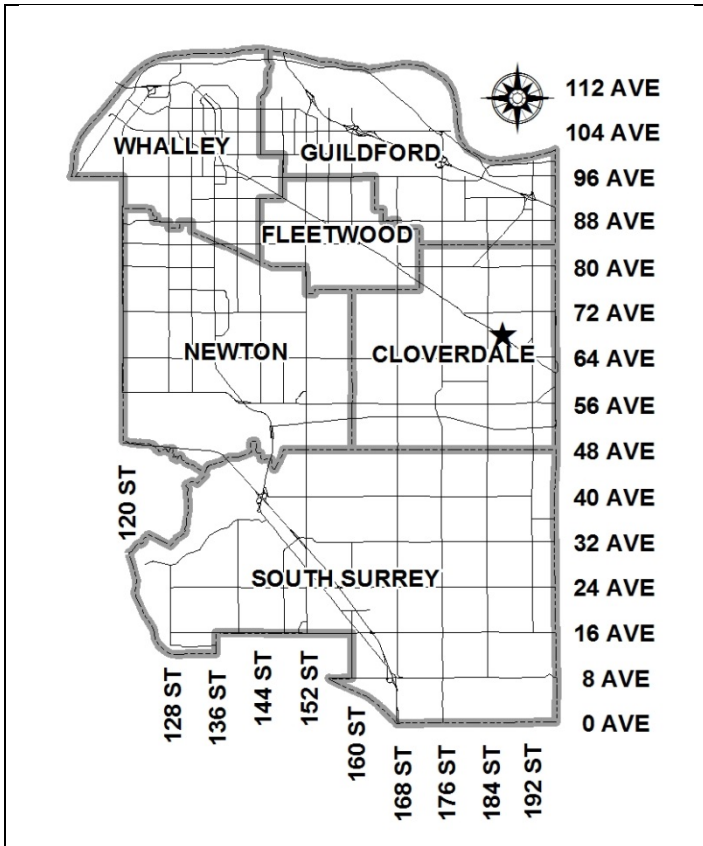


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0224-00

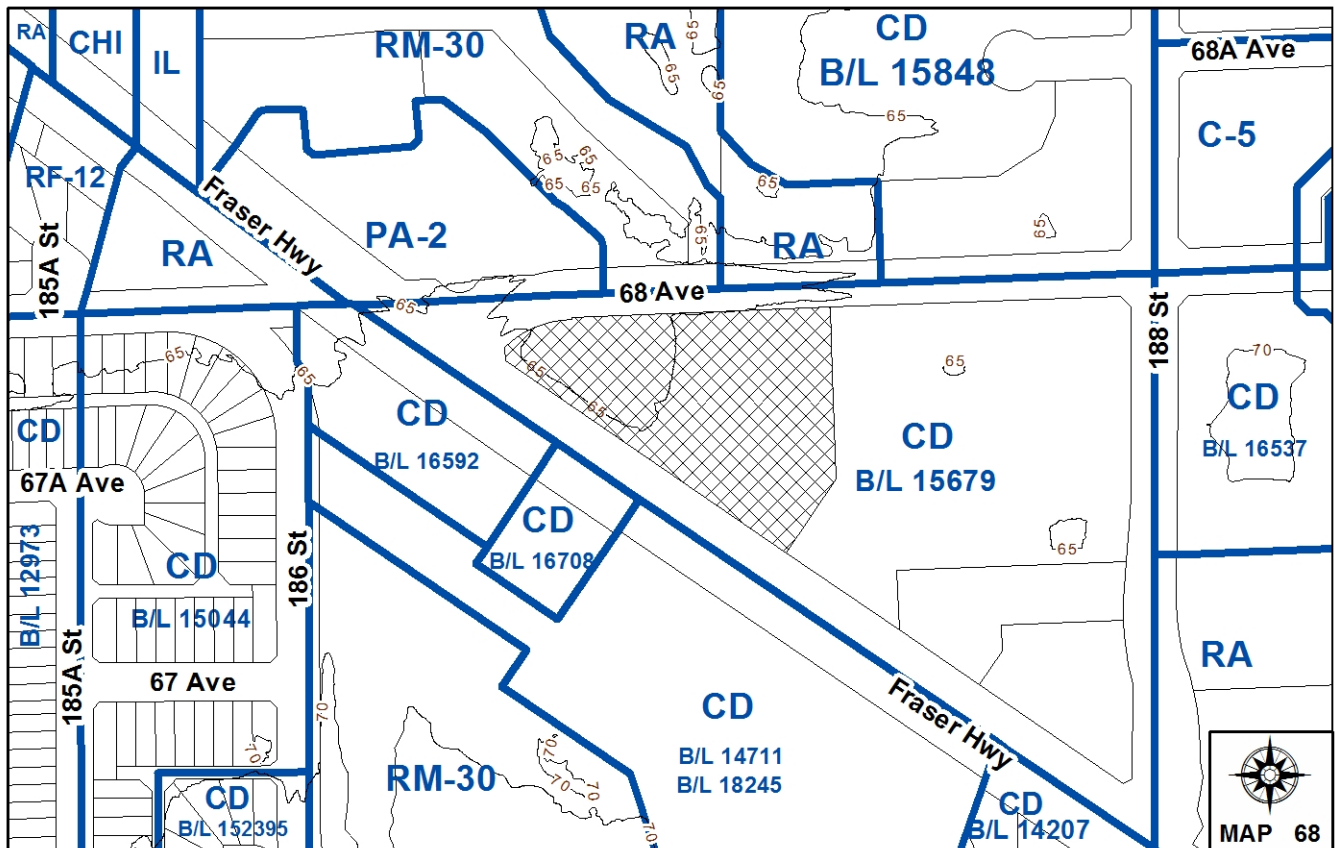
Planning Report Date: September 8, 2014



**PROPOSAL:**

- **Development Variance Permit** in order to increase the height of a free-standing telecommunications tower from 12 metres (40 ft.) to 18 metres (59 ft.).

**LOCATION:** 18655 - Fraser Highway  
**OWNER:** Clayton Crossing Shopping Centre  
**ZONING:** CD (By-law No. 15679)  
**OCP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to the Zoning By-law to increase the maximum permitted height of a free-standing telecommunications tower from 12 metres (40 ft.) to 18 metres (59 ft.).

### RATIONALE OF RECOMMENDATION

- The applicant has proposed a monopole design that replaces and attempts to mimic an existing 12-metre (40 ft.) tall parking lot light pole.
- The applicant has provided information which indicates that there are no existing structures which are suitable to meet the coverage requirements within a 2-kilometre (1.2-mile) radius of the subject site.
- The public notification for the proposal generated 4 negative and 4 supportive responses from 330 property owners within 180 metres (590 ft.) of the proposed location.
- The proposed location of the tower is within a shopping centre parking lot.
- The applicant has provided documentation which indicates that there is a demonstrated coverage gap in the area, which the wireless carrier would like to resolve to attract new customers.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0224-00 (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 18 metres (59 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Clayton Crossing Shopping Centre

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 68 Avenue):	Townhouses and a church which are both under construction.	Institutional	RM-30 and PA-2
East:	Mixed use building.	Commercial/Residential	CD (By-law No. 16537)
South (Across Fraser Highway):	Commercial plaza.	Commercial	CD (By-law No. 16537)
Southwest (Across 68 Avenue and Fraser Highway):	Commercial plaza.	Commercial	CD (By-law Nos. 14711, 16708, and 18245)

DEVELOPMENT CONSIDERATIONS

- The subject property, located between Fraser Highway, 68 Avenue and 188 Street in Clayton, is designated Commercial in the Official Community Plan (OCP) and is zoned CD (By-law No. 15679). The subject site has multiple commercial buildings comprising the Clayton Crossing Shopping Centre.
- Standard Lands Company Limited on behalf of Rogers Communications is proposing to erect a telecommunications tower and equipment compound on the subject site.
- The proposal will provide improved telecommunication coverage and capacity for the area generally bound by 72 Avenue to the north, 192 Street to the east, 64 Avenue to the south, and 184 Street to the west (see Appendix V).

- The property owner has authorized the applicant (Standard Lands), to apply for a Development Variance Permit to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 18 metres (59 ft.).
- The proposed telecommunication monopole will replace an approximately 12-metre (40 ft.) tall existing light pole that has a width of approximately 0.26 metre (10 inches) (Appendix III). The proposed stealth pole is 18 metres (59 ft.) tall and 0.76 metre (2.5 ft.) wide. The antenna will be encased by fiberglass or polycarbonate shrouding, so the antennas will not be visible.
- Replacement parking lot lights are proposed to be located at an approximately 10-metre (33 ft.) height which is the approximate height of the lighting on the other light poles in the parking lot. At the 3-metre (10 ft.) height level, a set of radio remote units (RRU) are proposed, which power the antennas.
- The applicant has provided three renderings of what the proposed grey-coloured pole will look like from Fraser Highway to the south, from 68 Avenue to the north and from within the existing parking lot to the northwest (Appendix III).
- Landscaping within the parking lot and street trees surrounding the site are not yet mature but will screen the tower substantially as they mature. The proposed tower is located in a landscaped island with two young trees which will also screen the tower as they mature.
- An equipment compound is proposed near the northwest corner of the Shoppers Drug Mart building adjacent 68 Avenue, between the building and existing garbage compound. The proposed compound is 2.25 metres (7 ft.) by 4.6 metres (15 ft.) in dimension, for a total area of 10.4 square metres (111 sq. ft.). Within the proposed compound, there are proposed to be two cabinets and a transformer. The proposed compound will be constructed of timber and will match the garbage compound.
- The proposed telecommunication monopole has a setback of approximately 15 metres (49 ft.) from the northern property line.
- Staff and the applicant explored several alternate locations surrounding the subject site (see Appendix VII) but no viable alternate sites or solutions could be found.

#### 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. 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 message staff has relayed to the group is 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 being adequately addressed.
- Improving high speed wireless service supports the growing high technology sector, high tech education, emergency services and broadens community consultation opportunities through social media.

- Although a comprehensive City-wide strategy has not yet been developed for Council's consideration at this time, the subject application generally complies with the current Telecommunication Tower Policy and is therefore, being presented for Council's consideration.
- The 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 an 18-metre (59 ft.) height in order to ensure an expanded coverage area bounded by 72 Avenue to the north, 192 Street to the east, 64 Avenue to the south, and 184 Street to the west (see Appendix V).*

*The applicant has informed staff that there are no existing structures within a 2-kilometre (1.2-mile) radius from the proposed location of the telecommunication tower that have the necessary height to facilitate the increased coverage area.*

- 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 commercial area.*

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

*The proposed location of the installation is not located close to prominent natural 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 15 metres (49 ft.) from the north property line at 68 Avenue, which is below the height of the proposed tower. Due to the location of the proposed equipment cabinet next to the existing garbage enclosure and landlord's wishes, this is the only location that is technically suitable.*

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

*The site is developed for commercial use, and there are many young trees on site. In the future as these trees mature the proposed tower will be better screened.*

- 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 within a 500-metre (1,640 ft.) radius of the site. The most feasible location was the 4-storey mixed use/multifamily strata development across 188 Street to the east. However, the strata was not interested in communication equipment on their building.*

#### Co-Location

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

*Due to the stealth design and proposed height of 18 metres (59 ft.), co-location is not feasible at this location as it would require additional height and width. Other carriers may wish to explore a similar pole design in the future.*

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

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

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

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

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

*The proposed tower will be sited in a landscaped island in the parking lot. Two young existing trees sharing the landscaped island will be retained so no additional landscaping is proposed. The ancillary equipment will be located between the adjacent Shoppers Drug Mart building and garbage compound and will match the wooden design of the existing garbage compound.*

#### PUBLIC CONSULTATION

In accordance with the City policy, the applicant sent out approximately 330 information packages on July 23, 2014 to property owners within a notification area of approximately 108 metres (350 ft.), which is six times the height of the proposed tower.

As a result of these notifications, eight comments were received concerning the proposed tower with two residents and two businesses being in support and four residents being opposed.

The negative concerns raised by the residents are as follows (with the applicant's responses in italics):

- Dissatisfied with the proposed location. Respondents thought a better location would be across Fraser Highway or in downtown Cloverdale or near the amphitheatre.

*The applicant explored alternate locations and this site was deemed to be the most suitable and feasible to provide the necessary coverage.*

- Tower is too tall and the design looks odd.

*The proposed 18-metre (59 ft.) design is amongst the shorter towers proposed by the industry within Surrey. It would be possible to design a narrower tower but this would require external antennas which are not supported by Planning and Development Department staff.*

The positive comments raised by the residents and business owners are as follows (with the applicant's responses in italics):

- Satisfied with the proposed location.

*Four respondents (2 business owners and 2 residents) thought the location was good.*

- Better wireless communication in the neighbourhood is needed.

*Four respondents indicated a desire for greater high-speed wireless coverage in the area and therefore supported the tower, including residents and representatives from two businesses within the notification area. One business owner indicated that the business has been negatively impacted due to lack of wireless coverage. A representative from another business also indicated strong support.*

#### 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 18 metres (59 ft.).

Applicant's Reasons:

- The applicant has submitted documentation demonstrating that there is a coverage gap in the area, which the proposed telecommunications tower would assist in resolving.

**Staff Comments:**

- The proposal complies with the majority of criteria identified in the City's Policy for Telecommunication Towers. The proposed location is within a commercial area with road separation from residential uses.
- The proposed pole design mimics the design of an existing light pole and may be replicable for other carriers who seek to increase coverage in the area.
- Public consultation was evenly split with four residents/business owners supportive and four residents opposed.
- 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 and Tower Elevations
Appendix III.	Renderings
Appendix IV.	Development Variance Permit No. 7913-0224-00
Appendix V.	Coverage Map of Proposed Tower
Appendix VI.	Map of Existing Structures within 2 Kilometres (1.2 miles)
Appendix VII.	Alternate Locations Considered

*original signed by Judith Robertson*

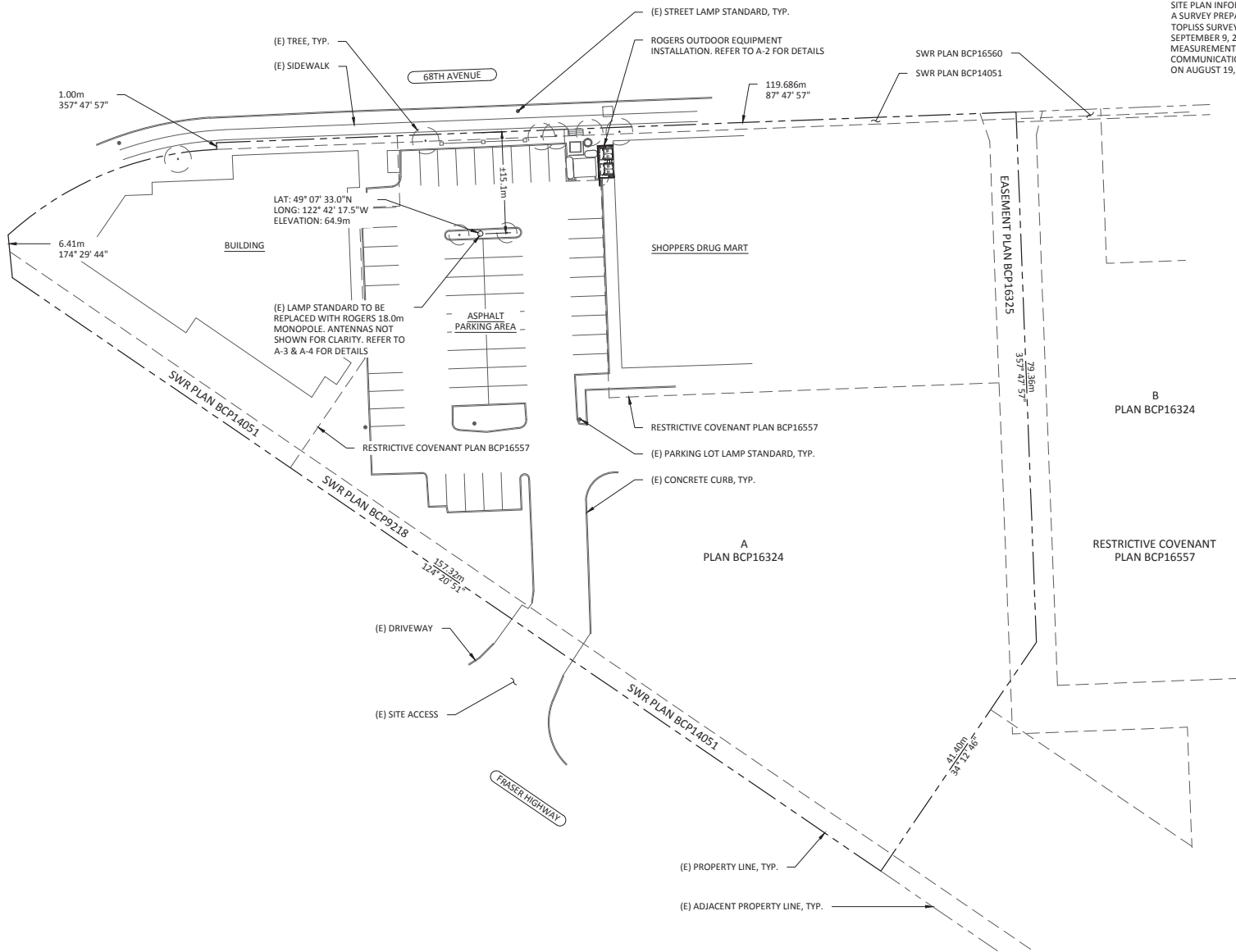
Jean Lamontagne  
General Manager  
Planning and Development

JKS/da

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**NOTES:**

SITE PLAN INFORMATION OBTAINED FROM A SURVEY PREPARED BY MATSON PECK & TOPLISS SURVEYORS & ENGINEERS, DATED SEPTEMBER 9, 2013 AND FIELD MEASUREMENTS TAKEN BY COMTECH COMMUNICATION TECHNOLOGIES LTD. ON AUGUST 19, 2014.



1600-4710 KINGSWAY  
BURNABY, BC



319, 19292 60TH AVENUE  
SURREY, BC V3S 3M2  
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FAX: (604) 546-0226

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APPROVAL: FM



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SHEET TITLE:	
SITE PLAN	
SITE NAME:	FRASER HWY & 68TH AVE
SITE ID:	W3279
PROJECT NO:	1404-009-6142
DATE:	AUGUST 19, 2014
SHEET NO:	A-1

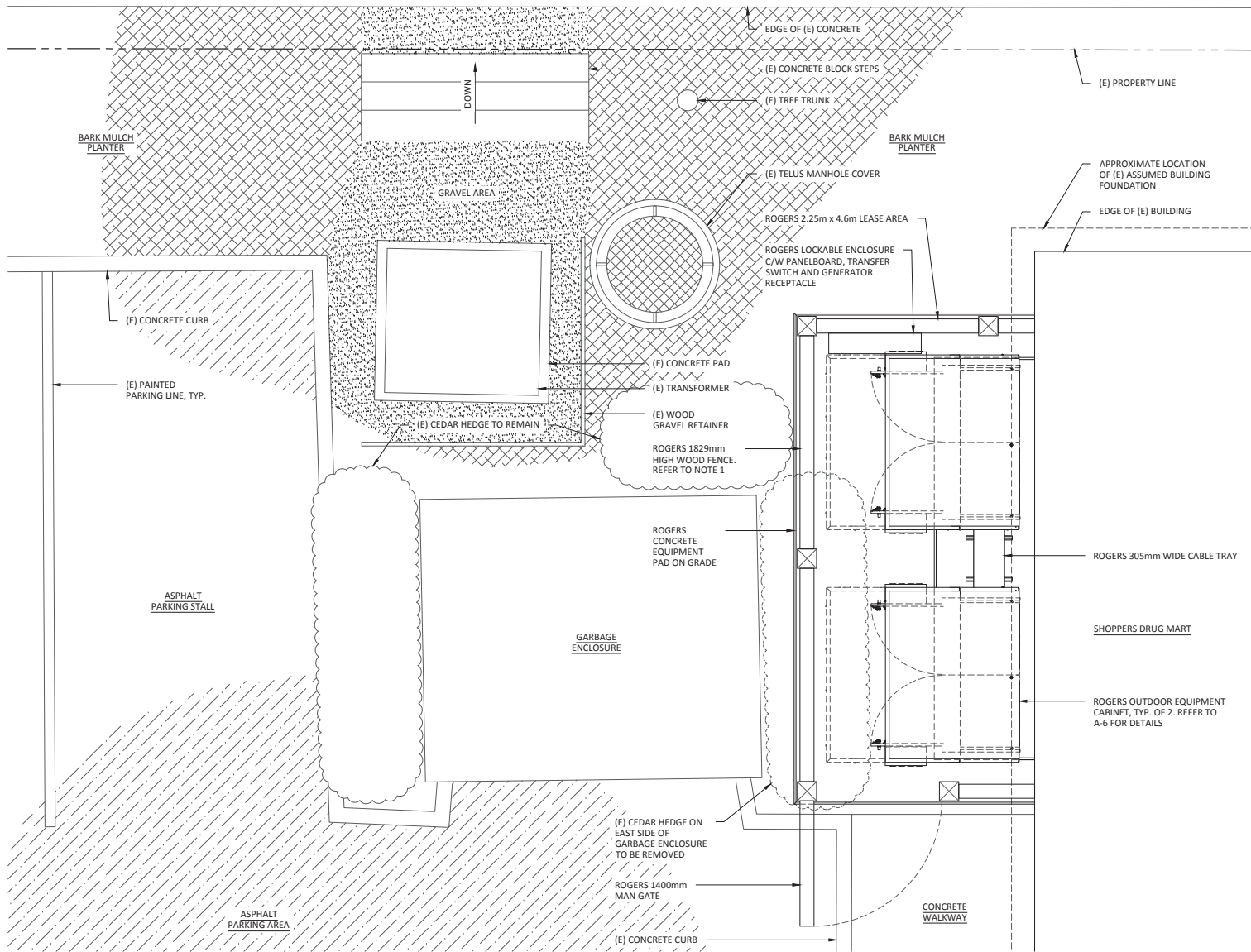


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SIDEWALK

**NOTES:**

1. PAINT WOOD FENCE TO MATCH EXISTING GARBAGE ENCLOSURE.



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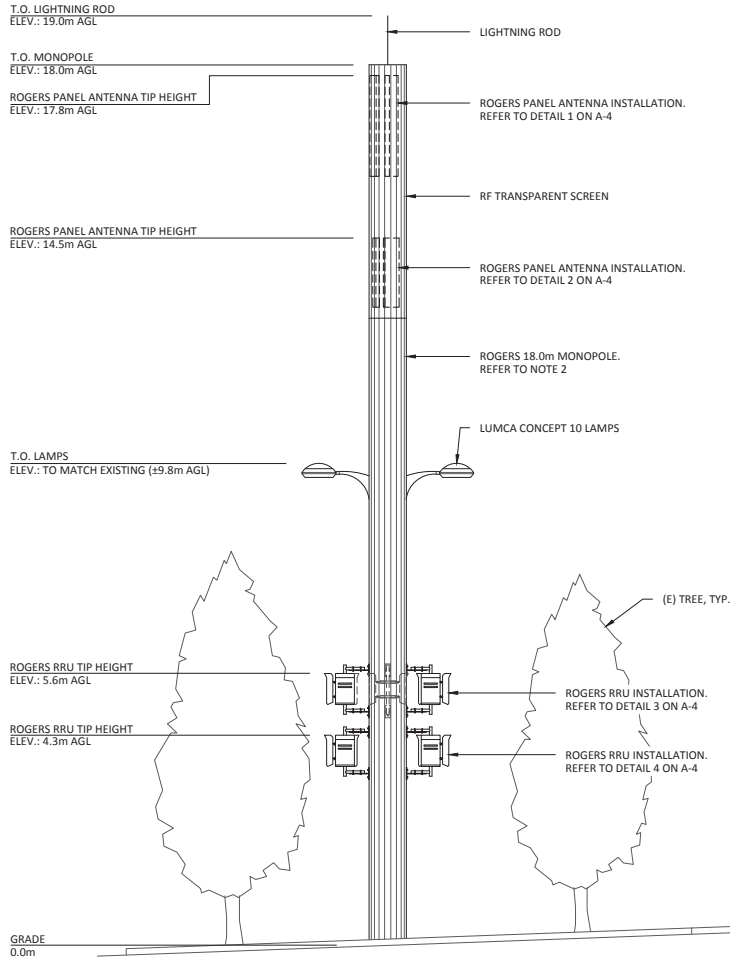
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SITE ID:	W3279
PROJECT NO.:	1404-009-6142
DATE:	AUGUST 19, 2014
SHEET NO.:	A-2



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- NOTES:**
1. ELEVATION IS DIAGRAMMATIC ONLY.
  2. PAINT MONOPOLE AS PER LANDLORD REQUIREMENTS.

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PRELIMINARY  
DO NOT USE FOR CONSTRUCTION

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**SOUTH ELEVATION**

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SITE ID: W3279  
PROJECT NO: 1404-009-6142  
DATE: AUGUST 19, 2014  
SHEET NO: A-3



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SHEET TITLE:

ANTENNA AND RRU LAYOUTS

SITE NAME: FRASER HWY & 68TH AVE

SITE ID: W3279

PROJECT NO: 1404-009-6142

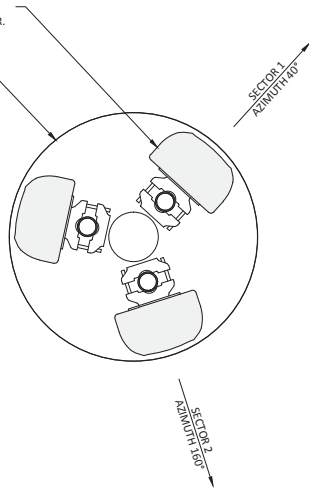
DATE: AUGUST 19, 2014

SHEET NO: A-4

KATHREIN 101 2065/1 PANEL ANTENNA, TYP. OF 1 PER SECTOR. REFER TO A-5 FOR DETAILS

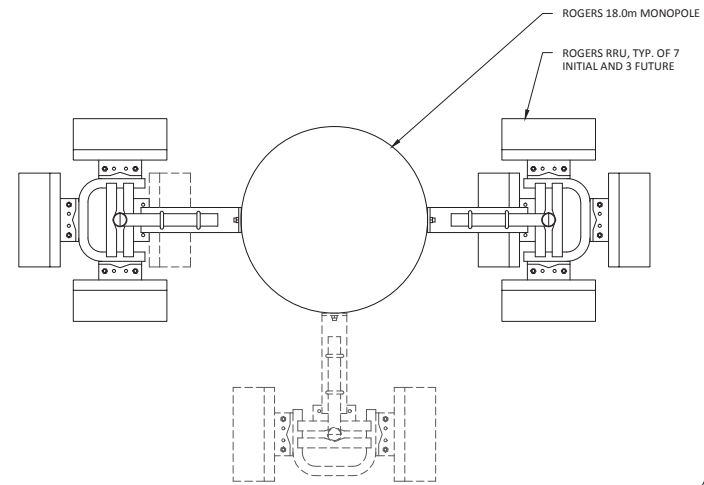
ROGERS 18.0m MONOPOLE

SECTOR 3  
AZIMUTH 280°



SCALE: 1:15

1 PANEL ANTENNA LAYOUT AT 17.8m



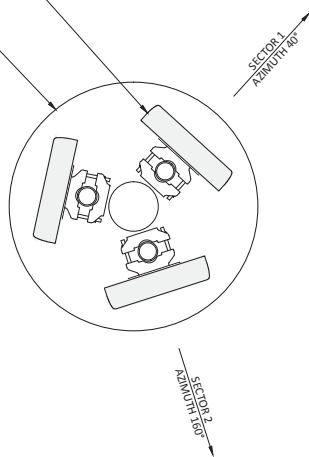
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3 RRU LAYOUT AT 5.6m

KATHREIN 800 10622 PANEL ANTENNA, TYP. OF 1 PER SECTOR. REFER TO A-5 FOR DETAILS

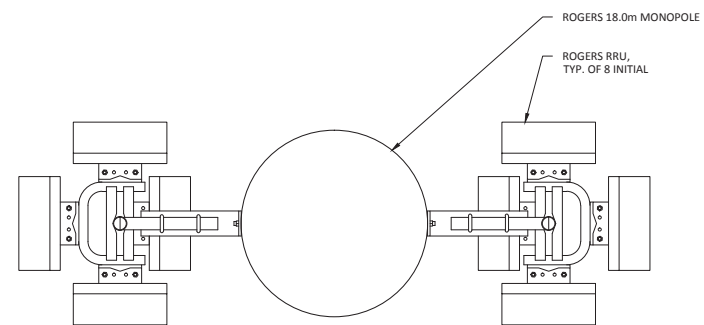
ROGERS 18.0m MONOPOLE

SECTOR 3  
AZIMUTH 280°



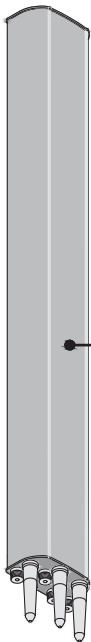
SCALE: 1:15

2 PANEL ANTENNA LAYOUT AT 14.5m



SCALE: 1:20

4 RRU LAYOUT AT 4.3m



ANTENNA SPECIFICATIONS	
MODEL #	101-2065/1
MANUFACTURER	KATHREIN
MOUNTING BRACKET	(2) 738 546
LENGTH	2058 mm
WIDTH	262 mm
DEPTH	149 mm
WEIGHT	27 kg



ANTENNA SPECIFICATIONS	
MODEL #	800 10622
MANUFACTURER	KATHREIN
MOUNTING BRACKET	(2) 738 546
LENGTH	1415 mm
WIDTH	323 mm
DEPTH	71 mm
WEIGHT	20 kg



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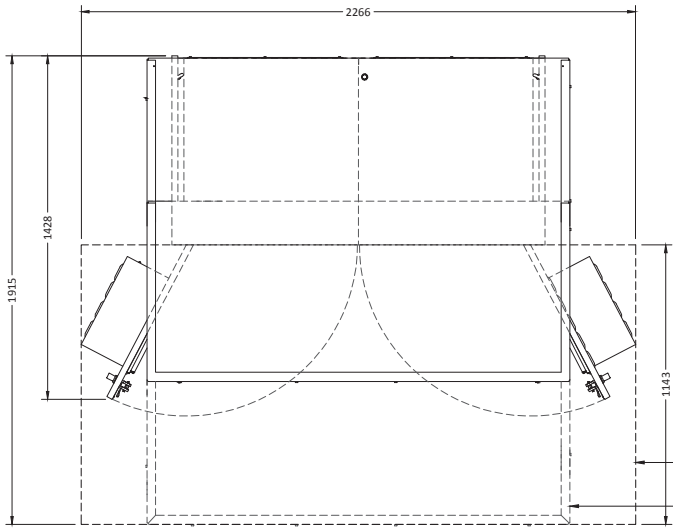
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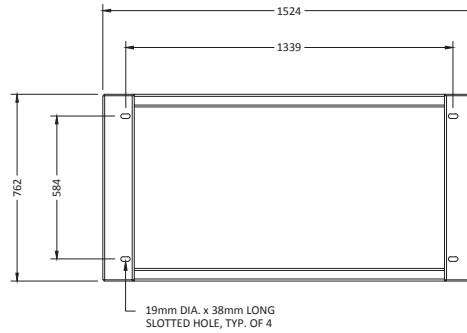
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ANTENNA DETAILS	
SITE NAME:	FRASER HWY & 68TH AVE
SITE ID:	W3279
PROJECT NO:	1404-009-6142
DATE:	AUGUST 19, 2014
SHEET NO:	A-5



TOP VIEW



TOP VIEW - PLINTH

EQUIPMENT CABINET SPECIFICATIONS	
MODEL #	Te48R2X
MANUFACTURER	ALPHA TECHNOLOGIES
LENGTH	1524 mm
WIDTH	762 mm
HEIGHT	1829 mm
WEIGHT	EMPTY: 650 kg
	FULL: 1372 kg (MAX. GROSS WEIGHT)
EQUIPMENT CABINET CLEARANCES	
FRONT	1000 mm MINIMUM
BACK	457 mm MINIMUM
LEFT	1000 mm MINIMUM
RIGHT	600 mm MINIMUM



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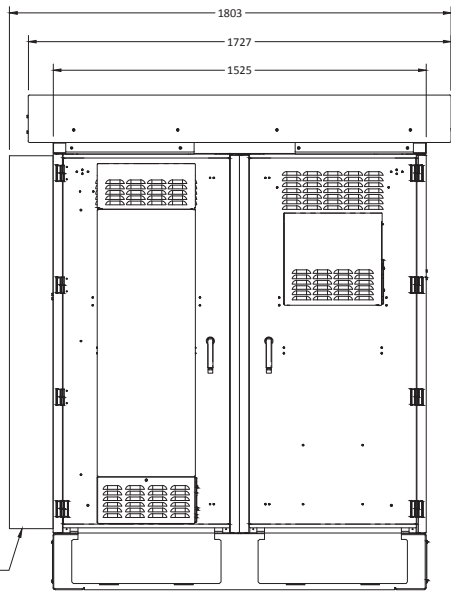
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SITE ID: W3279

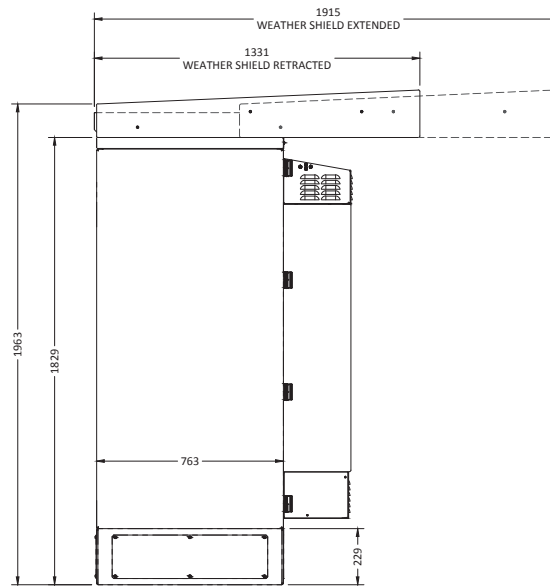
PROJECT NO: 1404-009-6142

DATE: AUGUST 19, 2014

SHEET NO: A-6



FRONT VIEW



SIDE VIEW

## What will the site look like?

Below is a photo simulation where the proposed tower design has been transposed on a picture taken from Fraser Highway, looking north at proposed light standard replacement.

### Before Construction



### After Construction



*Photo Simulation is a close representation and is for conceptual purposes only.  
Best efforts have been made to represent the antenna accurately.  
The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.*



## What will the site look like?

Below is a photo simulation where the proposed tower design has been transposed on a picture taken from 68<sup>th</sup> Avenue, looking south at proposed light standard replacement.

**Before Construction**



**After Construction**



*Photo Simulation is a close representation and is for conceptual purposes only.  
Best efforts have been made to represent the antenna accurately.  
The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.*

## What will the site look like?

Below is a photo simulation where the proposed tower design has been transposed on a picture taken from the parking lot at Clayton Crossing Shopping Centre, looking northwest at proposed light standard replacement.

### Before Construction



### After Construction



*Photo Simulation is a close representation and is for conceptual purposes only.  
Best efforts have been made to represent the antenna accurately.  
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.: 7913-0224-00

Issued To: Clayton Crossing Shopping Centre  
("the Owner")

Address of Owner: 3905 159 ST  
SURREY BC V3S 0Y3

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: 026-221-641  
Lot A Section 16 Township 8 New Westminster District Plan BCP16324  
18655 Fraser Highway

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) To vary Sub-section A.1(a)ii.b. of Part 4 General Provisions, to increase the height of a telecommunication tower from 12 metres (40 ft.) to 18 metres (59 ft.).
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7913-0224-00(A) through to and including 7913-0224-00(B) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. This development variance permit is not a building permit.

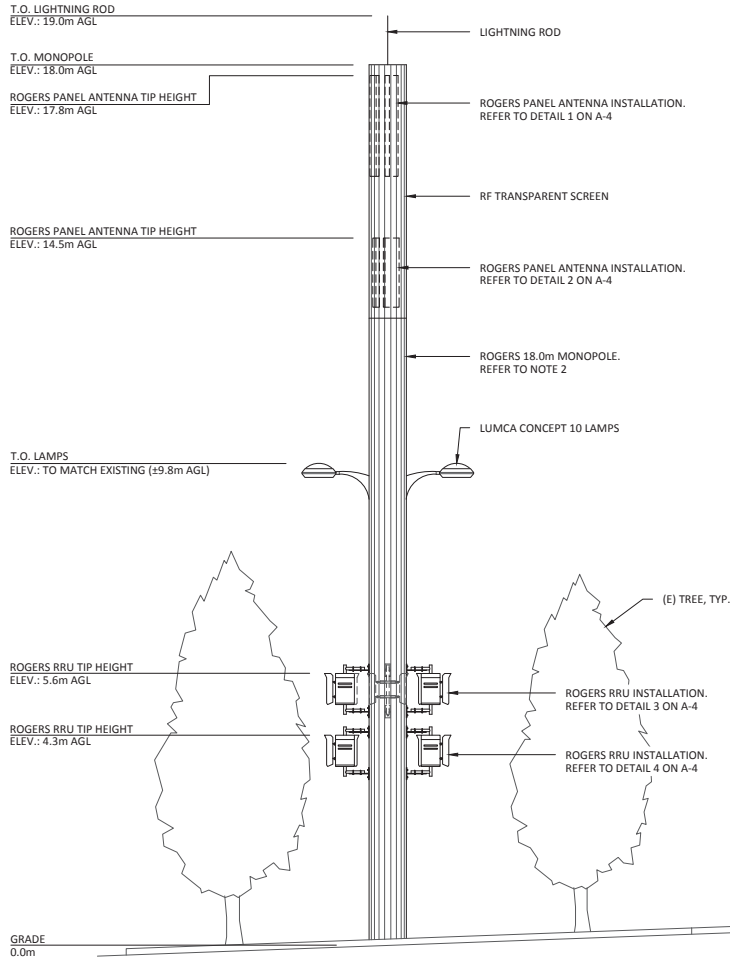
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



- NOTES:**
- ELEVATION IS DIAGRAMMATIC ONLY.
  - PAINT MONOPOLE AS PER LANDLORD REQUIREMENTS.

1600-4710 KINGSWAY  
BURNABY, BC

319, 19292 60TH AVENUE  
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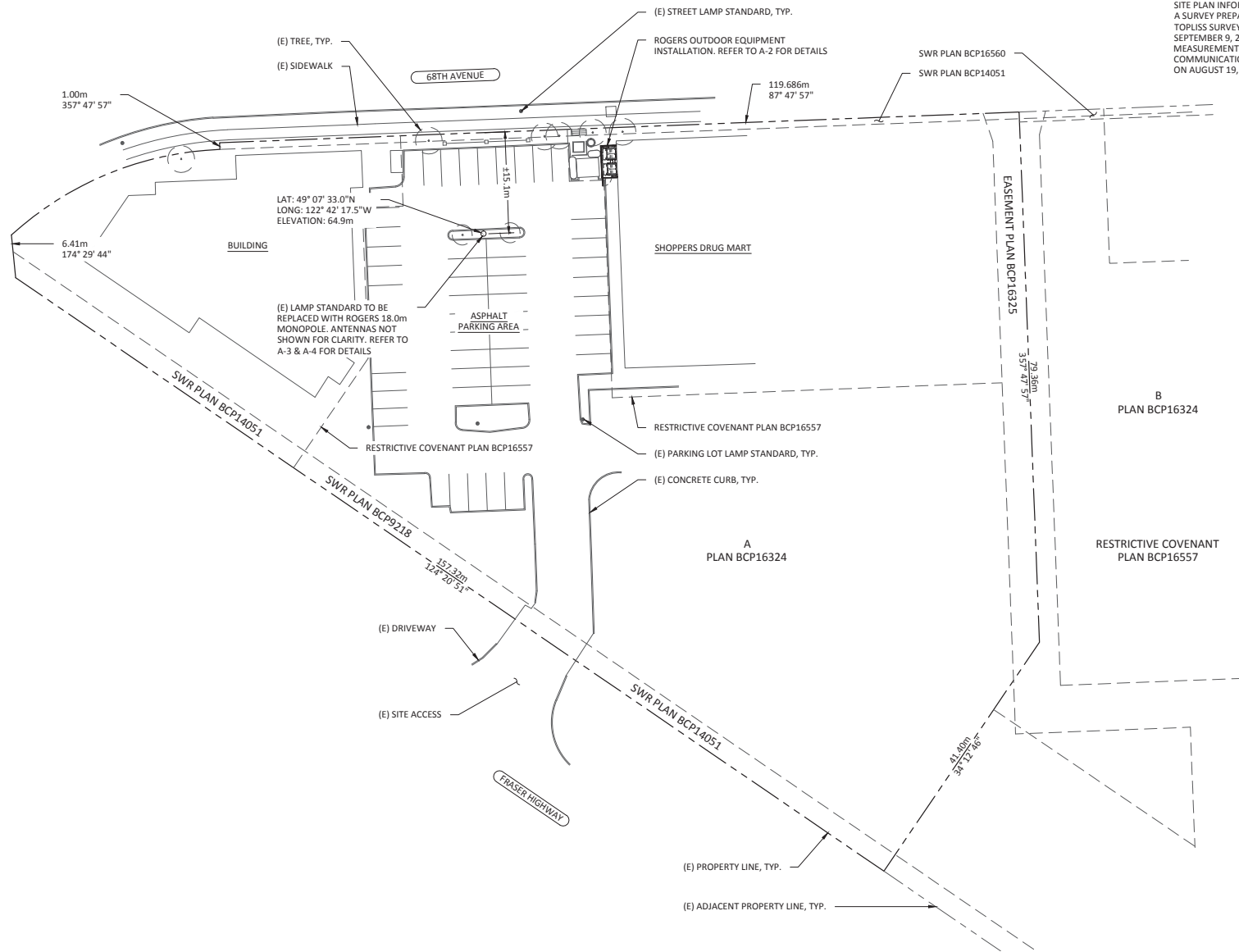
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A	ISSUED FOR REVIEW	19/08/14	SA

CHECKER: DA  
APPROVAL: FM

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SHEET TITLE: SOUTH ELEVATION  
SITE NAME: FRASER HWY & 68TH AVE  
SITE ID: W3279  
PROJECT NO: 1404-009-6142  
DATE: AUGUST 19, 2014  
SHEET NO: A-3



**NOTES:**  
 SITE PLAN INFORMATION OBTAINED FROM A SURVEY PREPARED BY MATSON PECK & TOPLISS SURVEYORS & ENGINEERS, DATED SEPTEMBER 9, 2013 AND FIELD MEASUREMENTS TAKEN BY COMTECH COMMUNICATION TECHNOLOGIES LTD. ON AUGUST 19, 2014.



1600-4710 KINGSWAY  
 BURNABY, BC



319, 19292 60TH AVENUE  
 SURREY, BC V3S 3M2  
 TEL: (604) 546-0221  
 FAX: (604) 546-0226

REV	DESCRIPTION	DATE (DD/MM/YY)	BY
-	-	-	-
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-	-	-	-
A	ISSUED FOR REVIEW	19/08/14	SA

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 APPROVAL: FM



ENGINEERING STAMP

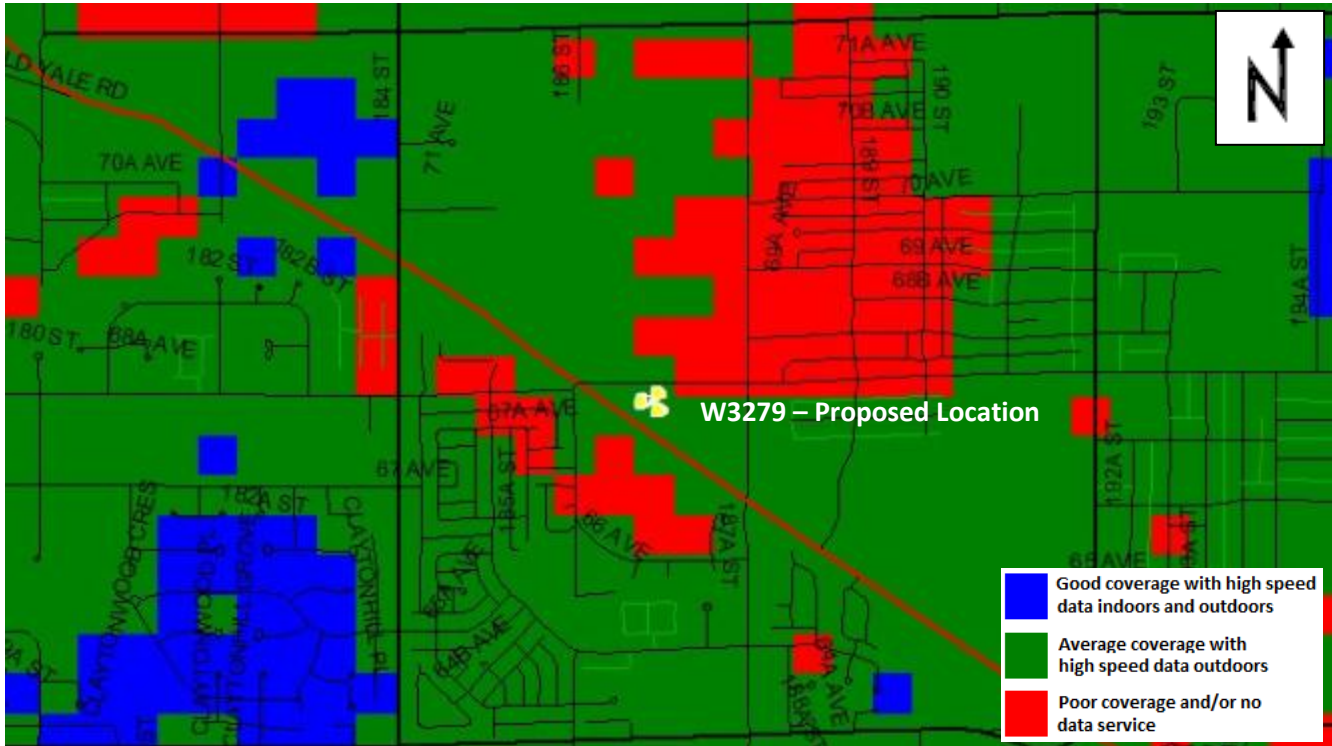
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SHEET TITLE:	SITE PLAN
SITE NAME:	FRASER HWY & 68TH AVE
SITE ID:	W3279
PROJECT NO.:	1404-009-6142
DATE:	AUGUST 19, 2014
SHEET NO.:	A-1

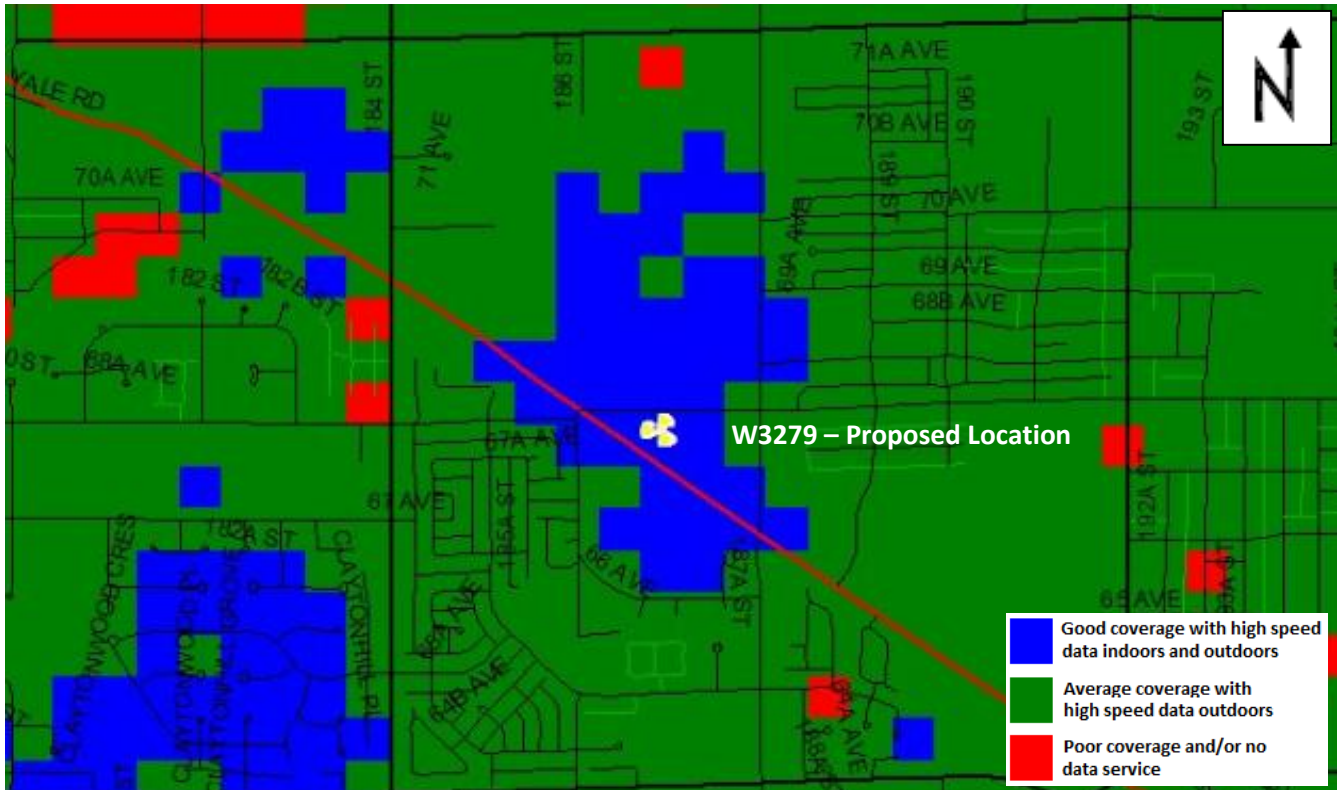


SCALE - 1:600

Appendix 2. Existing and Proposed Coverage Maps.

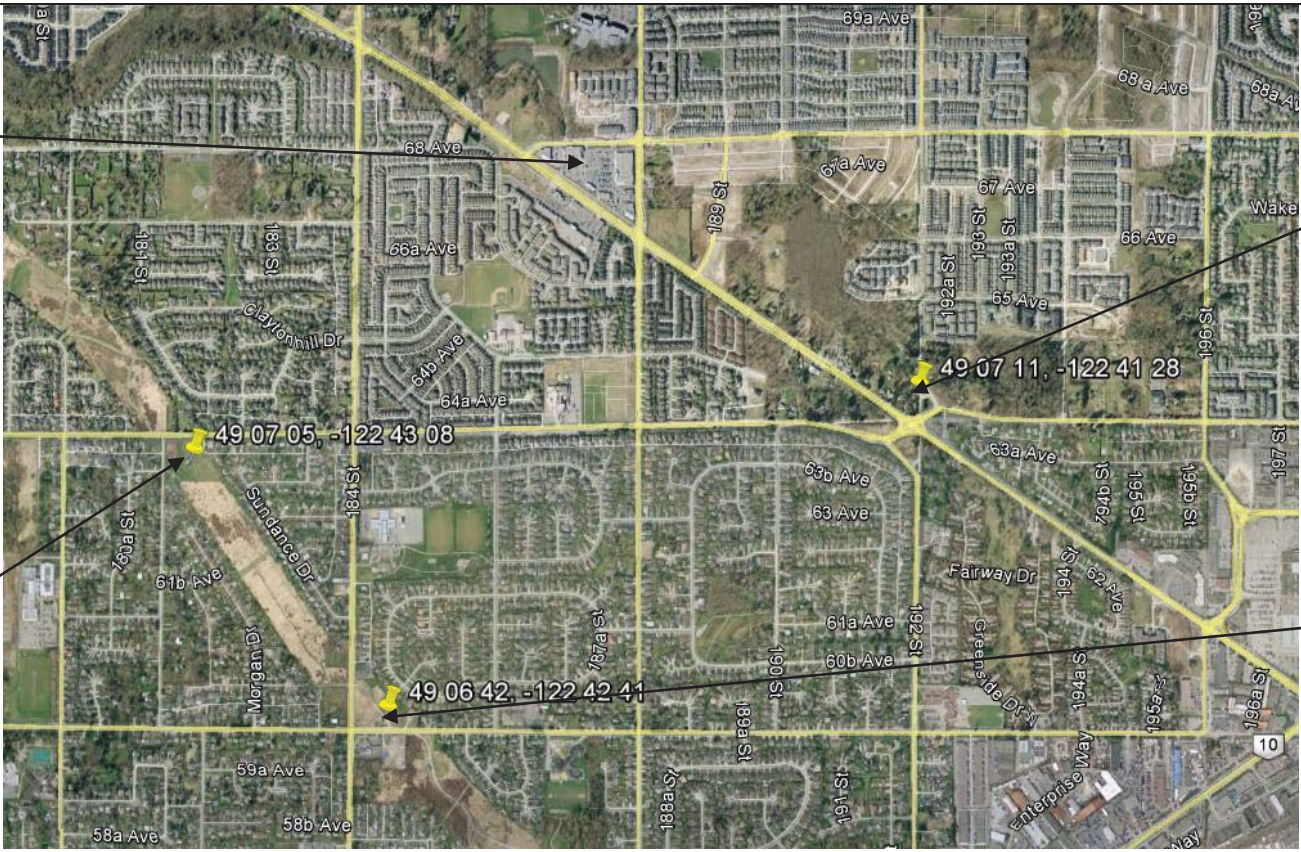


Existing Coverage before Installation



Proposed Coverage after Installation

Map Of Existing Structures (within 2km)



Proposed Location

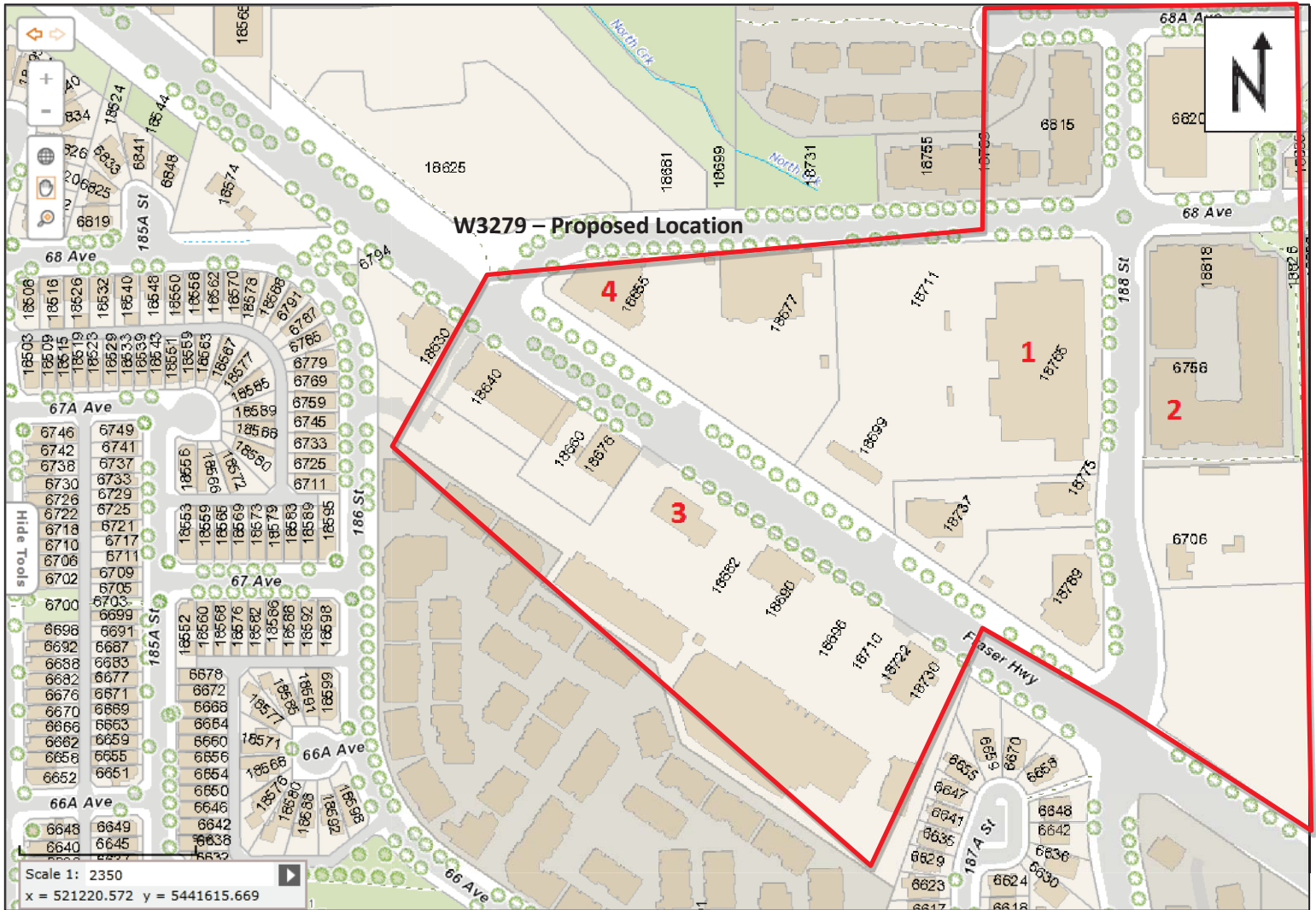
TELUS Antennas on BC Hydro Pole

Rogers Antennas on BC Hydro Transmission Tower (ROW)

Multi-carriers on BC Hydro Transmission Tower (ROW)



Appendix 1. Map of Alternative Locations Considered.



- 1: 18765 Fraser Highway
- 2: 6758, 188 Street
- 3: 18682 Fraser Highway
- 4: 18655 Fraser Highway (Proposed Location)