



Item
Meeting 2016 May 30

COUNCIL REPORT

TO: CITY MANAGER 2016 May 25

FROM: DIRECTOR PLANNING AND BUILDING

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

ADDRESS: 450 Clare Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot A, DL 206, Group 1, NWD Plan LMP25608

FROM: CD Comprehensive Development District (based on RM3 Multiple Family Residential District)

TO: Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District, P2 Administration and Assembly District, and in accordance with the development plan entitled "New Site Build" prepared by Roehampton Communications Ltd.)

APPLICANT: SitePath Consulting Ltd.
1903 – 838 West Hastings Street
Vancouver, BC V6C 0A6
(Attn: Brian Gregg)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 June 28.

RECOMMENDATIONS

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 June 13 and to a Public Hearing on 2016 June 28 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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the installation of rooftop antennas and ancillary equipment.

2.0 BACKGROUND

- 2.1 The subject site is located within the Lochdale Community Plan Area on the south side of Hastings Street, between Clare Avenue and Duncan Avenue, and is currently improved with a multiple family development. To the west across Clare Avenue are row-houses and a one-storey commercial development fronting Hastings Street. To the north across Hastings Street are one-storey industrial developments, while to the east across Duncan Avenue, are one-storey industrial developments and Westridge Elementary School. To the south are single and two family dwellings.
- 2.2 Rezoning Reference #51/94, which received Final Adoption on 1995 October 16, permitted the subject site to be developed with a 40 unit family social housing project composed of five two-storey townhouses, and a four-storey apartment building with 35 units and an office/programming space.
- 2.3 The applicant has submitted a complete application, including detailed architectural plans. As such, the applicant has submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is seeking to rezone the site in order to permit the installation of a rooftop antenna facility with ancillary equipment. The proposed rooftop antenna installation is located on the northwest portion of the site on the four-storey apartment building. As the proposed 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 required.
- 3.2 The proposed antenna installation is intended to provide wireless service to the surrounding area. The installation includes three antennas that are mounted in proximity to an existing round chimney. The antennas are set back from the building edge and are proposed to be fully shrouded and painted to match the existing chimney. Each of the proposed antennas measures approximately 1.61 m (5.28 ft.) in height by 0.38 m (1.25 ft.) in width, while the round shrouds would range from 1.95 m (6.4 ft.) to 1.99 m (6.53 ft.) in height and would be 0.6 m (1.97 ft.) in diameter. The shrouded antennas are somewhat taller and wider than the existing chimney, which measures 1.39 m (4.56 ft.) in height and 0.38 m (1.25 ft.) in diameter. Similar to the existing chimney, the shrouded

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antennas are proposed to project approximately 1.0 m (3.28 ft.) above the top of the roof and approximately 5.0 m (16.4 ft.) above the top of the building face.

The proposed antenna facility includes an equipment compound located in the northwest corner of the underground parking garage. The compound contains two equipment cabinets and is enclosed by a chain link fence. The placement of the equipment compound would result in the loss of one parking space, however, the site has additional off-street parking and parking requirements as outlined in the Burnaby Zoning Bylaw would still be met.

- 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.
- 3.4 Given its design, the installation of the antennas is expected to have minimal impact on the subject site and on nearby properties. While the proposed installation may be visible from some residential and other surrounding properties, the antennas, as noted, are set back from the building edge, fully screened, and are architecturally integrated with the building. In addition, it is noted that the antennas will be minimally visible from the north given the presence of mature trees along the north edge of the subject site.

Regarding potential safety concerns, the proposed antenna installation must comply with the Safety Code 6 Guidelines administered by Health Canada. It is noted that co-location of antennas on the subject site is not proposed by the applicant, and co-location on existing antenna towers in the vicinity was explored, but was determined by the applicant to be an unviable option. Overall, the proposed antenna facility is considered to be supportable.

- 3.5 All required servicing for the subject site was provided for under Rezoning Reference #51/94 and Subdivision Reference #79/94. As such, no additional servicing of the site is required in conjunction with the subject application.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 3,330 m² (35,843.82 ft²) (unchanged)
- 4.2 Site Coverage - 35% (unchanged)
- 4.3 Maximum Building Height - four stories (unchanged)

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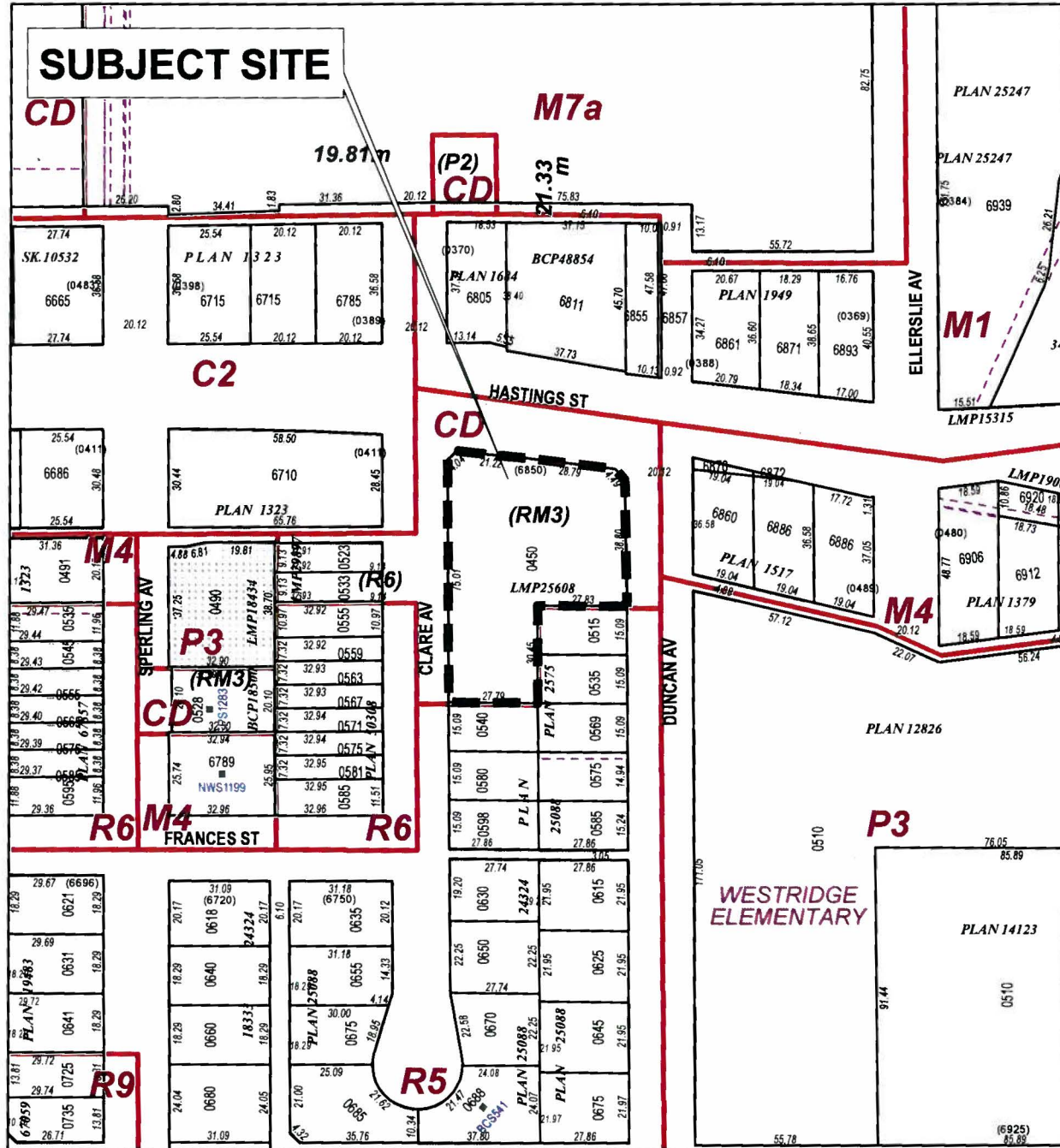
- 4.4 Parking Required - 44 spaces
- Parking Provided - 45 spaces


Lou Pelletier, Director
PLANNING AND BUILDING

LS:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk

SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



DATE: MAY 06 2016

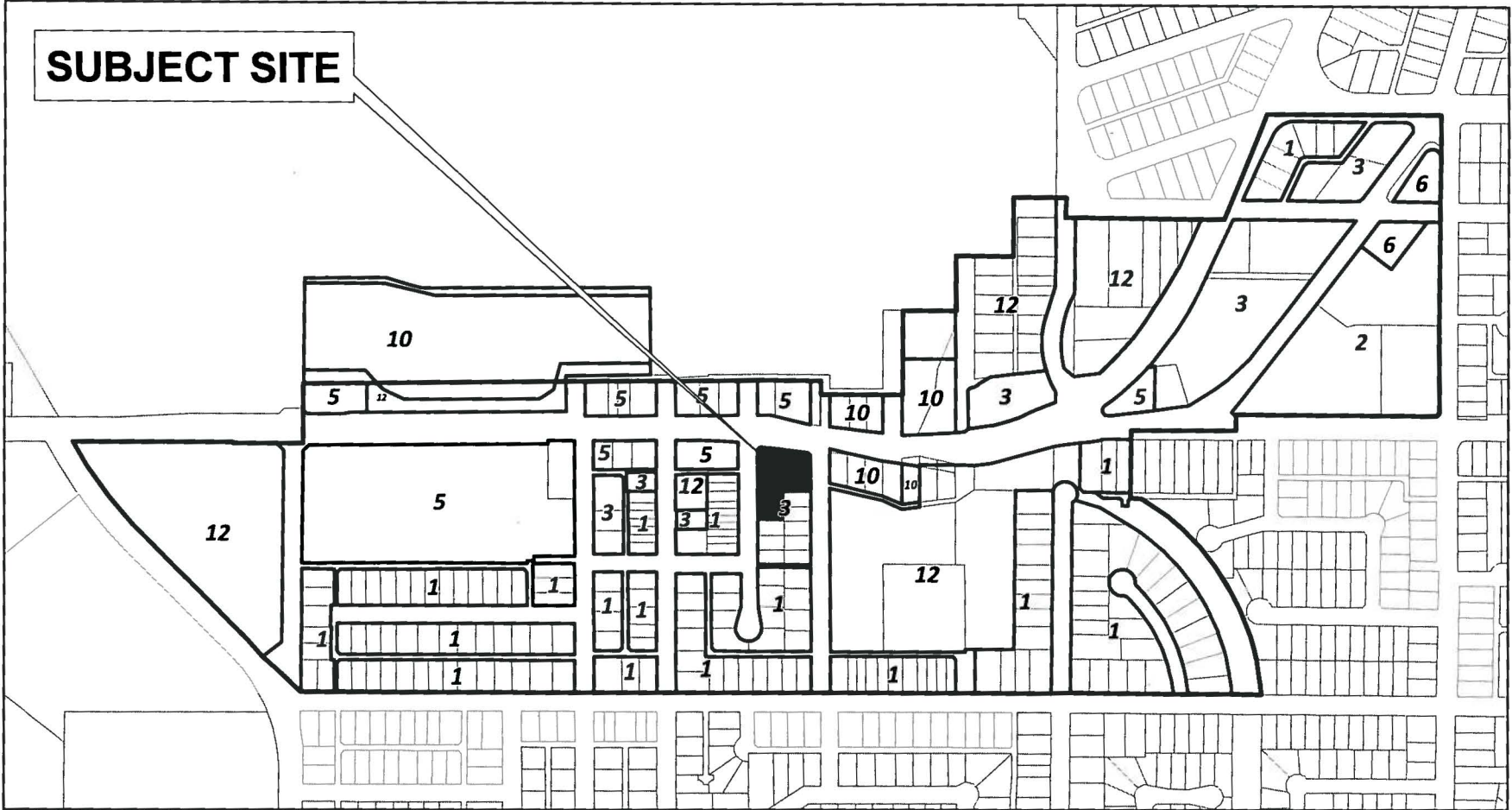
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REZONING REFERENCE #16-15
450 CLARE AVENUE

 Subject Site

SUBJECT SITE

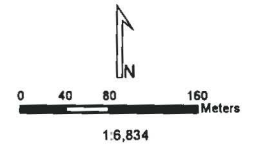


*Lochdale Area
Development Plan*



PLANNING & BUILDING DEPARTMENT

- | | |
|---|--|
| 1 Single and Two Family Residential | 6 Medium Density Mixed Use |
| 2 Low Density Multiple Family Residential | 10 Institutional |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/ Public School |
| 5 Commercial | |





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March 11, 2016

Grant Taylor
Community Planner
City of Burnaby
Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Dear Mr. Taylor:

RE: WIND Mobile Rezoning Application for a Rooftop Antenna Installation at 450 Clare Avenue, Burnaby (WIND Mobile File: BVA0130C-Westridge)

As you are aware from our deferred PPA application, WIND Mobile is seeking the City's approval to install shrouded rooftop antennas onto the rooftop of the existing BC Housing-owned property at 450 Clare Avenue. WIND has been working with Planning Department staff for over a year to secure approval for an antenna installation to service this part of the community. Numerous antenna-siting options have been considered including new purpose-built tower options, however we trust that the subject rooftop antenna proposal is the most community-sensitive option available. Although this proposal represents a compromise for WIND Mobile's network, we feel that it is the best option from a land use and community planning perspective.

Although a PPA process was initially thought to be the appropriate approval process, it has come to our attention that a rezoning is required since the subject roof is pitched and the proposed antennas project more than 1 m above the building face. The Burnaby Zoning By-Law, Section 6.21, does not contemplate antenna installations on pitched roofs hence the City's request for a rezoning application.

I hope this information is helpful. Should you require any additional information, please feel free to call me anytime at 778-870-1388.

Sincerely,


Brian Gregg