



Item
Meeting 2016 March 21

COUNCIL REPORT

TO: CITY MANAGER 2016 March 16

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #15-16
Installation of rooftop antenna facility

ADDRESS: 2900 Bainbridge Avenue (see *attached* Sketch #1)

LEGAL: 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 and in accordance with the development plan entitled "BC2923, Lougheed and Bainbridge, 2900 Bainbridge Avenue," prepared by GS Sayers Engineering Ltd.)

APPLICANT: TM Mobile Inc. (Telus)
c/o Cypress Land Services Inc.
120 – 736 Granville Street
Vancouver, BC V6Z 1G3
(Attention: Tawny Verigin)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 April 26.

RECOMMENDATIONS

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 April 04 and to a Public Hearing on 2016 April 26 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

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REPORT

1.0 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 BACKGROUND

- 2.1 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 and other commercial uses, is located across Bainbridge Avenue on the southwest corner of Lougheed Highway and Bainbridge Avenue. The former Telus industrial complex was also located on the southwest corner of that intersection and was the subject of a rezoning application for a temporary Cell on Wheels (COW) monopole (Rezoning Reference #15-17) which received Final Adoption on 2015 July 20. 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.
- 2.2 On 2010 April 26, Council granted Final Adoption to Rezoning Reference #08-13, which rezoned the subject 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 had been vacant since 2002, with the subject one-storey commercial retail development.
- 2.3 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 future Urban Village Centre development, which includes local commercial uses to accommodate convenient commercial facilities and services that meet the day to day shopping needs of the surrounding residential neighbourhood.

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- 2.4 On 2015 May 25, Council received a report from the Planning and Building Department concerning the rezoning of the subject site (see *attached* Sketch #1) and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 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 3.5 m (11.48 ft.) high extension to the existing architectural tower element, via the construction of an architecturally integrated parapet, on the northwest corner of the one-storey commercial building. The resulting architectural tower height would increase from 7.6 m (25 ft.) to 10.7 m (35 ft.). Four 1.83 m (6 ft.) high by 0.38 m (1.25 ft.) wide panel antennas and two 2.02 m (6.63 ft.) high by 0.36 m (1.18 ft.) wide panel antennas are proposed behind the parapet.

The proposed development also includes a 2.15 m (7.05 ft.) wide by 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 equipment cabinets on a 1.4 m (4.6 ft.) wide by 3.5 m (11.5 ft.) long concrete pad; an auxiliary cabinet; cable trays; and a 1.8 m (6 ft.) high chain link perimeter fence with swing gate. The compound, which will be lit by a 2.1 m high motion-activated security light, 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 by 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).

- 3.2 The purpose of the subject rezoning application is to replace service that is currently provided by the COW monopole that was approved under REZ #15-16 on the west side of Bainbridge Street. As a requirement of REZ #15-16, the COW monopole is required to be removed no later than 2016 June 30. The antennas provide wireless service to residential and industrial tenants in the surrounding area.
- 3.3 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 to facilitate the development of antenna infrastructure as appropriate. In this case, the proposed antenna development meets the requirements of

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Section 6.21 of the Zoning Bylaw, as it is attached to a building and meets the maximum permitted height and dimensional standards. The proposal requires an amendment to the CD plan for the site, to include the proposed antennas, parapet, and the equipment enclosure.

- 3.4 This Department evaluates the potential impacts of antenna proposals on the subject site and surrounding land uses and reviews the topographical, environmental, and 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.

3.4.1 Potential impacts on subject site and surrounding uses

The proposed development includes the addition of a 3.5 m (11.48 ft.) high parapet to an existing tower feature on the northwest corner of the building. The parapet will fully screen the proposed antennas as viewed from surrounding development, and the parapet has been designed so it is in proportion to the existing development and has architectural elements that are consistent with those of the existing tower. In addition, a clock feature has been added to the lower, existing part of the tower in order to create visual interest. Given its design, the installation of the antennas is expected to have minimal impact on the subject site and on nearby industrial and commercial uses to the west. It will also have minimal impact on commercial and residential properties to the north, which are separated from the subject site by the SkyTrain guideway. Impacts to nearby residential areas are discussed in Section 3.4.3 below.

3.4.2 Topographical, environmental, or heritage significance

The installation is located in the low-lying Central Valley area of Burnaby. As such, its location is not topographically prominent. There are no heritage sites or sites with environmental significance in the immediate vicinity.

3.4.3 Maximizing distance from residential areas

The proposed antennas are located on the northwest corner of the existing building, which is the furthest from neighbouring residential development to the south and east. 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. While the proposed parapet will be visible from these and other surrounding properties, the antennas, as indicated above, are located behind the parapet and will be fully screened.

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

3.4.4 Design of antenna installations and related equipment

The rooftop antenna installation is located behind a parapet which has been architecturally designed and integrated with the existing building. Similarly, the proposed equipment compound will be screened from the adjacent residence to the east by the hedge that is protected by a Section 219 Covenant. It is noted that the equipment compound is not located in the 2.5 m (8.2 ft.) wide covenant area; therefore the hedge will not be adversely affected.

3.4.5 Co-location of antennas

Co-location of antennas is not proposed by the applicant.

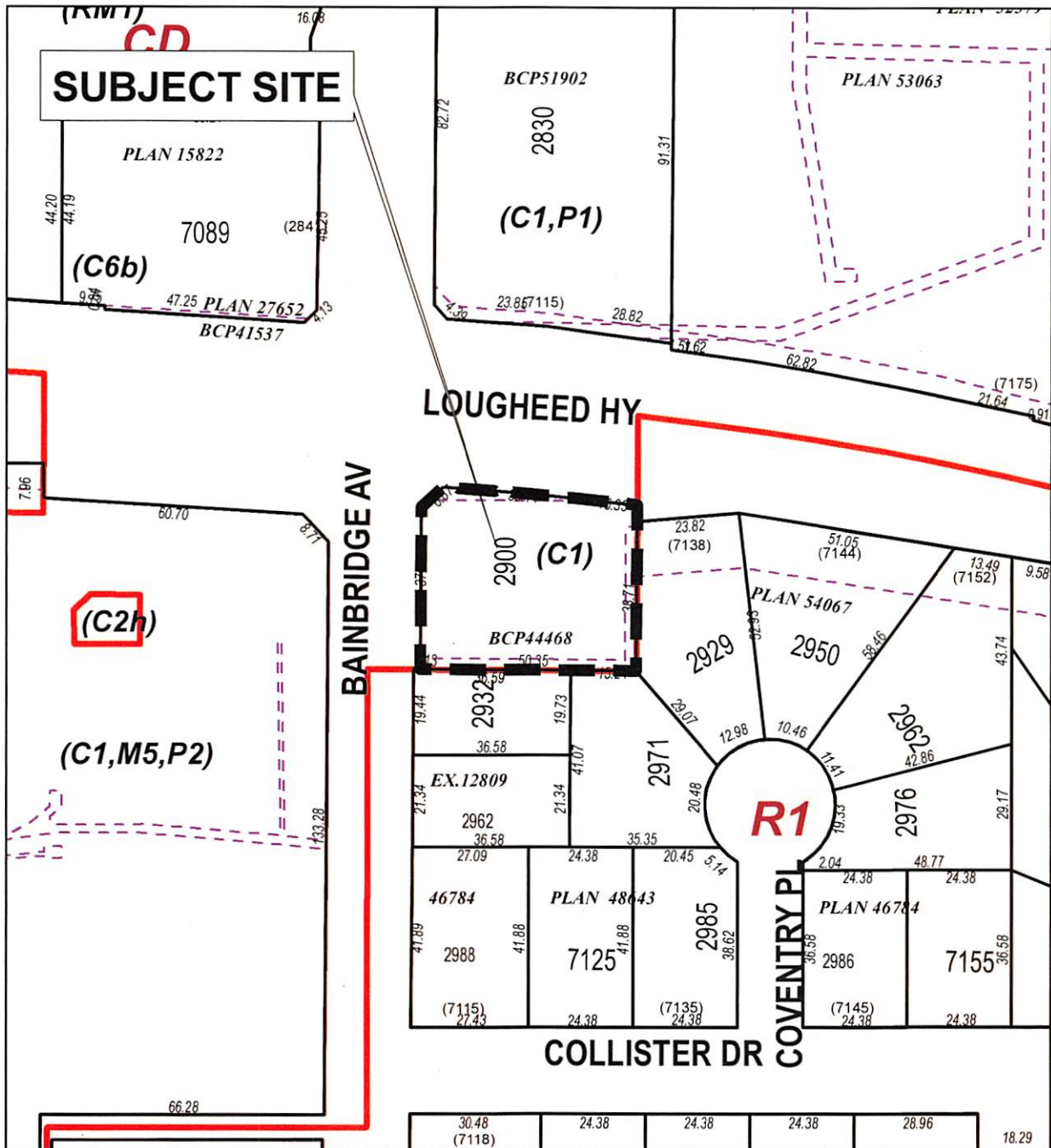
4.0 DEVELOPMENT PROPOSAL

- | | | |
|-----|--|---|
| 4.1 | <u>Site Area</u> | - 2,052 m ² (22,087.54 ft ²) (unchanged) |
| 4.2 | <u>Existing Site Coverage</u> | - 497.03 m ² (5,350 ft ²) or 24.26% |
| | <u>Site Coverage with Equipment Compound</u> | - 511.01 m ² (5,500 ft ²) or 24.9% |
| 4.3 | <u>Building Height with Existing Tower</u> | - 7.6 m (24.9 ft.) |
| | <u>Building Height with Parapet Addition</u> | - 10.7 m (35.1 ft.) |


Lou Pelletier, Director
PLANNING AND BUILDING

LS:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT




DATE:
MAR 03 2016

SCALE:
1:1,500

DRAWN BY:
AY

REZONING REFERENCE #15-16
2900 BAINBRIDGE

 Subject Site

Sketch #1