.G.L.  
ROGERS RRU CENTER  
±14.06m A.G.L.



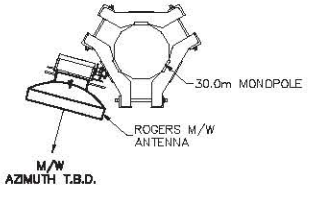
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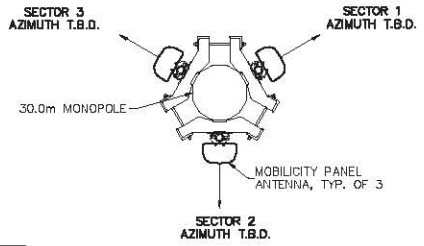
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0 400 800 1.6m



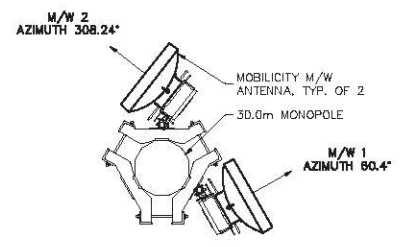
3 @ 15.00m & 14.06m  
1:40  
0 400 800 1.6m



4 ROGERS M/W ANTENNA LAYOUT @ 27.64m  
1:40  
0 400 800 1.6m



5 MOBILITY ANTENNA LAYOUT @ 25.64m  
1:40  
0 400 800 1.6m



6 MOBILITY M/W ANTENNA LAYOUT @ 23.12m  
1:40  
0 400 800 1.6m



- NOTES:
1. MONOPOLE ELEVATION IS DIAGRAMMATIC ONLY.
  2. IF REQUIRED, PROVIDE OBSTRUCTION LIGHTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.

REV.	DESCRIPTION	BY	DATE
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B	REVISED PER ROGERS	RM	NOV 13/12
A	ISSUED FOR REVIEW	RM	MAY 24/12

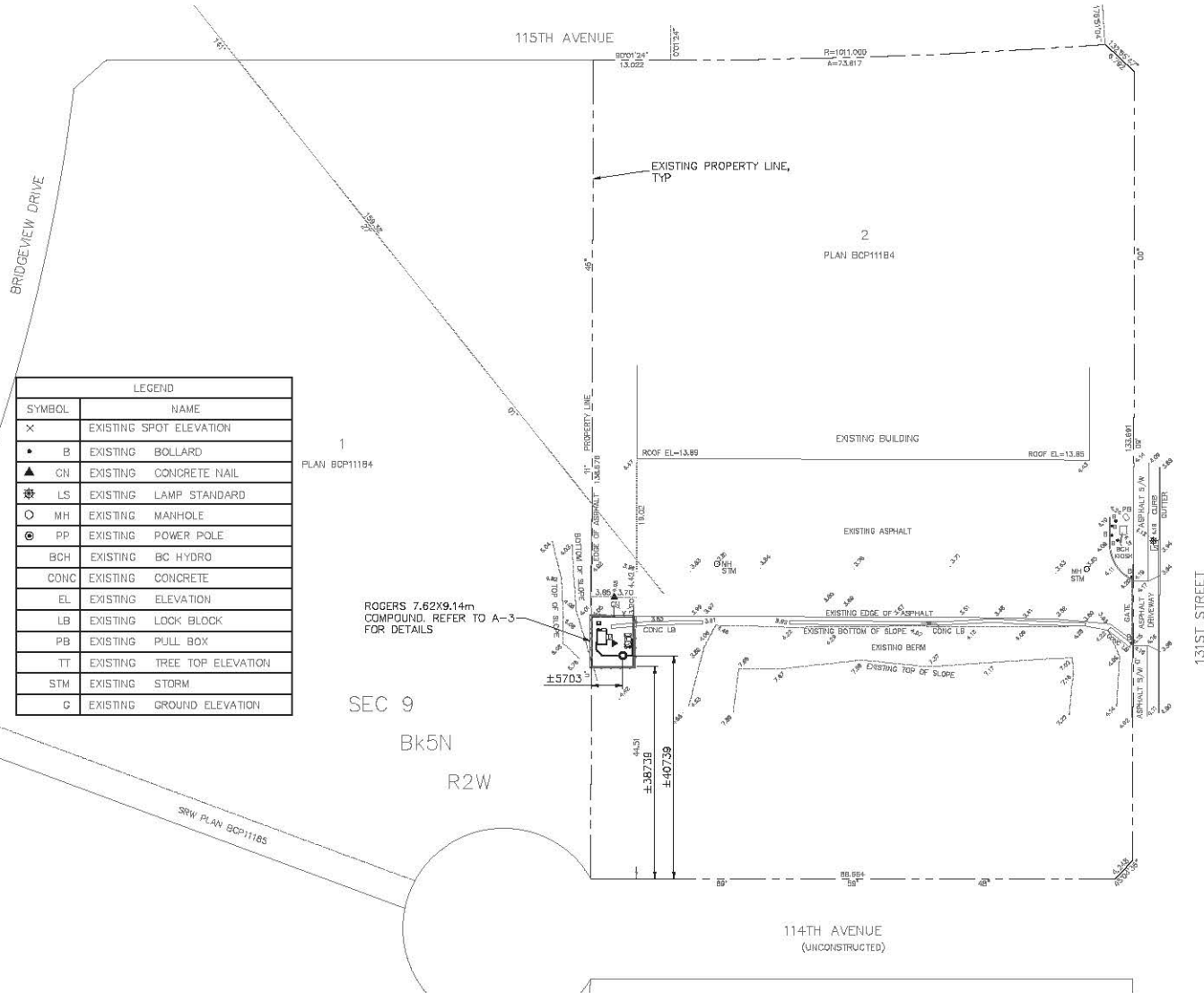
CLIENT:

#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:  
BRIDGEVIEW  
13070 115TH AVENUE  
W2841  
SURREY BRITISH COLUMBIA

DRAWING TITLE:  
NORTH ELEVATION AND  
ANTENNA LAYOUTS

SCALE: AS NOTED	DRAWING NO.
CHECK BY: R.M.	A-4
DRAWN BY: A.V.	
DATE: MAY 24/12	
CAD FILE: 1260-017A4	
PROJECT NUMBER: 1260-017	



LEGEND	
SYMBOL	NAME
x	EXISTING SPOT ELEVATION
B	EXISTING BOLLARD
•	EXISTING CONCRETE NAIL
▲	EXISTING CONCRETE NAIL
LS	EXISTING LAMP STANDARD
○	EXISTING MANHOLE
⊕	EXISTING POWER POLE
BCH	EXISTING BC HYDRO
CONC	EXISTING CONCRETE
EL	EXISTING ELEVATION
LB	EXISTING LOCK BLOCK
PB	EXISTING PULL BOX
TT	EXISTING TREE TOP ELEVATION
STM	EXISTING STORM
G	EXISTING GROUND ELEVATION

SEC 9  
Bk5N  
R2W

1 SITE PLAN  
1:800  
0 4m 8m 16m

NOTES:  
1. SITE PLAN INFORMATION WAS OBTAINED FROM A DRAWING PROVIDED BY MATSON PECK AND TOPLISS SURVEYORS & ENGINEERS DATED FEBRUARY 22, 2011

REV.	DESCRIPTION	BY	DATE
C	REVISED PER ROGERS	RM	NOV 22/12
B	REVISED PER ROGERS	RM	NOV 13/12
A	ISSUED FOR REVIEW	RM	MAY 24/12

CLIENT:

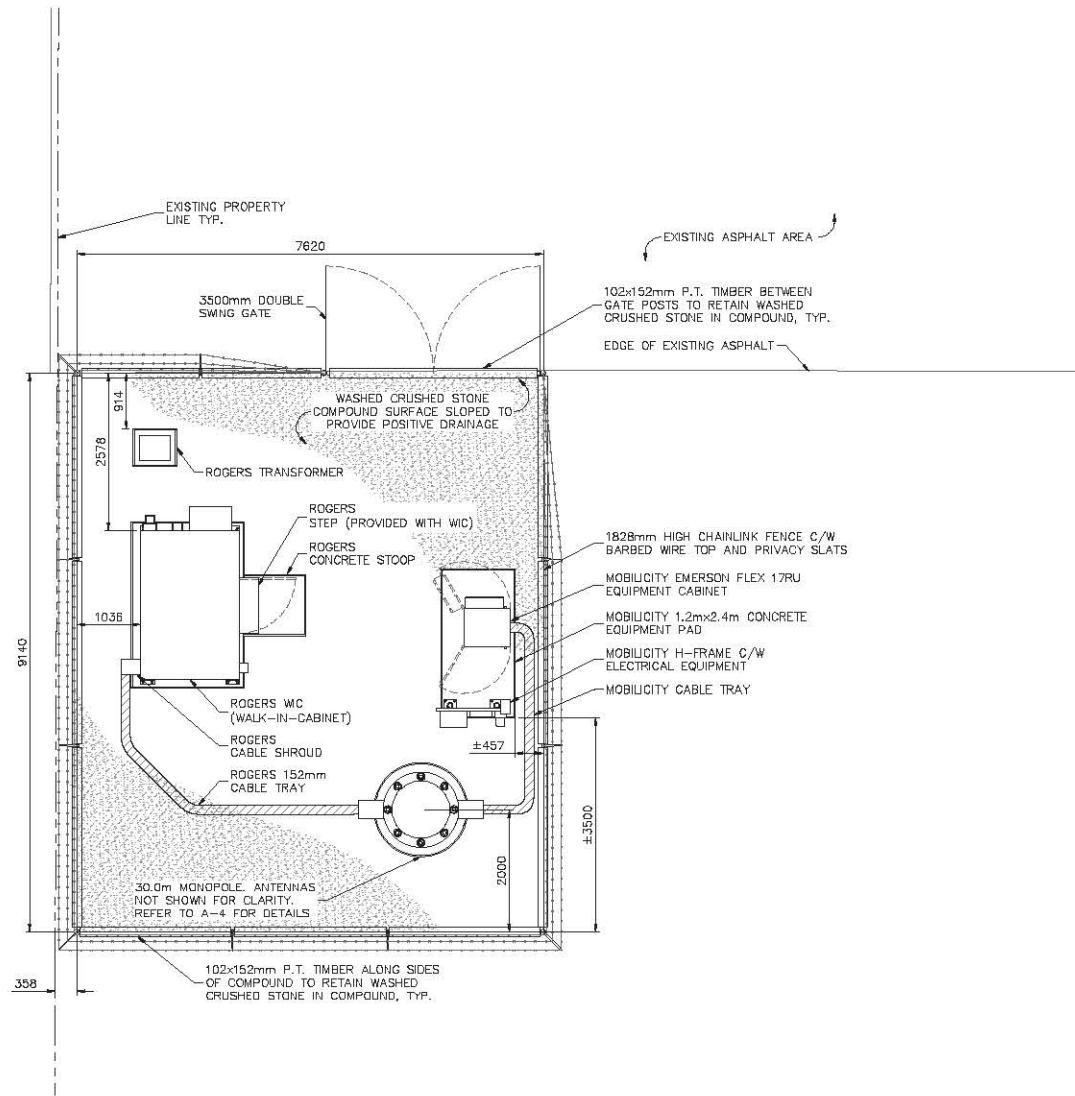
#201-17688 66TH AVE  
SURREY, BC V3S 7X1  
TEL: (604) 574-6432  
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PROJECT:  
BRIDGEVIEW  
13070 115TH AVENUE  
W2841  
SURREY BRITISH COLUMBIA

DRAWING TITLE:  
SITE PLAN

SCALE:	AS NOTED	DRAWING NO.	
CHECK BY:	R.M.		
DRAWN BY:	A.V.		
DATE:	MAY 24/12		
CAD FILE:	1260-017A2		
PROJECT NUMBER:	1260-017		

A-2



1 COMPOUND LAYOUT  
 1:80  
 0 800 1.6m 3.2m

C	REVISED PER ROGERS	RM	NOV 22/12
B	REVISED PER ROGERS	RM	NOV 13/12
A	ISSUED FOR REVIEW	RM	MAY 24/12
REV.	DESCRIPTION	BY	DATE

CLIENT:




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

PROJECT:  
 BRIDGEVIEW  
 13070 115TH AVENUE  
 W2841  
 SURREY BRITISH COLUMBIA

DRAWING TITLE:  
 COMPOUND LAYOUT

SCALE:	AS NOTED	DRAWING NO.
CHECK BY:	R.M.	
DRAWN BY:	A.V.	
DATE:	MAY 24/12	
CAD FILE:	1260-017A3	
PROJECT NUMBER:	1260-017	

A-3

## PHOTO SIMULATION

### Proposed Tower – Before Construction



View: from Bridgeview and 115 Avenue, looking southeast at Proposed Tower Location.

### Proposed Tower – After Construction



View: from Bridgeview and 115 Avenue, looking southeast at Proposed Tower Location.

*Photo Simulation is a close representation and is for conceptual purposes only – not to scale.  
Proposed design is subject to change based on final engineer plans.*

*The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.*

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0321-00

Issued To: Sandhu Family Holdings Ltd  
("the Owner")

Address of Owner: 13070 - 115 AVENUE  
SURREY, BC V3R 2T9

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: 025-953-176  
Lot 2 Section 9 Block 5 North Range 2 Plan BCP11184  
13070 - 115 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 30 metres (98 ft.).
4. The siting of structures shall be in accordance with the drawings numbered 7912-0321-00(A) through to and including 7912-0321-00(C) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. This development variance permit applies to only the 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 and any new building or structures 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



T.O. MONOPOLE  
30.00m A.G.L.

ROGERS PANEL ANTENNA RAD CENTER  
±29.64m A.G.L.

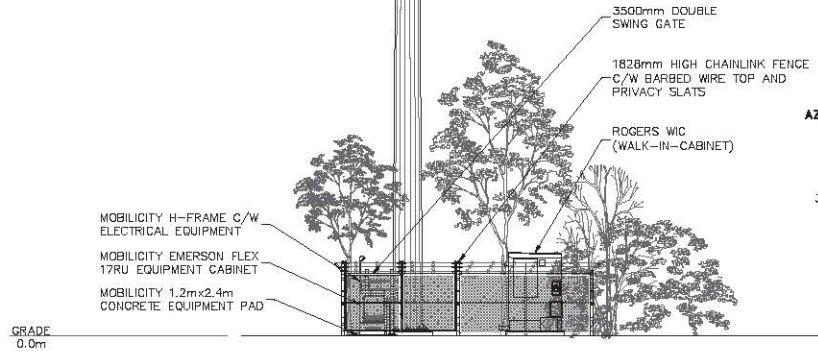
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MOBILITY PANEL ANTENNA RAD CENTER  
±25.64m A.G.L.

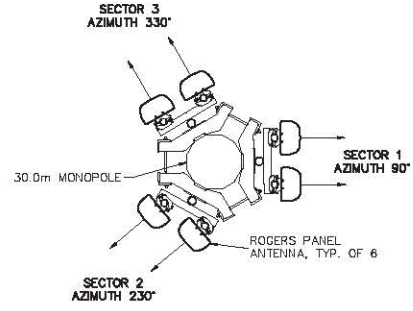
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ROGERS RRU CENTER  
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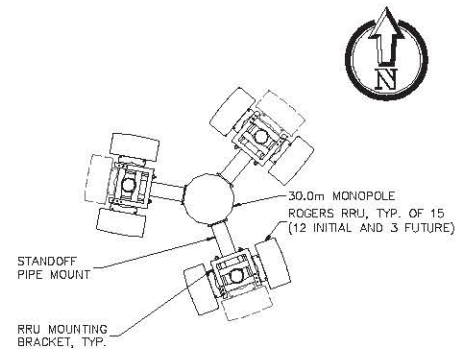
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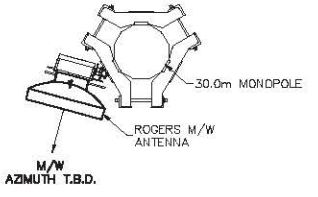
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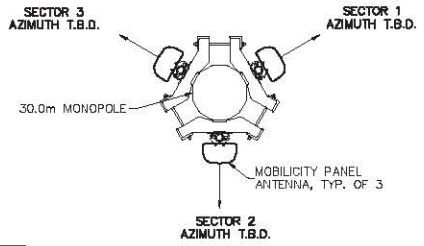
2 ROGERS ANTENNA LAYOUT @ 29.64m  
1:40  
0 400 800 1.6m



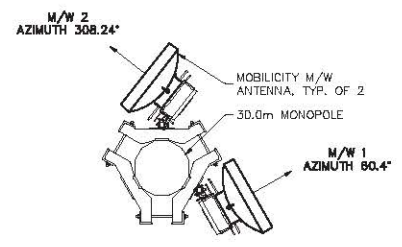
3 @ 15.00m & 14.06m  
1:40  
0 400 800 1.6m



4 ROGERS M/W ANTENNA LAYOUT @ 27.64m  
1:40  
0 400 800 1.6m



5 MOBILITY ANTENNA LAYOUT @ 25.64m  
1:40  
0 400 800 1.6m



6 MOBILITY M/W ANTENNA LAYOUT @ 23.12m  
1:40  
0 400 800 1.6m



- NOTES:
1. MONOPOLE ELEVATION IS DIAGRAMMATIC ONLY.
  2. IF REQUIRED, PROVIDE OBSTRUCTION LIGHTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.

REV.	DESCRIPTION	BY	DATE
C	REVISED PER ROGERS	RM	NOV 22/12
B	REVISED PER ROGERS	RM	NOV 13/12
A	ISSUED FOR REVIEW	RM	MAY 24/12

CLIENT:

#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:

BRIDGEVIEW  
13070 115TH AVENUE  
W2841

SURREY BRITISH COLUMBIA

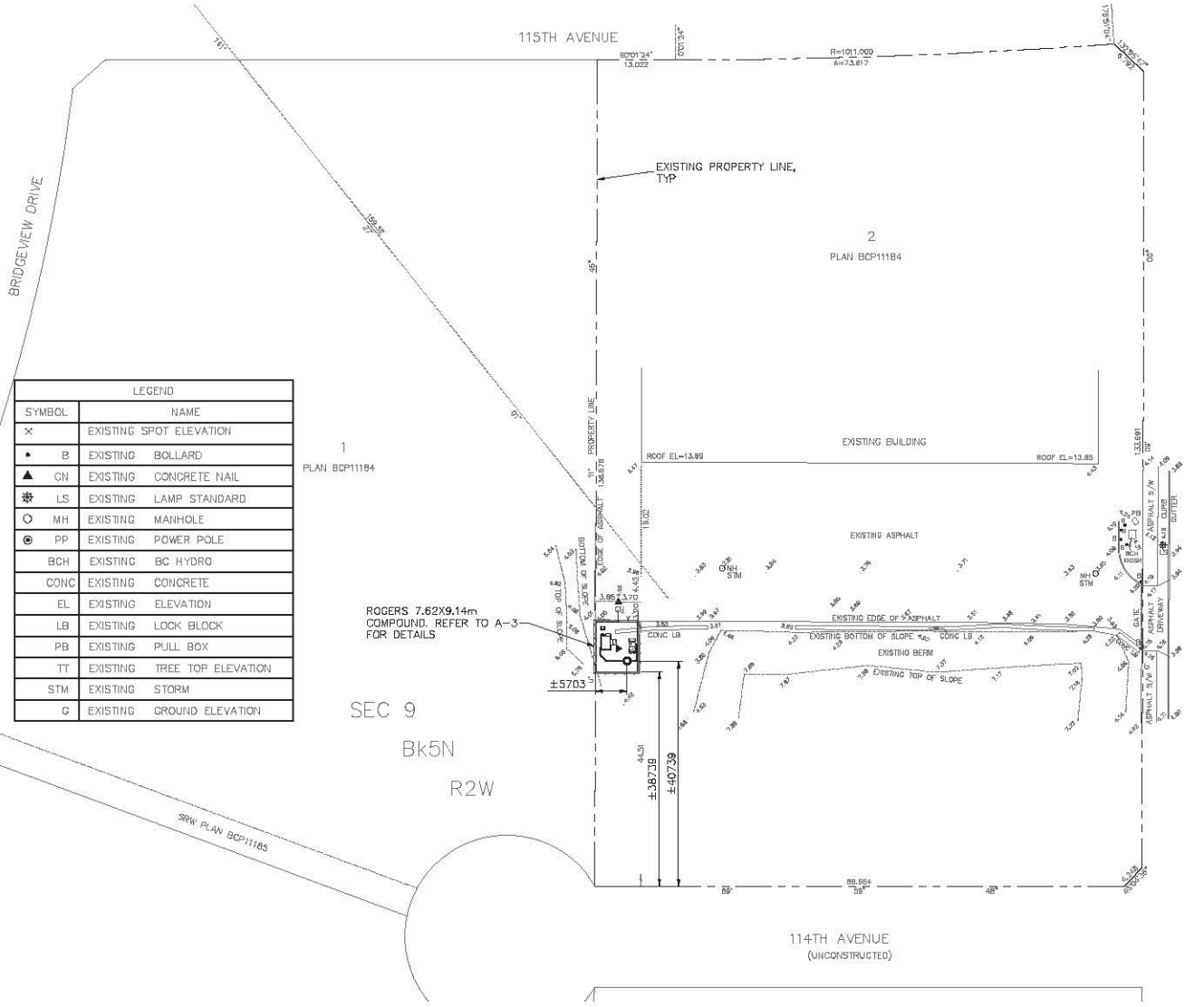
DRAWING TITLE:

NORTH ELEVATION AND  
ANTENNA LAYOUTS

SCALE:	AS NOTED	DRAWING NO.
CHECK BY:	R.M.	
DRAWN BY:	A.V.	
DATE:	MAY 24/12	
CAD FILE:	1260-017A4	
PROJECT NUMBER:	1260-017	

A-4

7912-0321-00(A)



LEGEND	
SYMBOL	NAME
×	EXISTING SPOT ELEVATION
B	EXISTING BOLLARD
•	EXISTING CONCRETE NAIL
▲	EXISTING CONCRETE NAIL
LS	EXISTING LAMP STANDARD
○	EXISTING MANHOLE
⊙	EXISTING POWER POLE
BCH	EXISTING BC HYDRO
CONC	EXISTING CONCRETE
EL	EXISTING ELEVATION
LB	EXISTING LOCK BLOCK
PB	EXISTING PULL BOX
TT	EXISTING TREE TOP ELEVATION
STM	EXISTING STORM
G	EXISTING GROUND ELEVATION

SEC 9  
Bk5N  
R2W



**NOTES:**  
1. SITE PLAN INFORMATION WAS OBTAINED FROM A DRAWING PROVIDED BY MATSON PECK AND TOPLISS SURVEYORS & ENGINEERS DATED FEBRUARY 22, 2011

REV.	DESCRIPTION	BY	DATE
C	REVISED PER ROGERS	RM	NOV 22/12
B	REVISED PER ROGERS	RM	NOV 13/12
A	ISSUED FOR REVIEW	RM	MAY 24/12

CLIENT:



**ROGERS™**



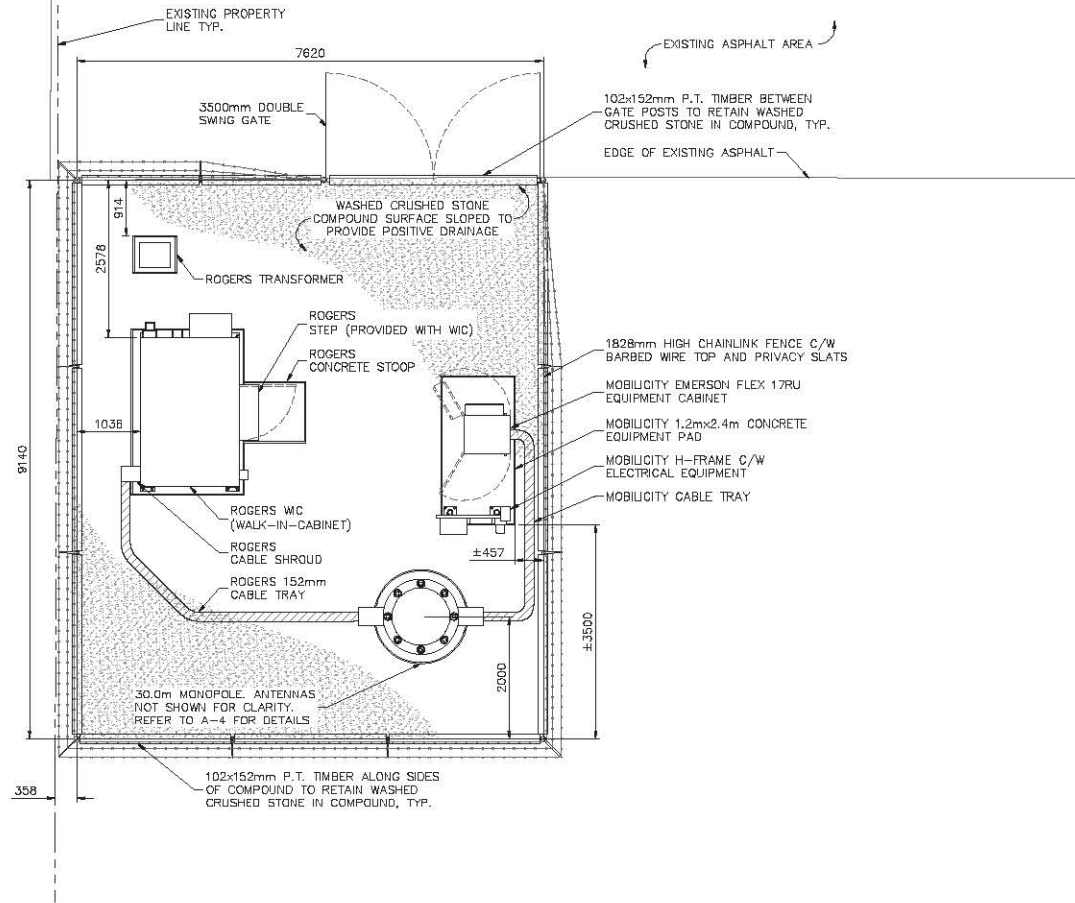
**TRK ENGINEERING**  
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WEB: www.trkeng.com

PROJECT:  
BRIDGEVIEW  
13070 115TH AVENUE  
W2841  
SURREY BRITISH COLUMBIA

DRAWING TITLE:  
SITE PLAN

SCALE:	AS NOTED	DRAWING NO.
CHECK BY:	R.M.	A-2
DRAWN BY:	A.V.	
DATE:	MAY 24/12	
CAD FILE:	1260-017A2	
PROJECT NUMBER:	1260-017	

7912-0321-00(B)



1 COMPOUND LAYOUT  
 1:80  
 0 800 1.6m 3.2m

C	REVISED PER ROGERS	RM	NOV 22/12
B	REVISED PER ROGERS	RM	NOV 13/12
A	ISSUED FOR REVIEW	RM	MAY 24/12
REV.	DESCRIPTION	BY	DATE

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 13070 115TH AVENUE  
 W2841  
 SURREY BRITISH COLUMBIA

DRAWING TITLE:  
 COMPOUND LAYOUT

SCALE:	AS NOTED	DRAWING NO.
CHECK BY:	R.M.	
DRAWN BY:	A.V.	
DATE:	MAY 24/12	
CAD FILE:	1260-017A3	
PROJECT NUMBER:	1260-017	

A-3

7912-0321-00(C)

Public Wharf Park did not meet Roger's network requirements.

Potential stealth lighting pole towers was not supported by Parks Department and was not explored further

Existing Telus lattice style tower

Subject Site

City owned land. Potential for shorter tower at a higher elevation which did not meet Roger's network requirements.

Existing trees to screen tower from areas to the south.



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description



Scale: 1: 8,674

Map created on: November-27-13