

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-44 2015 NOVEMBER 18

ITEM #06

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
(Attn: Tawny Verigin)
- 1.2 Subject:** Application for the rezoning of:
Common Property Strata Plan BCS4270
- From:** CD Comprehensive Development District (based on M5 Light Industrial District)
- To:** Amended CD Comprehensive Development District (based on M5 Light Industrial District, P2 Administration and Assembly District and Big Bend Development Plan guidelines)
- 1.3 Address:** 4300 North Fraser Way
- 1.4 Location:** The subject site is located on the southeast corner of North Fraser Way and North Fraser Crescent (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with an area of approximately 12,090 m² (2.99 acre).
- 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 20 m (65.62 ft.) shrouded monopole antenna with accessory equipment.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located in the Glenlyon Business Park on the southeast corner of North Fraser Way and North Fraser Crescent, within the Big Bend Development Plan Area. The property has an area of approximately 12,090 m² (2.99 acre) and is improved with a two-storey multi-tenant office building approved under Rezoning Reference #98/45. An urban trail is located on the southeast edge of the property, adjacent to Sussex Creek. Vehicular access to the site is provided from both North Fraser Way and North Fraser Crescent.

To the west, north, south, and east are properties occupied by a number of high-quality office developments, all of which were redeveloped in line with the Glenlyon Business Park Concept Plan. The nearest residences are located approximately 0.9 km (0.56 mile) north of the proposed installation. Multi-family residences are located on the southwest corner of Marine Drive and New Haven Court and single-family residences are located on the south side of Marine Drive between Sussex Avenue and Nelson Avenue. Other residences on agricultural holdings are located approximately 1 km (0.62 mile) southeast of the proposed installation on Byrne Road.

3.0 BACKGROUND INFORMATION

- 3.1 The Burnaby Zoning Bylaw identifies “antenna developments not included in Section 6.21” as a permitted principal use in the P2 Administration and Assembly District. Section 6.21 of the Zoning Bylaw states that an antenna is permitted in any zoning district, except the R Residential Districts, if it has been given Preliminary Plan Approval (PPA) and meets four specific physical requirements, including attachment to a building. As such, free-standing telecommunication monopoles require rezoning to the P2 District in order to permit the antenna development as a principal use.
- 3.2 The subject property is situated in the Glenlyon Business Park and is designated for Business Centre use in accordance with Big Bend Development Plan guidelines (see *attached* Sketch #2). The property currently contains a strata-titled multi-tenant office building, constructed in 2008, which is two-storeys and 10.97 m (35.1 ft.) high.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting a rezoning from the CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan guidelines) to the Amended CD Comprehensive Development District (based on M5 Light Industrial District, P2 Administration and Assembly District, and Glenlyon Concept Plan guidelines) for the purpose of installing a 20 m (65.62 ft.) high shrouded monopole antenna tower and associated equipment in the northeast corner of the property. It is also noted that a 1.0 m (3.28 m) lightning rod is proposed to be installed at the top of the monopole, which would bring the overall height of the structure to 21 m (68.9 ft.). The monopole is proposed to be installed in an existing landscaped area adjacent to an existing utility area, and would require the relocation of a tree, while the associated equipment area is proposed to be installed adjacent to the monopole on a concrete pad. The applicant will be required to provide adequate landscaping in order to effectively screen the associated equipment and existing utility area from the public realm.

The proposed monopole is required to provide wireless data and voice communication services. Coverage maps have been provided that indicate the proposed tower installation would improve in-building coverage for approximately 22 industrial and park properties within the immediate 1 km² (0.62 sq. mi.) area as well as for: some residential properties to the north; some industrial properties to the north, east, and southeast; some park properties to the north and southeast; and some agricultural properties to the east and southeast.

- 4.2 The subject site is influenced by the Sussex Creek watercourse located directly to the southeast. A topographical survey would be required to confirm that the proposed installation would be outside the minimum 30 m (98.43 ft.) Streamside Protection and Enhancement Area (SPEA) setback requirement established by the Burnaby Zoning Bylaw.
- 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 their proponents in developing antenna infrastructure as appropriate. Given that free-standing antenna developments are considered the most obtrusive of antenna proposals, this Department evaluates the potential impacts of each proposal on the subject site and surrounding land uses, and reviews the topographical, environmental or heritage prominence of each site. In addition, this Department seeks to maximize the distance of these installations from residential areas; ensure that the design of antenna installations and accessory components are as unobtrusive as possible; and encourage the co-location of antenna installations wherever possible. The following subsections review the proposed development, in view of the above considerations.

4.3.1 Potential impacts on subject site and surrounding uses

The subject antenna development proposal is sited within the northeast corner of the subject property. The proposal would require the relocation of a tree, as well as the removal of some existing landscaping for the installation of an associated equipment area. As noted above, a topographical survey would be required to confirm that the proposed installation would be outside the minimum 30 m (98.43 ft.) SPEA setback.

The subject site is located within the Glenlyon Business Park, which continues to be developed as a high quality light and general industrial business park. This Department would be willing to work with the applicant towards a suitable plan of development that ensures the proposed antenna installation is generally consistent with the intent of the Glenlyon Business Park guidelines, is of high design quality, and is well-integrated into the site's existing landscaping, such that the installation's impact on existing and future designated land uses of the subject site and adjacent land uses is minimal.

Regardless, a 20 m (65.62 ft.) high monopole, approximately twice as tall as the building on-site and other nearby industrial developments, would be visible from surrounding areas and, given the flat topography and lack of tall intervening development, would be particularly prominent as viewed from the north and northeast. Internally mounting the antennas behind a shroud in a monopole of high design quality would help decrease the installation's visual impact.

4.3.2 Topographical, environmental or heritage significance

The proposed antenna installation is located in the Big Bend Development Plan area. The site is not topographically prominent. Also to be considered is the installation's proximity to the nearest park sites – Riverway Golf course and Burnaby Fraser Foreshore Park, located approximately 0.2 km (0.12 mile) to the north and 0.3 km (0.19 mile) to the southeast, respectively. Internally mounting the antennas behind a shroud in a monopole of high design quality would help decrease the installation's visual impact on these park sites. The nearest heritage sites, "Glen-Lyon" Mansion and New Haven Barn, are located approximately 1 km (0.62 mile) to the north and are not expected to be visually impacted by the proposed installation.

4.3.3 Maximizing distance from residential areas

The nearest residences are multi-family residences and single family homes approximately 0.9 km (0.56 mile) north of the proposed installation. Other residences on agricultural holdings are located approximately 1 km (0.62 mile) southeast of the proposed installation on Byrne Road. Given the distance from the proposed installation, these residences are not expected to be visually impacted. Furthermore, internally mounting the antennas behind a shroud in a monopole of high design quality would help decrease the installation's visual impact on these residences.

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

4.3.4 Design of antenna installations and related equipment

As noted, the proposed development consists of a 20 m (65.62 ft.) high shrouded monopole and an associated accessory equipment area. The City seeks monopole proposals that have a more streamlined, architectural design to reduce visual impacts. Furthermore, the proposed installation would be required to be consistent with the intent of the Glenlyon Business Park development guidelines. The applicant has indicated that they are willing to work with the City on an acceptable tower design and that the screening of the equipment area will be integrated with existing landscaping.

4.3.5 Co-location of antennae

As part of the review process for assessing rezoning applications to develop freestanding antenna structures, this Department seeks to encourage the co-location of antennae for multiple telecommunications providers, wherever possible, so as to reduce the overall number of freestanding structures developed within the City.

No co-location at the subject site is proposed, and the applicant has indicated that opportunities for co-location in the area were investigated but no appropriate sites were identified.

The provision of telecommunications infrastructure is an important service, and its accommodation is encouraged, where possible. Given that free-standing tower or monopole antenna developments are considered the most obtrusive of antenna proposals, each application is reviewed to identify potential impacts, particularly on residential communities and areas of topographical, environmental and heritage significance. With regard to the current proposal, this Department supports the proposed rezoning, subject to the submission of a plan of development that addresses the concerns identified in this report, and provides for a high quality architecturally designed monopole with associated screening of antennas and other equipment.

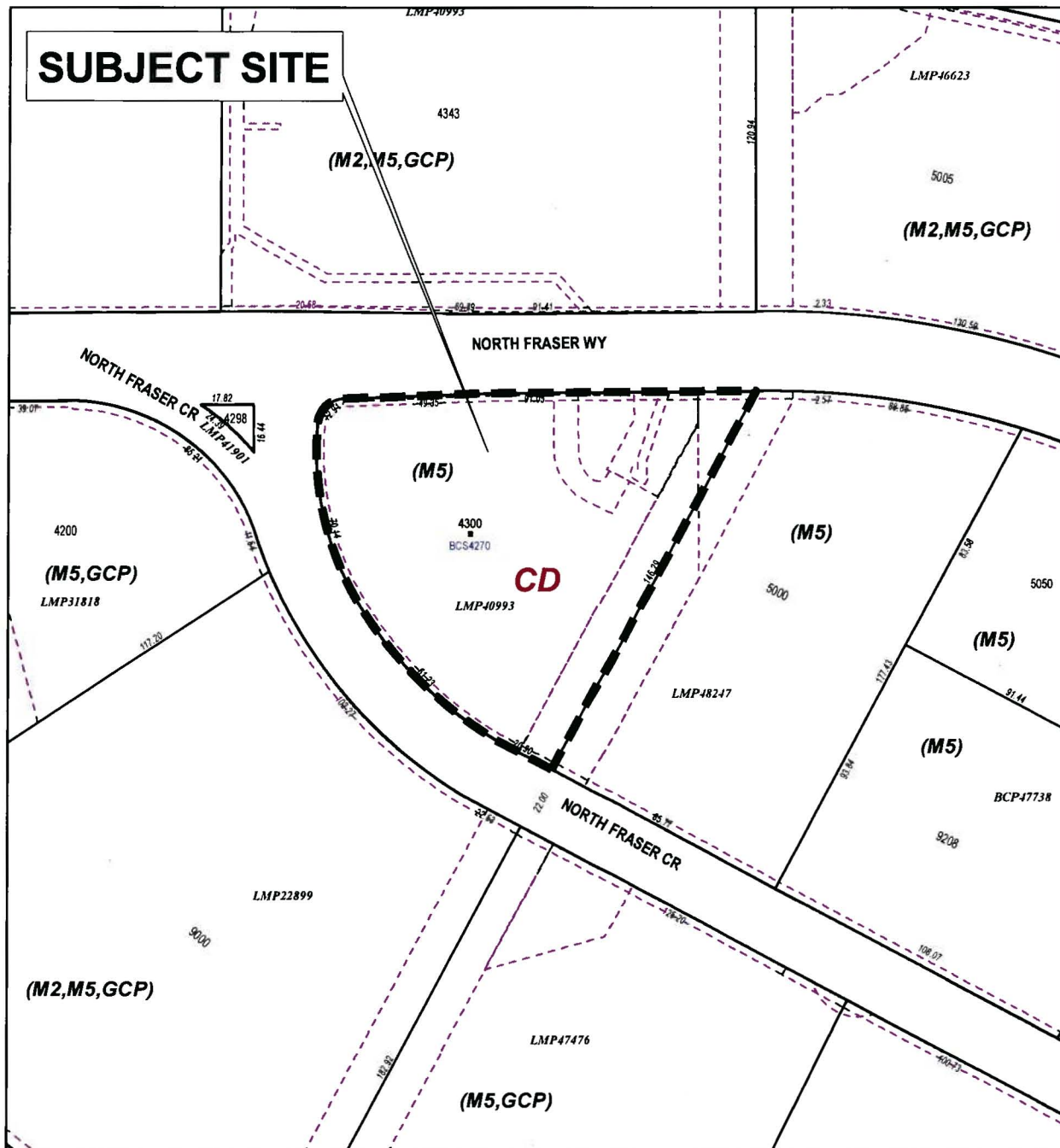
5.0 RECOMMENDATION

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.

L.P.

LS:spf/tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

NOV 02 2015

SCALE:

1:2,200

DRAWN BY:

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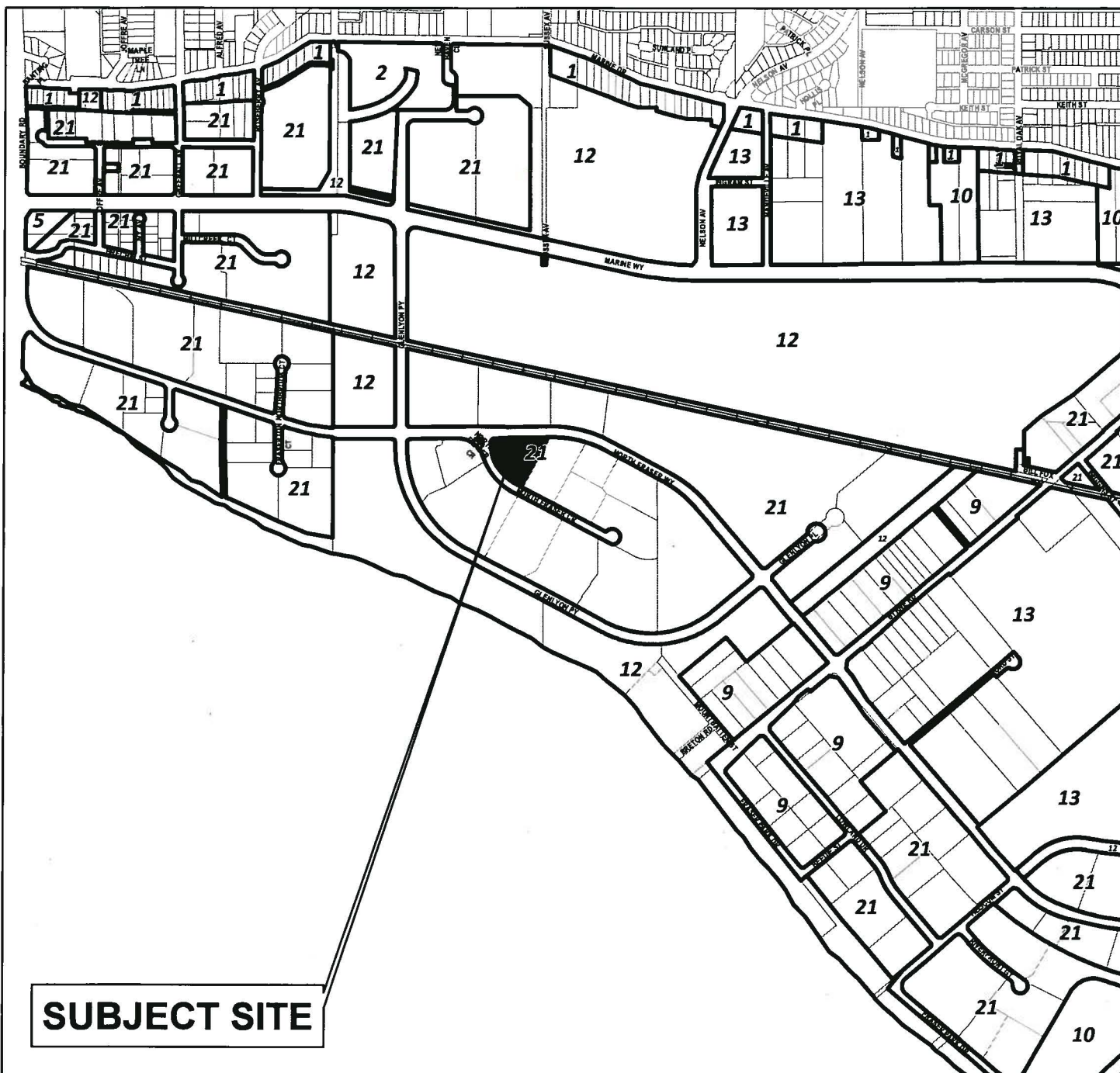
REZONING REFERENCE #15-44

4300 NORTH FRASER WAY



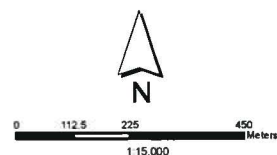
Subject Site

Sketch #1



- 1 Single and Two Family Residential
- 2 Low Density Multiple Family Residential
- 5 Commercial
- 9 Industrial

- 10 Institutional
- 12 Park and Public Use
- 13 Agricultural
- 21 Big Bend Business Centre



PLANNING & BUILDING DEPARTMENT

Big Bend Community Plan



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

Telephone: 604.620.0877
Facsimile: 604.620.0876
Website : www.cypresslandservices.com

November 10, 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: 4300 North Fraser Way, Burnaby, BC V5A 2S8
Legal: Common Property Strata Plan BCS4270
Coordinates: 49.199808° N, -123.005578° W
TELUS Site: BC1635 – Glenlyon – North Fraser Way

Overview

Cypress Land Services Inc., in our capacity as agent to TM Mobile Inc. (TELUS), is submitting this Letter of Intent along with the Rezoning application to initiate the consultation process related to the installation and operation of a telecommunications facility. We have been in preliminary consultation with the City of Burnaby review the proposed design of the installation that is required 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 4300 North Fraser Way, Burnaby, BC. The premises is zoned CD (Comprehensive Development) and is comprised of an office building, a parking lot and utility uses at the northeast corner of the property. The installation includes a 20m shrouded monopole with accessory equipment within a landscaped area (**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 installation. The business park currently has poor wireless service and results in complaints from many local businesses and visitors to the area.

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 20m pole will provide improved service coverage to the local business park. The proposed location is considered to be appropriate as the site is located in a comprehensive development (CD) zoned area and in a business park well setback from any nearby residential uses.

Tower Proposal Details

TELUS is proposing to install a 20m shrouded monopole tower located on privately owned land at 4300 North Fraser Way in Burnaby, in order to improve and extend wireless and telecommunications services to the business park. Pole and equipment will be placed near the northeast corner of the lot in a landscaped area adjacent to other utilities on site.

The proposal will be well integrated into the subject site. The pole will be a high-quality architectural design and the screening of the associated equipment area will be integrated into existing landscaping.

TELUS has completed preliminary design plans which are included in the rezoning application package. These preliminary design plans are subject to final engineered design, land survey and approval of Transport Canada. While the City has provided preliminary comments regarding the proposal, TELUS welcomes comments based the revised set of plans.

Consultation Process with the City of Burnaby

As per the City of Burnaby's zoning bylaw, only the P2 (Administration and Assembly District) zone allows for cell tower installations. In the case where the installation is not permitted under the present zoning, a change in the zoning classification of the property is required.

Prior to submitting an Application for Rezoning, Cypress Land Services contacted the planning division to identify existing zoning regulations and community plan policies that apply to the subject property, the type of information that will be required to support an application, and other city departments and government agencies that may also need to be contacted. Cypress Land Services confirmed with the City of Burnaby that the installation is not permitted under the present CD zoning, and a rezoning application to a P2 zone for the tower footprint is required. TELUS has considered initial comments from the City and has revised plan as necessary.

We understand that a PPA is required for all multi-family residential, commercial, industrial and institutional developments. The application for PPA will be submitted prior to Final Adoption of the rezoning bylaw, and we are aware it will not be issued until the bylaw has been adopted.

A Building Permit will be applied for separately and we understand it will not be issued unless a proposed development has received Preliminary Plan Approval.

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 to ensure the design of the installation is satisfactory and to ensure much needed improved wireless services to the business park.

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**

