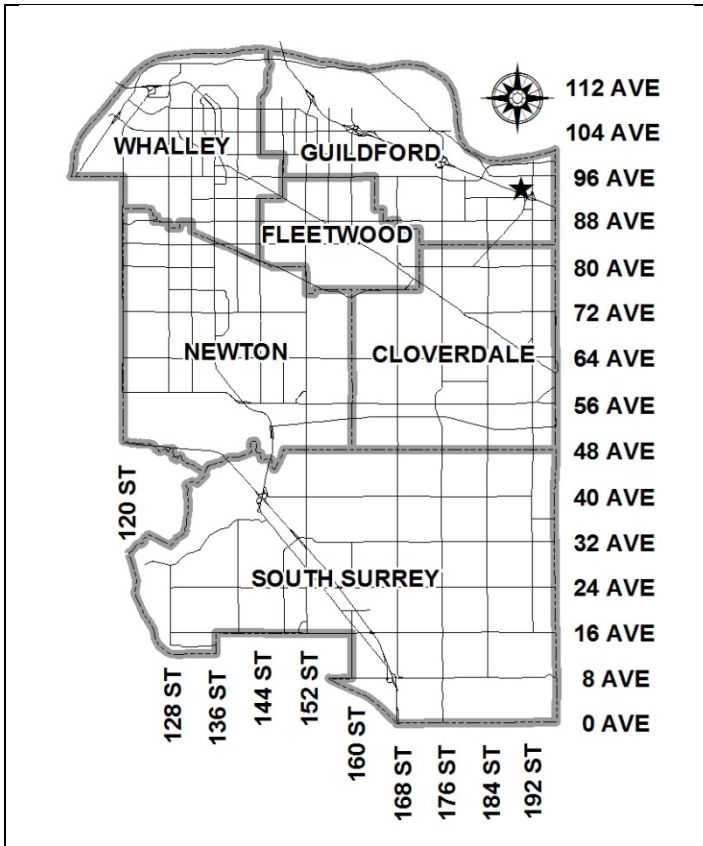


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0303-00

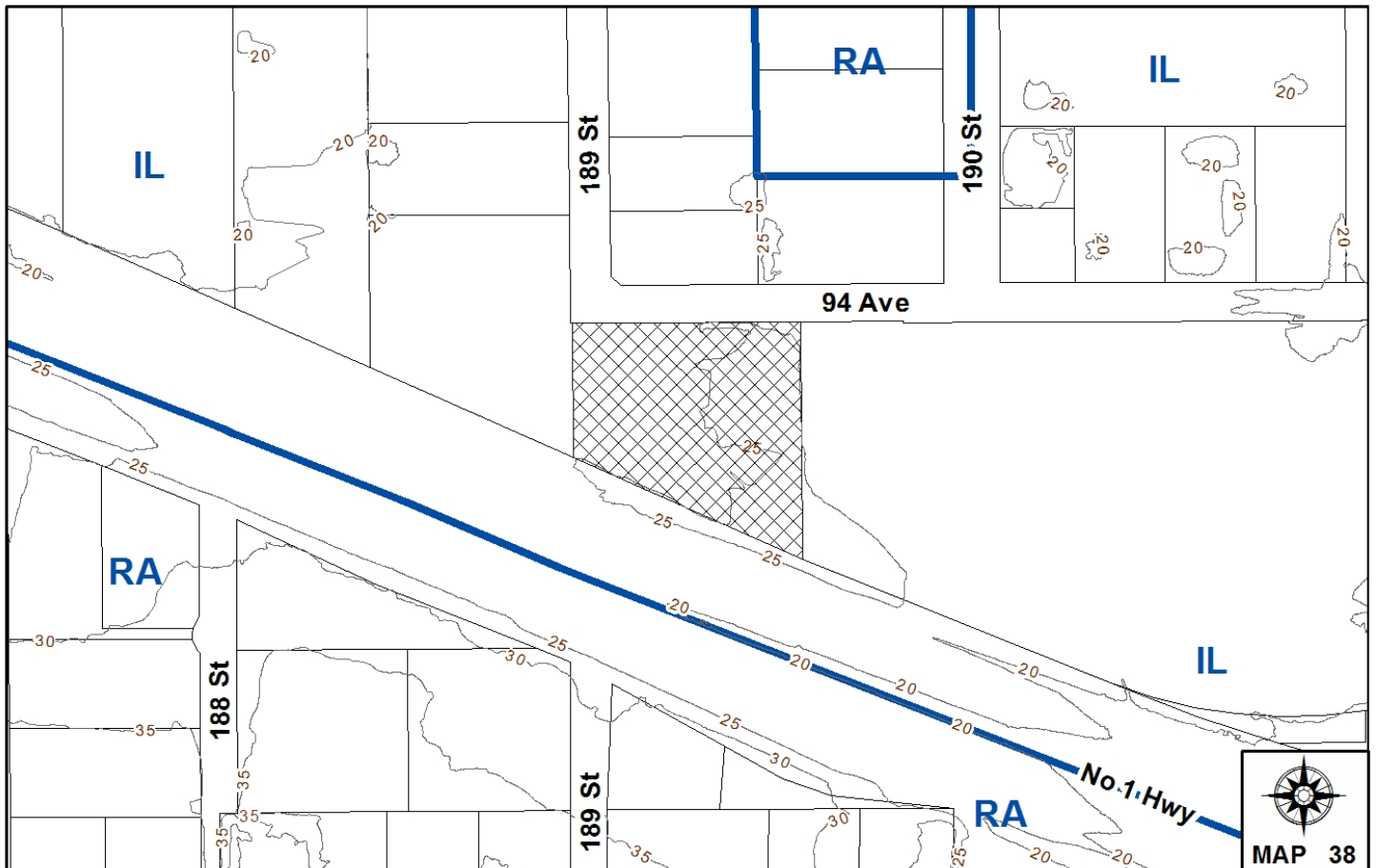
Planning Report Date: June 15, 2015



**PROPOSAL:**

- **Development Variance Permit**  
 in order to increase the maximum height of a free-standing telecommunication tower from 12 metres (40 ft.) to 41 metres (135 ft.).

**LOCATION:** 18940 - 94 Avenue  
**OWNER:** Performance Mall Properties Ltd  
**ZONING:** IL  
**OCP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

- Denial

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Location and siting of the proposed telecommunications tower does not meet the Telecommunication Tower Policy No. 0-49.

### RATIONALE OF RECOMMENDATION

- The Telecommunication Tower Policy states that new free-standing telecommunication towers should be located at a distance from the edge of an existing or future road allowance no less than the height of the tower. The proposed telecommunication tower location does not meet this requirement as the proposed tower is 41 metres (135 ft.) in height and proposed to be sited only 18 metres (59 ft.) from the south lot line along Highway No. 1.
- The proposed telecommunication tower will be highly visible from Highway No. 1 at a gateway location into Surrey.
- The applicant has not employed flush mounted antennas which would make the proposed monopole more visually appealing.
- There are no mature trees in this area to help screen the proposed telecommunication tower.

RECOMMENDATION

The Planning & Development Department recommends that this application be denied.

If, however, Council finds merit in the proposal, it should be referred back to staff to undertake the necessary referrals and to prepare conditions of approval.

SITE CHARACTERISTICS

Existing Land Use: Two industrial buildings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 94 Avenue):	Industrial building.	Industrial	IL
East:	Finning.	Industrial	IL
South (Across Hwy No. 1):	Vacant treed lot and unconstructed 189 Street road end.	Industrial Business Park in Annidale Tynehead Neighbourhood Concept Plan	RA
West:	Industrial building.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject property, located south of the intersection at 189 Street and 94 Avenue in Port Kells, is designated Industrial in the Official Community Plan (OCP) and is zoned Light Impact Industrial Zone (IL). The subject site has two industrial buildings that were built in accordance with Development Permit No. 7902-0108-00 and 7904-0267-00.
- Standard Land Company on behalf of Rogers and Telus is proposing to erect a free-standing telecommunications tower and equipment compound on the southeast corner of the subject site, adjacent to Highway No. 1.
- The property owner has authorized the applicant (Standard Land), to apply for a Development Variance Permit to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 41 metres (135 ft.).

Tower Design and Location

- The proposed telecommunication tower and equipment compound are located at the southern edge of the easternmost industrial building on the site, approximately 18 metres (59 ft.) from the southern lot line along Highway No. 1.

- The proposed telecommunication tower is a monopole design and houses both Rogers and Telus. Rogers antennas will be located at approximately 41 metres (135 ft.) height and Telus antennas will be located at 37 metres (121 ft.). Rogers also has a 2-metre (7 ft.) wide dish located at a 34-metre (112 ft.) height.
- The proposed tower is quite wide at the base and tapers towards the top. Although requested, the exact width has not been supplied by the applicant.
- The proposed panel antennas are “coat hook style” which are visually unattractive. Flush-mounted antennas are preferred.
- The applicant has discussed with the owner of the lot the possibility of locating the telecommunication tower on the north side of the lot further away from Highway No. 1. The applicant advises that the owner of the lot does not want the tower located in front of their buildings unless the design is changed to incorporate business advertising signage along the length of the tower. Such signage is not permitted under the Sign By-law and would not likely be supported by staff.
- It should be noted that a Development Variance Permit for a 9.75-metre (32-ft.) high sign located on the subject site facing Highway No. 1 was denied by Council in 2003 (Application No. 7903-0154-00).

#### Alternative Locations Explored

- The applicant has communicated with several landlords in the surrounding industrial area but has reportedly been unable to find a willing landlord (see Appendix IV).

#### City's Telecommunication Tower Policy No. O-49

- The City policy on telecommunication towers was developed in conjunction with wireless providers and approved by Council on June 18, 2001 (Policy No. O-49 Telecommunication Towers). The policy provides parameters on how telecommunication towers should be sited and designed.
- The following is an evaluation of the current proposal in relation to Policy No. O-49.

#### *Location and Siting*

- When considering the siting of telecommunication tower facilities, every effort should be made to locate new equipment on existing structures such as Hydro transmission line towers, utility poles, roof tops, etc.

*The applicant has indicated that they require a 41-metre (135 ft.) height in order to ensure an expanded coverage area. Details on the coverage area have been requested by staff but have not been provided.*

*The applicant has informed staff that there are no existing structures within a 1-kilometre (0.6-mile) radius from the proposed location of the telecommunication tower that have the necessary height to facilitate the increased coverage area.*

- It is preferable that new free-standing telecommunication towers be sited in non-residential locations and preferably in industrial areas.

*The proposed location is within an industrial area.*

- Towers on prominent natural and cultural features, environmentally sensitive areas or areas with historically significant buildings are discouraged.

*The proposed location of the tower is not near any significant cultural, environmentally sensitive, or historic areas. However, the proposed location is next to Highway No. 1 at a gateway location into Surrey.*

- New free-standing telecommunication towers should be located at a distance from the edge of an existing or future road allowance no less than the height of the tower.

*The proposed tower location is set back approximately 18 metres (59 ft.) from the southern property line/Highway No.1, which is significantly less than the height of the proposed tower (41 metres/135 ft.).*

- Location of telecommunication towers on sites with mature trees is encouraged.

*There are no mature trees on the south side of the site to screen the proposed tower from Highway No.1.*

- All applicants for free-standing telecommunication structures will be requested to identify any other structure (i.e. hydro transmission towers, existing telecommunication towers, etc.) within a radius of 500 metres (1,640 ft.) from the proposed location and to provide reasons why other existing structures within that radius are not acceptable for use (i.e. structural capabilities, safety, available space or failing to meet service coverage needs).

*The applicant has advised that there are no suitable existing structures within a 500-metre (1,640 ft.) radius of the site.*

#### Co-Location

- The carriers and other telecommunication tower owners are encouraged to work cooperatively in reaching agreements which allow for sharing of tower structures so as to minimize the total number of towers in the City. This practice is typically referred to as "co-location".

*Both Telus and Rogers propose to co-locate on the subject monopole.*

- Towers and ancillary equipment shelters will be designed to fit their surroundings and to minimize their visual impact on surrounding properties.

*The applicant is proposing a monopole design. The proposed equipment shelter is to be flush to the rear of the adjacent industrial building. However, the applicant is not proposing flush mounted antennas, which would reduce the visual impact of the tower.*

- The use of monopoles is encouraged. Where a tower is being constructed to accommodate a single user, a monopole design is required.

*The proposed 41-metre (135 ft.) tower will be for two carriers and is a monopole design.*

- Landscaping shall be appropriately placed around telecommunication towers and ancillary facilities, such as equipment shelters, to minimize their visual impact on the neighbourhood.

*Typically, a row of screening trees would be located between the subject monopole and Highway No. 1. In this case, providing screening landscaping would be problematic as there is an existing 12.6-metre (41 ft.) wide right-of-way/easement between the proposed location and the south property line.*

### PUBLIC CONSULTATION

In accordance with the City policy, the applicant sent out approximately 103 information packages on April 29, 2015 to property owners within a notification area of approximately 240 metres (787 ft.), which is six times the height of the proposed tower.

As a result of these notifications, one comment was from a person who suggested that the tower be located on a family member's property.

### DISCUSSION

- Staff have concerns with the proposed variance to increase the maximum height of a telecommunication tower on the subject site for the following reasons:
  - The proposed tower does not meet the location criteria of the Telecommunication Tower Policy as the proposed tower will be sited substantially closer to the Highway No. 1 road allowance than the height of the tower;
  - The location is highly visible along Highway No. 1 at a gateway location into Surrey;
  - There are no mature trees to screen the proposed 41-metre (135 ft.) high tower from Highway No. 1.; and
  - The applicant is not proposing flush-mounted antennas, which would improve the aesthetics of the tower.
- On this basis, staff recommends that the proposed variance be denied and that an alternative site in this industrial area that is further from Highway No. 1 be pursued, with a design that features flush-mounted antennas.
- Should Council consider there is merit in allowing this application to proceed, the application should be referred back to Planning staff to complete the referral process and to prepare conditions of approval. An additional Planning Report will be prepared and forwarded to Council for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Site Plan and Tower Elevations
- Appendix III. Rendering of Proposed Pole
- Appendix IV. Land Acquisition Efforts

*original signed by Judith Robertson*

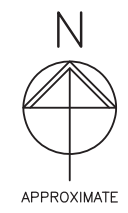
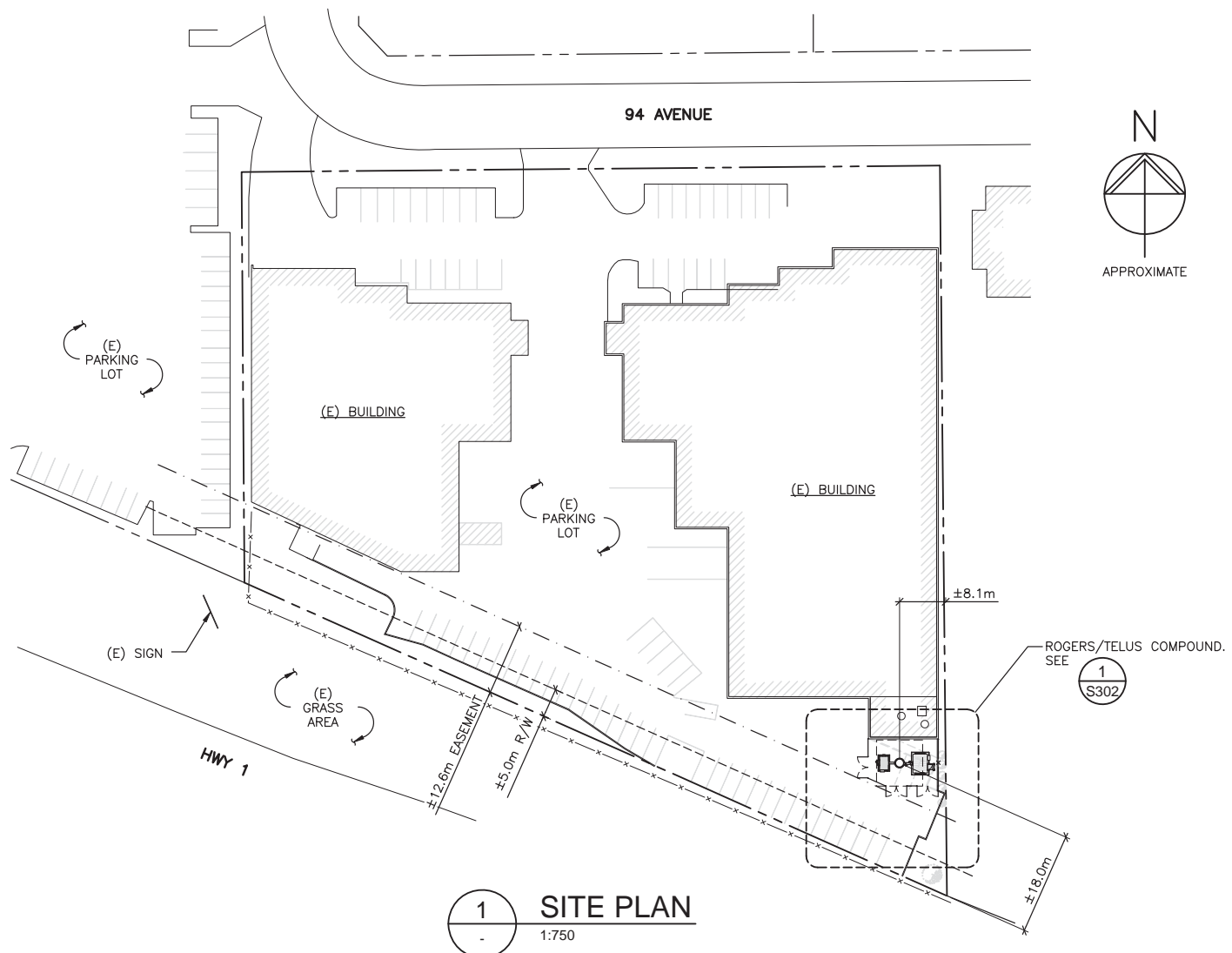
Jean Lamontagne  
General Manager  
Planning and Development

JKS/da

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  - (F) - DENOTES FUTURE
  - (TYP) - DENOTES TYPICAL
  - DENOTES (E) SUBJECT PROPERTY LINE
  - DENOTES (E) ADJACENT PROPERTY LINE
  - - - - - DENOTES (E) EASEMENT LINE
  - - - - - DENOTES (E) R/W LINE
  - x-x-x- DENOTES (E) CHAINLINK FENCE

**LEGAL DESCRIPTION:**  
 LOT 1, SECTION 33, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN LMP29420

**1 SITE PLAN**  
 1:750

2015.04.13	ISSUED FOR CLIENT REVIEW
2014.10.03	ISSUED FOR CLIENT REVIEW
2014.03.11	ISSUED FOR CLIENT REVIEW
2013.11.15	ISSUED FOR CLIENT REVIEW
2012.12.18	ISSUED FOR CLIENT REVIEW

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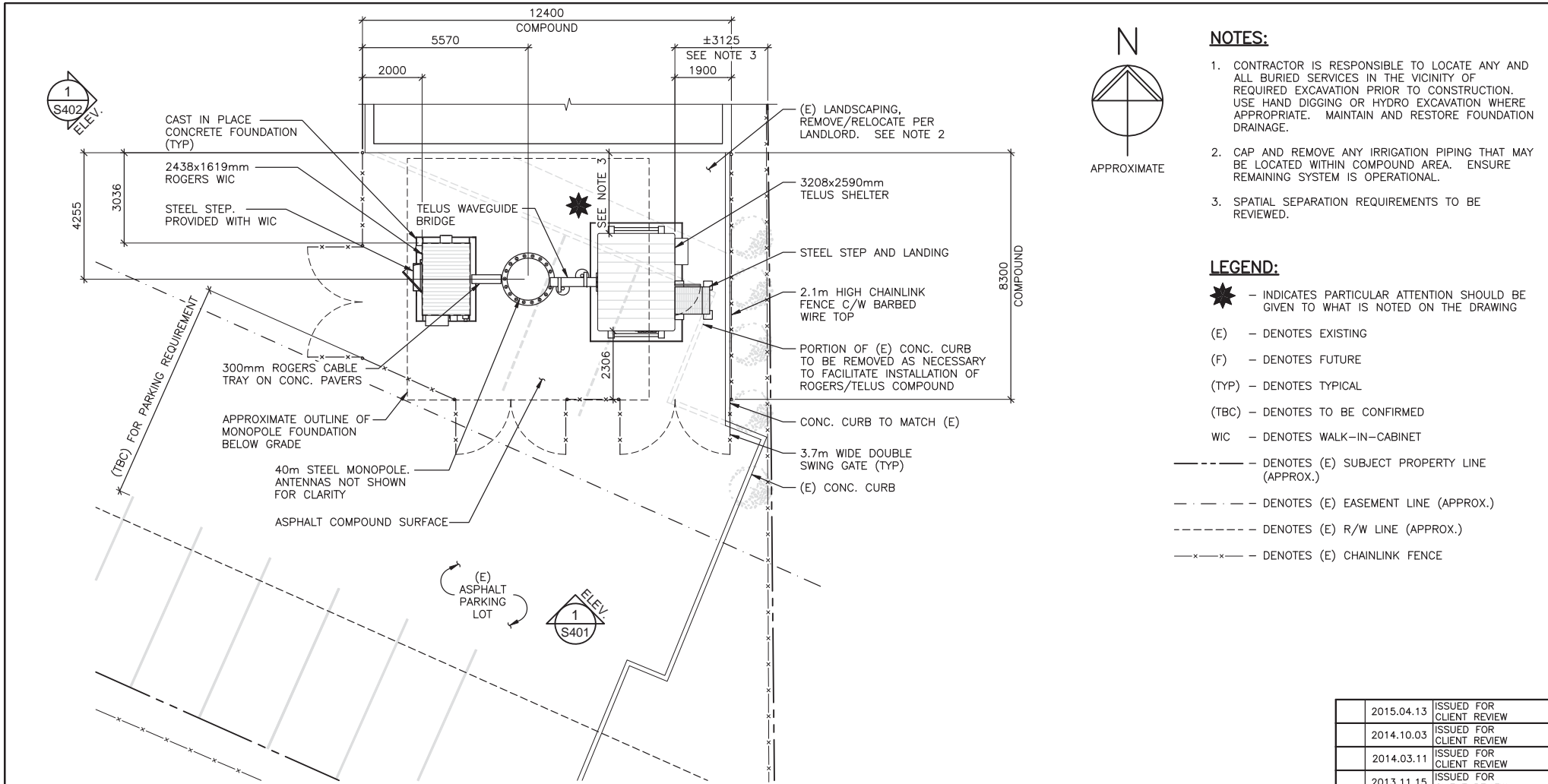
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Site ID: **ROGERS - W2140**  
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Sheet Title:  
**SITE PLAN**





**NOTES:**

1. CONTRACTOR IS RESPONSIBLE TO LOCATE ANY AND ALL BURIED SERVICES IN THE VICINITY OF REQUIRED EXCAVATION PRIOR TO CONSTRUCTION. USE HAND DIGGING OR HYDRO EXCAVATION WHERE APPROPRIATE. MAINTAIN AND RESTORE FOUNDATION DRAINAGE.
2. CAP AND REMOVE ANY IRRIGATION PIPING THAT MAY BE LOCATED WITHIN COMPOUND AREA. ENSURE REMAINING SYSTEM IS OPERATIONAL.
3. SPATIAL SEPARATION REQUIREMENTS TO BE REVIEWED.

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- (TYP) - DENOTES TYPICAL
- (TBC) - DENOTES TO BE CONFIRMED
- WIC - DENOTES WALK-IN-CABINET
- (Dashed line) --- DENOTES (E) SUBJECT PROPERTY LINE (APPROX.)
- - - - (Dash-dot line) - DENOTES (E) EASEMENT LINE (APPROX.)
- - - - - (Long dashed line) - DENOTES (E) R/W LINE (APPROX.)
- x-x-x- (Chain-dash line) - DENOTES (E) CHAINLINK FENCE

**1** COMPOUND LAYOUT  
S301 1:125

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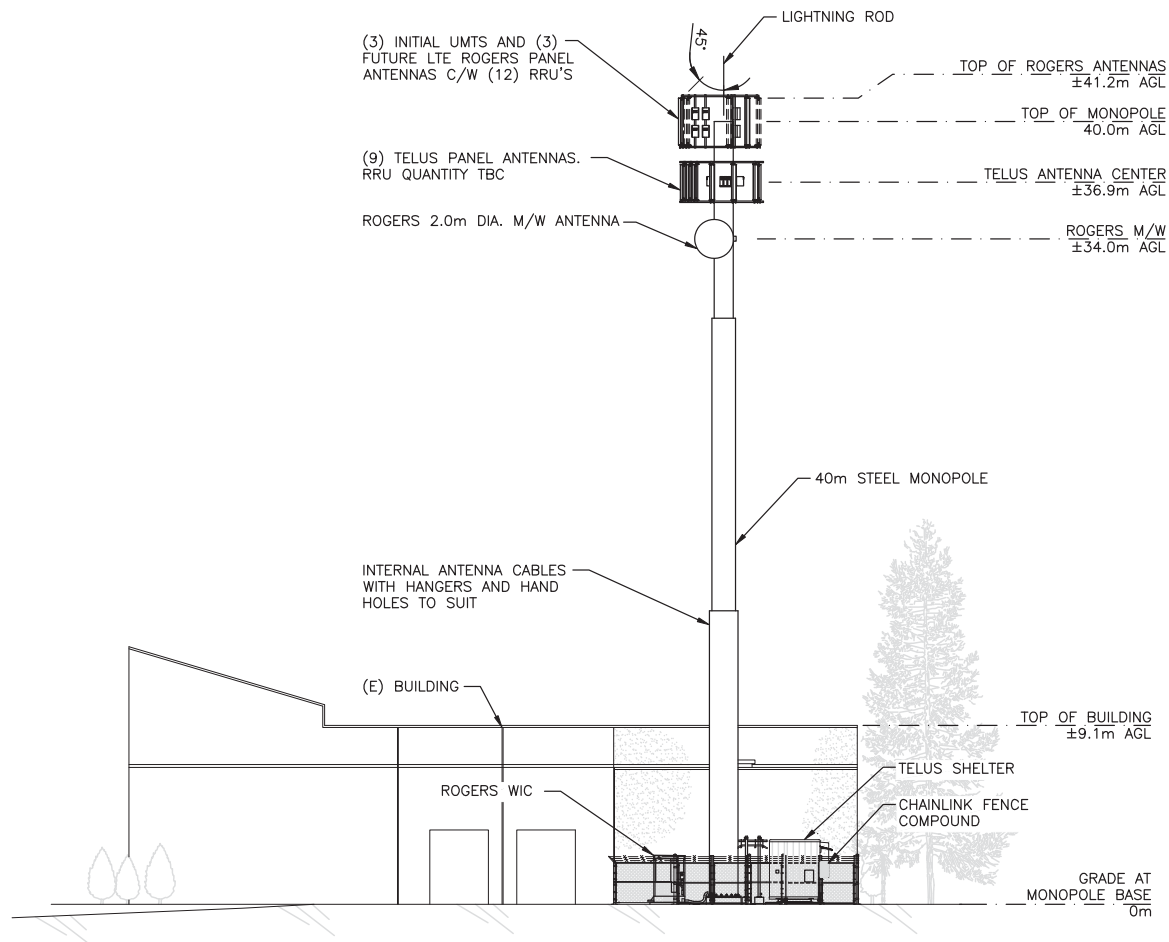
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Sheet Title:  
**COMPOUND LAYOUT**





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- (TYP) - DENOTES TYPICAL
- AGL - DENOTES ABOVE GRADE LEVEL
- TBC - DENOTES TO BE CONFIRMED
- WIC - DENOTES WALK-IN-CABINET

1 SOUTH ELEVATION  
S302 1:250

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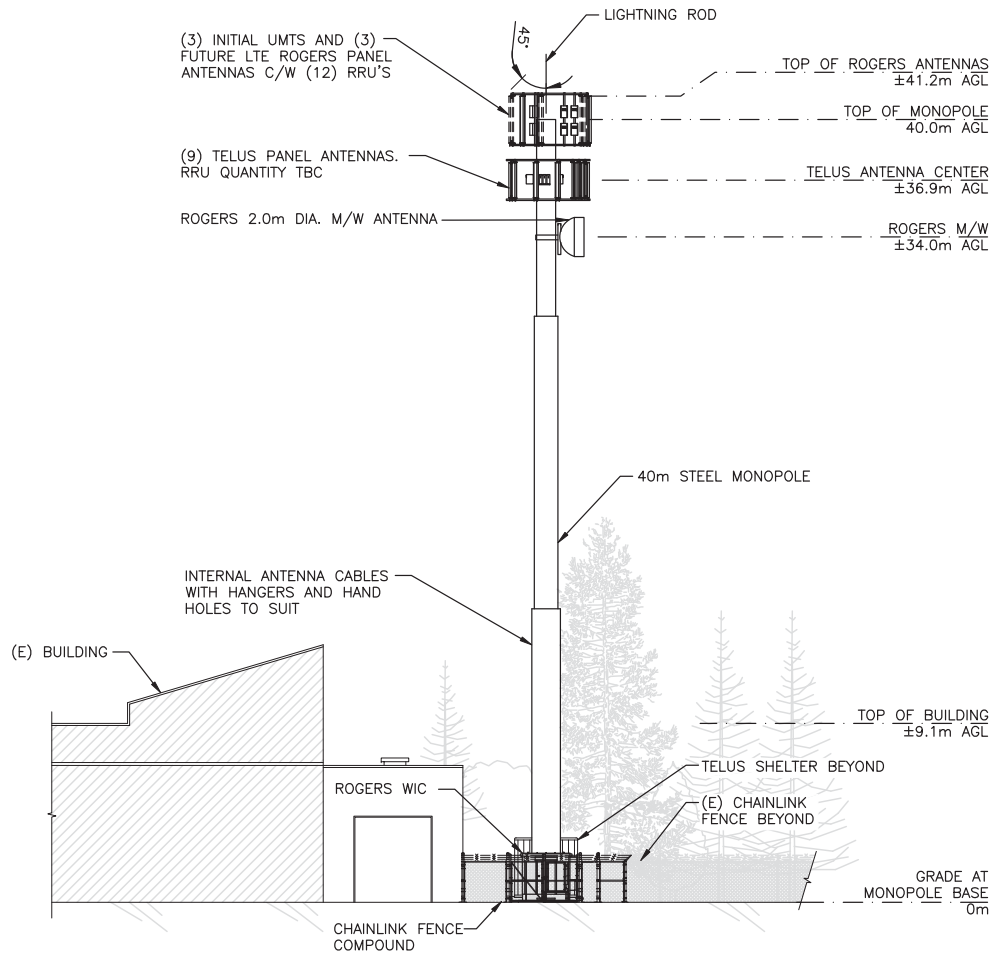
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Sheet Title:  
**SOUTH ELEVATION**





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- TBC - DENOTES TO BE CONFIRMED
- WIC - DENOTES WALK-IN-CABINET

**1 WEST ELEVATION**  
S302 1:250

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2014.03.11	ISSUED FOR CLIENT REVIEW
2013.11.15	ISSUED FOR CLIENT REVIEW
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Sheet Title:  
**WEST ELEVATION**



**What will the site look like?**

Below is a photo simulation where the proposed tower design has been transposed on a picture taken from Highway 1 looking west towards the proposed tower site location.

**Before Construction**



**After Construction**



View from Highway 1 looking west towards tower site location.

*Photo Simulation is a close representation and is for conceptual purposes only.  
Best efforts have been made to represent the antenna accurately.  
Transport Canada and NAV Canada have confirmed that no special tower lighting or painting will be required.*

Below is a photo simulation where the proposed tower design has been transposed on a picture taken from Highway 1 looking east towards the proposed tower site location.

### Before Construction



### After Construction



View from Highway 1 looking east towards tower location.

*Photo Simulation is a close representation and is for conceptual purposes only.*

*Best efforts have been made to represent the antenna accurately.*

*Transport Canada and NAV Canada have confirmed that no special tower lighting or painting will be required.*

W2140 - Land Acquisition Efforts

