



Item
Meeting 2016 Sept. 19

COUNCIL REPORT

TO: CITY MANAGER 2016 September 12

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-04**
Installation of rooftop antenna facility

ADDRESS: 4380 Halifax Street (see *attached* Sketch #1)

LEGAL: 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)

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 October 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 October 03 and to a Public Hearing on 2016 October 25 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 Covenant 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 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. The property 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 seniors residential tower, and to the west, is a one storey childcare centre, with older industrial uses and high density residential towers beyond.
- 2.2 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.
- 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 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 to the Burnaby RCMP, Burnaby Fire and BC Ambulance Service. The three proposed omni antennas measure approximately 7.0 m (23.0 ft.), 6.0 m (19.7 ft.), and 5.0 m (16.4 ft.), high respectively by 89 mm (3.5 inches) in diameter and would be mounted in the centre of the mechanical penthouse rooftop, extending 7.0 m (23.0 ft.) above the parapet. The remaining equipment would be mounted on all four sides of the mechanical penthouse rooftop, and shielded behind a fabric shroud extending approximately 2.15 m high above the rooftop.

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

- 3.3 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.
- 3.4 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 high-rise multi-family and office use. While the proposed antenna infrastructure would not be visible from the ground plane at close distances, it would be visible from the top of existing buildings and more distant vistas. The narrow diameter (3.5 inches) of these antennas does, however, minimize their visual impact. The impact is further reduced by a shroud designed to look like an extension of the penthouse, which completely obscures all related mechanical and electrical equipment mounted below the three antennas; and in combination with the three antennas arranged with the highest antenna at the center, mimics the existing spire like roofs on the mechanical penthouses of the two adjacent towers in the Madison Centre development. 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. Given the forgoing, the proposed antenna installation is therefore considered supportable.
- 3.5 No additional servicing of the site is required in conjunction with the subject application.

4.0 DEVELOPMENT PROPOSAL

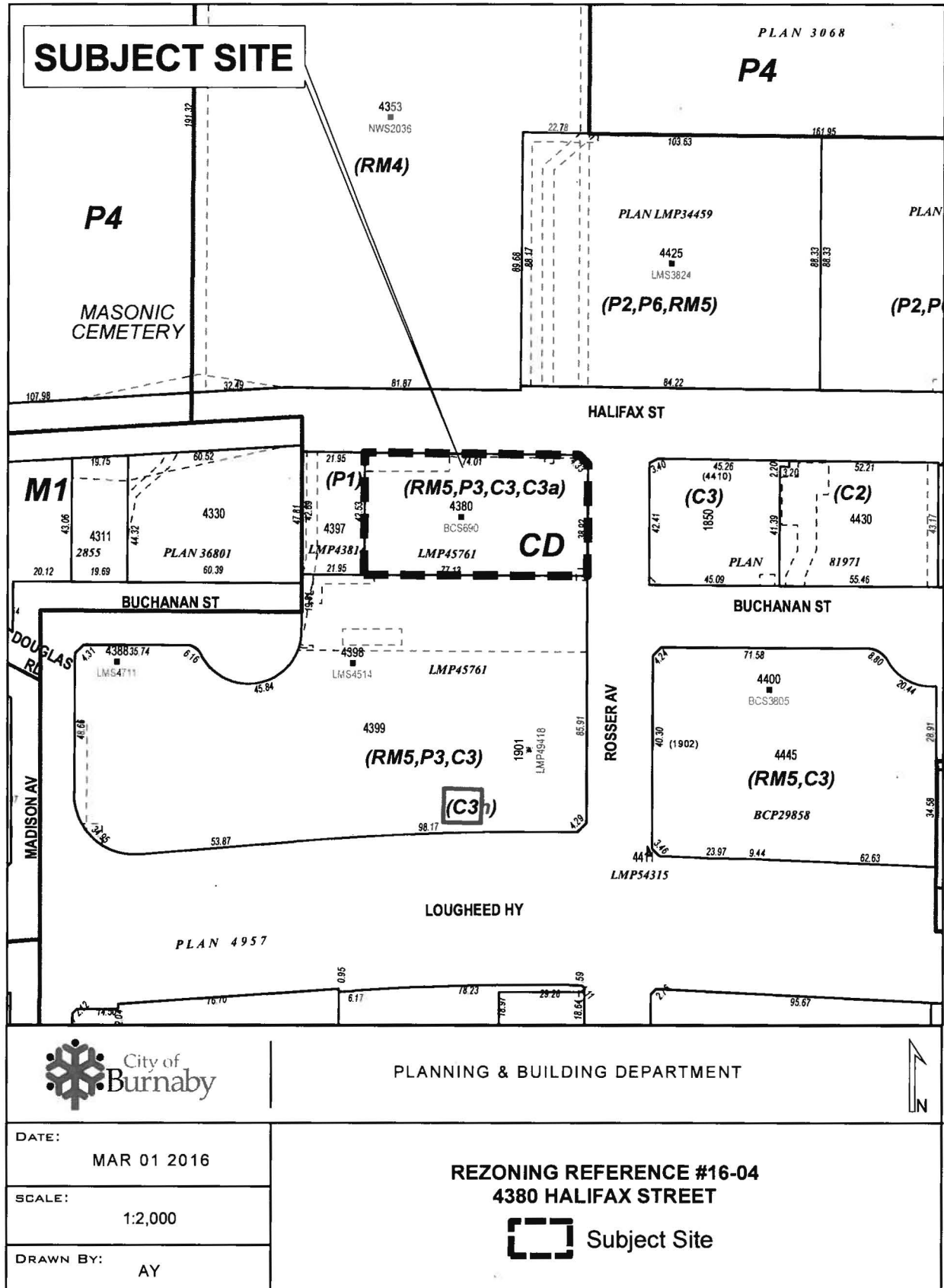
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|-----|-------------------------|---|
| 4.1 | Site Area | - 3,250 m ² (34,982.7 ft ²)(unchanged) |
| 4.2 | Site Coverage | - 100% (unchanged) |
| 4.3 | Maximum Building Height | - 26 stories (unchanged) |
| 4.4 | Parking Required | - 245 spaces |
| | Parking Provided | - 245 spaces |


Lou Pelletier, Director
PLANNING AND BUILDING

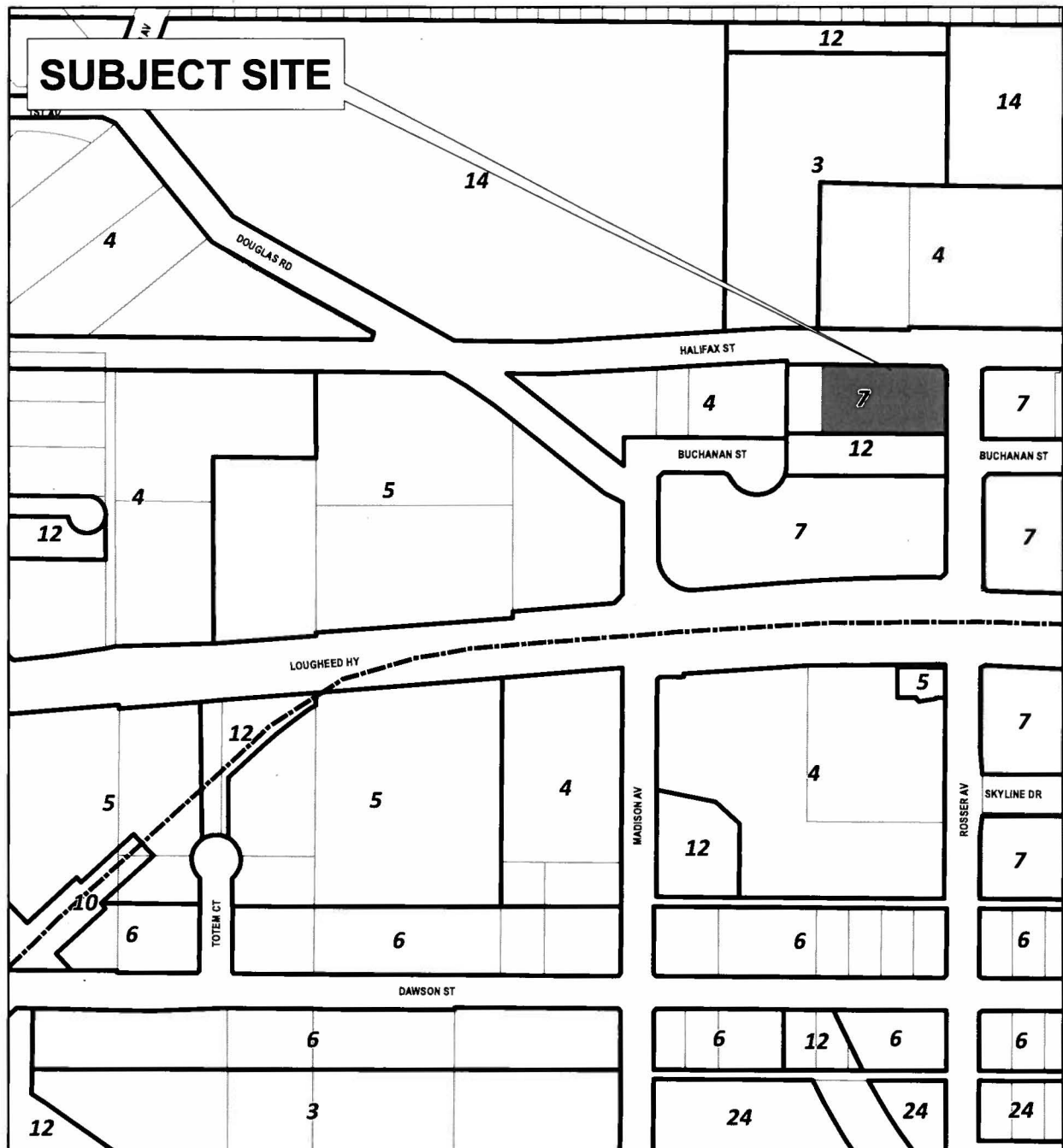
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Attachments

cc: Director Engineering City Solicitor City Clerk
P:\REZONING\Applications\2016\16-11 3755 McGill Street\Rezoning Reference 16-11 PH Report 20160618.docx



Sketch #1



- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use

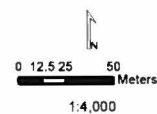
- 8** Medium or High Density Multi Family Residential
- 10** Institutional
- 11** Business Centre
- 12** Park and Public Use/Public School
- 14** Cemetery
- 24** High Density Multiple Family Residential -

Brentwood Succession (RM4s)



Planning and Building Dept

Brentwood Plan



Printed March 1, 2016

Sketch #2