



Item .....
Meeting ..... 2016 June 27

COUNCIL REPORT

**TO:** CITY MANAGER 2016 June 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #16-11**  
**Installation of rooftop antenna facility**

**ADDRESS:** 3755 McGill Street (see *attached* Sketch #1)

**LEGAL:** 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) and in accordance with the development plan entitled Seton Manor prepared by GS Sayers Engineering LTD.

**APPLICANT:** E-Comm 9-1-1  
c/o Cypress Land Services Inc.  
Suite 120 – 736 Granville Street  
Vancouver, BC V6Z 1G3  
(Attn: Tawny Verigin)

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

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 July 11 and to a Public Hearing on 2016 July 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.
  - b) The granting of any necessary Covenants, including, but not necessarily limited to, Section 219 Covenants:

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- guaranteeing the continued operation and maintenance of fuel spill containment facilities;
- guaranteeing the removal of the antennas should ECOMM cease to operate them.

## **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 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.

2.2 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.

2.3 The applicant has now 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 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. As 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

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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 emergency wireless service to the surrounding area, including the Burnaby RCMP, Burnaby Fire and BC Ambulance Service. 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.

- 3.3 A diesel fueled, back up emergency generator will be required in the event of a power outage. This will be located in the solid waste and recycling area between the residential tower and the gym, and requires construction of a containment area. A Section 219 Covenant guaranteeing the provision and ongoing operation and maintenance of the spill containment facilities is required.
- 3.4 Should the antenna development and related infrastructure be abandoned by the applicant or its successor, all of the equipment would be required to be removed. A Section 219 Covenant guaranteeing the removal of the equipment should it no longer be required by ECOMM or its successors, is required.
- 3.5 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.

Given its design, the installation of the antennas is expected to have minimal impact on the subject site and on nearby properties. 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. The impact is further reduced by the slope that drops off on the north, south and west sides of the site and the trees on the east side of the site. 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.

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3.6 No additional servicing of the site is required in conjunction with the subject application.

#### 4.0 DEVELOPMENT PROPOSAL

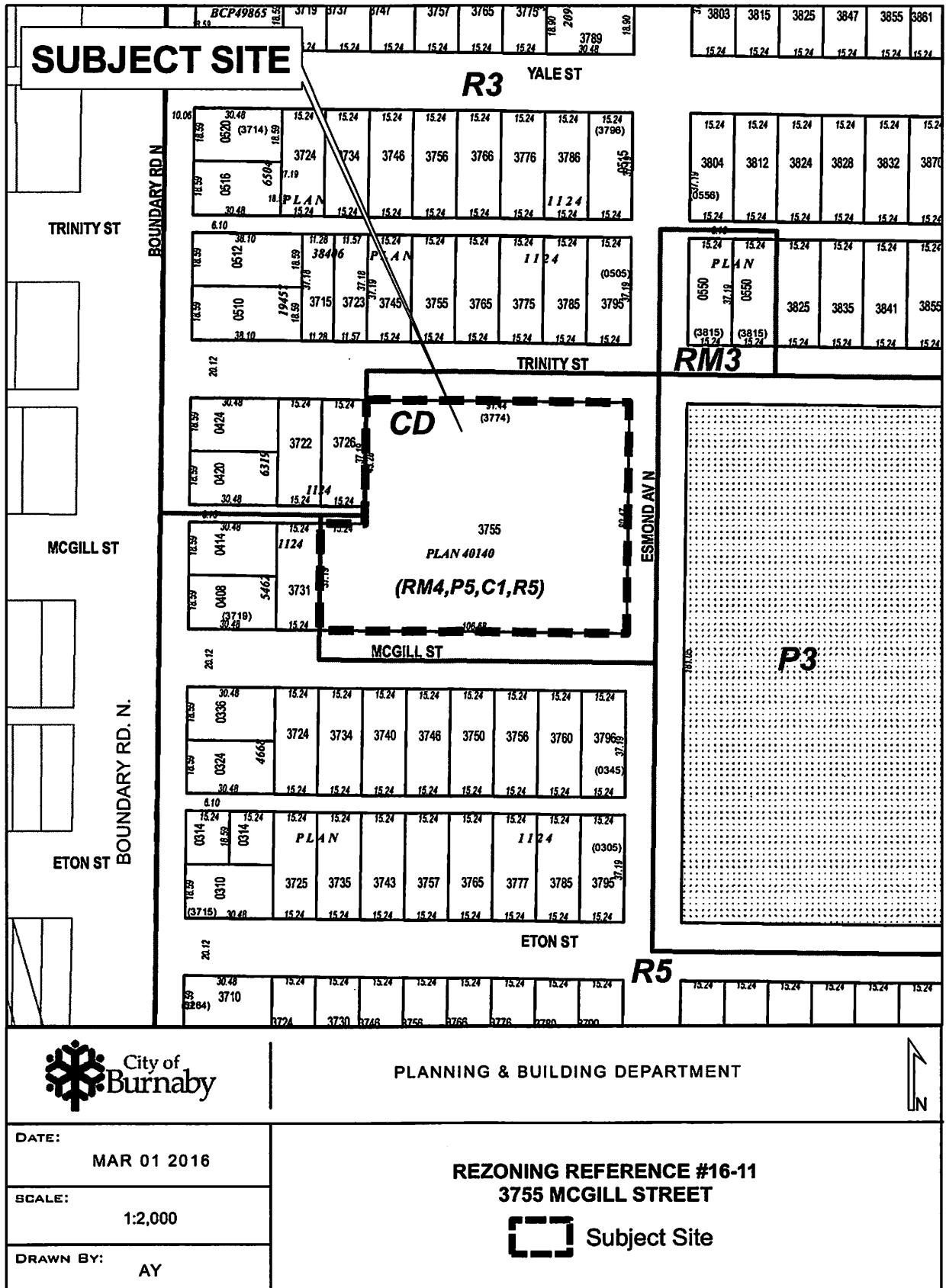
- |     |                         |   |
|-----|-------------------------|---|
| 4.1 | Site Area               | - 7,912.77 m <sup>2</sup> (85,172.35 ft <sup>2</sup> )(unchanged) |
| 4.2 | Site Coverage           | - 16% (unchanged)   |
| 4.3 | Maximum Building Height | - 19 stories (unchanged)  |
| 4.4 | Parking Required        | - 48 spaces   |
|     | Parking Provided        | - 52 spaces   |

  
Lou Pelletier, Director  
PLANNING AND BUILDING

IW:spf/tn  
**Attachment**

cc: Director Engineering  
City Solicitor  
City Clerk

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Sketch #1