

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #15-16 2015 MAY 25

#### ITEM #05

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** TM Mobile Inc. (Telus)  
c/o Cypress Land Services Inc.  
120 – 736 Granville Street  
Vancouver, BC V6Z 1G3  
(Attention: Tawny Verigin)
- 1.2 Subject:** Application for the rezoning of:  
Lot A, DL 59, Group 1, NWD Plan BCP44468
- From:** CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)
- To:** Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)
- 1.3 Address:** 2900 Bainbridge Avenue
- 1.4 Location:** The subject site is located at the southeast corner of Lougheed Highway and Bainbridge Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is an irregularly shaped corner lot with an average width of approximately 37.85 m (124.17 ft.), an average depth of approximately 50.35 m (165.19 ft.), and an area of approximately 2,052 m<sup>2</sup> (22,087.54 ft<sup>2</sup>).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the installation of a rooftop antenna facility with surrounding parapet and an at-grade equipment compound.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is a small commercial development located on the southeast corner of Lougheed Highway and Bainbridge Avenue. The site contains a one storey commercial building with five commercial retail units (CRUs); tenants include three restaurants, a convenience store, and a hair

salon. Development on the north side of Lougheed Highway, opposite the site, includes a low-scale commercial development, childcare facility, and gasoline service station, with townhouses and single-family dwellings beyond. A small commercial development, including a private liquor store, pub, and other commercial uses, is located on the west side of Bainbridge Avenue. The former Telus industrial complex, which is the subject of a concurrent rezoning application for a Cell on Wheels (COW) monopole (Rezoning Reference #15-17), is located south and south-west of this commercial development. An R1 Residential District neighbourhood extends to the south and east of the subject site. The Millennium SkyTrain guideway traverses the northerly portion of the subject site by means of a statutory right-of-way.

### **3.0 BACKGROUND INFORMATION**

- 3.1 On 2010 April 26, Council granted Final Adoption to Rezoning Reference #08-13, which rezoned the site from C6 Gasoline Service Station District and P8 Parking District to CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and in accordance with the development plan entitled "Commercial Development for London Pacific Property, Lougheed Highway, Burnaby, BC" prepared by Urban Design Group Architects Ltd.). The purpose of the rezoning was to permit the redevelopment of the site, which has been vacant since 2002, with the subject one-storey commercial retail development.
- 3.2 The subject property and the adjacent single family residential neighbourhood are located outside of any Community Plan Area. The Commercial Policy Framework of the Burnaby Official Community Plan (OCP) indicates that the intersection of Lougheed Highway and Bainbridge Avenue is intended for Urban Village centre commercial use.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is seeking to amend the CD Comprehensive Development District plan for the site to permit the installation of a rooftop antenna facility with surrounding parapet and an at-grade equipment compound. The proposed antenna installation includes the construction of a 3.05 m (10 ft.) high extension to an existing tower element on the northwest corner of the one-storey commercial building. The resulting tower height would increase from approximately 7.6 m (25 ft.) to 10.7 m (35 ft.). Six approximately 1.82 m (6 ft.) high and 0.37 m (1.23 ft.) wide panel antennas are proposed behind the parapet.

The proposed development also includes an approximately 2.15 m (7.05 ft.) wide, 6.5 m (21.3 ft.) long equipment compound to the rear of the subject building in the northeast corner of the property. The proposed compound contains three 2.14 m (7 ft.) high, 0.76 m (2.5 ft.) wide equipment cabinets on an approximately 1.4 m (4.6 ft.) wide, 3.5 m (11.5 ft.) long concrete pad; an approximately 1.5 m (5 ft.) high, 0.3 m (1 ft.) wide auxiliary cabinet; two 0.3 m (1 ft.) wide cable trays; an approximately 2.1 m (7 ft.) high motion-activated security light; and an approximately 1.8 m (6 ft.) high chain link perimeter

fence with swing gate. The compound is located between an existing concrete walkway, which provides egress from the rear doors of the building, and an approximately 5.5 m (18 ft.) high, 2.5 m (8.2 ft.) deep hedge along the east property line, which borders a neighbouring residence. This hedge, including its root zone, is protected by a Section 219 Covenant that was a condition of the previous rezoning approval (REZ #08-13).

- 4.2 The purpose of the subject rezoning application is to replace service that is currently provided by rooftop antennas on one of the vacant Telus industrial buildings at 7000 Lougheed Highway. These buildings are scheduled for demolition in June 2015. The antennas provide wireless service to residential and industrial tenants in the surrounding area.
- 4.3 Antenna developments and related infrastructure are recognized as a necessary utility that serves the mobile communications and information technology needs of Burnaby's businesses and residents. As such, this Department works with the telecommunications sector and its proponents in developing antenna infrastructure as appropriate. In this case, the proposed antenna development meets the requirements of Section 6.21 of the Zoning Bylaw, as it is attached to a building and meets the maximum permitted height and dimensional standards. Unlike proposals for freestanding monopole antennas, the proposed amendment therefore does not require the addition of the P2 Administration and Assembly District as a basis for the permitted uses on site. It does, however, require an amendment to the CD plan for the site, to include the proposed antennas, parapet, and the equipment enclosure.
- 4.4 As noted above, the proposed development includes the addition of a 3.05 m (10 ft.) high parapet to an existing tower feature on the northwest corner of the building. While this treatment would fully screen the proposed antennas as viewed from surrounding development, the parapet, as currently proposed by the applicant, is out of proportion to the existing development, presenting an ungainly, top-heavy profile. Moreover, the absence of any design details or architectural treatment emphasizes its massing and results in a "tacked on" appearance. If authorized by Council, staff will work with the applicant to develop an integrated design that addresses these concerns.
- 4.5 The proposed antennas are located on the northwest corner of the building, which is the furthest from neighbouring residential development. The proposed antennas are located approximately 31 m (102 ft.) from the neighbouring single family residential property to the south, and 23.4 m (77 ft.) from the neighbouring single family residential property to the east. The proposed parapet will be visible from these and other surrounding properties. If authorized by Council, staff will work with the applicant to ensure that the design of the parapet minimizes any visual impacts to nearby residences.

Regarding potential safety concerns, the proposed installation must comply with the Safety Code 6 Guidelines administered by Health Canada.

- 4.6 The proposed equipment compound will be screened from the adjacent residence by the intervening hedge, which, as noted above, is approximately 5.5 m (18 ft.) high and 2.5 m (8.2 ft.) deep. If authorized by Council, staff will work with the applicant to ensure that the proposed equipment compound, including any buried conduits, does not adversely impact the hedge and its root zone as required by covenant.

## 5.0 RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

LF:spf  
**Attachment**

cc: Director Engineering  
City Solicitor  
City Clerk





Cypress Land Services  
Suite 120 – 736 Granville Street  
Vancouver, BC V6Z 1G3

Telephone: 604.620.0877  
Facsimile: 604.620.0876  
Website : [www.cypresslandservices.com](http://www.cypresslandservices.com)

April 24, 2015

Via Hand Delivery

City of Burnaby  
4949 Canada Way  
Burnaby, BC, Canada  
V5G 1M2  
604-294-7944

**Subject:** TM Mobile Inc. ("TELUS") Telecommunications Facility Proposal  
Letter of Intent  
**Address or Legal:** 2900 Bainbridge Ave, Burnaby, BC V5A 2S8  
**PID:** 028-222-504  
**Coordinates:** 49.258424°, -122.955505°  
**TELUS Site:** BC2923 - Burnaby - Bainbridge - Greenwood

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### Overview

Cypress Land Services Inc., in our capacity as agent to TM Mobile Inc. (TELUS), is submitting this Letter of Intent to initiate the Rezoning application process related to the installation and operation of a telecommunications facility. We have been in preliminary consultation with the City of Burnaby to discuss the proposed rooftop antenna installation required to provide dependable wireless data and voice communication services. This Letter of Intent is intended to formalize the consultation process.

### Proposed Site

The proposed site location is identified as 2900 Bainbridge Ave, Burnaby, BC. The premises is zoned CD (Comprehensive Development) and is comprised of a single story commercial building with a raised architectural feature at the northeast corner of the building. TELUS is proposing to extend the raised architectural feature to screen from view the antenna equipment. The antennas will be mounted behind the extension/shroud and other radio and operational equipment is required to be located at the rear of the property at the southeast corner of the lot (Schedule A: Tower Site Location).

### Rationale for Site Selection

TELUS currently has a wireless installation on the rooftop of the building located at 7000 Lougheed Highway which is scheduled to be demolished in June of 2015. As such, TELUS needs

to immediately construct a wireless site to ensure vital wireless services remain in place to meet the surrounding community's business, personal and emergency needs by the end of June 2015.

The proposed site is a result of many considerations. Existing structures, including towers and rooftops, were initially reviewed during the site selection process. After careful examination, it has been determined that there are no viable existing structures in the area that would be suitable, or available, for the operations of TELUS' network equipment.

TELUS has been able to negotiate an agreement with the property owner. TELUS' radio frequency engineering has identified that the proposed antenna heights are required at a minimum to meet there network requirements to service the surrounding community.

The proposed location and design are considered to be appropriate as the site is located on a major arterial road, is commercial in nature and the antennas are proposed to be concealed. By comparison the proposed design is an improvement over the existing antenna installation. The proposed design includes nine (9) antennas concealed behind a radio frequency transparent construction material with outdoor equipment cabinets located at the rear of the building not visible to the public.

TELUS has completed preliminary design plans as well as a photo-simulation which are included in the rezoning application package. These preliminary design plans are subject to final engineered design approval. The photo-simulation is for conceptual purposes only.

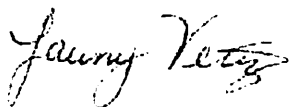
## **Conclusion**

TELUS is committed to working with the City of Burnaby and the community in determining an appropriate design for a telecommunications equipment in order to ensure continued wireless services to the surrounding community.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604.620.0877 or by email at [tawny@cypresslandservices.com](mailto:tawny@cypresslandservices.com).

Thank you in advance for your assistance and consideration.

Sincerely,  
**CYPRESS LAND SERVICES**  
Agents for TELUS Communications Inc.



Tawny Verigin  
Municipal Affairs Specialist

cc: Jon Leugner, Real Estate & Government Affairs, TELUS  
Arthur Lo, Industry Canada



**SCHEDULE A  
TOWER SITE LOCATIO**

