

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-04
2016 MARCH 30

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** E-Comm 9-1-1
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:
Common Property Strata Plan BCS690, DL 119
- From:** CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3, C3h General Commercial Districts, P3 Park and Public Use District)
- To:** Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3, C3h General Commercial Districts, P2 Administration and Assembly District, P3 Park and Public Use District and Brentwood Town Centre Development Plan guidelines)
- 1.3 Address:** 4380 Halifax Street
- 1.4 Location:** The subject site is located at the south-west corner of Halifax Street and Rosser Avenue (Sketch #1 *attached*).
- 1.5 Size:** The subject site is a rectangular lot with a width of approximately 42.53 m (139.53 ft.), a depth of 77.13 m (253.05 ft.), and an area of approximately 3,250 m² (34,982.70 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 installation of roof top antennas and ancillary radio equipment.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of a single lot on the west side of Rosser Avenue, bounded by Halifax Street to the north and a closed section of Buchanan Street to the south, which was developed in 1999 with a 67.36 m (221 ft.) high 23 storey residential tower, a three storey retail and townhouse podium and four levels of underground parking. The top of the residential tower has a three tiered elevator mechanical penthouse approximately 6.0 m (20 ft.) high, and set back from the edges of the building approximately 7.6 m (25 ft.). Directly to the north are two 23 storey residential towers surrounded by two storey townhouses. To the south is a mid-rise office building and a 23 storey residential tower. To the east, across Rosser Avenue, is an 18 storey residential tower, and to the west, is a one storey childcare centre, with older industrial uses and high density residential towers beyond.

3.0 BACKGROUND INFORMATION

The subject site is within the Council adopted Brentwood Town Centre Development Plan, and is designated for high-rise multiple-family residential development under the CD Comprehensive Development District (utilizing the RM5s Multiple Family Residential District as guidelines) (see *attached* Sketch #2). It was rezoned in connection with Rezoning Reference #97-49 to permit a high density mixed use development, as described above.

4.0 GENERAL INFORMATION

- 4.1 The applicant is seeking to rezone the subject site to permit the installation of three omni antennas, two GPS timing antennas, two microwave antennas and ancillary radio equipment on the roof of the high rise to maintain and improve the network for E-Comm 9-1-1 services.

The proposed omni antennas measure approximately 6.0 m (16.4 ft.) high with a 89 mm (3.5 inches) diameter and would be mounted on the north, east, and west edges of the mechanical penthouse rooftop, extending 5.0 m (16.4 ft) above the parapet. The remaining equipment would be mounted on all four sides of the mechanical penthouse rooftop, and extend approximately 600 mm (2.0 ft.) high above the rooftop.

Accessory equipment, which includes three equipment cabinets, is proposed to be located out of sight inside the enclosed mechanical penthouse.

- 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 omni antenna development exceeds the 1.0 m maximum height extension permitted under Section 6.21 of the Zoning Bylaw and therefore requires the

addition of the P2 Administration and Assembly District as a basis for the permitted uses on the site.

- 4.3 Low and high-rise multiple family residences and commercial uses are located on all sides of the proposed site. The proposed antenna installation would be visible from all directions. However, the narrow width of the omni antennas (3.5 inches in diameter) minimizes their visual impact. Given the context of the antennas on a commercial street with multiple family residences, the visual impact is considered to be generally acceptable, with antenna installations commonly accommodated on buildings of this size.
- 4.4 With regard to potential safety concerns, the proposed installation must comply with Safety Code 6 Guidelines administered by Health Canada.
- 4.5 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site.
- 4.6 Any necessary easements, covenants, statutory rights-of-way for the site are to be provided.
- 4.7 The proposed prerequisite conditions to the rezoning will be included in a future report.

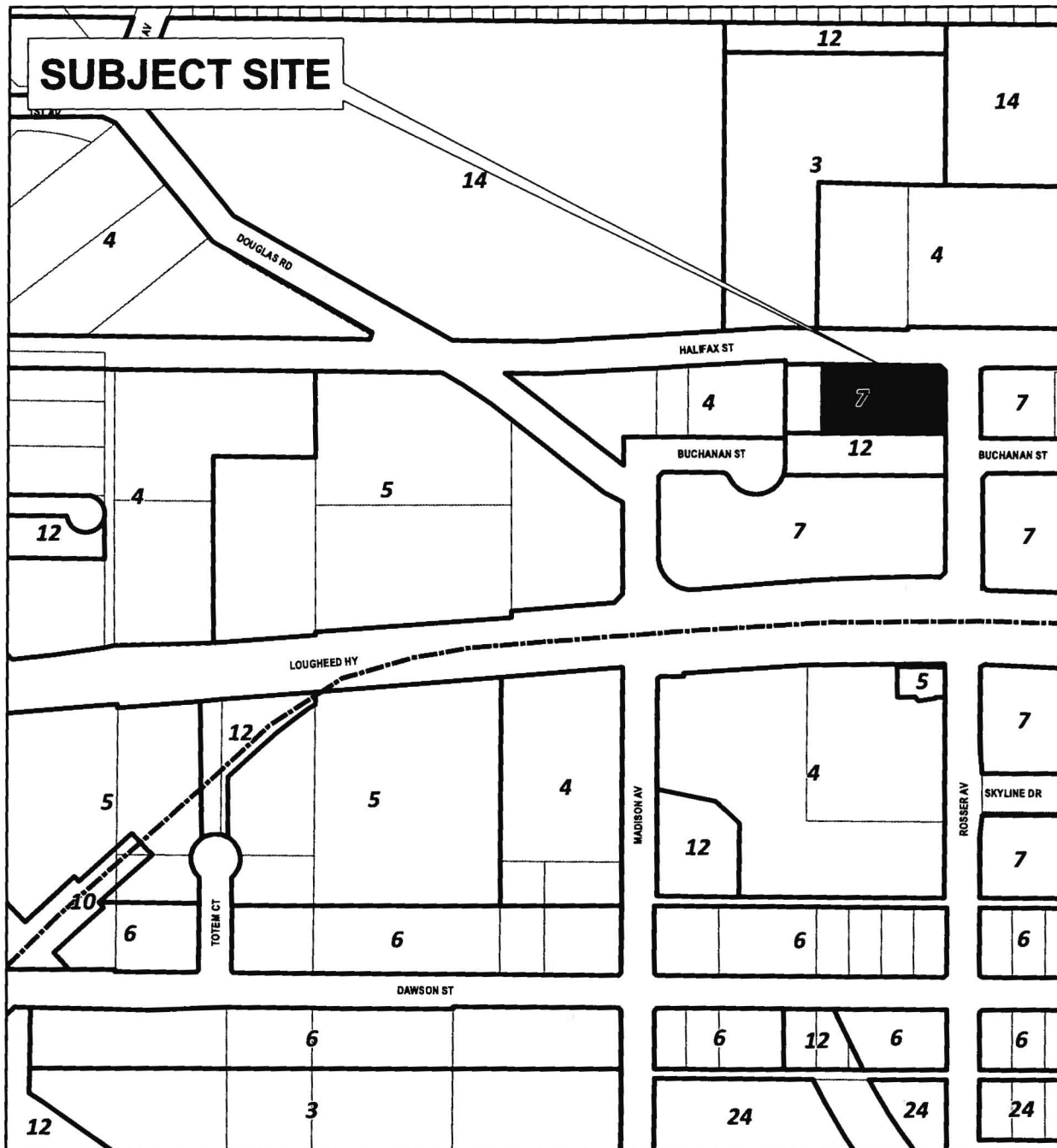
5.0 RECOMMENDATION

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.



IW:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



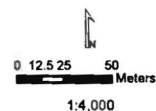
- | | |
|---|--|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| 7 High Density Mixed Use | 14 Cemetery |
| | 24 High Density Multiple Family Residential - |

Brentwood Succession (RM4s)



Planning and Building Dept

Brentwood Plan



Printed March 1, 2016

Sketch #2



Cypress Land Services
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Vancouver, BC V6Z 1G3

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Facsimile: 604.620.0876
Website : www.cypresslandservices.com

February 18, 2016

Hand Delivery

City of Burnaby
4949 Canada Way
Burnaby, BC, Canada
V5G 1M2

Subject: E-Comm 9-1-1 Radiocommunications Facility Proposal
Letter of Intent
Address: 4380 Halifax Street, Burnaby, BC
Legal: Strata Plan BCS690
Coordinates: 49.267744° N, -123.006565° W
E-COMM 9-1-1 Site: BBW - Brentwood

Overview

Cypress Land Services Inc., in our capacity as agent to E-Comm 9-1-1, is submitting this Letter of Intent to initiate the Rezoning application consultation process related to the installation and operation of a radiocommunications facility. ECOMM have been in preliminary consultation with the City of Burnaby to discuss the improvements to its emergency communications network. This Letter of Intent is intended to formalize the consultation process as it relates to the above noted address.

Proposed Site

The proposed site location is identified as 4380 Halifax Street, Burnaby. The Site is comprised of a high-rise strata building. E-COMM 9-1-1 is proposing to install three omni antennas, two GPS timing antenna, two microwave antennas and ancillary radio equipment (**Schedule A: Tower Site Location**).

E-COMM 9-1-1 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 design includes the three omni antennas to be installed more than one metre above the top of the building.

Rationale for Site Selection and Design

E-COMM 9-1-1 is in the process of upgrading and adding new wireless communications sites to its emergency communications network in order to improve communications for first responders in the lower mainland. In order to improve network performance, E-COMM 9-1-1 is seeking to add the proposed wireless installation to its network. The antennas required to send and receive the radio communications of first responders are approximately 5.0 m in length and require clear in of site to operate effectively (there can be no portion of the building obstructing any portion of the antenna).

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 this rooftop will improve emergency communications to the immediate area to best support the operations of ECOMM.

The proposed location is considered to be appropriate as the site is located in a comprehensive development (CD) zoned area. That said, 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, E-COMM 9-1-1 is proposing to installation antennas which increase the building height beyond the bylaw allowed height of 1.0 m. As per City requirements, a rezoning would be necessary to permit the installation of antennas 5.0 m above the mechanical penthouse of the building.

Conclusion

E-COMM 9-1-1 is committed to working with the City of Burnaby and the community in determining to improve wireless services for the community's first responders.

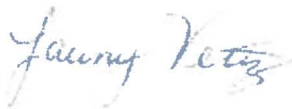
We look forward to working together during this process. Please do not hesitate to contact us by phone at 604.620.0877 or by email at tawny@cypresslandservices.com.

Thank you in advance for your assistance and consideration.

Sincerely,

CYPRESS LAND SERVICES

Agents for E-COMM 9-1-1 Communications Inc.



Tawny Verigin
Municipal Affairs Specialist

**SCHEDULE A
TOWER SITE LOCATION**

