

## CITY OF BURNABY

**PLANNING AND BUILDING  
REZONING REFERENCE #16-11  
2016 MARCH 30**

### ITEM #13

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** E-Comm 9-1-1  
c/o Cypress Land Services Inc.  
Suite 120 – 736 Granville Street  
Vancouver, BC V6Z 1G3  
(Attn: Tawny Verigin)
- 1.2 Subject:** Application for the rezoning of:  
Lot 45, DL 186, Group 1, NWD Plan 40140
- From:** CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P5 Community Institutional District and R5 Residential District)
- To:** Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District, P5 Community Institutional District and R5 Residential District)
- 1.3 Address:** 3755 McGill Street
- 1.4 Location:** The subject site is located on the west side of Esmond Avenue North, between McGill and Trinity Streets (Sketch #1 *attached*).
- 1.5 Size:** The subject site is an irregular shape with an approximate width of 80.44 m (263.91 ft.), and an approximate depth of 91.35 m (299.70 ft.), and an area of 7,912.77 m<sup>2</sup> (85,172.35 ft<sup>2</sup>).
- 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 property is located on the west side of Esmond Avenue North, between McGill Street and Trinity Street. The western half of the property is improved with the Seton Villa

seniors' housing development, which includes a 19 storey apartment tower, a small gymnasium building, and a surface parking lot. The Overlynn Mansion, a designated heritage building, is situated at the northeast corner of the property, facing Esmond Avenue North. The southeast portion of the property has extensive gardens, which are also under heritage protection. The property is situated in an established single-family neighbourhood. With the exception of an older two-storey apartment building to the northeast of the site, surround development to the west across Boundary Road, to the north across Trinity Street, and to the south across McGill Street is comprised of single-family dwellings. Burnaby Heights Park, which is also the site of a Metro Vancouver reservoir, is located to the east across Esmond Avenue North, with single-family dwellings beyond.

### **3.0 BACKGROUND INFORMATION**

The 19 storey Seton Villa apartment tower has a height of approximately 55.5 m (182 ft.), including an elevator mechanical penthouse that is set back from the edges of the tower approximately 8.0 m (26.25 ft.). A number of panel antennas and accessory equipment cabinets have been mounted to all four sides of the penthouse, previously approved in accordance with Section 6.21 of the Burnaby Zoning Bylaw.

### **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 8.2 m (26.9 ft.) high by 89 mm (3.5 inches) in diameter and would be mounted on the east and west edges of the mechanical penthouse rooftop, extending 8.2 m (26.9 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.

Three accessory equipment cabinets are proposed to be located out of sight, inside the enclosed mechanical penthouse. The proposed new infrastructure would replace three existing panel antennas.

- 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 antennas exceed the maximum 1.0 m (3.3 ft.) height extension permitted above a building face, as specified by Section 6.21 of the Zoning Bylaw. Rezoning to include the P2 Administration and Assembly District as part of the CD zoning of the site is therefore necessary.

- 4.3 As aforementioned, the surrounding development context is primarily low-scale single-family dwellings. While the proposed antenna infrastructure would not be visible from the ground plane at close distances, it would be visible from more distant vistas. The narrow diameter (3.5 inches) of these antennas does, however, minimize their visual impact. Further it must be noted that the proposed infrastructure is required by E-Comm 9-1-1 to ensure broad and reliable radio coverage for police, fire, and ambulance services in the community. The proposed antenna installation is therefore considered supportable.
- 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.

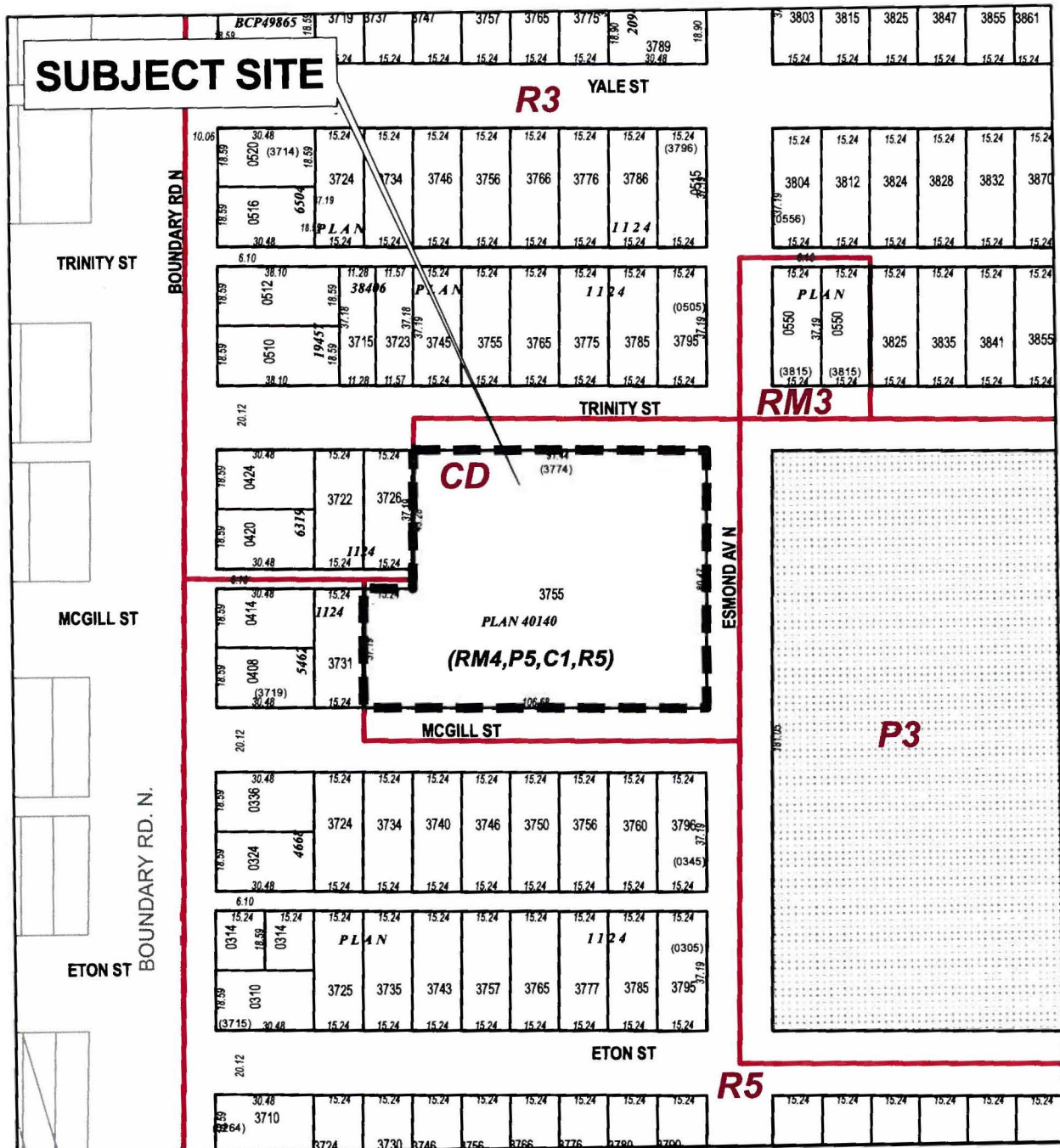
## 5.0 RECOMMENDATION

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.

LP.

IW/KH:  
**Attachment**

cc: Director Engineering  
City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT

DATE:

MAR 01 2016

SCALE:

1:2,000

DRAWN BY:

AY

REZONING REFERENCE #16-11  
3755 MCGILL STREET



Subject Site

Sketch #1



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

Telephone: 604.620.0877  
Facsimile: 604.620.0876  
Website : [www.cypresslandservices.com](http://www.cypresslandservices.com)

February 19, 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:** 3755 McGill Street, Burnaby, BC  
**Legal:** PID: 004-943-295  
**Coordinates:** 49.288669° N, -123.021904° W  
**E-COMM 9-1-1 Site:** VBH – Seton Manor

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## 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 3755 McGill Street, Burnaby. The Site is comprised of a high-rise building. E-COMM 9-1-1 is proposing to replace three panel antennas with three new omni antennas (measuring approx. 21 feet in height) **(Schedule A: Designs)**.

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 upgrade its existing wireless installation at this location. The antennas required to send and receive the radio communications of first responders are approximately 8.0 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 8.0 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](mailto: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**

