

TO: CITY MANAGER **DATE:** 2015 December 9

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 42000 20
Reference: Antennas

SUBJECT: ANTENNA DEVELOPMENTS IN THE P2 DISTRICT

PURPOSE: To propose text amendments to the Burnaby Zoning Bylaw regarding regulation of antennas in the P2 Administration and Assembly District.

RECOMMENDATION:

1. **THAT** Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 2.0 of this report, and that the bylaw be advanced to First Reading on 2015 December 14 and to a Public Hearing on 2016 January 26 at 7:00 pm.

REPORT

1.0 INTRODUCTION

The Zoning Bylaw permits antennas as a principal permitted use either on buildings, subject to the provisions of Section 6.21, or outright in the P2 Administration and Assembly District. This report recommends that antennas in the P2 District that do not meet the provisions of Section 6.21 (e.g., freestanding or monopole antennas) require public input and Council approval through the Comprehensive Development (CD) rezoning process.

On 2015 October 05, Council received a report from the Planning and Development Committee recommending text amendments to permit small cell antenna installations on City street light standards and traffic light poles. The current proposal was included in that report as a related item. The report was tabled to allow further consideration. Given its limited scope, and the relative immediacy of the concerns that it addresses, the proposed amendment is being advanced independently in this report.

2.0 PROPOSED ZONING BYLAW AMENDMENT

The Zoning Bylaw permits antennas as an outright use in the P2 Administration and Assembly District. Few conditions apply to this use, as antennas are exempt from building height restrictions and setbacks and require no off-street parking. At the same time, free-standing antennas can be unsightly due to excessive height, numerous equipment attachments, and utilitarian, pre-fabricated design. In addition, these antennas can generate concern from neighbouring residents and the larger public. While monopole antennas have rarely been

To: City Manager
From: Director Planning and Building
Re: Antenna Developments in the P2 District
2015 December 9..... Page 2

constructed on P2 District properties, the potential exists for this to occur under prevailing zoning with little regulatory control over siting and design.

Typically, free-standing antenna installations have been sited on industrial properties that have required rezoning to accommodate the use. In those instances, staff have supported rezoning proposals to the CD Comprehensive Development District based on the P2 District, rather than to the P2 District itself, as rezoning to the CD District limits development to that shown on the approved plan and allows for broader consideration of siting, design and other matters. As such, the initial design and any subsequent additions or changes must be approved through the rezoning process.

In order to ensure that all antenna proposals, other than those permitted under Section 6.21 of the Zoning Bylaw, require approval through the rezoning process, it is recommended that the P2 District schedule be amended to only permit antenna developments if they are included as part of a comprehensive development plan subject to the CD Comprehensive Development District.

Recommended Zoning Bylaw Amendment

THAT Section 502.1 (14) be amended similar to the following (proposed additions are underlined):

Antenna developments not included in section 6.21, subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply.

3.0 CONCLUSION

This report presents Zoning Bylaw text amendments in order to ensure that antennas that do not meet the provisions of Section 6.21 (e.g., freestanding or monopole antennas) require public input and Council approval through the CD rezoning process. It is recommended that Council approve the proposed Zoning Bylaw amendments, as outlined in Section 2.0 of this report, for advancement to First Reading on 2015 December 14 and Public Hearing on 2016 January 26 at 7:00 pm.


Lou Pelletier, Director
PLANNING AND BUILDING

LF:sla

cc: Deputy City Managers
City Solicitor
City Clerk