



DEVELOPMENT VARIANCE PERMIT DVP 25-02

1. This Development Variance Permit (DVP) 25-02 (the "Permit"), issued pursuant to s 498 of the *Local Government Act*, applies only to the following property:

Civic address: Portion of 9001 University Crescent

Legal Description: Lot 26 DL 211 Group 1 New Westminster District Plan BCP45523
(the "**Lands**")

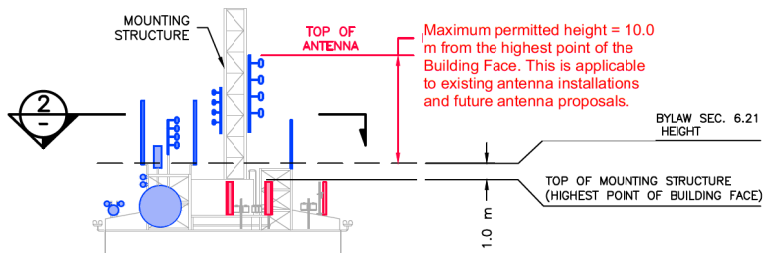
2. This Permit varies the existing zone, namely, the following sections of the *Burnaby Zoning Bylaw, 1965* (the "**Zoning Bylaw**"), but only to the extent necessary to facilitate site condition compliance and installation of existing and future antennae equipment substantially in accordance with Schedule A to this Permit:

- exceed the maximum total coverage of an antenna as outlined in Section 6.21(1)(c) from 0.93 m² to 5.0 m²;
- exceed the maximum total building face coverage of antennae structures as outlined in Section 6.21(1)(c) from 3.72 m² to 12.0 m²; and
- exceed the maximum height of a building face as outlined in Section 6.21(1)(d) from 1.0 m to 10.0 m.

3. This Permit is not a building permit, sign permit, preliminary plan approval, or a subdivision approval.

AUTHORIZING RESOLUTION PASSED BY COUNCIL ON DAY OF , 20

THIS PERMIT IS HEREBY ISSUED THIS DAY OF , 20



**DEVELOPMENT VARIANCE PERMIT
IS NOT A BUILDING PERMIT
BUILDING PERMIT MUST BE APPLIED FOR
SEPARATELY**

Schedule A - DVP #25-02

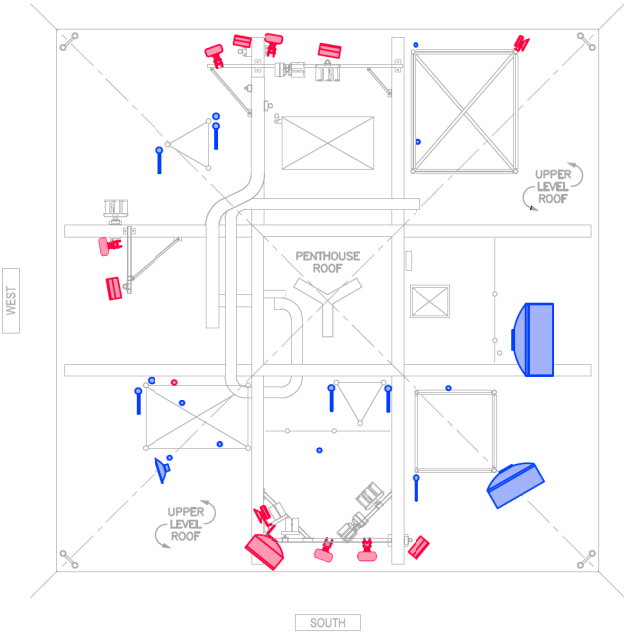
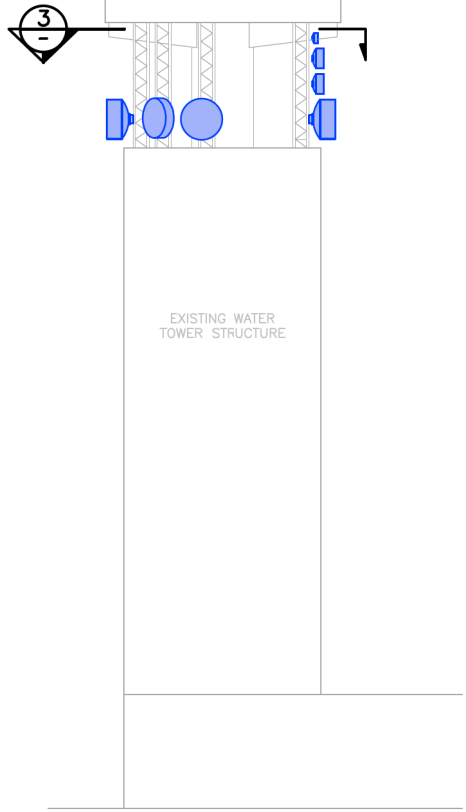
CITY OF BURNABY
PLANNING DEPARTMENT

Schedule A

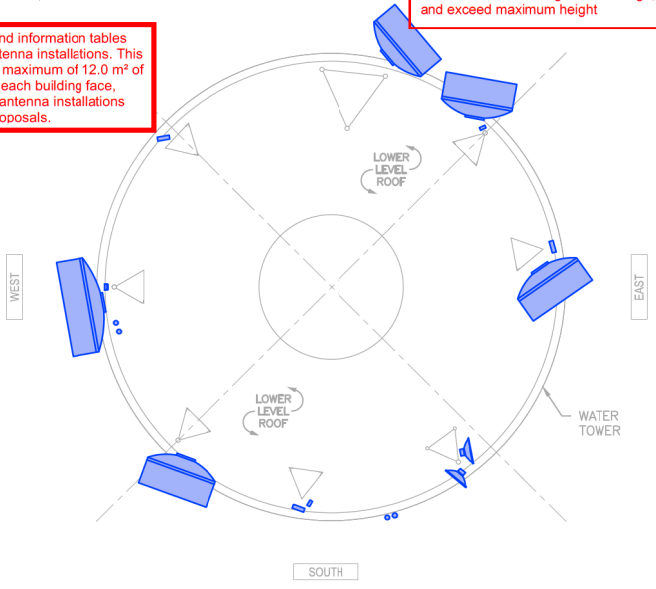
DVP#: #25-02

Address: 9001 University Cres

Variance:
antennae equipment to exceed individual antenna coverage, exceed maximum total building face coverage, and exceed maximum height



Note: The drawings and information tables identify all existing antenna installations. This variance authorizes a maximum of 12.0 m² of antenna coverage on each building face, applicable to existing antenna installations and future antenna proposals.



2 UPPER LEVEL LAYOUT
PLAN VIEW

3 LOWER LEVEL LAYOUT

1 ANTENNA MOUNTING SCHEMATIC
ELEVATION VIEW

LEGEND	
	ROGERS ANTENNA (RED)
	BCH/ECOMM ANTENNA (BLUE)

DVP2502 / ROGERS W5131

SITE: SFU WATER TOWER	
PROJECT: EXISTING ANTENNAS	
DVP REF: DVP2502	LOCATION: BC HYDRO BLDG #35 BURNABY MOUNTAIN, BC
DRWG TITLE: WATER TOWER LAYOUT	DRWG: D1

Evaluation of Total Antennae Area on Any Building Face (Not To Exceed 3.72 m²)

Owner	North Building Face			East Building Face			South Building Face			West Building Face		
	Antennae Area (m ²)	Allowable Antennae Area (m ²)	% Variance Increase (%)	Antennae Area (m ²)	Allowable Antennae Area (m ²)	% Variance Increase (%)	Antennae Area (m ²)	Allowable Antennae Area (m ²)	% Variance Increase (%)	Antennae Area (m ²)	Allowable Antennae Area (m ²)	% Variance Increase (%)
Rogers	2.83	3.72	--	0	3.72	--	3.28	3.72	--	1.77	3.72	--
BCH & Ecomm	5.97	3.72	160%	6.76	3.72	182%	6.56	3.72	176%	6.19	3.72	166%
TOTAL	8.80	3.72	237%	6.76	3.72	182%	9.84	3.72	265%	7.96	3.72	214%

TABLE NOTE: '% VARIANCE INCREASE' ONLY SHOWN WHERE CUMULATIVE ANTENNAE AREA FOR THAT BUILDING FACE EXCEEDS THE ALLOWABLE ANTENNAE AREA.

Note: The drawings and information tables identify all existing antenna installations. This variance authorizes a maximum of 12.0 m² of antenna coverage on each building face, applicable to existing antenna installations and future antenna proposals.

Evaluation of Coverage Area of Any Single Antenna Exceeding 0.93 m²

Owner	Building Face	Antenna Model or Type	Antenna Qty	Individual Antenna Area (m ²)	Allowable Individual Antenna Area (m ²)	% Variance Increase (%)
Rogers	North	FFV4S4-65B-R7-V2	2	1.00	0.93	108%
Rogers	South	FFV4S4-65B-R7-V2	2	1.00	0.93	108%
Rogers	West	FFV4S4-65B-R7-V2	1	1.00	0.93	108%
BCH/EComm	East	1.8m M/W	1	2.54	0.93	274%
BCH/EComm	East	1.2m M/W	1	1.13	0.93	122%
BCH/EComm	North	1.8m M/W	2	2.54	0.93	274%
BCH/EComm	East	1.8m M/W	1	2.54	0.93	274%
BCH/EComm	South	1.8m M/W	1	2.54	0.93	274%
BCH/EComm	West	2.4m M/W	1	4.52	0.93	486%

TABLE NOTE: ONLY ANTENNAS EXCEEDING 0.93 m² (NON-CONFORMING) ARE LISTED ON THIS TABLE.

Note: The drawings and information tables identify all existing antenna installations. This variance will allow for any individual antenna to cover up to 5.0 m² on any building face, applicable to existing antenna installations and future antenna proposals.

DVP2502 / ROGERS W5131

SITE: SFU WATER TOWER	
PROJECT: EXISTING ANTENNAS	
DVP REF: DVP2502	LOCATION: BC HYDRO BLDG #35 BURNABY MOUNTAIN, BC
DRWG TITLE: ANTENNA COVERAGE	DRWG: D2

List of Antennas

Item No.	Owner	Antenna Model/Type	Antenna Area (m ²)	Building Face	Antenna Qty	Antenna Area Subtotal (m ²)
1	Rogers	FFV4S4-65B-R7-V2	1.00	North	2	2.00
2	Rogers	FFV4S4-65B-R7-V2	1.00	South	2	2.00
3	Rogers	FFV4S4-65B-R7-V2	1.00	West	1	1.00
4	Rogers	air3258	0.32	North	1	0.32
5	Rogers	air3258	0.32	South	1	0.32
6	Rogers	air3258	0.32	West	1	0.32
7	Rogers	air3228	0.44	North	1	0.44
8	Rogers	air3228	0.44	South	1	0.44
9	Rogers	air3228	0.44	West	1	0.44
10	Rogers	gps	0.01	West	1	0.01
11	Rogers	0.76m mw	0.45	South	1	0.45
12	Rogers	0.3m mw	0.07	North	1	0.07
13	Rogers	0.3m mw	0.07	South	1	0.07
14	BCH/EComm	1.8m M/W	2.54	East	1	2.54
15	BCH/EComm	1.2m M/W	1.13	East	1	1.13
16	BCH/EComm	dipole, 4 element, 4.6m	0.49	South	1	0.49
17	BCH/EComm	gps	0.01	East	1	0.01
18	BCH/EComm	gps	0.01	North	1	0.01
19	BCH/EComm	omni, 3.7m long	0.24	South	1	0.24
20	BCH/EComm	dipole, 4 element, 2.4m	0.49	South	1	0.49
21	BCH/EComm	dipole, 4 element, 2.4m	0.49	West	1	0.49
22	BCH/EComm	dipole, 4 element, 6.1m	0.49	South	1	0.49
23	BCH/EComm	yagi	0.04	West	1	0.04
24	BCH/EComm	1.8m omni	0.12	West	1	0.12
25	BCH/EComm	1.8m omni	0.12	West	1	0.12
26	BCH/EComm	1.8m omni	0.12	North	1	0.12
27	BCH/EComm	yagi, 6 element	0.02	West	1	0.02
28	BCH/EComm	dipole, 4 element, 4.6m	0.49	South	1	0.49
29	BCH/EComm	0.6m MW	0.28	South	1	0.28
30	BCH/EComm	yagi, 7-element	0.02	North	1	0.02
31	BCH/EComm	dipole, 4 element, 3.0m	0.49	North	1	0.49
32	BCH/EComm	1.8m M/W	2.54	North	2	5.09
33	BCH/EComm	1.8m M/W	2.54	East	1	2.54
34	BCH/EComm	1.8m M/W	2.54	South	1	2.54
35	BCH/EComm	panel ant 1.2x0.2m	0.24	North	1	0.24
36	BCH/EComm	panel ant 1.2x0.2m	0.24	South	1	0.24
37	BCH/EComm	panel ant 1.2x0.2m	0.24	West	1	0.24
38	BCH/EComm	panel ant 1.8x0.3m	0.54	East	1	0.54
39	BCH/EComm	panel ant 1.8x0.3m	0.54	South	1	0.54
40	BCH/EComm	panel ant 1.8x0.3m	0.54	West	1	0.54
41	BCH/EComm	0.6m MW	0.28	South	1	0.28
42	BCH/EComm	0.6m MW	0.28	South	1	0.28
43	BCH/EComm	omni, 2.8m	0.18	South	1	0.18
44	BCH/EComm	yagi, 7 element	0.02	South	1	0.02
45	BCH/EComm	yagi, 7 element	0.02	West	1	0.02
46	BCH/EComm	2.4m M/W	4.52	West	1	4.52
47	BCH/EComm	omni, 1.2m	0.08	West	1	0.08

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PROJECT: EXISTING ANTENNAS	
DVP REF: DVP2502	LOCATION: BC HYDRO BLDG #35 BURNABY MOUNTAIN, BC
DRWG TITLE: LIST OF ANTENNAS	DRWG: D3