

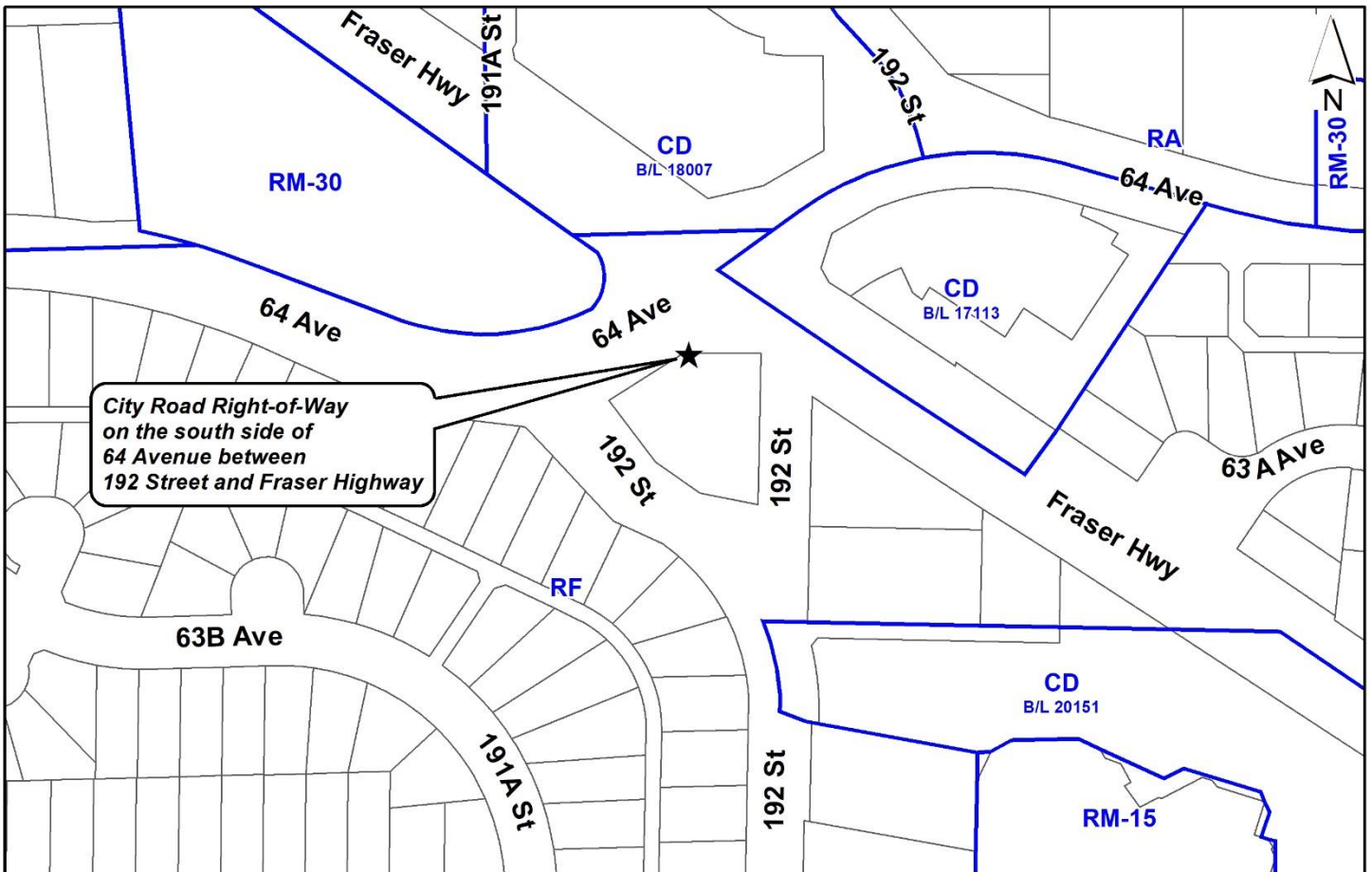
**PROPOSAL:**

- **Development Variance Permit**  
 to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres, to allow a streetlight pole with antenna system extension.

**LOCATION:** City Road Right-of-Way on the south side of 64 Avenue between 192 Street and Fraser Highway

**ZONING:** RF

**OCP DESIGNATION:** Urban



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing to increase the maximum height for a free-standing antenna system under Part 4 General Provisions of the Zoning By-law.

**RATIONALE OF RECOMMENDATION**

- The proposal conforms to the criteria and best practices identified in the City's Antenna System Siting Policy (No. O-62).
- The proposal will result in minimal visual disruption in the area, as the proposed 14.9 metre streetlight pole with an antenna system extension will be similar to the existing Roger's streetlight pole with an antenna system approximately 40 metres to the southwest.
- The applicant has provided documentation which indicates that there is a demonstrated coverage gap in the area, which the wireless carriers would like to address to provide better service to existing and potential new customers.
- Staff have not received any objections from nearby residents to the proposal.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7923-0266-00 (Appendix I), to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres, to proceed to Public Notification.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Vacant lot	Urban	RF
Northwest (Across 64 Avenue):	Townhomes	Townhouse/Cluster (30 u.p.a.) in North Cloverdale East Plan	RM-30
North and Northeast (Across Fraser Highway):	Mixed use residential/commercial buildings.	North: Special Community Commercial in the East Clayton NCP Northeast: Commercial in the OCP	CD (By-law Nos. 17113 and 18007)
South (Across 192 Street):	Single family dwellings.	Urban	RF
East (Across unopened road):	Single family dwellings.	Urban	RF

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The proposed streetlight pole replacement with an antenna system extension is to be located on City road right-of-way north of the property at 19179 - 64 Avenue. This comprises a vacant piece of city owned land surrounded by three roads and an unopened road. The site is designated as "Urban" in the Official Community Plan (OCP).
- The telecommunication company (Rogers Mobile) has an agreement with the City to site the equipment cabinet required for the antenna system approximately 5 metres to the south of the proposed antenna system across the existing sidewalk.
- The proposed antenna system will be atop a streetlight pole. The proposed location is not replacing an existing streetlight but is a new pole location.
- A similar Rogers antenna system extension was installed in 2020, approximately 40 metres to the southwest. The antenna system is at capacity.



### ***Location Preferences***

- It is preferable that new antenna systems proposed on streetlights be sited along arterial and collector roads. These types of roadways are the preferred locations for poles that are taller than existing streetlight poles.
  - *The applicant has proposed a streetlight pole at the northern corner of 64 Avenue and Fraser Highway, which are both arterial roadways. The proposed streetlight pole with an antenna system extension will be 14.9 metres in height. As this antenna system will be sited along an arterial roadway and across from a commercial area, it is considered to be a preferred location. An existing streetlight pole with an antenna system extension is located approximately 40 metres to the southwest.*

### ***Design Preferences***

- The appropriate type of telecommunication Antenna Supporting Structure for each situation should be selected with the goal of making best efforts to blend with the nearby surroundings and minimize the visual aesthetic impacts of the Antenna System on the community. Antennas that extend above the top of a streetlight should appear to be a natural extension of the pole.
  - *The applicant proposes a streetlight pole with an antenna system extension that will match the existing colour of the existing streetlight pole. The antenna system will have a circumference that aligns with the proposed streetlight pole to allow for what appears as a natural extension of the streetlight pole.*
- Sight line considerations: poles and cabinets should consider “stopping sight distance” for posted speed limits on the roadway. Proposals are to follow the Transportation Association of Canada (TAC) guidelines for “stopping sight distance” requirements or as otherwise specified by the City Engineering Department.
  - *The new streetlight pole will be a new pole. The proposed electrical equipment cabinet for the proposed antenna system will be located 5 metres to the south.*

### ***Public Consultation Process***

- In accordance with policy No. O-62, the applicant sent out 214 notification packages on October 23, 2023, to the nearby property owners and mailing addresses within a notification area of 45 metres, which is three times the height of the proposed antenna system as required within policy No. O-62.
- The applicant and staff received one response from the Cloverdale Community Association whom had no objections to the location.

### ***Zoning By-law***

- The applicant is requesting the following variance:
  - to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres.

- The proposed antenna system will have limited visual impact as it will be attached to the top of a replacement streetlight pole. The proposed location along an arterial road and on City-owned property is preferred under policy No. O-62.
- Staff support the requested variance to proceed for consideration.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I      Development Variance Permit No. 7923-0266-00 (includes Site Plan, Elevations and Perspective)
- Appendix II     Coverage Maps

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

JS/ar

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0266-00

Issued To: City of Surrey  
(the Owner)

Address of Owner: 13450 - 104 Avenue  
Surrey, BC V3T 1V8

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:  
New City of Surrey light pole located within the south side of 64 Avenue road  
between 192 Street and Fraser Highway

(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, in the case of Antenna Systems that are free-standing (affixed directly onto the ground, rather than on a building) the height is increased from 12 metres to 14.9 metres.

4. The siting of buildings and structures shall be in accordance with the drawings numbered 7923-0266-00(A) through to and including 7923-0266-00(E) (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. 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 .

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Mayor – Brenda Locke

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City Clerk – Jennifer Ficocelli



Schedule A  
7923-0266-00(A)



**SITE NAME:** FRASER HWY AND 64TH  
(POLE B)

**SITE ID:** W2558-B

**LOCATION:** NEAR 19179 64 AVE  
SURREY, BC

**SITE TYPE:** LIGHT POLE EXTENSION WITH  
EQUIPMENT ON GRADE

**DRAWING LIST:**  
S101 TITLE PAGE  
S203 CELLULAR LOADING SPECIFICATIONS  
S301 SITE PLAN  
S302 PARTIAL SITE PLAN  
S401 NORTH AND EAST ELEVATIONS

ALL DIMENSIONS IN MILLIMETERS  
UNLESS NOTED OTHERWISE

2023.08.29	ISSUED FOR CLIENT REVIEW	
2023.06.23	ISSUED FOR CLIENT REVIEW	
2023.05.29	ISSUED FOR CLIENT REVIEW	
No.:	Date:	Description:

EGBC Permit To Practice: 1003171		Revisions:	
Date:	MAY 2023	Drawing:	<b>S101</b>
Scale:	NA		
Drawn:	RS		
Checked:	GF		
Project:	223200	Of	

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Project: Site ID: **W2558-B**  
**FRASER HWY AND 64TH**  
NEAR 19179 64 AVE, SURREY, BC



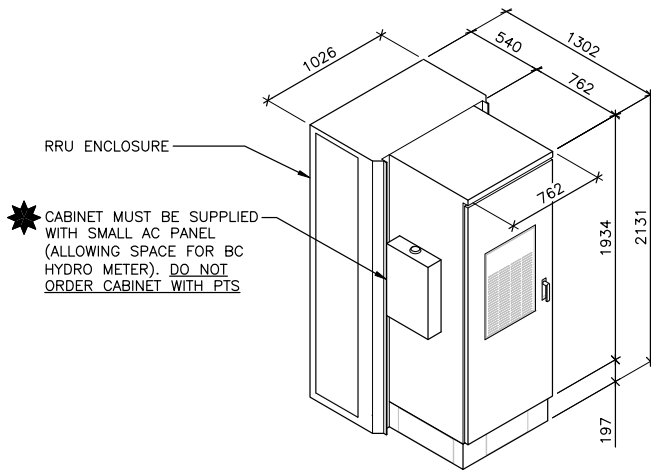
Sheet Title:  
**TITLE PAGE**

ANTENNA TABLE

ANT. POS. No.	ANTENNA ID		MOUNT HEIGHT AGL(m)	ANTENNA MOUNT (UP/DOWN)	ANTENNA TYPE	MDT (°)	MET (°)		AZIMUTH (°)	JUMPER/LINE TYPE	No. OF RRU's	STATUS
	TECHNOLOGY	LABEL					700/850	1900/2100/2600				
B-1	LTE	OFFSET-1	14.9	UP	TTS-608014/D172715/D333815DEI-65FT4	NA	9	6	100	18-LDF4-50A	9	INITIAL
B-2	LTE	OFFSET-2		UP		NA	7	4	220	18-LDF4-50A		
B-3	LTE	OFFSET-3		UP		NA	7	4	340	18-LDF4-50A		
4	GPS	GPS-1	13.3	UP	KRE1012395/2	-	-	-	-	TBD	-	INITIAL

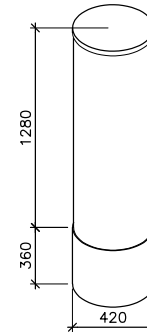
NOTES: 1. TABLE CONTENTS TO BE CONFIRMED WITH ROGERS.  
 2. CABLE BEND RADIUS AS PER MANUFACTURER'S RECOMMENDATIONS.  
 3. ANTENNA HEIGHT TO TOP OF ANTENNAS.

★ RRU's AND DIPLEXERS/TRIPLEXERS TO BE LOCATED IN CABINETS



★ CABINET MUST BE SUPPLIED WITH SMALL AC PANEL (ALLOWING SPACE FOR BC HYDRO METER). DO NOT ORDER CABINET WITH PTS

MANUFACTURER: ERICSSON  
 MODEL: KRE1012395/2  
 HEIGHT: 74mm  
 DIAMETER: 77mm  
 WEIGHT: 0.3kg



ANT. TYPE: TONGYU  
 MODEL: TTS-608014/D172715/D333815DEI-65FT4  
 HEIGHT: 1280mm + 360mm  
 DIAMETER: 420mm  
 WEIGHT: 34.0kg

CABLE TRANSITION SECTION

1 CABINET ISOMETRIC  
 NTS (DCI 6500-E-r)

2 ANTENNA DETAILS  
 NTS

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Project: Site ID: **W2558-B**  
**FRASER HWY AND 64TH**  
 NEAR 19179 64 AVE, SURREY, BC



EGBC Permit To Practice: 1003171

Sheet Title:  
**CELLULAR LOADING SPECIFICATIONS**

Revisions:	
Date: MAY 2023	Drawing:
Scale: NTS	<b>S203</b>
Drawn: RS	
Checked: GF	
Project: 223200	Of



1. THE INFORMATION CONTAINED IN THIS DRAWING WAS OBTAINED FROM THE CITY OF SURREY ONLINE GIS, AND A SITE VISIT BY GS SAYERS ON MAY 15, 2023.
2. EXISTING UNDERGROUND SERVICES SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY AND ADDITIONAL UNDERGROUND SERVICES MAY EXIST THAT ARE NOT SHOWN. CONTRACTOR IS RESPONSIBLE TO LOCATE ANY AND ALL BURIED SERVICES IN THE VICINITY OF REQUIRED EXCAVATION PRIOR TO CONSTRUCTION. USE HAND DIGGING WHERE APPROPRIATE.

**Proposed pole to be swapped out.**

PROPOSED BURIED POWER AND FIBER DUCTS BETWEEN CABINETS

ROGERS INSTALLATION. SEE S302

**In Sub-section A.1(a)ii.b. of Part 4 General Provisions, in the case of Antenna Systems that are free-standing (affixed directly onto the ground, rather than on a building) the height is increased from 12 metres to 14.9 metres.**

19179  
LMP2570  
(CITY LAND)

**LEGEND:**

- INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL
- - DENOTES PROPERTY LINE
- SD— - DENOTES (E) BURIED STORM DRAIN
- OH— - DENOTES (E) OVERHEAD UTILITY LINE
- SL— - DENOTES (E) BURIED STREETLIGHT CONDUIT (ASSUMED)
- BP— - DENOTES (E) BURIED POWER CONDUIT (ASSUMED)

**1 SITE PLAN**  
- 1:250

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No.:	Date:	Description:

EGBC Permit To Practice: 1003171		Revisions:	
Date:	MAY 2023	Drawing:	<b>S301</b>
Scale:	1:250		
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Project:	223200	Of	

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**FRASER HWY AND 64TH**  
NEAR 19179 64 AVE, SURREY, BC

**ROGERS**

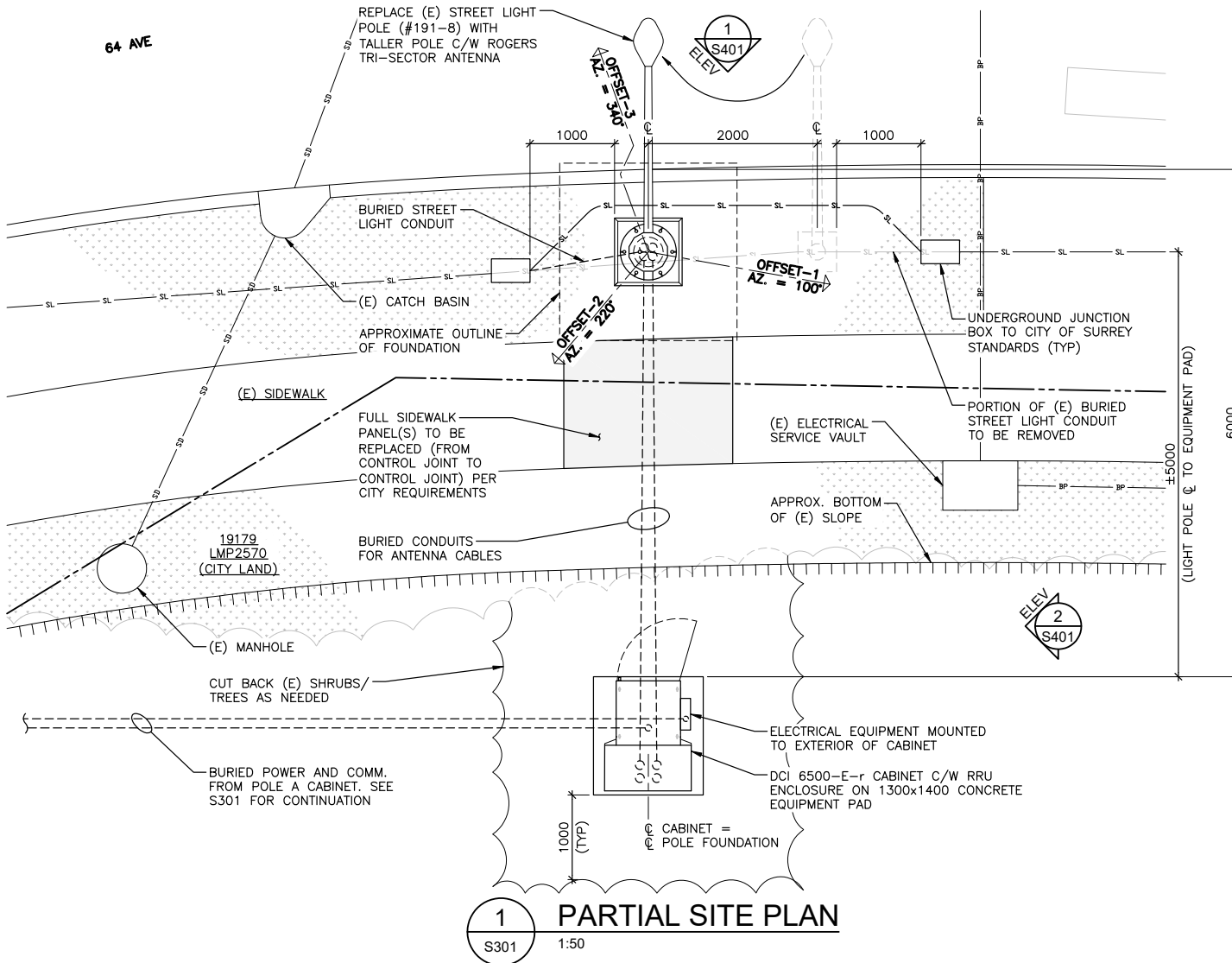
Sheet Title:  
**SITE PLAN**



2. PROVIDE TEMPORARY ROAD LIGHTING DURING CONSTRUCTION.

**LEGEND:**

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- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL
- - DENOTES PROPERTY LINE
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- SL— - DENOTES (E) BURIED STREETLIGHT CONDUIT (ASSUMED)
- BP— - DENOTES (E) BURIED POWER CONDUIT (ASSUMED)



**1 PARTIAL SITE PLAN**  
S301 1:50

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2023.05.29	ISSUED FOR CLIENT REVIEW	
No.:	Date:	Description:

EGBC Permit To Practice: 1003171	Revisions:	
Sheet Title:	Date: MAY 2023	Drawing:
<b>PARTIAL SITE PLAN</b>	Scale: 1:50	<b>S302</b>
	Drawn: RS	
	Checked: GF	
	Project: 223200	Of

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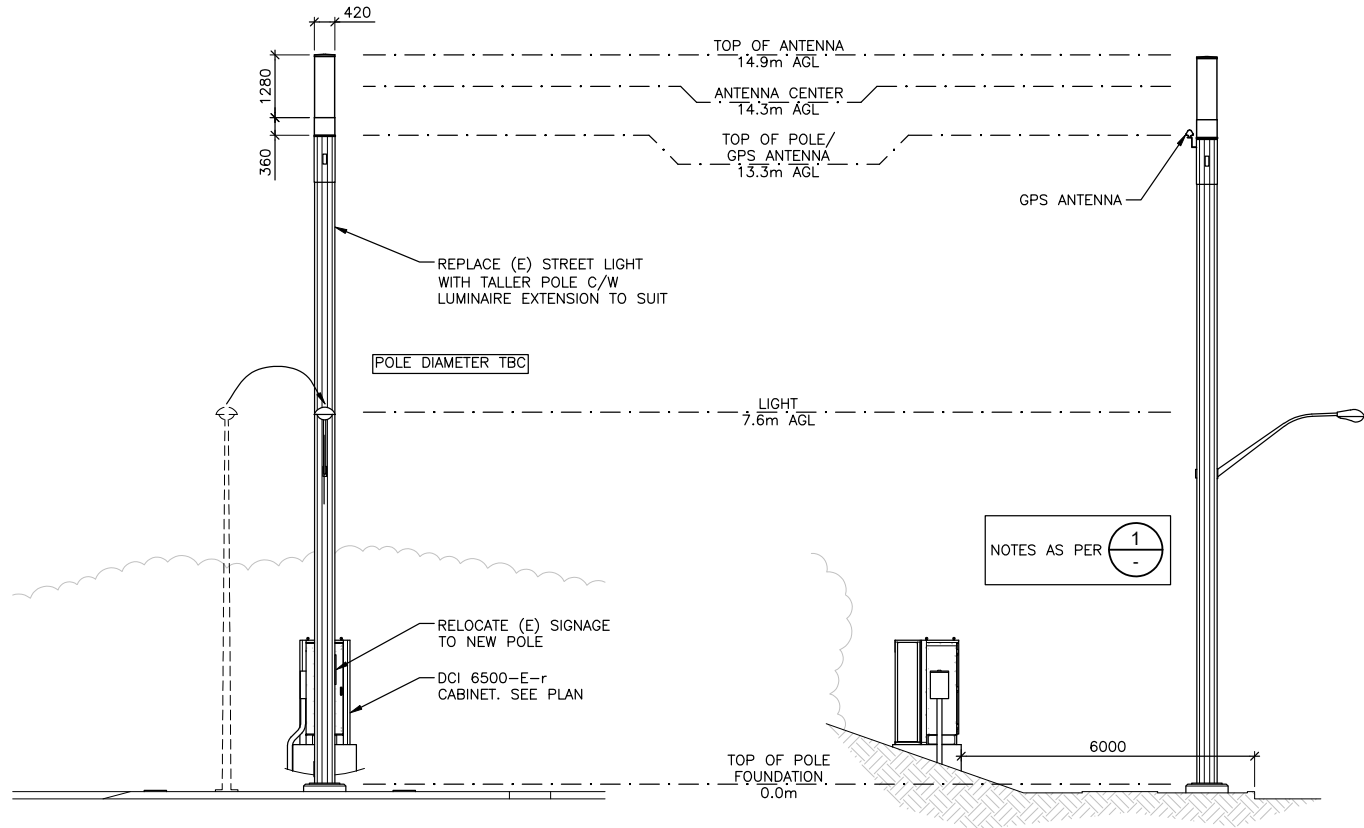
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**ROGERS**

1. NEW POLE AND ALL CUSTOM ANTENNA DESIGN TO MATCH EXISTING POLE.

**LEGEND:**

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- (E) - DENOTES EXISTING
- (TYP) - DENOTES TYPICAL
- AGL - DENOTES ABOVE GRADE LEVEL



**1 NORTH ELEVATION**  
S302 1:100

**2 EAST ELEVATION**  
S302 1:100

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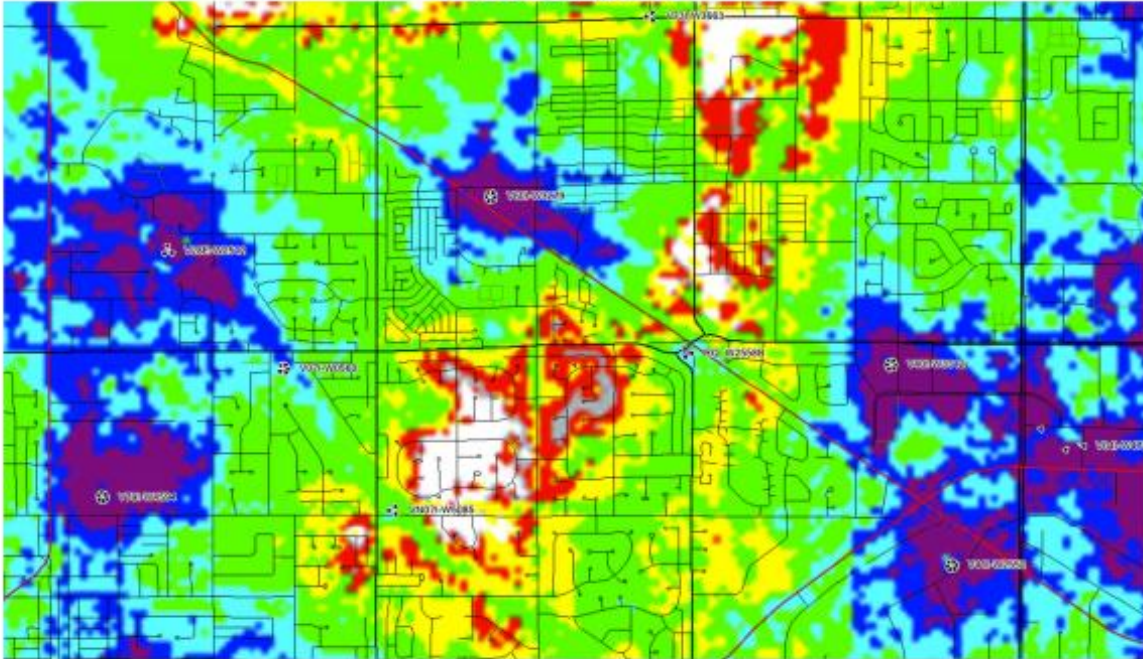
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**FRASER HWY AND 64TH**  
NEAR 19179 64 AVE, SURREY, BC  
**ROGERS**

EGBC Permit To Practice: 1003171  
Sheet Title:  
**NORTH AND EAST ELEVATIONS**

Revisions:	
Date: MAY 2023	Drawing:
Scale: 1:100	<b>S401</b>
Drawn: RS	
Checked: GF	
Project: 223200	Of

LTE 700 MHz, RSRP: BEFORE



**RADIO SITE QUALIFICATION**

LTE 700 MHz, RSRP: AFTER

