



Item
Meeting 2020 June 08

COUNCIL REPORT

TO: CITY MANAGER 2020 June 03

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #20-06
Installation of rooftop antenna facility

ADDRESS: 7216 Mary Avenue (see *attached* Sketch #1)

LEGAL: Lot 94, DL 30, Group 1, NWD Plan 38962

FROM: CD Comprehensive Development District (based on RM5 Multiple Family Residential District)

TO: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and P2 Administration and Assembly District, and in accordance with the development plan entitled "LTE/Future Overlay Upgrade – 7216 Mary Ave., Burnaby, BC" prepared by Roehampton West)

APPLICANT: Kempar Projects
2922 W. 5th Avenue
Vancouver, BC V6K 1T6
(Attention: Rob Kemp)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 June 23.

RECOMMENDATIONS

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 June 08 and to a Public Hearing on 2020 June 23 at 5:00 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.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #20-06
Installation of antennae and shroud
2020 June 03.....Page 2

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the installation of additional rooftop antenna components with surrounding screening and an at-grade equipment compound.

2.0 BACKGROUND

- 2.1 The subject site is one of the two New Vista senior's housing towers at 7216 Mary Avenue. The existing 14 storey building currently accommodates five (5) cellular antennae owned and operated by Freedom Mobile, which are currently shrouded and attached to the mechanical penthouse.
- 2.2 The subject property, and the adjacent New Vista properties are located outside of the Edmonds Town Centre, but have been rezoned CD Comprehensive Development District. As such, an amended CD Comprehensive Development rezoning is required, and is proposed to include the P2 Public Administration and Assembly District to accommodate the proposed and existing antenna developments that are not included within Section 6.21 of the Zoning Bylaw.
- 2.3 The applicant has submitted a plan of development suitable for presentation at a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is seeking to amend the CD Comprehensive Development District plan for the site, and to increase the size of antennae beyond what is identified within Section 6.21 of the Burnaby Zoning Bylaw, in order to permit the installation of nine (9) additional rooftop antenna components, and three (3) additional face mounted antenna components on the northeast façade. The proposed rooftop antenna installation includes the reconstruction of a 2.7 m (9 ft.) high antennae shroud to screen the existing and proposed antennae.

The proposed development proposes an increase in the total antennae area as follows:

Southeast Elevation from 0.77 m² (8.3 sq.ft.) to 3.02 m² (35.5 sq.ft.)
Southwest Elevation from 0.00 m² (0.0 sq.ft.) to 2.25 m² (24.2 sq.ft.)
Northwest Elevation from 1.25 m² (13.5 sq.ft.) to 3.50 m² (37.67 sq.ft.)
Northeast Elevation from 0.77 m² (8.3 sq.ft.) to 3.02 m² (32.5 sq.ft.)

The proposed total area of the antennae by building face meets the maximum 3.72 m² (40.0 sq.ft.) as outlined in Section 6.21 of the Burnaby Zoning Bylaw. However, one of the existing antennae components to be relocated on the Northwest façade exceeds the

maximum antenna size of 0.93 m² (10.0 sq.ft.) by approximately 0.32 m² (3.5 sq.ft.). It is noted that this antenna is completely screened by way of the proposed shroud.

- 3.2 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 its proponents to facilitate the development of antenna infrastructure as appropriate. In this case, the proposed antenna development generally meets the requirements of Section 6.21 of the Zoning Bylaw. The proposal requires an amendment to the CD plan for the site, to include the proposed antennas and the equipment shroud, as well as to recognize that one of the existing antennas to be relocated exceeds the 0.93 m² (10.0 sq.ft.) area permitted for an antenna under Section 6.21 of the Zoning Bylaw.
- 3.3 This Department evaluates the potential impacts of antenna proposals on the subject site and surrounding land uses and reviews the topographical, environmental, and heritage prominence of each site. In addition, this Department seeks to maximize the distance of these installations from residential areas; ensure that the design of antenna installations and accessory components are as unobtrusive as possible; and encourage the co-location of antenna installations wherever possible. The following subsections review the proposed development, in view of the above considerations.

3.3.1 Potential impacts on subject site and surrounding uses

The proposed development includes the reconstruction of a 2.7 m (9 ft.) high antennae shroud to screen the existing and proposed antennae. The shroud will fully screen the proposed rooftop antennas as viewed from surrounding development, and the shroud has been designed so it is in proportion to the existing development and is consistent with colour and texture of the existing tower. Three additional face mounted antennas are proposed to be added to the northeast elevation, which are not able to be shrouded. Given its design, the installation of the antennas is expected to have minimal impact on the subject site and on nearby institutional, commercial and residential uses surrounding the site.

3.3.2 Topographical, environmental, or heritage significance

The installation is located north of the Kingsway ridge, close to Edmonds Street. While the proposed antennae are located atop one of the higher structures in the immediate area, the building is setback from property lines and is not highly visible. It is noted, that the subject building currently accommodates five (5) shrouded antennae, which have not garnered feedback related to visual disturbance. It is not anticipated that there will be significant concern given the location and shrouding of the proposed antennae. There are no heritage sites, or sites with environmental significance in the immediate vicinity.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #20-06
Installation of antennae and shroud
2020 June 03 Page 4

3.3.3 Maximizing distance from residential areas

The proposed antennas are located on all four sides of the mechanical penthouse, with additional antennae located on the northeast façade. The proposed antennas are located approximately 26.82 m (88 ft.) from the neighbouring single family residential property to the southwest, and 30.48 m (100 ft.) from future mixed-use development on Edmonds Street. While the proposed shroud will be visible from these and other surrounding properties, a majority of the antennae and related equipment will be fully screened.

3.3.4 Design of antenna installations and related equipment

The rooftop antenna installation is located behind a shroud which has been architecturally designed and integrated with the existing building.

3.3.5 Co-location of antennas

Co-location of antennas with other mobile telecommunication providers is not currently proposed by the applicant.

4.0 CONCLUSION

The antennae proposal requires an amendment to the CD plan for the site, to include the proposed additional seven (7) antennas and equipment shroud, as well as to recognize that one of the existing antennas to be relocated exceeds the 0.93 m² (10.0 sq.ft.) area permitted for an antenna under Section 6.21 of the Zoning Bylaw. The proposal is otherwise generally consistent with Section 6.21 of the Zoning Bylaw, and is considered supportable for advancement to public hearing.

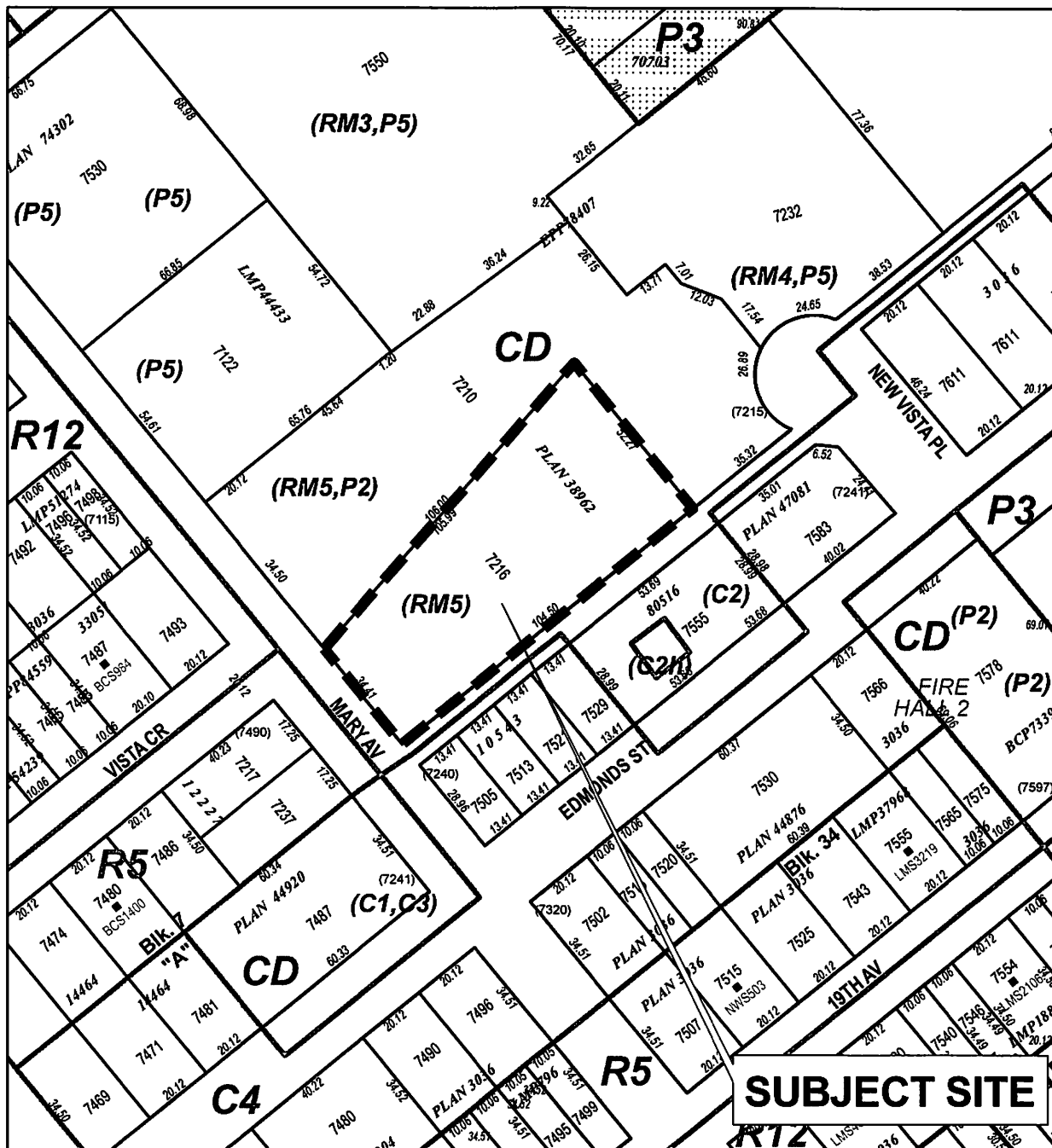


E. W. Kozak, Director
PLANNING AND BUILDING

JBS:tn

Attachment

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date: MAY 11 2020

scale: 1:1,800

Drawn By: RW

REZONING REFERENCE #20-06
7216 MARY AVENUE

 Subject Site

Sketch #1

May 8, 2020

WITHOUT PREJUDICE

Ed Kozak
Assistant Director Current Planning
City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

Dear Mr. Kozak,

**RE: APPLICATION FOR REZONING – LETTER OF INTENT
NEW VISTA CENTRE, 7216 MARY AVENUE, BURNABY, B.C.**

Thank you for your time earlier this week to consider our project and offer to expedite our application.

Enclosed, please find our Rezoning Application to complete a network upgrade to an existing antenna rooftop site. In order to improve wireless service, we are proposing to add an additional four (4) antennas. Currently, this existing rooftop telecommunications site supports four (4) antennas and eight (8) microwave antennas, mounted on the mechanical penthouse, all located behind a shroud where the antennas are not visible. There is one (1) antenna located the main building wall (northeast corner). In our application, we are proposing to add another four (4) antennas as well as replace the four (4) existing antennas with new antennas that will improve service to the area. We are proposing that all existing and new antennas (except the existing antenna on the main building wall) will remain behind a (new) shroud to hide the antennas. In our communication with the city, we understand that as the individual antennas will be occupying more than 10 square feet, our design is not in compliance with the City of Burnaby's Bylaw 6.21 (c), and so we are required by the city to complete a rezoning process.

As you are aware, telecommunications is federally regulated, and guidelines of telecommunication antenna installations is found under Industry Canada's CPC-2-0-03. The federal ministry of Innovation, Science and Industry (formerly Industry Canada) advises that adding antennas on non-tower structures, like buildings, is excluded from consultation providing that the overall height does not exceed more than 25% of the overall height of the structure. As our antenna design includes a shroud, which is not considered under the CPC-2-0-03 guideline and is under municipal jurisdiction, we are submitting this application. For clarity, Freedom Mobile is not acquiescing to municipal zoning bylaws in respect to the antennas.

Kindly note that Rob Kemp (Kemp Projects) will be handling this Rezoning Application on behalf of Freedom Mobile. You may contact Rob at 604-506-4788 or by email at kempprojects@gmail.com or Pascal Dube' Manager, Real Estate and Municipal Affairs for Freedom Mobile at 604-442-2354 or email PDube@FreedomMobile.ca to discuss any aspects of our Application for Rezoning.

Best Regards,



Rob Kemp
Kemp Projects
Agent for Freedom Mobile