

PROPOSAL:

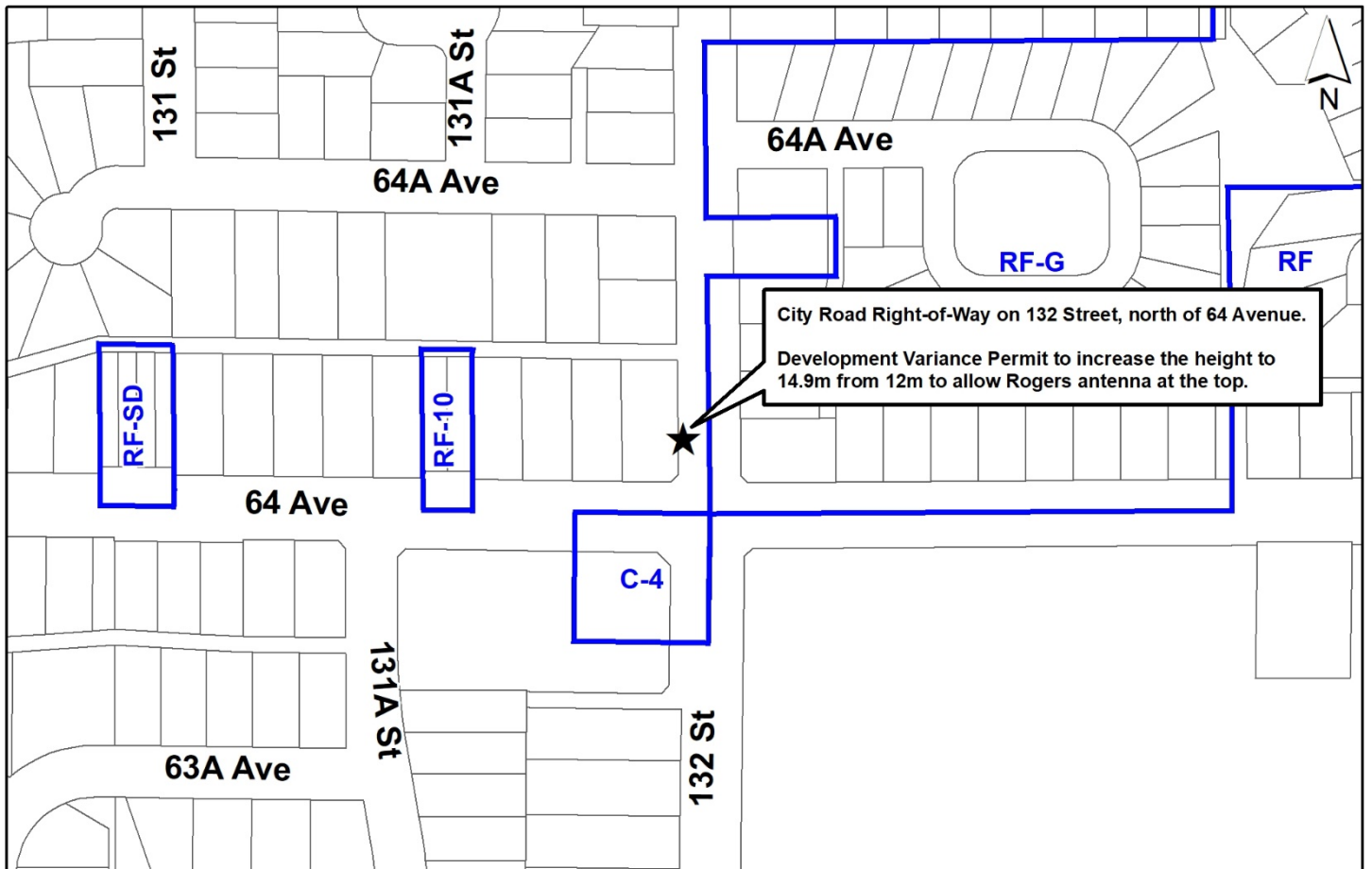
- **Development Variance Permit**

to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres, in order to replace an existing streetlight pole with a streetlight pole and antenna system extension combination structure.

LOCATION: City Road Right-of-Way on 132 Street, north of 64 Avenue

ZONING: N/A

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to increase the maximum height for a free-standing antenna system under Part 4 General Provisions of the Zoning By-law.

RATIONALE OF RECOMMENDATION

- The proposal conforms to the criteria and best practices identified in the City's Antenna System Siting Policy (No. O-62).
- The proposal will result in minimal visual disruption in the area, as the proposed 14.9 metre streetlight pole with an antenna system extension will be replacing an existing 9.1 metre tall streetlight pole.
- The applicant has provided documentation which indicates that there is a demonstrated coverage gap in the area, which the wireless carriers would like to address to provide better service to existing and potential new customers.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7923-0038-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	City Road ROW	Urban	N/A
North:	Single family residential dwellings	Urban	RF
East (Across 132 Street):	Single family residential dwellings	Urban	RF-G
South (Across 64 Avenue):	Commercial (restaurant, convenience store, grocery); Panorama Ridge Secondary School	Urban	C-4; RF
West:	Single family residential dwellings	Urban	RF

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicants propose to replace an existing streetlight with a light pole and antenna system combination structure. The structure is proposed to be within City Road right-of-way on the west side of 132 Street and abutting the east lot line of 13189 132 Street.
- 132 Street is an arterial road. The site is designated as "Urban" in the Official Community Plan (OCP).

Location Preferences

- It is preferable that new antenna systems proposed on streetlights be sited along arterial and collector roads. These types of roadways are the preferred locations for poles that are taller than existing streetlight poles.

The proposed site abuts 132 Street and is adjacent to 64 Avenue, both of which are arterial roads.

- It is discouraged that new antenna systems be sited directly in front of doors, windows, balconies, or residential frontages.

The proposed site abuts the side (east) yard of 13189 64 Avenue and does not conflict with any windows or the residential frontage of that property.

Design Preferences

- The appropriate type of telecommunication Antenna Supporting Structure for each situation should be selected with the goal of making best efforts to blend with the nearby surroundings and minimize the visual aesthetic impacts of the Antenna System on the community. Antennas that extend above the top of a streetlight should appear to be a natural extension of the pole.

The proposed structure is proposed to be colour-matched with the existing streetlight pole. The antenna system will have a circumference that aligns with the streetlight pole to allow for what appears as a natural extension.

- Sight line considerations: poles and cabinets should consider stopping sight distance for posted speed limits on the roadway. Proposals are to follow the Transportation Association of Canada (TAC) guidelines for stopping sight distance requirements or as otherwise specified by the City Engineering Department.

The proposed structure will replace an existing streetlight. The antenna system equipment cabinet will be located on the ground approximately 1.5 metres to the north. All the additions are proposed to be separated from the pavement by a boulevard and sidewalk. The proposed location for the antenna system maintains required sightlines to the signalized intersection.

Public Consultation Process

- In accordance with consultation requirements under policy No. O-62, the applicant sent out 13 notification packages on July 20, 2023, to property owners and mailing addresses within a notification area of 45 metres, which is approximately three times the height of the proposed antenna system.
- Residents' comments are noted below with staff comments in italics.
 - Nine (9) responses in opposition were received by the applicant and staff concerning the proposed antenna system. All nine responses indicated concerns about health impacts stemming from radiofrequency radiation. Multiple responses indicated concerns about the location of an antenna system, particularly in a residential neighbourhood and proximate to the Panorama Ridge Secondary School.

(The proposed antenna is required to be designed, constructed, and operated in adherence with the minimum standards set by Health and Industry Canada, including Safety Code 6. Policy on public safety regarding radio frequency and the research informing falls under Health and Industry Canada.)

Zoning By-law

Height Variances

- The applicant is requesting the following variance:
 - to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres.
- The additional height will permit the replacement of an existing 9.1 metre light pole with a 14.9 metre tall free-standing light pole that includes a wireless telecommunications antenna at the peak and an equipment box at-grade in conformance with direction under policy No. O-62.
- The proposal to site the antenna alongside an arterial highway is a preferred location under Policy No. O-62.
- The proposal to replace an existing street light pole with a combination light pole and antenna system extension will limit public realm impacts.
- Staff support the requested variance to proceed for consideration.

TREES

- No trees will be removed or impacted as part of this telecommunications structure proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan and Elevations
- Appendix II. Development Variance Permit No. 7923-0038-00
- Appendix III. Site Location, Map of Existing Sites and Photo-Simulation

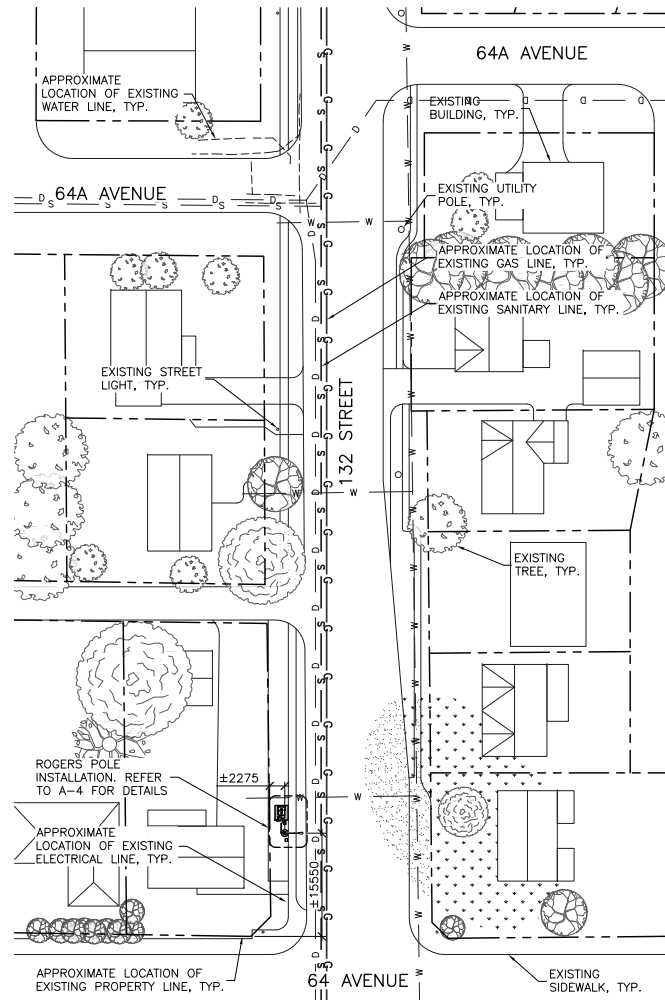
approved by Shawn Low

Don Luymes
General Manager
Planning and Development

JK/ar



TRUE NORTH ARROW SHOWN ON THIS DRAWING IS APPROXIMATE ONLY AND MUST BE VERIFIED



1 SITE PLAN
1:750

Appendix I

NOTES:

SITE PLAN INFORMATION OBTAINED FROM THE CITY OF SURREY GIS MAPPING SYSTEM AND SITE MEASUREMENTS TAKEN BY CORE ONE CONSULTING LTD. DATED MARCH 13, 2019.

LEGAL DESCRIPTION:

PID: T.B.D.

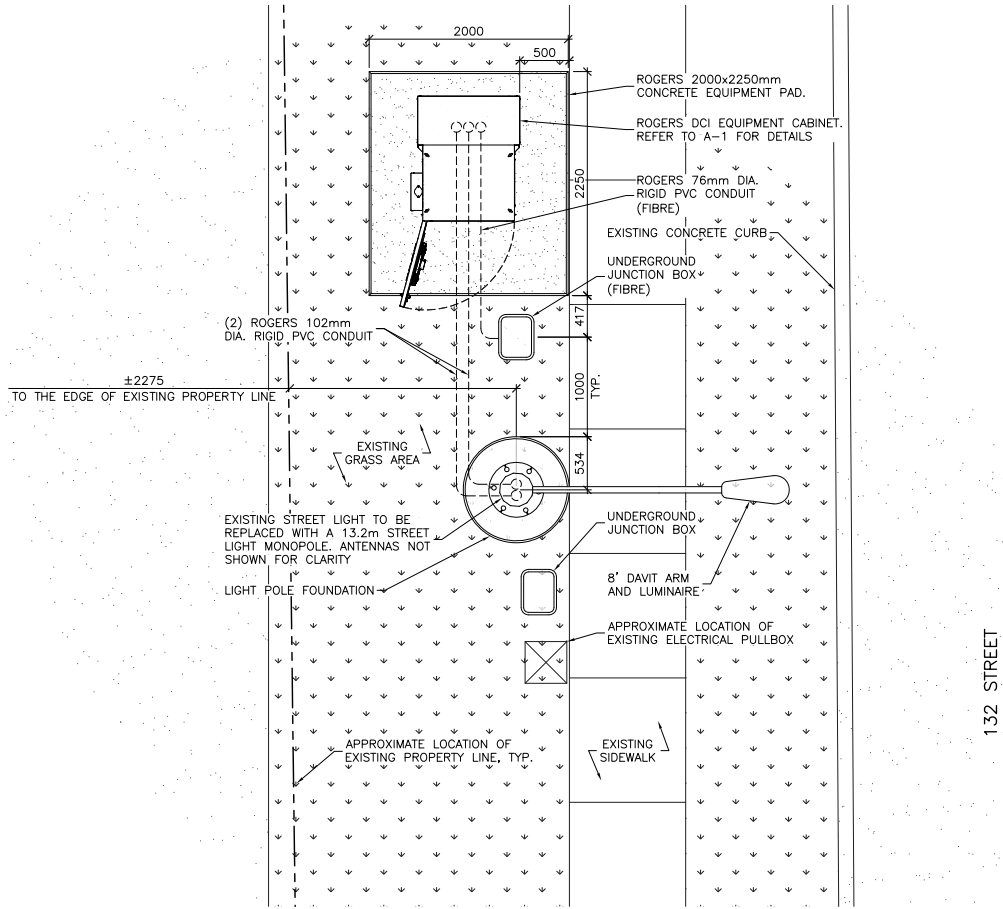
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6	REVISED PER COMMENTS	JUL 11/23	WT
5	REVISED PER COMMENTS	FEB 02/23	WT
4	REVISED PER COMMENTS	NOV 01/22	WT
3	REVISED PER COMMENTS	SEP 21/22	WT
2	REVISED PER COMMENTS	SEP 08/22	WT
1	REVISED PER COMMENTS	MAY 30/19	WT

8	REVISED PER CITY	SEP 12/23	WT	0	ISSUED FOR REVIEW	APR 01/19	JC
REV	DESCRIPTION	DATE	BY	REV	DESCRIPTION	DATE	BY

	PROJECT: W4907 132ND ST & 64TH AVE SURREY BRITISH COLUMBIA	SCALE: N/A
	CHECK BY: LC DRAWN BY: JC DATE: APR 01/19 CAD FILE: A-3	PROJECT NO: 19C1401
 229 - 18525 53RD AVENUE SURREY, BC V3S 7A4 TEL: (778) 805-2166 INFO@COREONECONSULTING.COM	DRAWING TITLE: SITE PLAN	DRAWING NO: A-3



TRUE NORTH ARROW SHOWN ON THIS DRAWING IS APPROXIMATE ONLY AND MUST BE VERIFIED



1 POLE LAYOUT
1:50

NOTES:

1. SITE PLAN INFORMATION OBTAINED FROM THE CITY OF SURREY GIS MAPPING SYSTEM AND SITE MEASUREMENTS TAKEN BY CORE ONE CONSULTING LTD. DATED MARCH 13, 2019.
2. CONTRACTOR IS RESPONSIBLE TO LOCATE AND IDENTIFY ANY AND ALL BURIED SERVICES IN THE VICINITY OF REQUIRED EXCAVATION PRIOR TO CONSTRUCTION.

PAINT PROPOSED POLE AND ANTENNA TO MATCH ORIGINAL STREETLIGHT COLOR "RAL7040"

7	REVISED ELEVATION	JUL 20/23	WT
6	REVISED PER COMMENTS	JUL 11/23	WT
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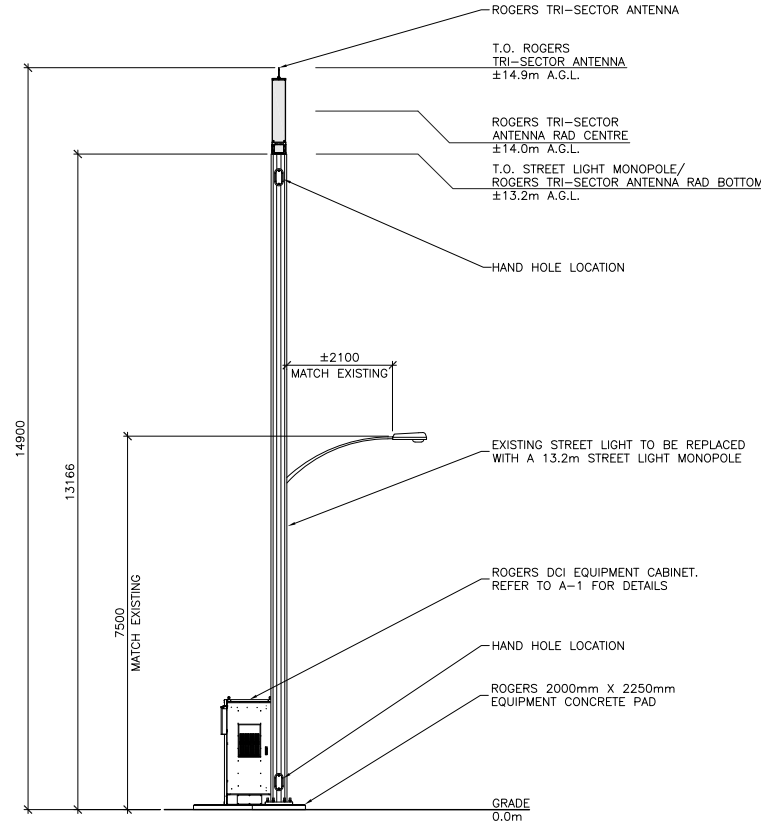
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	SURREY BRITISH COLUMBIA	PROJECT NO: 19C1401 DRAWING NO: A-4
 229 - 18525 53RD AVENUE SURREY, BC V3S 7A4 TEL: (778) 805-2166 INFO@COREONECONSULTING.COM	DRAWING TITLE: POLE LAYOUT	

NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.
2. IF REQUIRED, PROVIDE OBSTRUCTION LIGHTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.
3. POLE DESIGN DRAWINGS PREPARED BY OTHERS.
4. PROPOSED ANTENNA TO BE PAINT TO MATCH PROPOSED POLE COLOR.

PAINT PROPOSED POLE AND ANTENNA TO MATCH ORIGINAL STREETLIGHT COLOR "RAL7040"



① SOUTH ELEVATION
1:100

7	REVISED ELEVATION	JUL 20/23	WT
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	CHECK BY: LC DRAWN BY: JC DATE: APR 01/19 CAD FILE: A-5	
 229 - 18525 53RD AVENUE SURREY, BC V3S 7M4 TEL: (778) 805-2166 INFO@COREONECONSULTING.COM	DRAWING TITLE: SOUTH ELEVATION	PROJECT NO: 19C1401
	A-5	

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0038-00

Issued To:

(the Owner)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier:

Light Standard Pole # 64/1 North side of 64 Ave directly west of 132 Street
City Road Right-of-Way on 132 Street, north of 64 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres.
4. This development variance permit applies to that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

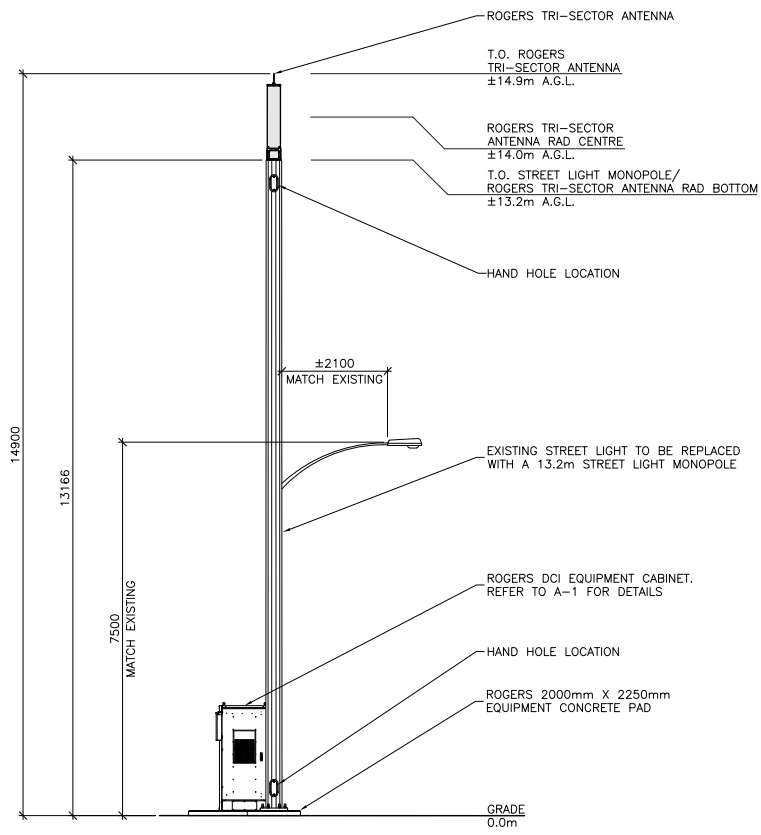
City Clerk – Jennifer Ficocelli

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PAINT PROPOSED POLE AND ANTENNA TO MATCH ORIGINAL STREETLIGHT COLOR "RAL7040"

DVP 7923-0038-00:
to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres.



1 SOUTH ELEVATION
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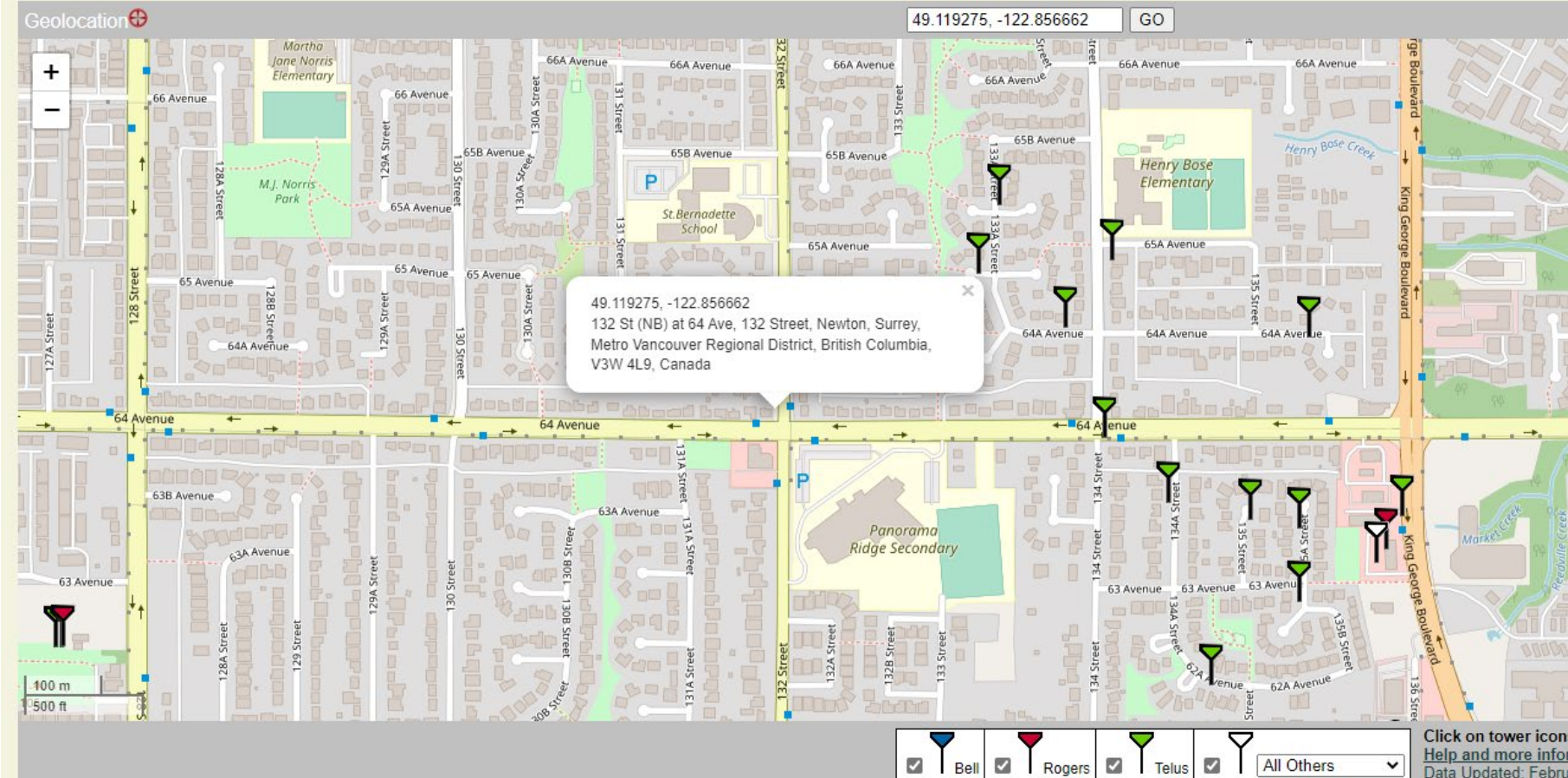
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MAP OF EXISTING SITES

Canadian Cellular Towers Map



**PHOTO-SIMULATION
BEFORE**



AFTER



View: Looking south along 132 Street towards 64 Avenue

*Photo Simulation is a close representation and is for conceptual purposes only – not to scale.
Proposed design is subject to change based on final engineer plans*