

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0180-00

Planning Report Date: November 4, 2024

PROPOSAL:

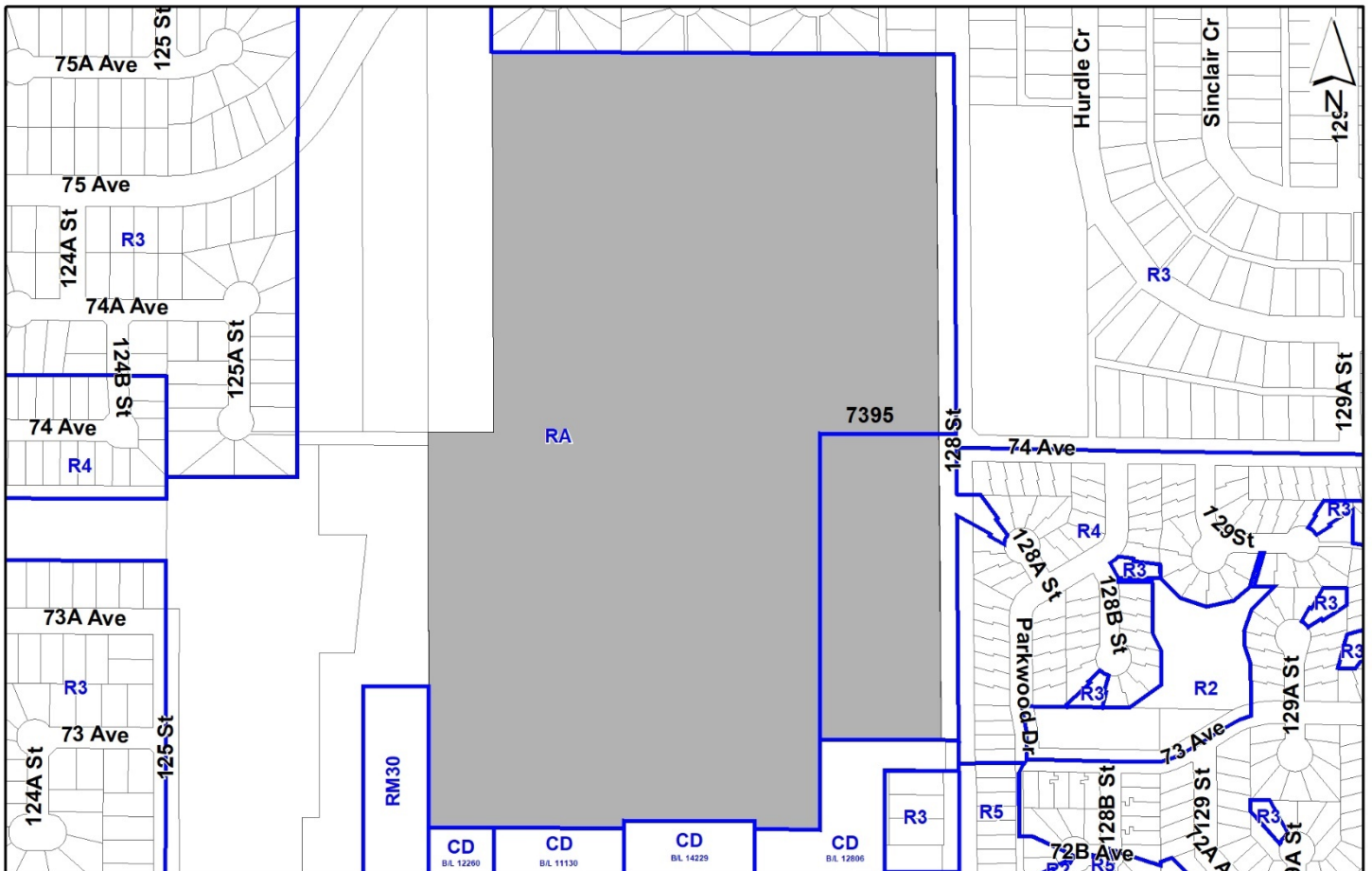
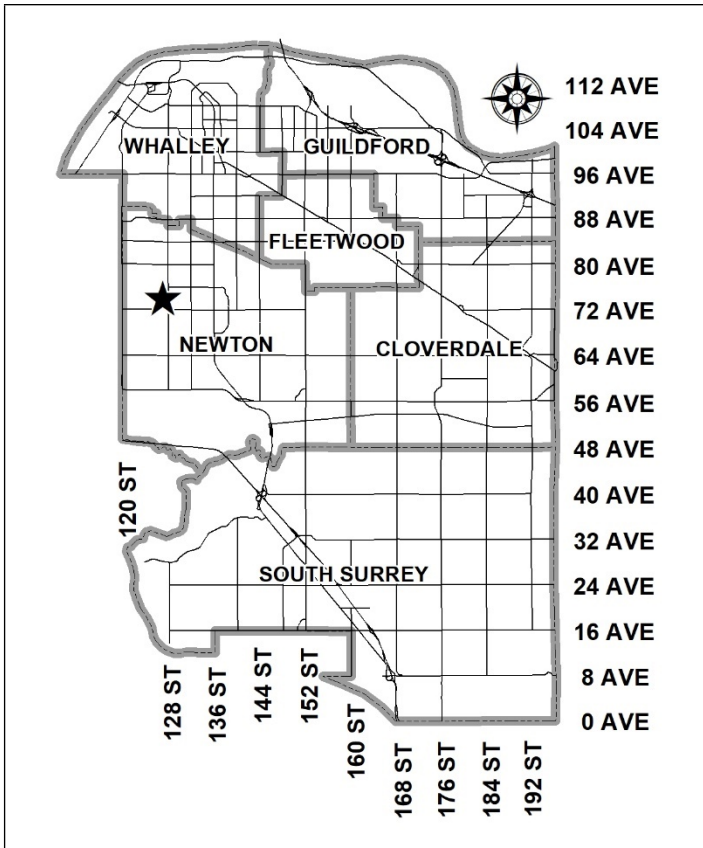
- **Development Variance Permit**

to increase the maximum height of a free-standing antenna system from 12 metres to 27.67 metres.

LOCATION: 7395 - 128 Street

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit 7924-0180-00 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 proposed location in a sports field (Newton Athletic Park) with mature trees and landscape screening is preferred under policy No. O-62.
- The variance will result in minimum visual impact, as the antenna system will be a combined wireless communication facility and light pole extension that replaces an existing City of Surrey flood light. Design features such as a matching paint scheme and alignment of the new flood light height with adjacent flood light elevations will make the addition visually unobtrusive.
- The applicant has provided documentation which indicates that there is a demonstrated coverage gap in the area, which the wireless carriers would like to resolve to provide better service to existing and potential new customers.
- Area residents and the ISED (Innovation, Science and Economic Development Canada) Regional Office have raised no objections to the proposal.
- Staff have not received any correspondence of concerns/objections from nearby residents to the proposal.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7924-0180-00 (Appendix II), to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing antenna system and light pole extension from 12 metres to 27.67 metres, to proceed to public notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Newton Athletic Park	Urban	RA
North (Abutting):	Single family dwellings	Urban	R2
East (Across 128 Street):	Dr. F.D. Sinclair Elementary School, Single family dwellings	Urban	R3, R4, R5
South (Abutting):	Townhomes, Low Rise Apartments	Urban	CD Bylaws (based on multi-family zones)
West (Abutting):	Parkland, Townhomes, BC Hydro Transmission Lines, BC Hydro Substation	Urban	RM-30, RA

Context & Background

- The subject site is located on the southwest corner of Soccer Field 6 in Newton Athletic Park, next to a walkway bordering the west lot line abutting a row of mature trees and a City park parcel (municipal address 12624 76 Avenue).
- Soccer Field 6 is serviced by six existing field lights, each being 21.34 metres in height.

Referrals

Engineering: The Engineering Department has no objection to the project.

Parks, Recreation & Culture:

The applicant's drawings show no conflict with Park trees. The applicant will require Parks to review and confirm that no trees and vegetation impacts will result from electrical routing and siting of an accessory structure associated with the antenna system. No trees or vegetation can be impacted from parkland without pre-approval by Parks. Follow-up review will be conducted at the Building Permit phase.

POLICY & BY-LAW CONSIDERATIONS

City Antenna System Siting Considerations and Policy

- Cypress Land Services Inc., in their capacity as agents to Rogers Communications Inc. (Rogers), has proposed to replace and extend a City of Surrey Parks high mast light pole at Newton Athletic Park with a 27.67 metre high Rogers wireless communication facility / light pole extension. An at-grade equipment cabinet is proposed to service the antenna pole. Lights on the replacement structure are proposed to be installed at the same height as the original pole (21.34 metres).
- The replacement pole is proposed to be 26.67 metres high, and the overall height of the structure will be 27.67 metres (as measured to the lightning rod peak).
- Staff have conveyed to telecommunication companies the importance of a comprehensive strategy to ensure adequate coverage for all carriers while minimizing the number of singular user installations. Policy No. O-62 direction refers to this practice as "co-location."
- Rogers Communications notes that no other carrier expressed interest in co-location of services at this location and that the proposed structure cannot host multiple carrier antenna installations.
- The chosen location was reviewed by Parks Development Services and found to be reasonable. The subject structure will replace an existing flood light and extend 6.33 metres higher than the original light pole. Co-location can be achieved at this location on adjacent light poles should another carrier express interest in a similar application in the future.

Zoning By-law

Height Variance

- The applicant is requesting the following variance:
 - To vary Part 4 General Provisions section A.1.(a)(i.b.) of the Zoning By-law to increase the maximum height of one free-standing antenna system and light pole extension from 12 metres to 27.67 metres.
- The proposal conforms to the criteria and best practices identified in the City's Antenna System Siting Policy (No. O-62).

- The proposed location in a sports field park with mature trees and landscape screening is preferred under policy No. O-62.
- The variance will result in minimum visual disruption, as the antenna system will be a combined wireless communication facility and light pole extension that replaces an existing City of Surrey flood light. Design features such as a matching paint scheme and alignment of the new flood light height with adjacent flood light elevations will make the addition unobtrusive.
- High mast light poles servicing Soccer Field 6 of Newton Athletic Park have a height of 21.34 metres. The proposed replacement only extends 6.33 metres above the height of the existing structure.
- The applicant has provided documentation which indicates that there is a demonstrated coverage gap in the area, which the wireless carrier would like to resolve to provide better service to existing and potential new customers.
- Staff have not received any concerns/objections from nearby residents to the proposal.
- Staff support the requested variance to proceed for consideration.

TREES

- No trees are anticipated to be impacted by this project, as the structure is sited away from existing trees and the servicing connection is proposed to be trenched under existing pedestrian infrastructure.
- Trees and vegetation cannot be removed from future or existing City parkland without pre-approval by Parks. Confirmation will be reviewed by Parks at the Building Permit phase.

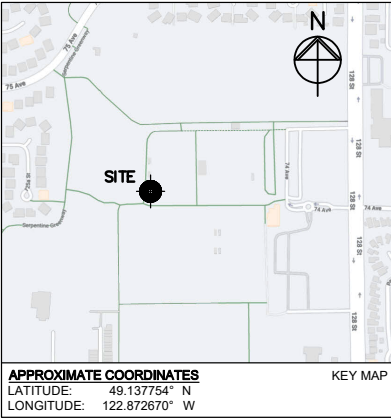
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan and Drawings
Appendix II.	Development Variance Permit No. 7924-0180-00
Appendix III.	Photo-simulation

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development



SITE NAME: STRAWBERRY HILL 2

SITE ID: W6944-A

LOCATION: 7395 128 ST,
SURREY, BC

SITE TYPE: 26.7m MONOPOLE AND WIC

- DRAWING LIST:**
- S101 TITLE PAGE
 - S203 ANTENNA TABLE AND DETAILS
 - S204 RRU DETAILS
 - S205 ANTENNA LAYOUTS
 - S301 SITE PLAN
 - S302 COMPOUND LAYOUT
 - S401 EAST AND SOUTH ELEVATIONS
 - S402 COMPOUND ISOMETRIC

2024.05.16	ISSUED FOR CLIENT REVIEW	
2024.02.13	ISSUED FOR CLIENT REVIEW	
No.:	Date:	Description:

EGBC Permit To Practice: 1003171		Revisions:	
Date:	FEB 2024	Drawing:	S101
Scale:	NA		
Drawn:	RS		
Checked:	GF		
Project:	223682	Of	

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Sketches may be issued which augment or alter the information presented on this drawing. It is the responsibility of parties using this drawing to ensure that they are in possession of all such sketches.

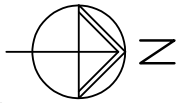
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ENGINEERING LTD.
1661 West 5th Avenue
Vancouver, BC V6J 1N5
T: 604.734.8822
F: 604.734.8842
www.glotmansimpson.com

Project: Site ID: **W6944-A**
STRAWBERRY HILL 2
7395 128 ST, SURREY, BC

Sheet Title:
TITLE PAGE

Walk-in Cabinet

Monopole



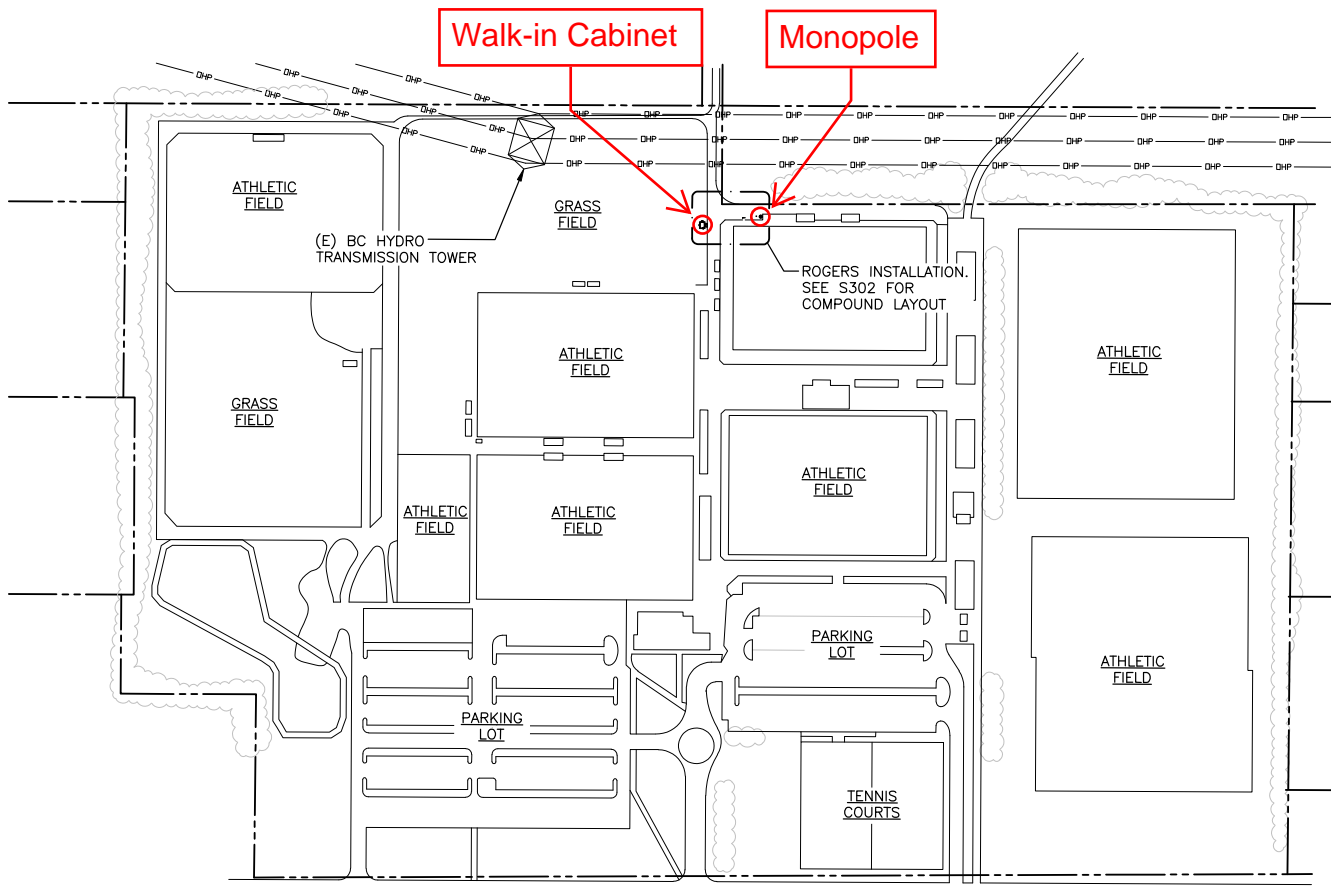
APPROXIMATE

NOTES:

1. SITE PLAN INFORMATION OBTAINED FROM THE CITY OF SURREY ONLINE GIS AND A SITE VISIT BY GS-SAYERS ON FEBRUARY 5, 2024. THIS DRAWING DOES NOT REPRESENT A SURVEY AND IS APPROXIMATE ONLY.

LEGEND:

- INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL
- - DENOTES (E) PROPERTY LINE
- DHP- - DENOTES (E) O/H POWER LINES



128 ST

1 SITE PLAN
1:2500

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EGBC Permit To Practice: 1003171		Revisions:	
Date:	FEB 2024	Drawing:	S301
Scale:	1:2500		
Drawn:	RS		
Checked:	GF		
Project:	223682	Of	

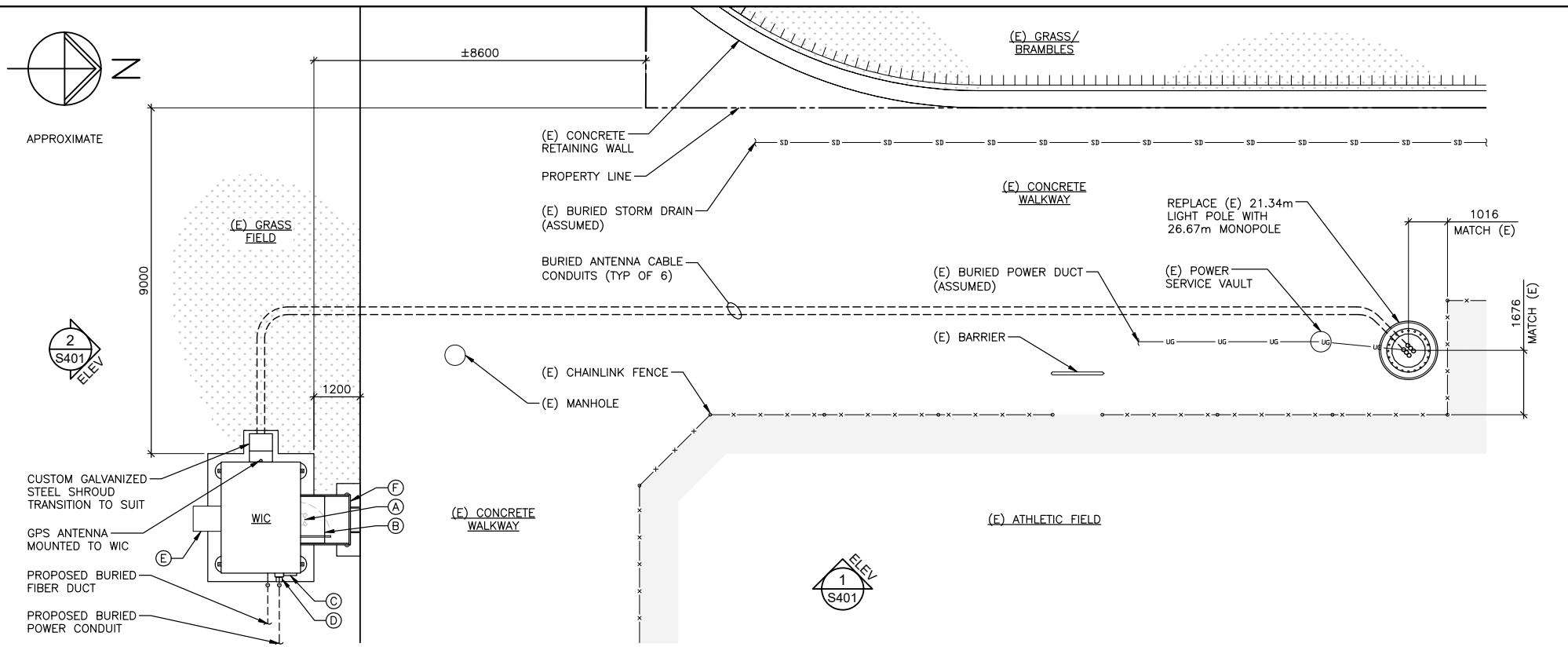
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Project: Site ID: **W6944-A**
STRAWBERRY HILL 2
7395 128 ST, SURREY, BC

ROGERS



LEGEND:

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- (E) - DENOTES EXISTING
- (TYP) - DENOTES TYPICAL
- WIC - DENOTES 2080x2870mm WESTOWER WALK-IN-CABINET ON CONCRETE PAD
- (A) - DENOTES LIGHT FIXTURE WITH MOTION SENSOR PROVIDED WITH WIC
- (B) - DENOTES RAIN HOOD ABOVE DOOR PROVIDED WITH WIC
- (C) - DENOTES GENERATOR CONNECTION BOX PROVIDED WITH WIC
- (D) - DENOTES METER BASE PROVIDED WITH WIC
- (E) - DENOTES DC FAN PROVIDED WITH WIC
- (F) - DENOTES STEP PROVIDED WITH WIC

1 COMPOUND LAYOUT
S301 1:100

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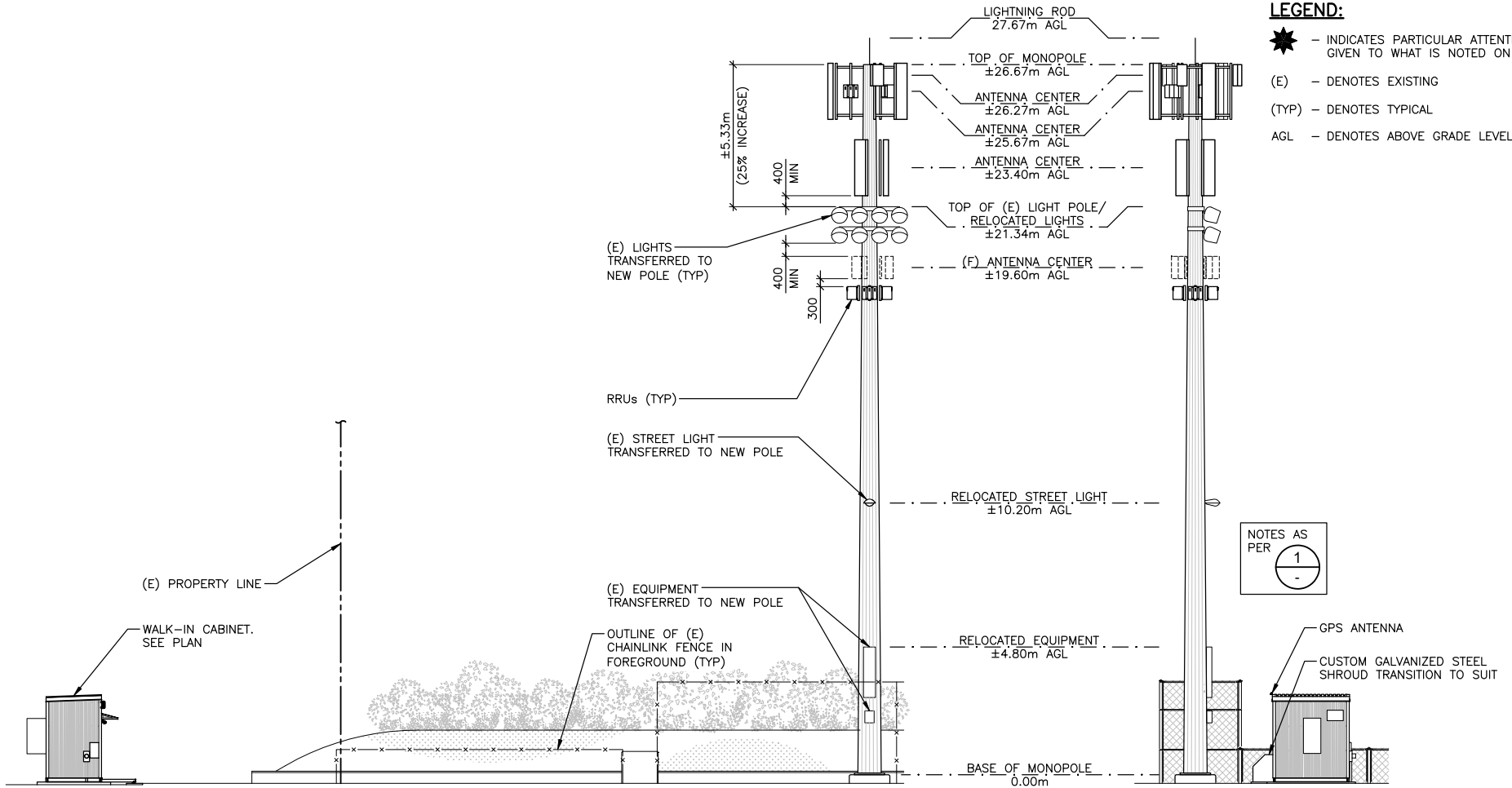
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EGBC Permit To Practice: 1003171

Sheet Title:
COMPOUND LAYOUT

2024.05.16	ISSUED FOR CLIENT REVIEW	
2024.02.13	ISSUED FOR CLIENT REVIEW	
No.:	Date:	Description:
Revisions:		
Date:	FEB 2024	Drawing:
Scale:	1:100	S302
Drawn:	RS	
Checked:	GF	
Project:	223682	Of



- LEGEND:**
- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
 - (E) - DENOTES EXISTING
 - (TYP) - DENOTES TYPICAL
 - AGL - DENOTES ABOVE GRADE LEVEL

NOTES AS PER
 1
 -

1 EAST ELEVATION
 S302 1:150

2 SOUTH ELEVATION
 S302 1:150

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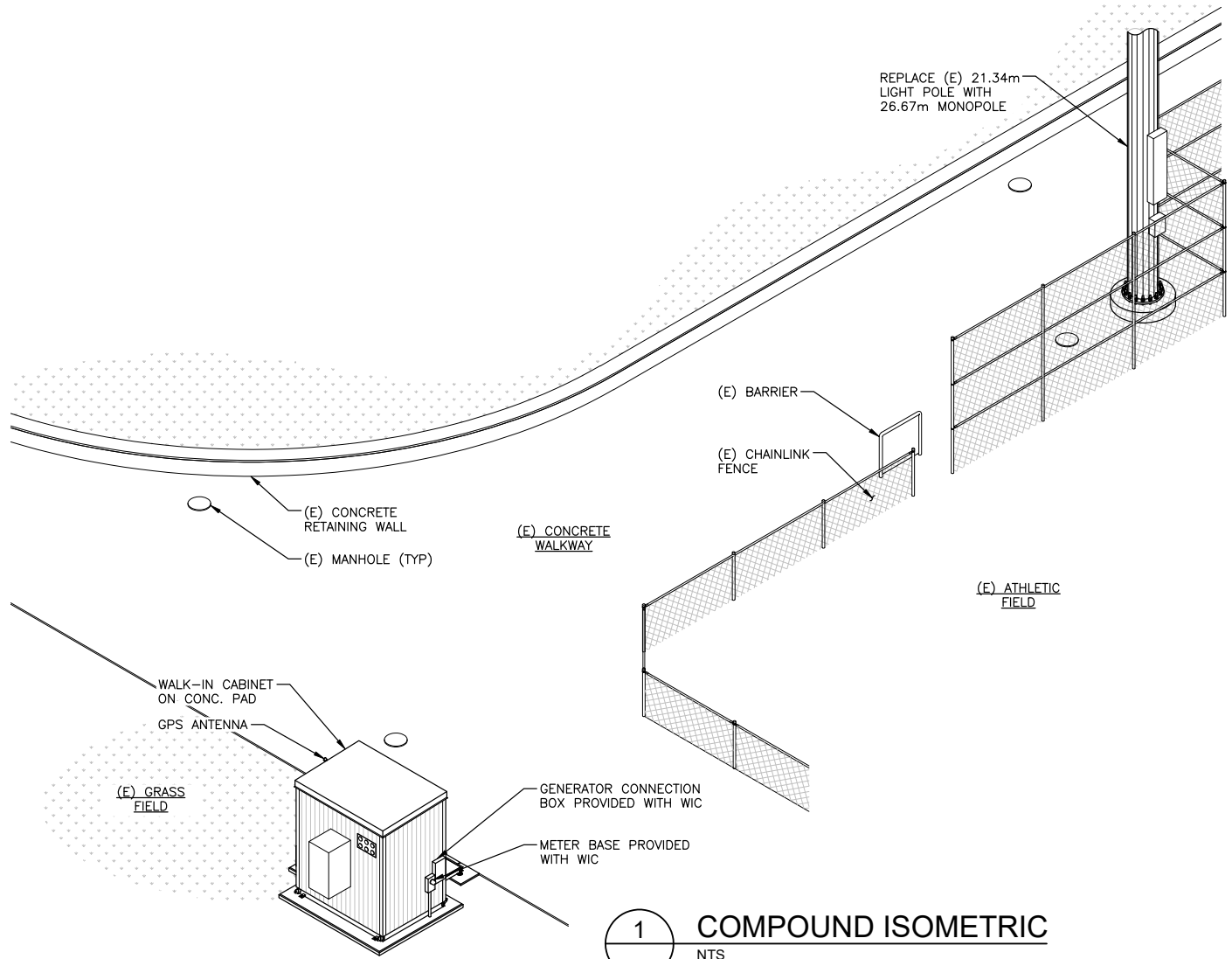
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STRAWBERRY HILL 2
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EGBC Permit To Practice: 1003171
 Sheet Title:
EAST AND SOUTH ELEVATIONS

Revisions:	
Date: FEB 2024	Drawing:
Scale: 1:150	S401
Drawn: RS	
Checked: GF	
Project: 223682	Of



1 COMPOUND ISOMETRIC
- NTS

2024.05.16	ISSUED FOR CLIENT REVIEW	
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EGBC Permit To Practice: 1003171		Revisions:	
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Drawn:	RS		
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7395 128 ST, SURREY, BC

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Sheet Title:
COMPOUND ISOMETRIC

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0180-00

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: 027-435-466

Parcel 1 Section 19 Township 2 New Westminster District Plan BCP35417 Except Part
Dedicated Road on Plan BCP35418

7395 - 128 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to vary Part 4 General Provisions section A.1.(a)(i.b.) of the Zoning By-law to increase the maximum height of one free-standing antenna system and light pole extension from 12 metres to 27.67 metres.
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing structures shown on attached 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/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

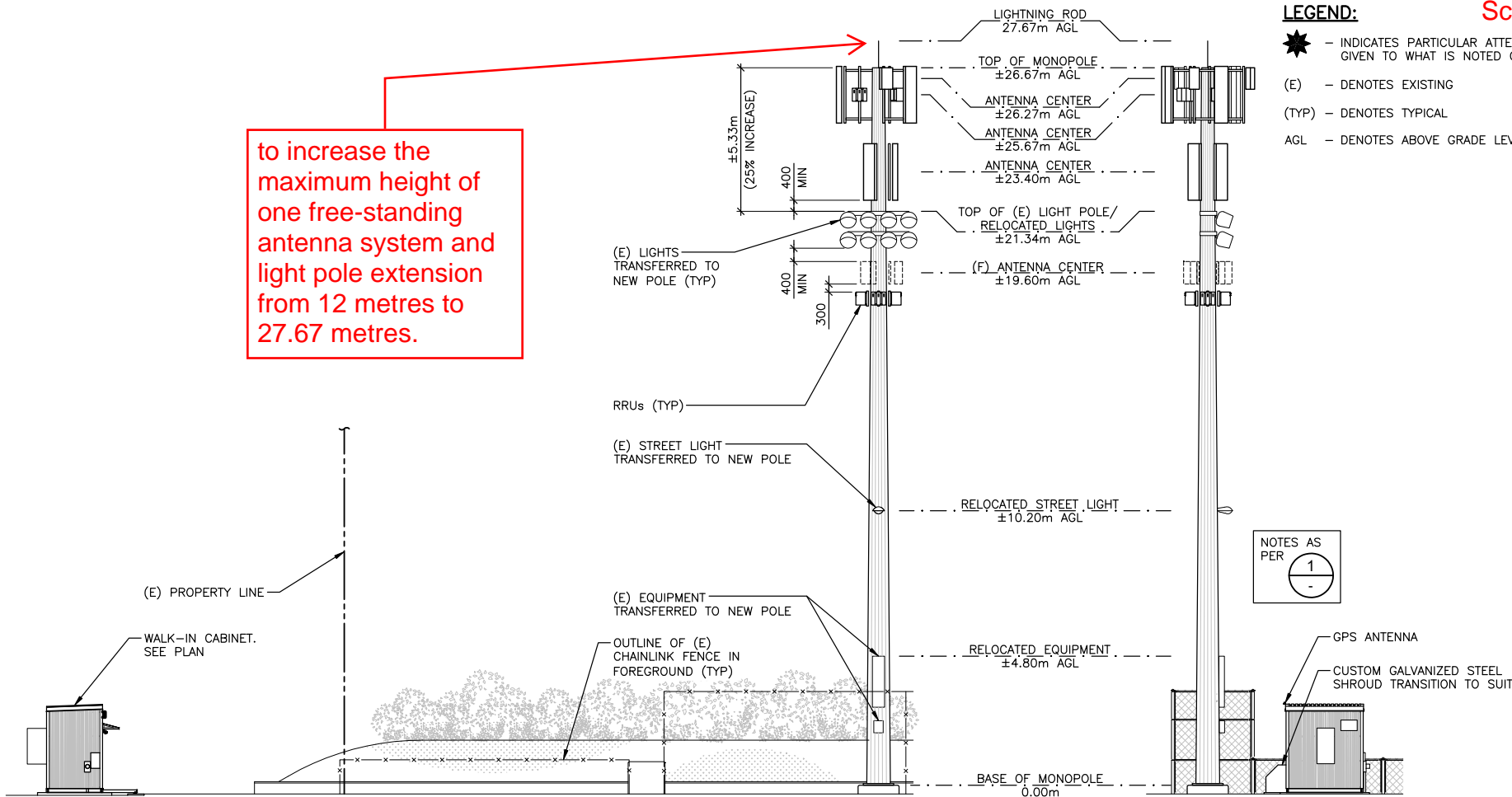
Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

LEGEND:

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- AGL - DENOTES ABOVE GRADE LEVEL

to increase the maximum height of one free-standing antenna system and light pole extension from 12 metres to 27.67 metres.



NOTES AS PER
1
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1 EAST ELEVATION
S302 1:150

2 SOUTH ELEVATION
S302 1:150

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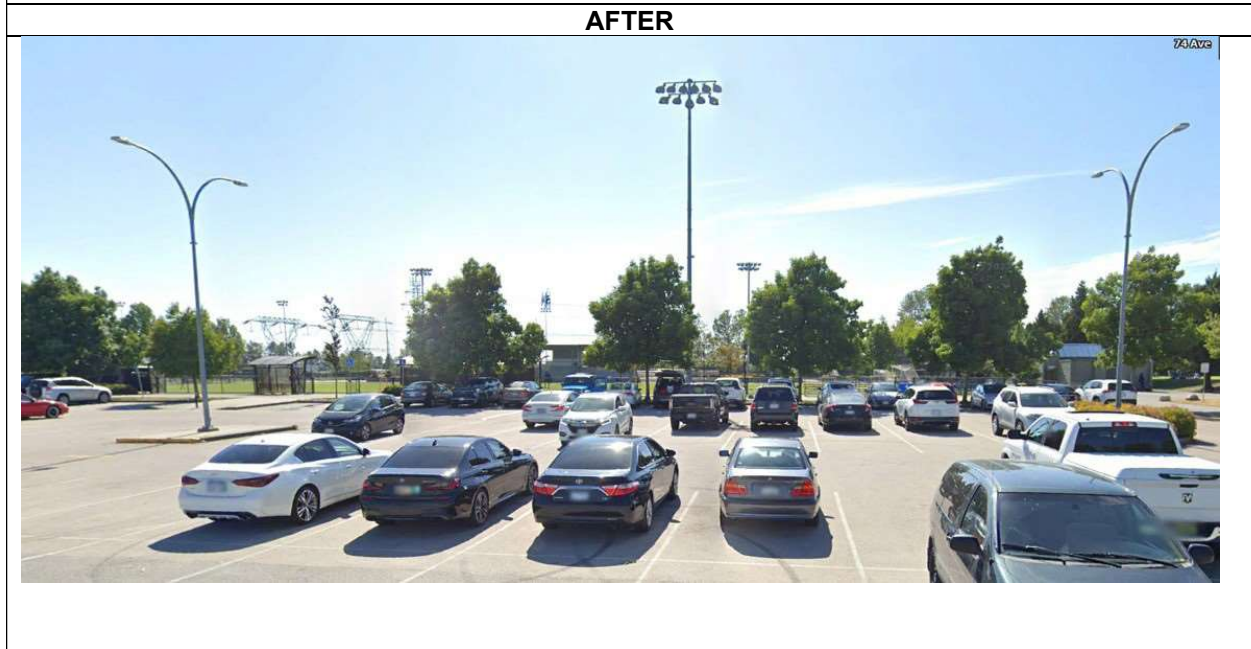
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EAST AND SOUTH ELEVATIONS

Revisions:	
Date: FEB 2024	Drawing:
Scale: 1:150	S401
Drawn: RS	
Checked: GF	
Project: 223682	Of

**SCHEDULE D
PHOTO-SIMULATION**



View: Looking from parking lot at playing fields

*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*

**SCHEDULE D
PHOTO-SIMULATION**

