

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-32 2015 SEPTEMBER 23

ITEM #03

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:
Parcel “C” (Explanatory Plan 28705), Lot 14, DL 68, Group 1, NWD
Plan 12188
- From:** RM2 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple
Family Residential District)
- 1.3 Address:** 3846 Sunset Street
- 1.4 Location:** The subject site is located on the south side of Sunset Street between
Smith Avenue and Ingleton Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is a rectangular lot with a width of approximately 31.20 m
(102.36 ft.), a depth of 33.23 m (108.99 ft.), and an area of
approximately 1,036.95 m² (11,161.64 ft²).
- 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 and an at-grade
equipment compound.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the south side of Sunset Street, between Smith Avenue and Ingleton Avenue, and is developed with a three-storey multiple-family residential building measuring approximately 841 m² (9,056 ft²) constructed in 1966. The building has a split-level design with two flat roofs; the higher roof is on the Sunset Street side of the building and the

lower roof is on the lane side of the building. To the west of the subject site are one-storey commercial buildings. To the east are two- and three-storey multiple-family residential buildings, and across Ingleton Avenue is Burnaby Hospital. To the north across Sunset Street are two-storey commercial developments, a one-storey day care facility, and multiple-family residential buildings. To the south across the lane are single-family dwellings zoned R5 Residential District.

3.0 BACKGROUND INFORMATION

The subject property is located within the Cascade Heights Community Plan Area, which is designated in Burnaby Official Community Plan (OCP) as an urban village accommodating non-town centre multiple family developments with a service commercial component.

4.0 GENERAL INFORMATION

- 4.1 The applicant is seeking to rezone the subject property from the RM2 Multiple Family Residential District to the CD Comprehensive Development District (based on RM2 Multiple Family Residential District) for the purpose of installing ten telecommunication antennas on the higher roof of the subject building. The purpose of the proposed antenna development is to maintain and improve network services.

The proposed antennas measure approximately 1.8 m (5.91 ft.) high by 0.3 m (1 ft.) wide and would be mounted on the northern, western, and eastern edges of the rooftop. In order to minimize the visual impacts of the antenna installation, the applicant is proposing to increase the height of the existing chimneys and install a partial shroud on all sides of the higher rooftop as an extension of the parapet. The extension of the parapet increases the height of the building by approximately 1.1 m (3.61 ft.) to a total height of approximately 13 m (42.65 ft.). As this height is above the maximum 12 m (39.37 ft.) permitted in the RM2 District, rezoning to the CD District is required. Approximately 1 m (3.28 ft.) of the antennas would be visible above the parapet.

An accessory equipment compound, which includes four equipment cabinets in an approximately 3.8 m (12.47 ft.) by 3 m (9.84 ft.) area, is proposed to be located at grade, on the east side of the building and would be enclosed on three sides by a 2.4 m (7.87 ft.) high wood fence with a double swing gate and man gate.

- 4.2 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 their 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, meets maximum dimensional standards, and, with the addition of the proposed extended parapet around the entire higher rooftop, would meet the maximum height requirement if modified to include an extended parapet.

As such, unlike proposals for freestanding monopole antennas, the proposed rezoning does not require the addition of the P2 Administration and Assembly District as a basis for the permitted uses on the site. However, as mentioned above, rezoning to the CD District is required for the increase in height beyond what is permitted in the RM2 District.

- 4.3 The proposed antenna installation includes the extension of two chimneys on the north face of the building and the addition of a 1.1 m (3.61 ft.) parapet on all sides of the higher rooftop. While this treatment would not fully screen the proposed antennas from surrounding development, the proposed parapet, in conjunction with the extended chimneys and the incorporation of architectural features on the north face, would help minimize the proposal's visual impacts from all directions and would comply with Section 6.21 of the Zoning Bylaw. It is noted that the applicant has indicated that the subject building is structurally unable to support a full shroud of the antennas; regardless, a full shroud would add additional height and bulk to the building.
- 4.4 Multiple family residences are located to the northeast and east of the subject site, and R5 District single-family homes are located directly across the lane to the south. The proposed antenna installation would be visible from all directions, including from the southern residential area which is at a higher elevation from the subject site. However, its visual impact is minimized by the proposed parapet, which would extend around the entire higher rooftop, and the proposed architectural integration on the north face of the building. Given the context of the antennas on a commercial street with multiple family residences, the visual impact is considered to be generally acceptable, as antenna installations are occasionally present on buildings of this size.
- 4.5 With regard to potential safety concerns, the proposed installation must comply with Safety Code 6 Guidelines administered by Health Canada.
- 4.6 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to, reconstruction of the sidewalk on Sunset Street.
- 4.7 Any necessary easements, covenants, statutory rights-of-way for the site are to be provided.
- 4.8 An on-site stormwater management plan is not required in conjunction with this rezoning application.
- 4.9 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system may be necessary at the Preliminary Plan Approval stage.
- 4.10 A Site Profile is not required in conjunction with this rezoning application.

- 4.11 As there is no increase in gross floor area, Development Cost Charges, such as GVS&DD Sewerage Charge will not be required in conjunction with this rezoning application.
- 4.12 The proposed prerequisite conditions to the rezoning will be included in a future report.

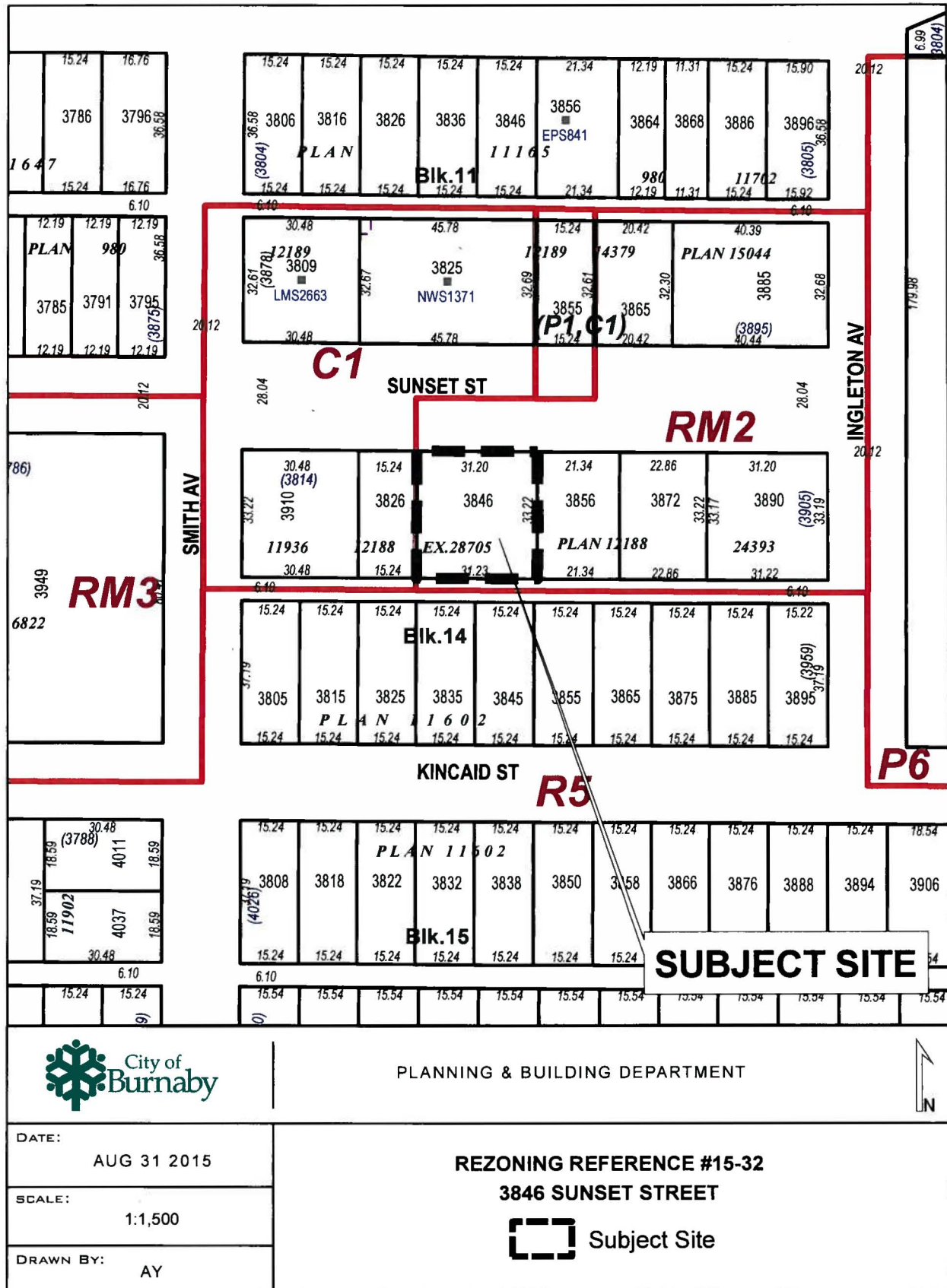
5.0 RECOMMENDATION

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

LS:tn
Attachment

cc: Director Engineering
City Solicitor
City Clerk





Cypress Land Services
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Facsimile: 604.620.0876
Website : www.cypresslandservices.com

Sept. 15, 2015

Via Email

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: 3846 Sunset Street, Burnaby, BC V5G 1T3
PID: 006-671-110
Coordinates: 49.249504° N, -123.018843° W
TELUS Site: BC2816 – Sanderson / Ingleton (Burnaby General) (formerly BC0111)

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 consultation 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 installation with partial shrouding to screen the antennas from the street view in order 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 3846 Sunset Street, Burnaby. The Site is comprised of a four story wood frame residential rental building. TELUS is proposing an integrated partial shroud to screen the antennas from the street view on portions of all sides of the upper/main roof. TELUS is committed to working with staff to incorporate satisfactory shroud design elements. It is proposed to place the equipment outside at ground level on the north side of the building (**Schedule A: Tower Site Location**).

Rationale for Site Selection

TELUS seeks to maintain and improve high quality, dependable network services. In order to improve network performance, TELUS is seeking to add the proposed communications tower.

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. The land agreement will be finalized when all appropriate approvals have been granted. TELUS' radio frequency engineering has identified that the proposed installation will provide service coverage which extends into the City of Burnaby.

The proposed location is considered to be appropriate as the site is located in a comprehensive development (RM2) zoned area and is largely, removed from residential uses.

Tower Proposal Details

TELUS is proposing a partial shroud to screen the antennas from the street view on all sides of the upper/main roof. It is proposed to place the equipment outside at ground level on the north side of the building to extend the rooftop penthouse feature and mount the antennas behind the shroud in order to improve and extend wireless and telecommunications services. The equipment will be placed in the western side yard of the property.

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

TELUS encourages comments from the City of Burnaby regarding the proposed location and design of the tower.

Consultation Process with the City of Burnaby

As per the City of Burnaby's zoning bylaw, Antennae that exceed the requirements of Section 6.21 of the Burnaby Zoning Bylaw can only be located in the P2 (Administration and Assembly District) zone. In this case, TELUS is proposing to construct an extension to increase building height, so that the antennae can then conform to Section 6.21. The property is currently zoned RM2. A rezoning would be necessary for this proposal because shroud would increase the building height beyond what is permitted to a height of 14.0m (the maximum height in the zone is 12.0m). An extension that increases the building height beyond that which is permitted can only be granted by the Board of Variance.

Health and Safety

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at:

Health Canada:

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Conclusion

TELUS is committed to working with the City of Burnaby and the community in determining an appropriate location and design for a telecommunications tower that will improve wireless services.

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.

Thank you in advance for your assistance and consideration.

Sincerely,
CYPRESS LAND SERVICES
Agents for TELUS Communications Inc.



Tawny Verigin
Municipal Affairs Specialist

cc: Debra Pankratz, Sr. Real Estate & Government Affairs, TELUS

**SCHEDULE A
TOWER SITE LOCATION**

