

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

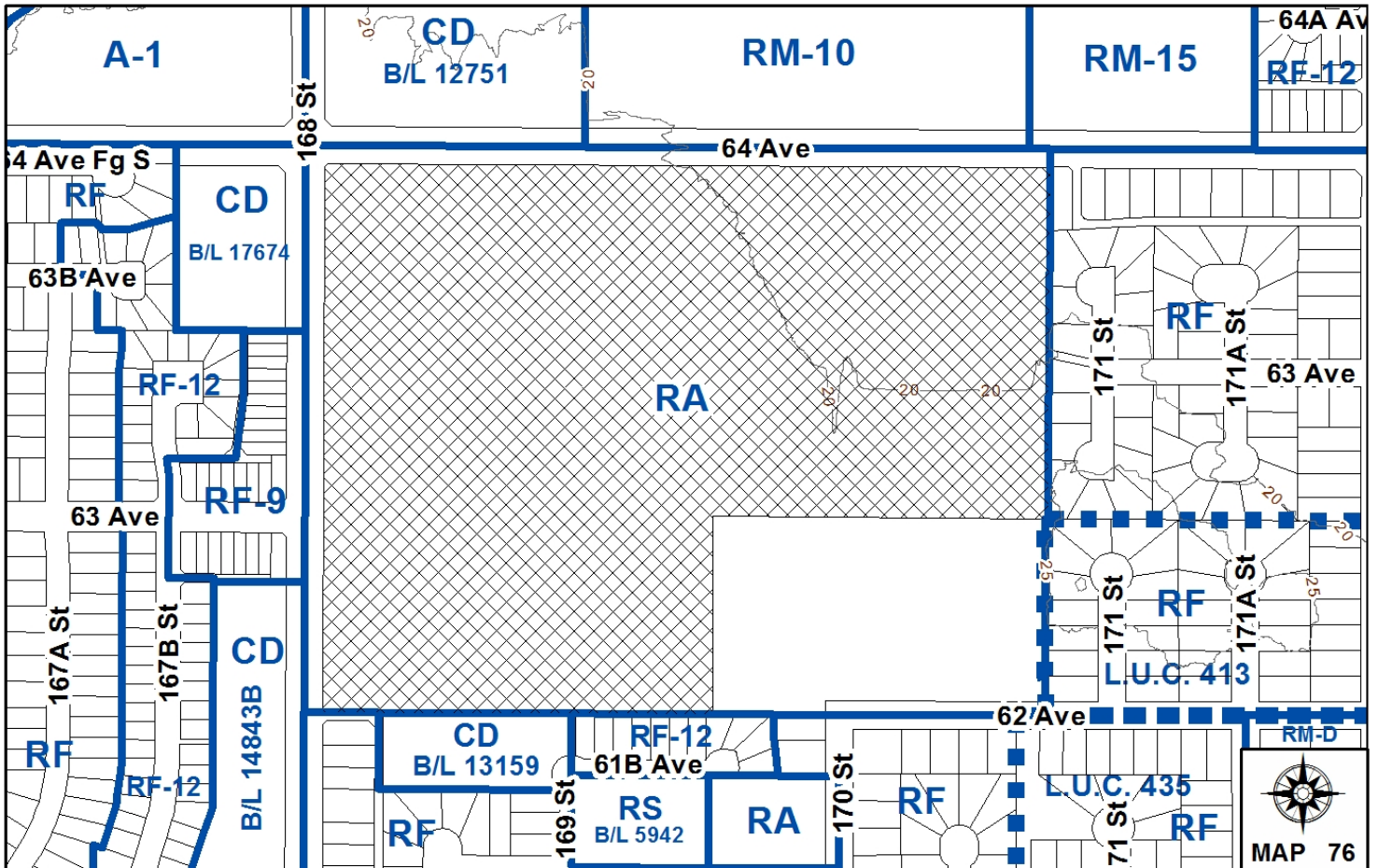
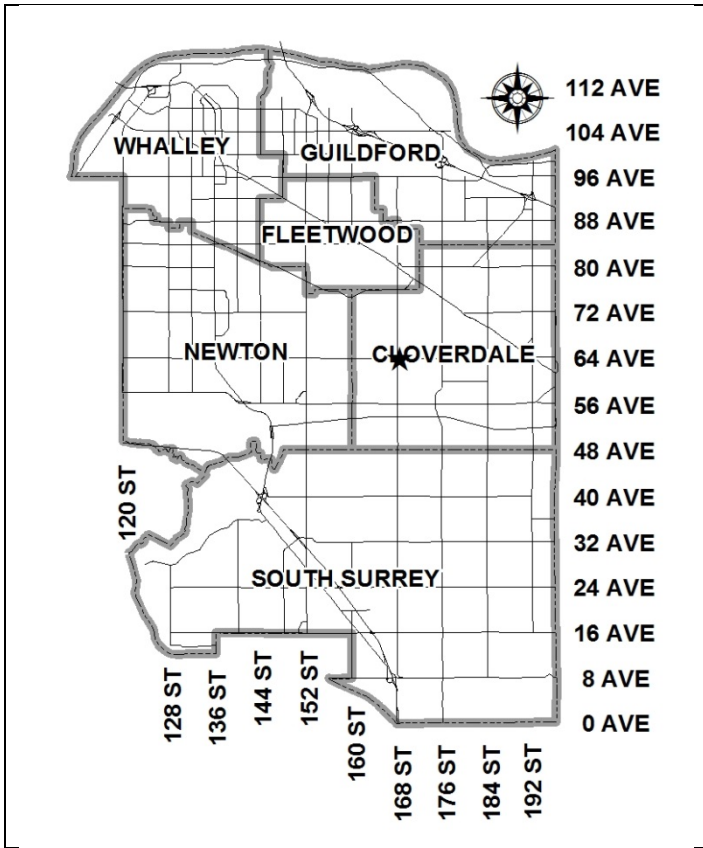
File: 7914-0352-00

Planning Report Date: June 15, 2015

**PROPOSAL:**

- **Development Variance Permit**  
 in order to increase the height of three (3) free-standing telecommunication towers from 12 metres (40 ft.) to 30 metres (98 ft.).

**LOCATION:** 16900 - 64 Avenue  
**OWNER:** City of Surrey  
**ZONING:** RA  
**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to the Zoning By-law to increase the maximum permitted height of three (3) free-standing telecommunication towers from 12 metres (40 ft.) to 30 metres (98 ft.).

### RATIONALE OF RECOMMENDATION

- The applicant has proposed a monopole design that replaces and attempts to mimic three existing 25-metre (82 ft.) tall light poles for a soccer field.
- Each monopole will accommodate 1 wireless carrier and replacement lighting. The wireless carriers are Rogers, Telus and Wind Mobile.
- The applicant has provided information which indicates that there are no existing structures which are suitable to meet the coverage requirements within a 2-kilometre (1.2-mile) radius of the subject site.
- The public notification for the proposal generated 19 supportive and 6 negative responses from 515 property owners within 180 metres (590 ft.) of the proposed pole locations as well as any properties neighbouring the park.
- The applicant has provided documentation which indicates that there is a demonstrated coverage gap in the area for all three carriers, which the wireless carriers would like to resolve to attract new customers.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0352-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to vary the Zoning By-law to increase the maximum height of three (3) free-standing telecommunication towers from 12 metres (40 ft.) to 30 metres (98 ft.).

REFERRALS

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

Parks, Recreation & Culture: Parks has no concerns with the proposed installations.

SITE CHARACTERISTICS

Existing Land Use: Cloverdale Athletic Park.

Adjacent Area:

Direction	Existing Use	OCP / NCP Designation	Existing Zone
North (Across 64 Avenue):	Low density townhouses.	Urban	CD By-law No. 17751 and RM-10
East:	Cloverdale Athletic Park and single family dwellings.	Urban	RA and RF
South:	Single family dwellings and low density townhouses.	Urban	RF, CD By-law No. 13159 and RF-12
West (Across 168 Street):	Single family dwellings, low density townhouses, and shopping centre.	Small Lots, Townhouses 8 - 15 u.p.a. and Commercial	CD By-law No. 14843B, RF-9 and CD By-law No. 17674

DEVELOPMENT CONSIDERATIONS

- The subject property is located at the southeast corner of 64 Avenue and 168 Street in Cloverdale. The site is designated Urban in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)". The subject site has multiple sports fields and facilities comprising the Cloverdale Athletic Park.
- Cypress Lands Services Incorporated on behalf of Rogers, Telus and Wind Mobile is proposing to erect three telecommunication towers and related equipment compounds on the subject site.

- The City has authorized the applicant (Cypress Lands Services Incorporated), to apply for a Development Variance Permit to increase the maximum height of the three (3) free-standing telecommunication towers from 12 metres (40 ft.) to 30 metres (98 ft.).

### Pole Designs

- The three proposed telecommunication monopoles will replace existing, approximately 25-metre (82 ft.) tall, light poles that have a width of approximately 0.46 metre (18 inches) (Appendix II). The proposed stealth pole telecommunication towers are 30 metres (98 ft.) tall and 1.05 metres (3.5 ft.) wide at the base and taper to 0.50 metre (2 ft.) at the top.
- The proposed towers are designed to mimic the design of the soccer field light poles they are replacing. The antenna will be located above the floodlighting panels. Due to the cost of installation, encased antennas are not feasible.
- For each of the three proposed monopoles, the top of the replacement floodlighting lights are proposed to be located at 24.5 metres (80 ft.) height which is the approximate height of the current lights. A set of radio remote units (RRUs) will be located behind the mounted lights to limit visibility.
- The proposed Wind Mobile telecommunication tower has a setback of approximately 45 metres (148 ft.) from the western property line. The Rogers and Telus towers have a setback of approximately 121 metres (400 ft.) from the western property line. All other setbacks are substantially larger.
- Young trees within the park and street trees surrounding the park are not yet mature but will marginally screen the towers as they grow.
- The applicant has provided renderings of what the proposed telecommunication towers with the flood lights will look like from the west at 63 Avenue and 168 Street (Appendix III).

### Compounds and Cabinets

- Two areas are proposed for equipment compounds. Rogers and Telus will house their equipment next to the existing electrical shed. The proposed compound is a two-storey structure with Rogers and Telus each having a floor. The proposed structure is 3 metres (10 ft.) by 4.9 metres (16 ft.) in dimension, for a total area of 14.7 square metres (158 sq. ft.). Within the proposed compound, there are proposed to be two cabinets and a transformer. The proposed compound will be constructed of cinder block to match the existing shed (see Appendix II).
- The proposed Wind cabinet and equipment are substantially smaller and will be located to the northwest of their pole. Proposed cabinet dimensions are 0.9 metre (3 ft.) by 0.8 metre (2.5 ft.) wide and 1.7 metres (5.5 ft.) tall, equivalent to the size of a small refrigerator. The cabinet will be wrapped with decorative graphics to better blend into the surrounding area.

### Previous Application and Alternate Locations Explored

- A previous application (Development Application No. 7910-0252-00) was submitted in 2010 to construct a 43-metre (141 ft.) tower for Cascadia Communications Incorporated at 6630 - 168

Street, to the north of the subject site. The pre-application process was contentious (including two petitions) and was ultimately closed.

- Staff and the applicant explored several alternate locations within, and surrounding, the subject site but no viable alternate sites or solutions could be found.

#### Coverage Area

- The proposal will provide improved telecommunication coverage and capacity for all three carriers for the area generally bound by 66 Avenue to the north, 173 Street to the east, 58 Avenue to the south, and 163 Street to the west (see Appendix V). There is a noticeable void of towers in the area (Appendix VII).

#### City's Telecommunication Strategy

- An inter-Departmental team of staff has been meeting with representatives of the six (6) telecommunication companies, including Rogers, Telus and Wind Mobile. Due to the escalating demand for wireless service, the telecommunication companies have requested a more stream-lined process for obtaining approvals from the City for new installations. The key message staff has relayed to the group is the importance of a comprehensive strategy to ensure adequate coverage for all carriers while minimizing the number of singular user installations, without compromising the existing policy guidelines, especially proximity to residential areas and aesthetics being adequately addressed.
- Improving high speed wireless service supports the growing high technology sector, high tech education, emergency services and broadens community consultation opportunities through social media.
- Although a comprehensive City-wide strategy has not yet been developed for Council's consideration at this time, the subject application generally complies with the current Telecommunication Tower Policy and is therefore, being presented for Council's consideration.
- 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 the 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 30-metre (98 ft.) height in order to ensure an expanded coverage area bounded by 66 Avenue to the north, 173 Street to the east, 58 Avenue to the south, and 163 Street to the west (see Appendix V). The proposed poles utilize existing light structures which are the tallest structures in the neighbourhood.*

*The applicant has informed staff that there are no existing structures within a 2-kilometre (1.2-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 existing park area with the closest residential dwelling approximately 75 metres (246 ft.) away.*

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

*The proposed location of the installation is located within the Cloverdale Athletic Park. The towers are designed to mimic soccer field lighting poles and do not impact any natural, cultural, environmentally sensitive or significant features.*

- 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.

*One of the wireless installations (Wind Mobile) is proposed to be set back approximately 46 metres (150 ft.) from the west property line at 168 Street, which is below the height of the proposed tower. All other setbacks from adjoining roads are significantly greater.*

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

*The installations are within the Cloverdale Athletic Park, and there are many young trees on site. In the future as these trees mature the proposed towers will be better screened.*

- 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).

*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".

*Due to the stealth design and proposed height of 30 metres (98 ft.), co-location on individual poles is not feasible at this location as it would require significant additional height and width. Other carriers may wish to explore a similar pole design in the future.*

- 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 that will mimic the design of existing lighting poles on the site. The Telus and Rogers cabinets will be located within a structure matching and attached to an existing electrical shed on site. The proposed Wind cabinet is smaller than Rogers and Telus equipment, consisting of a single cabinet similar in size to a transformer. The proposed cabinet will be wrapped to better integrate with its surroundings.*

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

*Each of the proposed towers will be for a single carrier and each 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.

*The proposed towers are within the Cloverdale Athletic Park. There are several young trees within the park that will better screen the towers in the future. The ancillary equipment compound of Rogers and Telus will be located flush to the existing electrical shed and will match the cinder block design of the existing shed. The equipment compound for Wind is small and will be wrapped with decorative graphics.*

## PUBLIC CONSULTATION

In accordance with the City policy, the applicant sent out approximately 515 information packages on April 28, 2015 to property owners within a notification area of approximately 180 metres (590 ft.), which is six times the height of the proposed tower, as well as properties bordering the park if beyond 180 metres (590 ft.).

As a result of these notifications, 25 comments were received concerning the proposed towers with nineteen (19) residents in support and six (6) residents being opposed.

The positive comments raised by the residents and business owners are as follows:

- All 19 respondents mentioned improved reception is badly needed in the area.
- Four respondents indicated a desire for greater high-speed wireless coverage in the area and therefore supported the tower, including residents and representatives from two businesses within the notification area. One business owner indicated that the business has been negatively impacted due to lack of wireless coverage. A representative from another business also indicated strong support.

- One resident thought the proposed poles were well planned and blend in well with existing light poles.

The negative concerns raised by the residents are as follows (with the applicant's responses in italics):

- Dissatisfied with the proposed location. Respondents thought a better location would be across Northview Golf Course or the Ridge.

*The applicant explored alternate locations and this site was deemed to be the most suitable and feasible to provide the necessary coverage.*

- Suggested one tower rather than three towers.

*Each of the proposed 30-metre (98 ft.) towers is designed to mimic the existing lighting pole structures. Due to vertical space separation requirements of the three carriers, a single tower would require a height of closer to 45 metres (148 ft.) and a substantial increase to width.*

- Previous denial of a tower in the area.

*A previous application (Development Application No. 7910-0252-00) was submitted in 2010 to construct a 43-metre (141 ft.) tower for Cascadia Tower Incorporated at 6630 - 168 Street to the north of the subject site. The pre-application process was contentious (including two petitions) and was ultimately closed. Staff have worked for several years with the applicant to find an alternate site which is better integrated with the neighbourhood. The subject application has received more support than opposition.*

- The proposed towers are unsightly.

*The proposed monopole design is intended to mimic the existing light standards. Lighting levels will remain the same and the radio remote units (RRU's) have been hidden behind the lighting.*

- Concerns about health impacts of the proposed cellular tower, as the park is used by children and sports groups.

*Cellular tower installations are required to be designed, constructed, and operated in adherence with the minimum standards set by Health and Industry Canada. Sports groups have been consulted, and are in support of the proposed telecommunication towers.*

- Amount that the City is receiving in revenue from the tower should be made public.

*Negotiations with the carriers on lease rates and terms are ongoing and this information cannot be released at this time.*



BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To vary the Zoning By-law to increase the maximum height of three (3) free-standing telecommunication towers from 12 metres (40 ft.) to 30 metres (98 ft.).

## Applicant's Reasons:

- The applicant has submitted documentation demonstrating that there is a coverage gap in the area, which the proposed telecommunication tower would assist in resolving.

## Staff Comments:

- The proposal complies with the majority of criteria identified in the City's Policy for Telecommunication Towers. The proposed location is within the Cloverdale Athletic Park area with road separation from residential uses.
- The proposed monopole design mimics the design of the existing light poles and may be replicated for other carriers who seek to increase coverage in the area.
- Unlike towers on privately-owned property, the City controls the fate of towers when located on City property. The City is able to remove the telecommunication towers upon termination of leases (usually 20 years) if lands are planned to redevelop or if better designs are feasible in the future.
- Public consultation was primarily positive with 19 residents supportive and six residents opposed.
- Staff support the proposed variance.

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. Renderings
- Appendix IV. Development Variance Permit No. 7914-0352-00
- Appendix V. Coverage Map of Proposed Tower
- Appendix VI. Alternate Structures Considered
- Appendix VII. Map of Existing Cell Towers in Area

*Original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/da

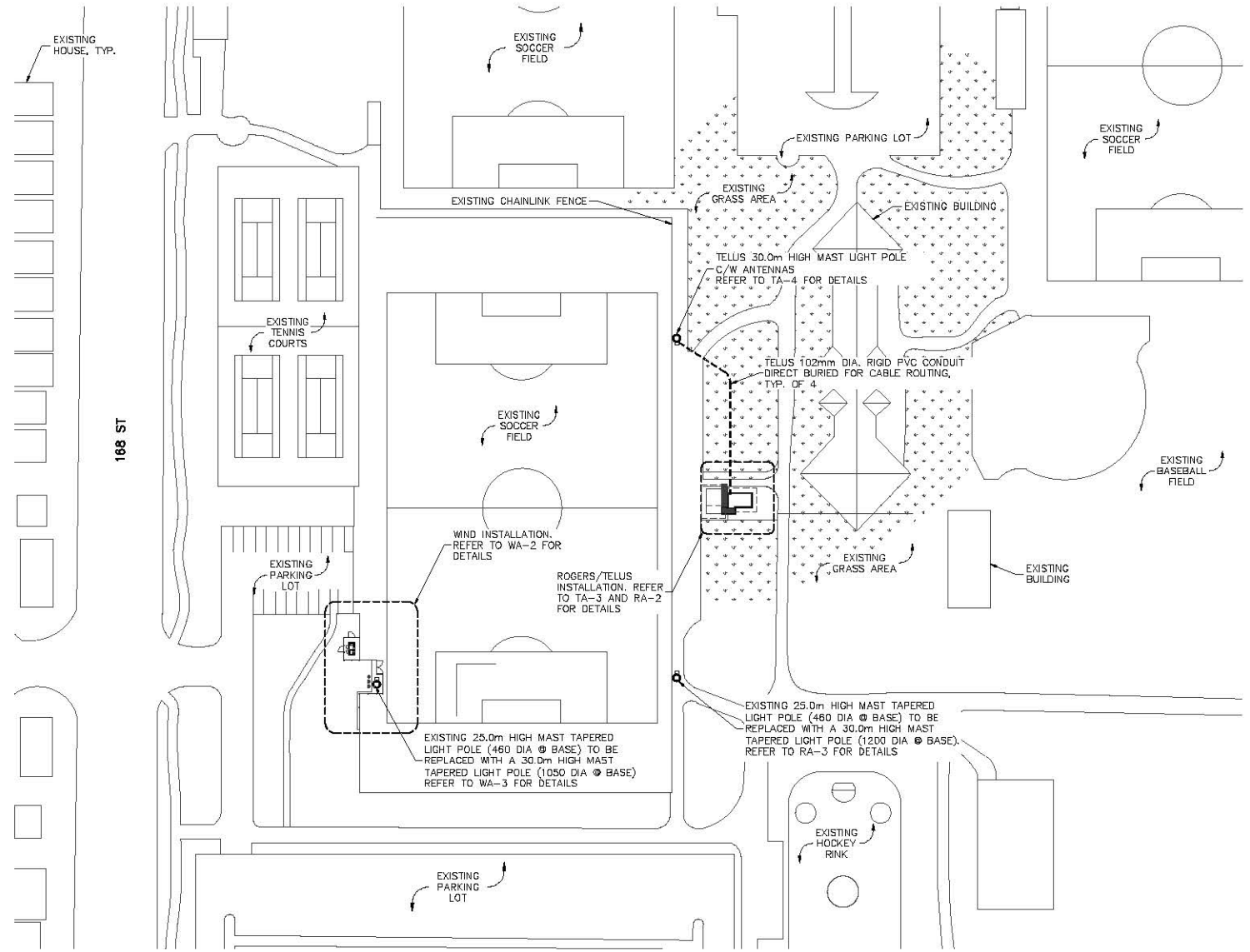
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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                      Tawny Verigin  
   Cypress Land Services Inc.  
   Address:                      736 - Granville Street, Unit 120  
   Vancouver, BC V6Z 1G3  
  
   Tel:                              604-620-0877  
   Cellular:                      604-657-8307
  
2.                      Properties involved in the Application
  - (a)                      Civic Address:                      16900 - 64 Avenue
  
  - (b)                      Civic Address:                      16900 - 64 Avenue  
   Owner:                              City of Surrey  
   PID:                                  017-134-307  
   Lot A Section 7 Township 8 New Westminster District Plan NWP88205
  
3.                      Summary of Actions for City Clerk's Office
  - (a)                      Proceed with Public Notification for Development Variance Permit No. 7914-0352-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

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



1 SITE PLAN  
1:800  
0 4m 8m 16m

NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM DRAWINGS DONE BY TRK ENGINEERING LTD. DATED MAY 13, 2013. THIS DRAWING DOES NOT REPRESENT A SURVEY.

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E	REVISED PER TELUS	RM	OCT 22/14
D	REVISED PER TELUS	RM	AUG 20/14
C	REVISED PER ROGERS	RM	OCT 16/13
B	REVISED PER ROGERS	RM	OCT 11/13
A	ISSUED FOR REVIEW	RM	SEP 16/13

CLIENT:

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HANGAR 9 5225 216TH ST.  
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FAX: (604) 574-6431  
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WEB: www.trkeng.com

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SURREY 168 ST AND 64 AVE

SURREY BRITISH COLUMBIA

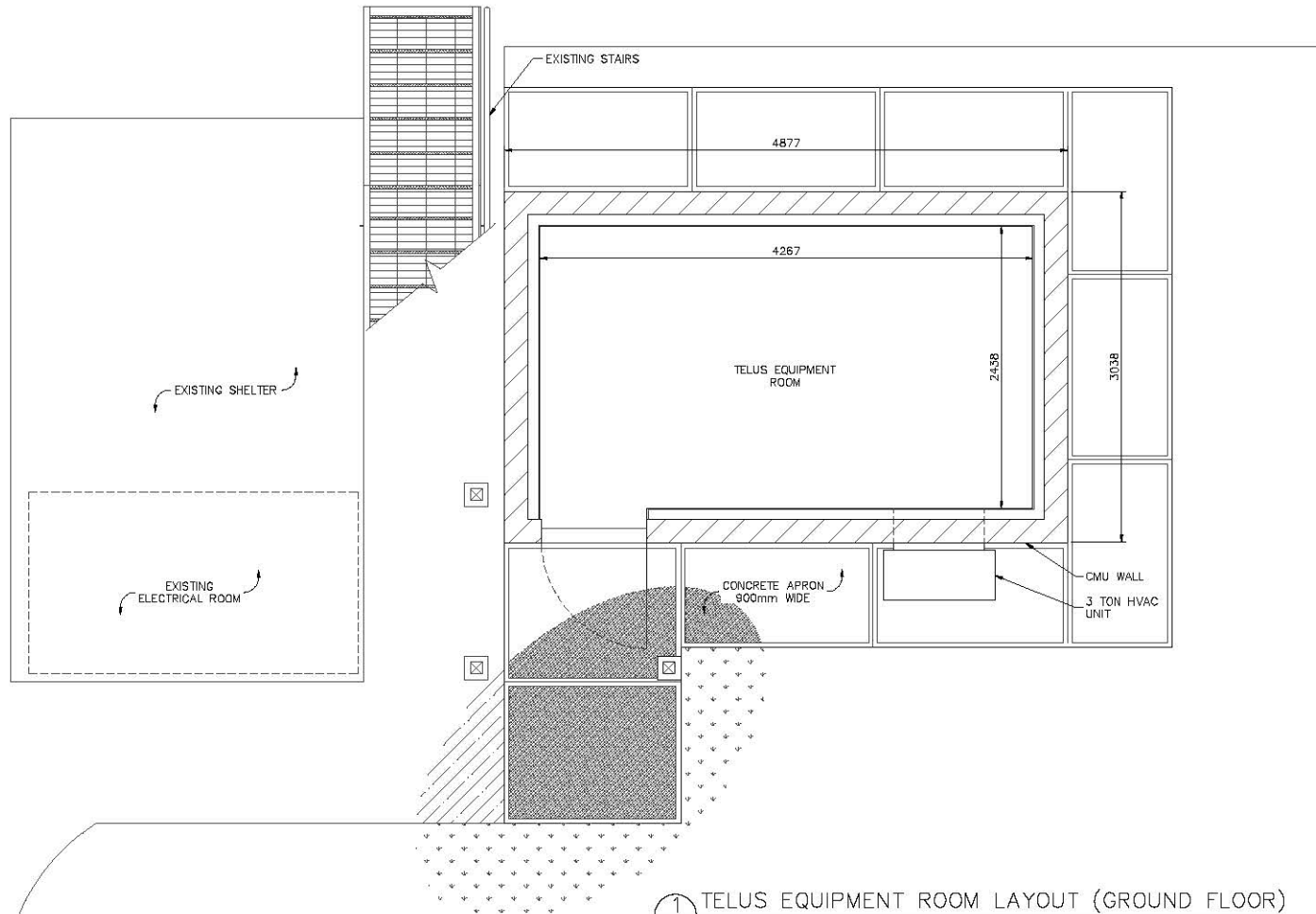
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PROJECT NUMBER:	1310-014		



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1 TELUS EQUIPMENT ROOM LAYOUT (GROUND FLOOR)

1:40  
0 400 800 1,600

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DRAWING TITLE:

COMPOUND LAYOUT

SCALE:	AS NOTED	DRAWING NO.	TA-3
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DRAWN BY:	A.D.		
DATE:	MAR 20/13		
CAD FILE:	1310-014TA3		
PROJECT NUMBER:	1310-014		

T.O. HIGH MAST LIGHT POLE/  
TELUS PANEL ANTENNA  
±30.0m A.G.L.

TELUS PANEL ANTENNA RAD CENTER  
±29.0m A.G.L.

TELUS PANEL ANTENNA RAD CENTER  
±26.0m A.G.L.

T.O. EXISTING LIGHTS  
±24.5m A.G.L.

TELUS RRU RAD CENTER  
±23.0m A.G.L.

LIGHTNING ROD

TELUS PANEL ANTENNA, TYP. OF 3

CABLE ENTRY PORT, TYP. OF 3

TELUS PANEL ANTENNA, TYP. OF 6

TELUS RRU MOUNTED BEHIN LIGHTS, TYP. OF 18. REFER TA-5 FOR DETAILS

TELUS DISTRIBUTION BOX, TYP. OF 2

RELOCATE EXISTING LIGHTS TO NEW HIGH MAST LIGHT POLE. MAINTAIN SAME HEIGHT AS EXISTING

EXISTING 25.0m HIGH MAST TAPERED LIGHT POLE (460 DIA @ BASE) TO BE REPLACED WITH A 30.0m HIGH MAST TAPERED LIGHT POLE (1050 DIA @ BASE)

TELUS CABLE SHROULD

EXISTING CHAINLINK FENCE

GRADE 0.0m

1 EAST HIGH MAST LIGHT POLE ELEVATION

1:125  
0 1.25m 2.5m 5m



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NOTES:

- MONOPOLE ELEVATION IS DIAGRAMMATIC ONLY.
- IF REQUIRED, PROVIDE OBSTRUCTION LIGHTING AND PAINTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.

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D	REVISED PER TELUS	RM	AUG 20/14
C	GENERAL REVISIONS	RM	OCT 11/13
B	GENERAL REVISIONS	RM	MAY 13/13
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EAST ELEVATIONS

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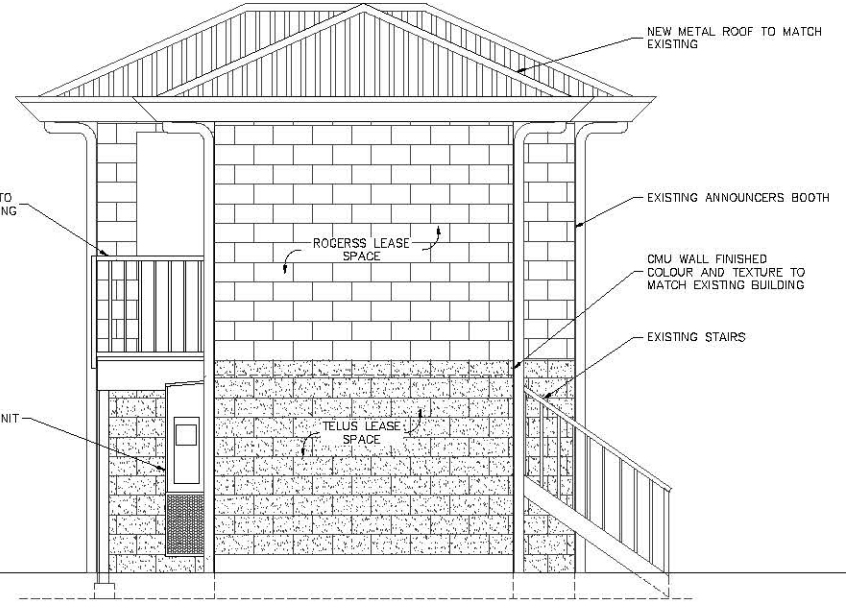
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UPPER FLOOR LEVEL  
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GRADE  
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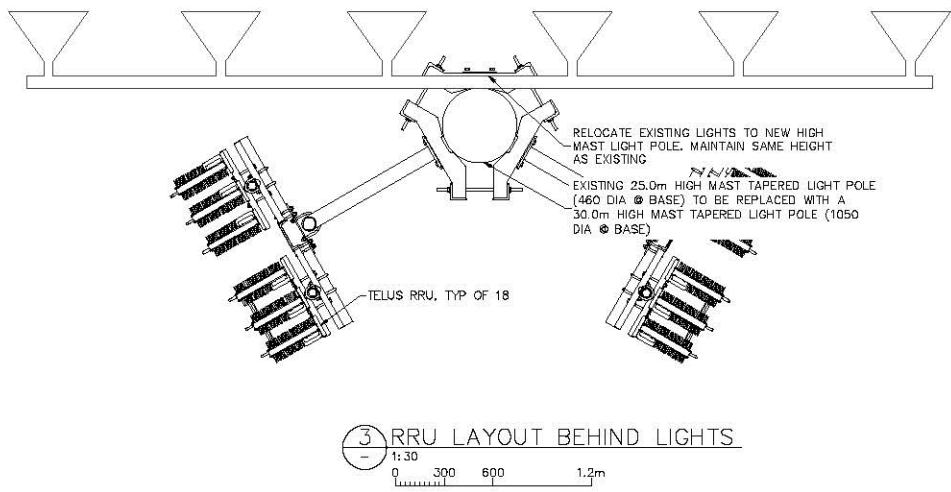
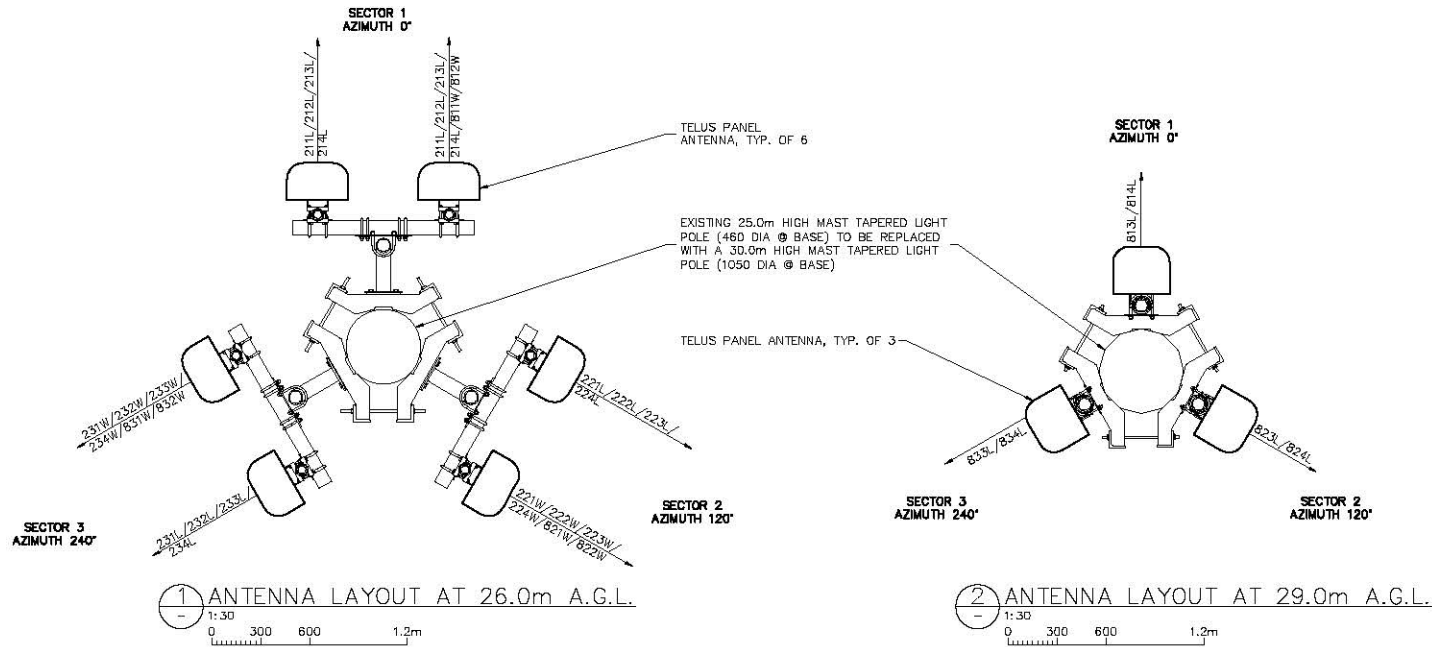
NEW LANDING TO TIE INTO EXISTING

3 TON HVAC UNIT



2 EAST EQUIPMENT ELEVATION

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SURREY BRITISH COLUMBIA

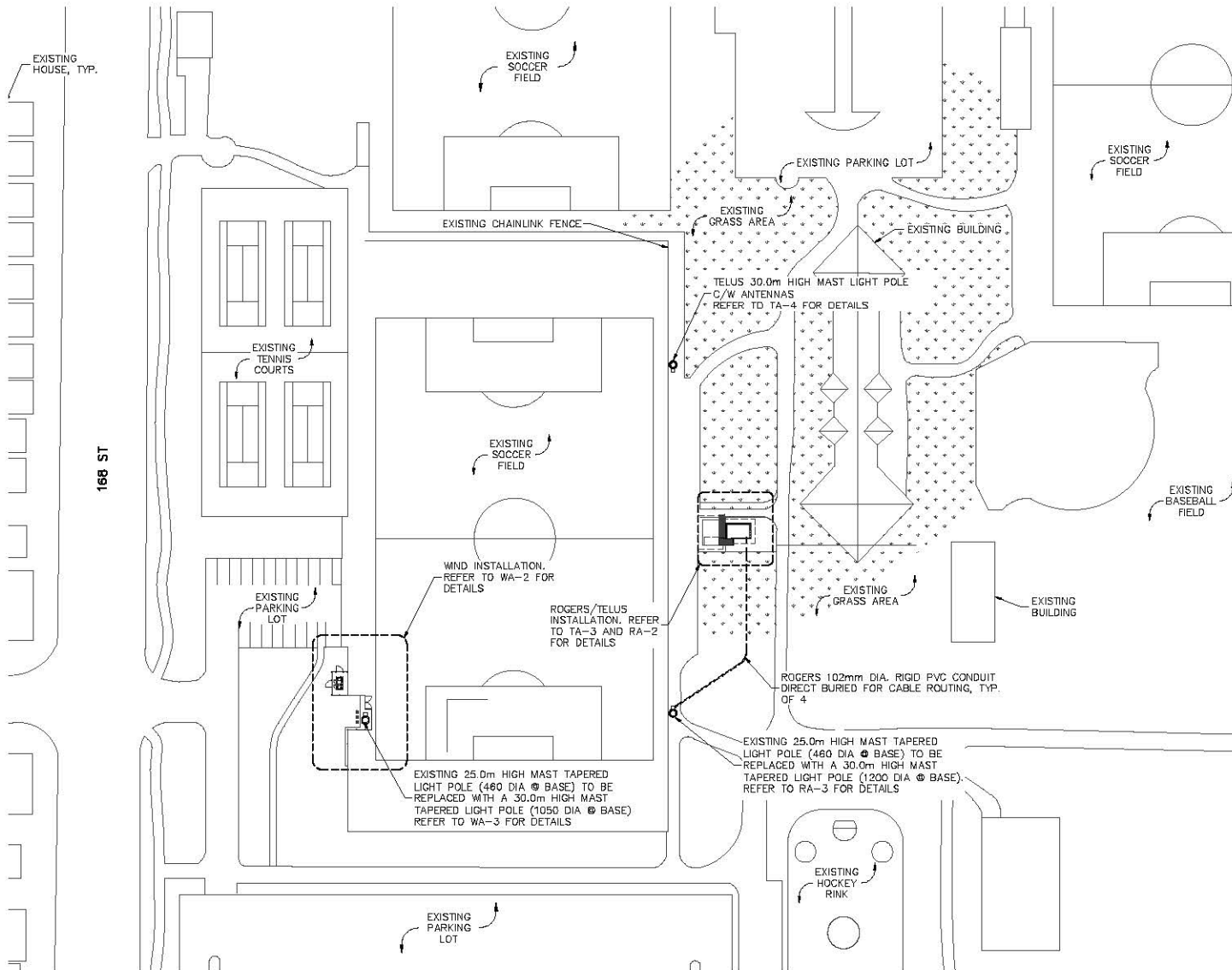
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ANTENNA AND RRU LAYOUTS

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PROJECT NUMBER:	1310-014		



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1 SITE PLAN  
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0 4m 8m 18m

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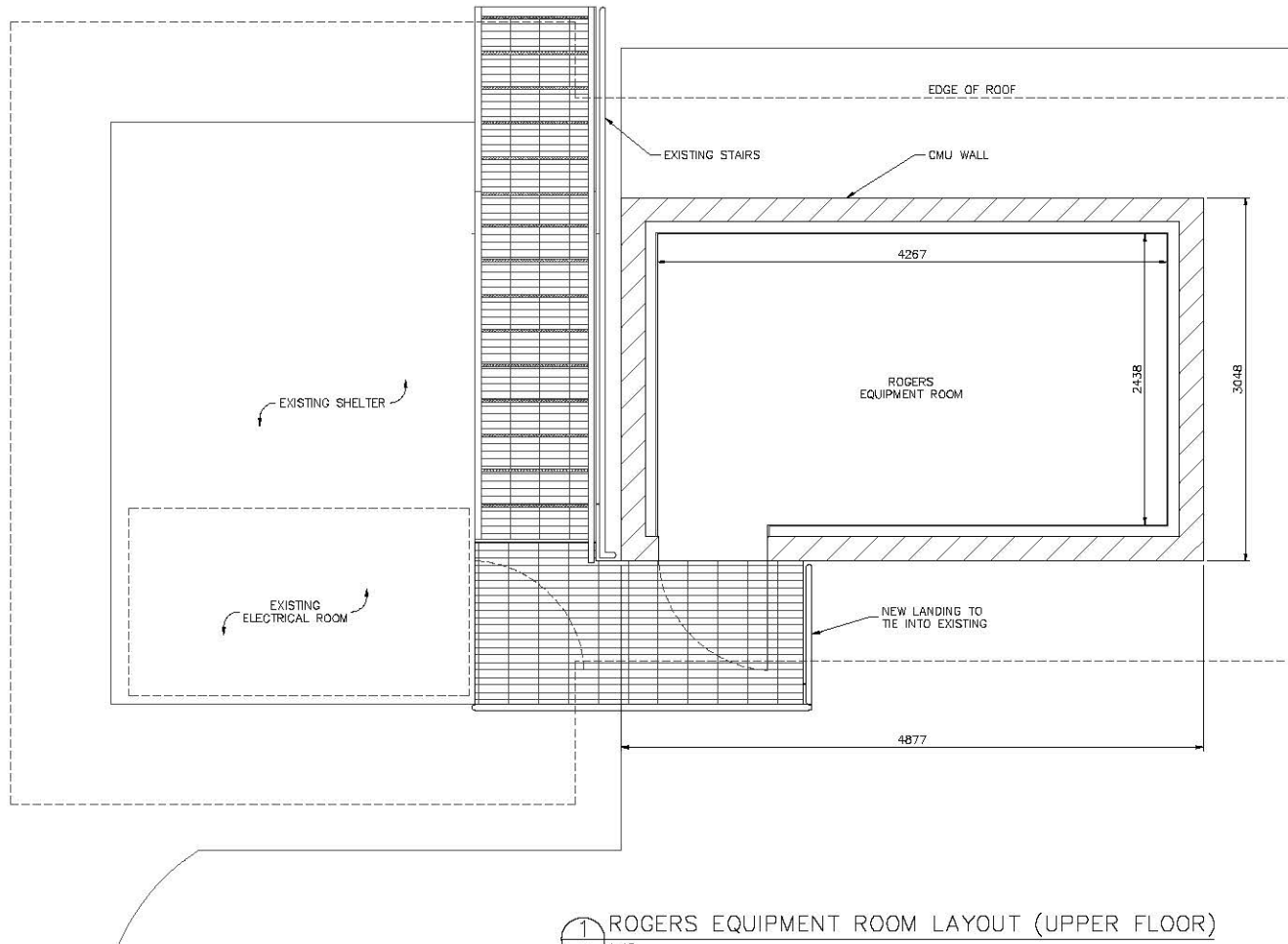
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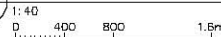




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1 ROGERS EQUIPMENT ROOM LAYOUT (UPPER FLOOR)



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CLIENT:

CLIENT:

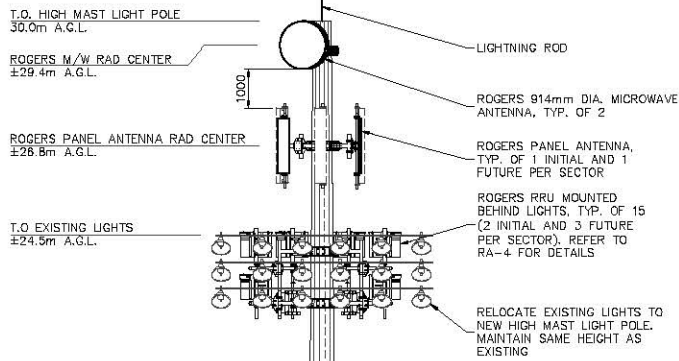
CLIENT:

HANGAR 9 5225 216TH ST.  
LANGLEY, BC V2Y 2N3  
TEL: (604) 574-6432  
FAX: (604) 574-6431  
EMAIL: mail@trkeng.com  
WEB: www.trkeng.com

PROJECT:  
BC1358  
SURREY 168 ST AND 64 AVE  
SURREY BRITISH COLUMBIA

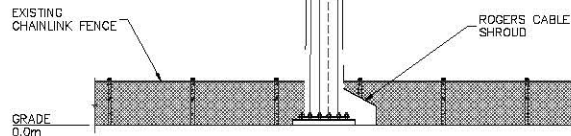
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COMPOUND LAYOUT

SCALE:	AS NOTED	DRAWING NO.	RA-2
CHECK BY:	R.M.		
DRAWN BY:	A.D.		
DATE:	MAR 20/13		
CAD FILE:	1310-014RA2		
PROJECT NUMBER:	1310-014		

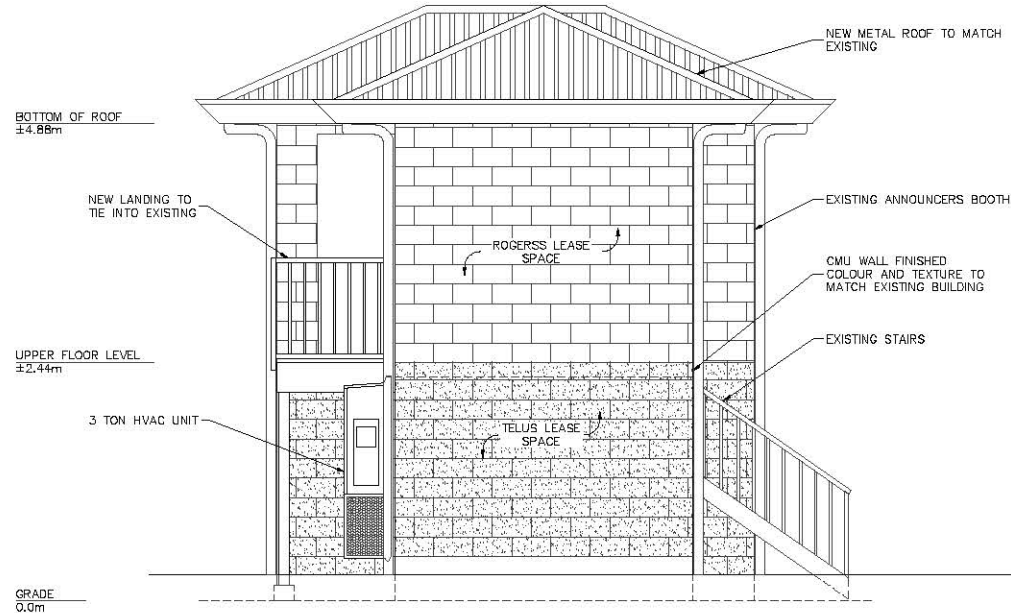


TRUE NORTH ARROW SHOWN ON THIS DRAWING IS APPROXIMATE ONLY AND MUST BE VERIFIED

EXISTING 25.0m HIGH MAST LIGHT POLE TO BE REPLACED WITH A 30.0m HIGH MAST LIGHT POLE



1 EAST HIGH MAST LIGHT POLE ELEVATION  
1:125  
0 1.25m 2.5m 5m



2 EAST EQUIPMENT ELEVATION  
1:50  
0 500 1m 2m

NOTES:

- MONOPOLE ELEVATION IS DIAGRAMMATIC ONLY.
- IF REQUIRED, PROVIDE OBSTRUCTION LIGHTING AND PAINTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.

REV.	DESCRIPTION	BY	DATE
J	WIND ADDED	RM	APR 15/15
I	REVISED PER TELUS	RM	JAN 29/15
H	REVISED PER TELUS	RM	JAN 09/15
G	REVISED PER TELUS	RM	NOV 28/14
F	REVISED PER ROGERS & TELUS	RM	NOV 24/14
E	REVISED PER TELUS	RM	OCT 22/14
D	REVISED PER TELUS	RM	AUG 20/14
C	REVISED PER ROGERS	RM	OCT 16/13
B	REVISED PER ROGERS	RM	OCT 11/13
A	ISSUED FOR REVIEW	RM	SEP 16/13

CLIENT:



CLIENT:



CLIENT:



**TRK ENGINEERING** HANGAR 9 5225 216TH ST. LANGLEY, BC V2Y 2N3  
TEL: (604) 574-6432  
FAX: (604) 574-6431  
EMAIL: mail@trkeng.com  
WEB: www.trkeng.com

PROJECT:

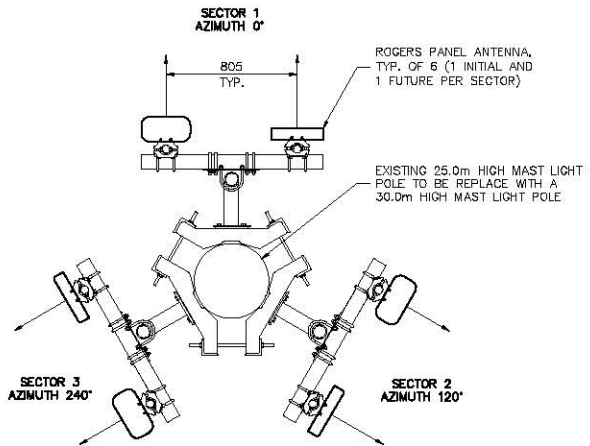
BC1358  
SURREY 168 ST AND 64 AVE

SURREY BRITISH COLUMBIA

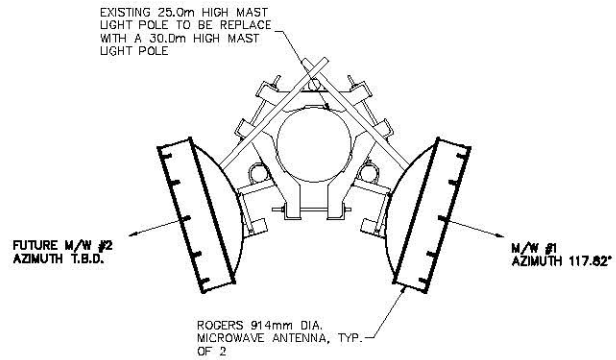
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EAST ELEVATIONS

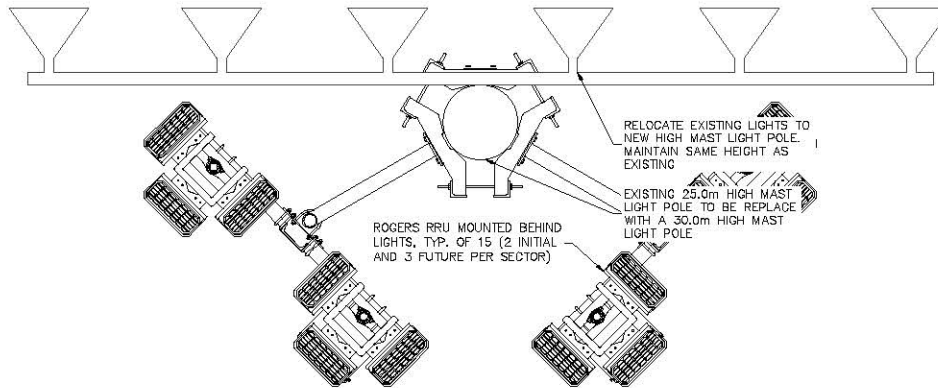
SCALE: AS NOTED	DRAWING NO.
CHECK BY: R.M.	
DRAWN BY: R.L.	
DATE: SEP 16/13	
CAD FILE: 1310-014RA3	RA-3
PROJECT NUMBER: 1310-014	



1 ANTENNA LAYOUT AT 26.8m A.G.L.  
1:30  
0 300 600 1.2m



2 MICROWAVE LAYOUT AT 29.4m A.G.L.  
1:30  
0 300 600 1.2m



3 RRU LAYOUT BEHIND LIGHTS.  
1:30  
0 300 600 1.2m

REV.	DESCRIPTION	BY	DATE
J	WIND ADDED	RM	APR 15/15
I	REVISED PER TELUS	RM	JAN 29/15
H	REVISED PER TELUS	RM	JAN 09/15
G	REVISED PER TELUS	RM	NOV 28/14

CLIENT:

CLIENT:

CLIENT:

CLIENT:

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WEB: www.trkeng.com

PROJECT:

BC1358  
SURREY 168 ST AND 64 AVE

SURREY BRITISH COLUMBIA

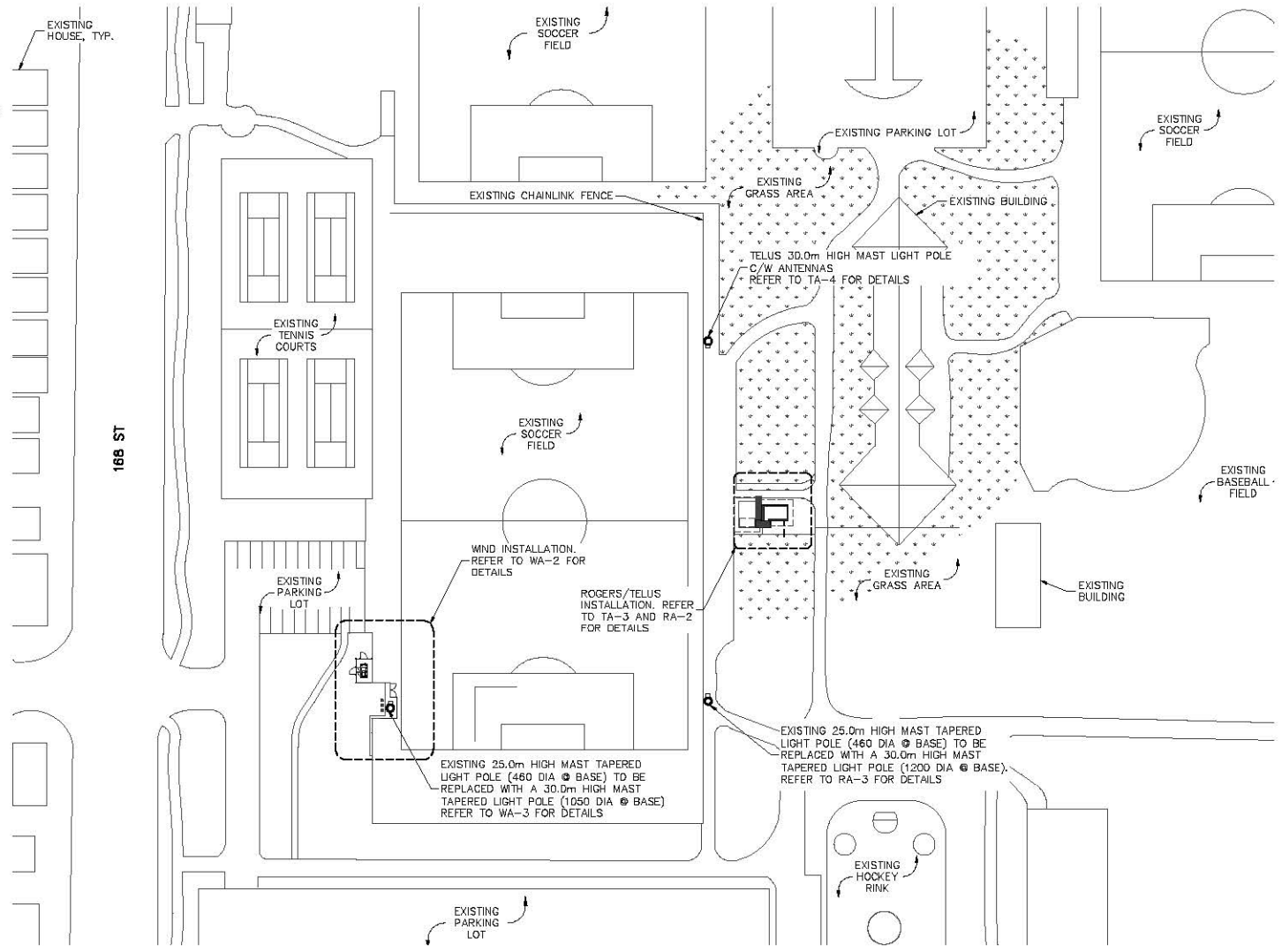
DRAWING TITLE:

ANTENNA AND RRU LAYOUTS

SCALE:	AS NOTED	DRAWING NO.	RA-4
CHECK BY:	R.M.		
DRAWN BY:	R.L.		
DATE:	SEP 18/13		
CAD FILE:	1310-014RA4		
PROJECT NUMBER:	1310-014		



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



1 SITE PLAN  
1:800  
0 4m 8m 16m

NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM AN AERIAL PHOTOGRAPH AND SITE MEASUREMENTS TAKEN BY TRK ENGINEERING LTD. DATED APRIL 07, 2013. THIS DRAWING DOES NOT REPRESENT A SURVEY.

J	WIND ADDED	RM	APR 15/15
REV.	DESCRIPTION	BY	DATE

CLIENT:

CLIENT:

CLIENT:

HANGAR 9 5225 216TH ST.  
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PROJECT:

BC1358  
SURREY 168 ST AND 64 AVE

SURREY BRITISH COLUMBIA

DRAWING TITLE:

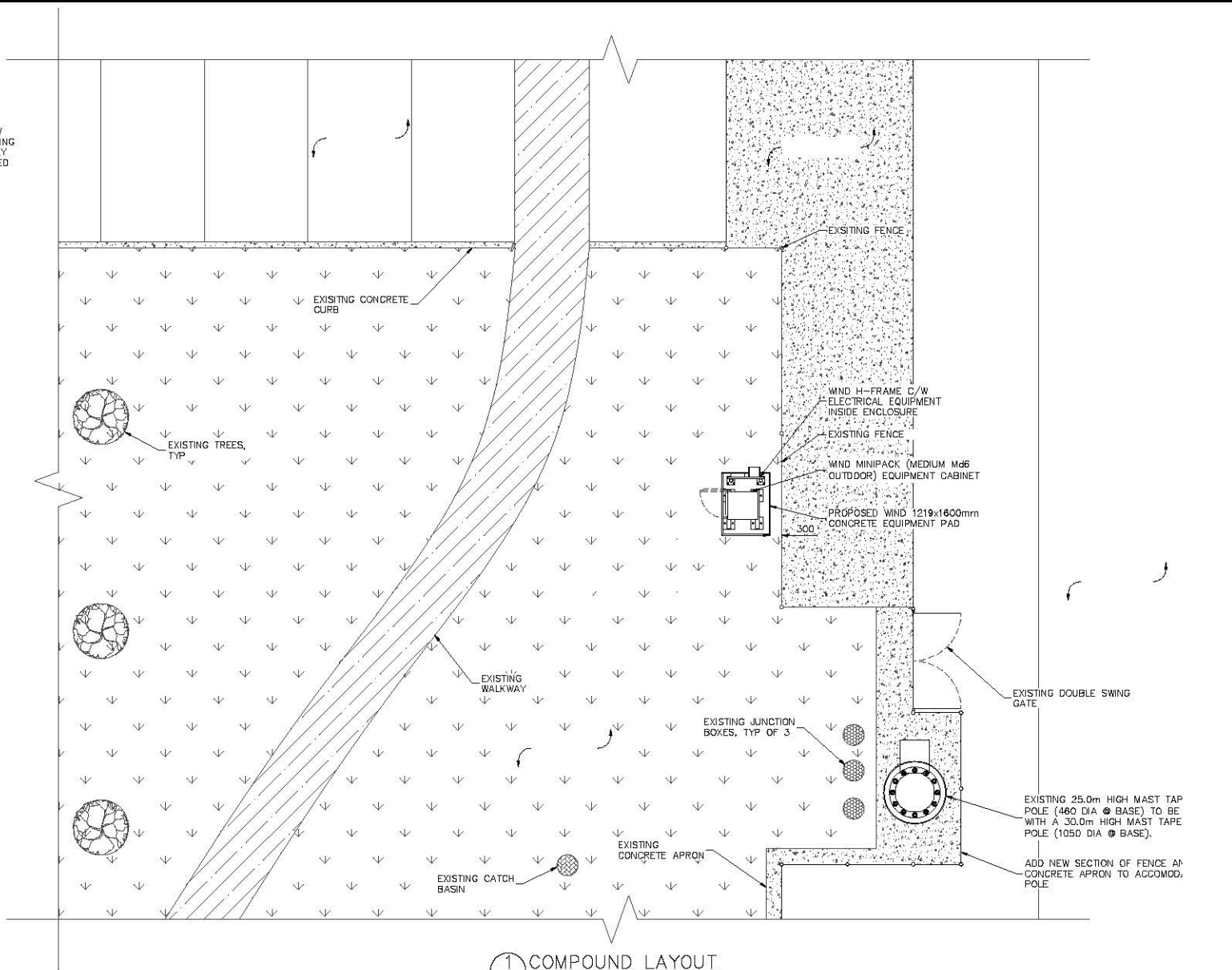
SITE PLAN

SCALE: AS NOTED	DRAWING NO.
CHECK BY: R.M.	
DRAWN BY: R.L.	
DATE: SEP 16/13	
CAD FILE: 1310-014WA1	
PROJECT NUMBER: 1310-014	

WA-1



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



1. COMPOUND LAYOUT  
1:100  
0 1m 2m 4m

NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM AN AERIAL PHOTOGRAPH AND SITE MEASUREMENTS TAKEN BY TRK ENGINEERING LTD. DATED APRIL 07, 2015. THIS DRAWING DOES NOT REPRESENT A SURVEY.

REV.	ISSUED FOR REVIEW	RM	JUN 10/15
REV.	DESCRIPTION	BY	DATE

CLIENT:

TRK ENGINEERING

HANGAR 9 5225 216TH ST.  
LANGLEY, BC V2Y 2N3  
TEL: (604) 574-6432  
FAX: (604) 574-6431  
EMAIL: mail@trkeng.com  
WEB: www.trkeng.com

PROJECT:

BVA0250  
CLOVERDALE ATHLETIC PARK  
16900 64 AVE

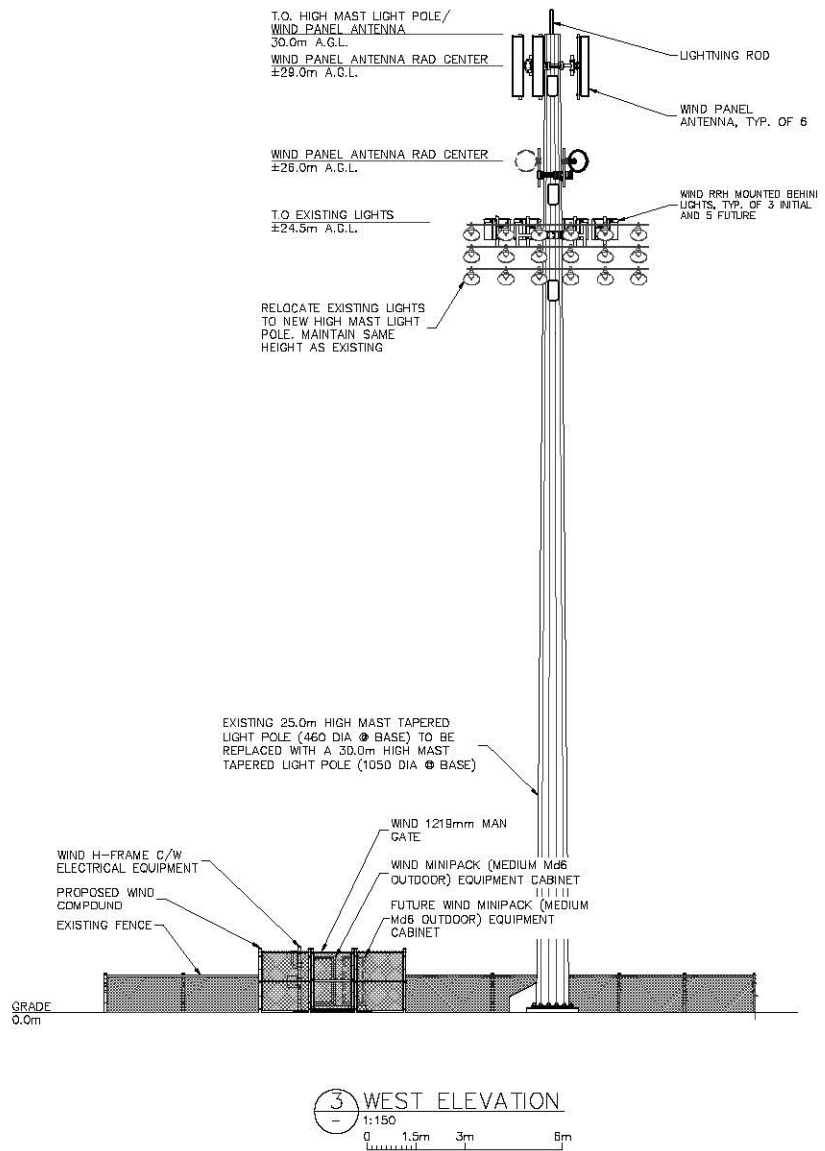
SURREY BRITISH COLUMBIA

DRAWING TITLE:

COMPOUND LAYOUT

SCALE:	AS NOTED	DRAWING NO.
CHECK BY:	R.M.	
DRAWN BY:	M.L.	
DATE:	JUN 10/15	
CAD FILE:	1542-005SK1	
PROJECT NUMBER:	1542-005	

SK-1



NOTES:

1. MONOPOLE ELEVATION IS DIAGRAMMATIC ONLY.
2. IF REQUIRED, PROVIDE OBSTRUCTION LIGHTING AND PAINTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.

J	WIND ADDED	RM	APR 15/15
REV.	DESCRIPTION	BY	DATE

CLIENT:

CLIENT:

CLIENT:

**TRK ENGINEERING**

HANGAR 9 5225 216TH ST.  
LANGLEY, BC V2Y 2N3  
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FAX: (604) 574-6431  
EMAIL: mail@trkeng.com  
WEB: www.trkeng.com

PROJECT:

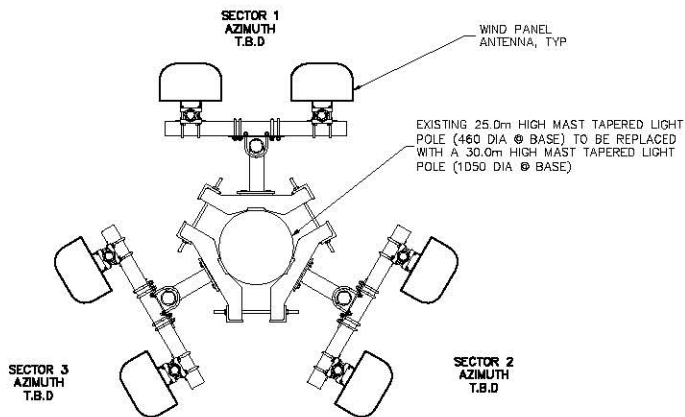
BC1358  
SURREY 168 ST AND 64 AVE

SURREY BRITISH COLUMBIA

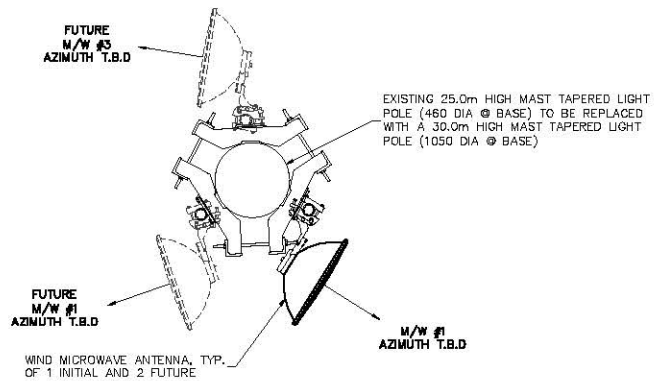
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WEST ELEVATION

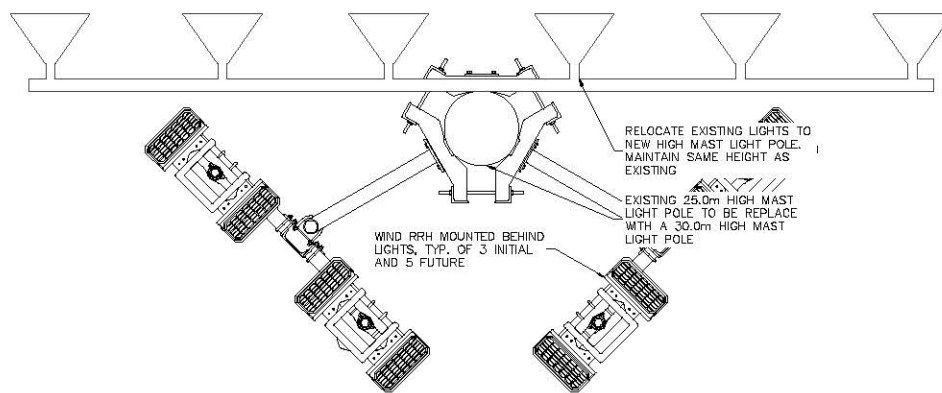
SCALE: AS NOTED	DRAWING NO.
CHECK BY: R.M.	WA-3
DRAWN BY: R.L.	
DATE: SEP 18/13	
CAD FILE: 1310-014WA3	
PROJECT NUMBER: 1310-014	



1 ANTENNA LAYOUT AT 29.0m A.G.L.  
1:30  
0 300 600 1.2m



2 MICROWAVE LAYOUT AT 26.0m A.G.L.  
1:30  
0 300 600 1.2m



3 RRU LAYOUT BEHIND LIGHTS  
1:30  
0 300 600 1.2m

J	WIND ADDED	RM	APR 15/15
REV.	DESCRIPTION	BY	DATE

CLIENT:

CLIENT:

CLIENT:

TRK ENGINEERING  
HANGAR 9 5225 216TH ST.  
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WEB: www.trkeng.com

PROJECT:  
BC1358  
SURREY 168 ST AND 64 AVE  
SURREY BRITISH COLUMBIA

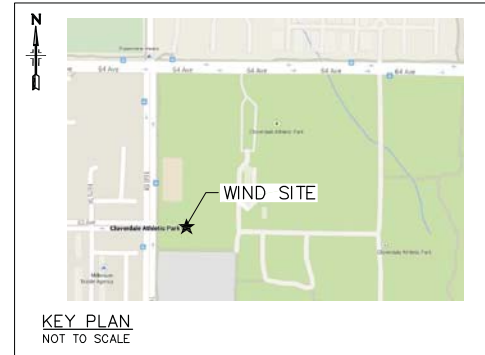
DRAWING TITLE:  
ANTENNA AND RRU LAYOUT

SCALE: AS NOTED	DRAWING NO.
CHECK BY: R.M.	
DRAWN BY: R.L.	
DATE: SEP 16/13	
CAD FILE: 1310-014WA4	
PROJECT NUMBER: 1310-014	

WA-4

DRAWING INDEX

DWG	REV	TITLE
A-1	A	COVER SHEET
A-2	A	SITE PLAN
A-3	A	COMPOUND LAYOUT
A-4	A	WEST ELEVATION AND ANTENNA LAYOUT



SITE CODE: BVA0250

SITE NAME: CLOVERDALE ATHLETIC PARK

SITE ADDRESS: 6410 168TH STREET  
SURREY, BRITISH COLUMBIA

CONFIGURATION: OUTDOOR EQUIPMENT AND  
ANTENNAS ON 30.0m HIGH MAST  
LIGHT POLE

SITE TYPE: UMTS

PROJECT NUMBER: 1542-005

LATITUDE (WGS84): 49.116472°

LONGITUDE (WGS84): -122.755778°

ELEVATION (AMSL): T.B.D

REV.	ISSUED FOR REVIEW	RM	APR 09/15
REV.	DESCRIPTION	BY	DATE

CLIENT:



**TRK** ENGINEERING  
 HANGAR 9 5225 216TH ST.  
 LANGLEY, BC V2Y 2N3  
 TEL: (604) 574-6432  
 FAX: (604) 574-6431  
 EMAIL: mail@trkeng.com  
 WEB: www.trkeng.com

PROJECT:

BVA0250  
 CLOVERDALE ATHLETIC PARK  
 6410 168TH STREET

SURREY BRITISH COLUMBIA

DRAWING TITLE:

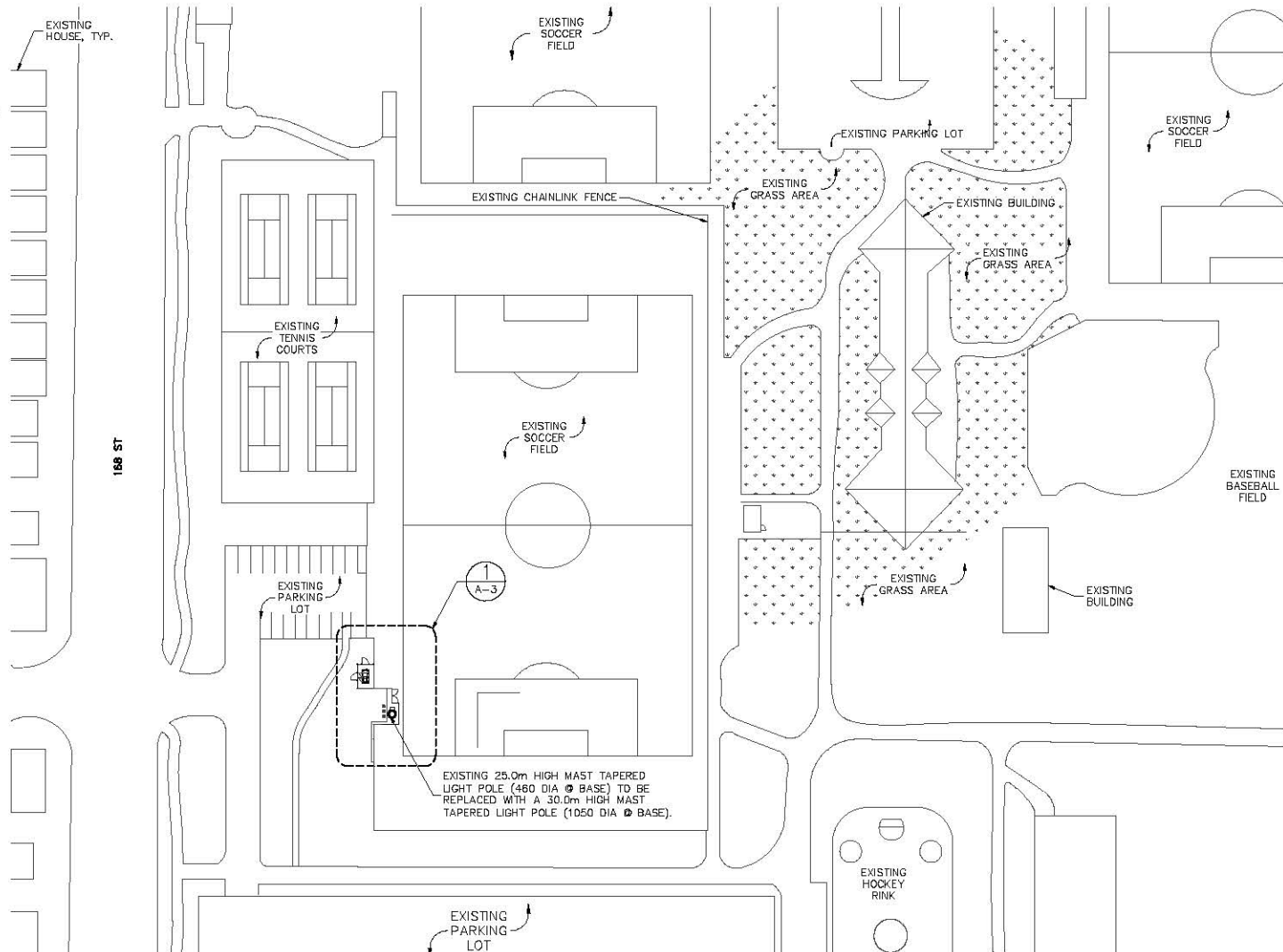
COVER SHEET

SCALE:	N/A	DRAWING NO.
CHECK BY:	R.M.	A-1
DRAWN BY:	M.L.	
DATE:	APR 09/15	
CAD FILE:	1242-013A1	
PROJECT NUMBER:	1542-005	





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



1 SITE PLAN  
1:800  
0 4m 8m 16m

NOTES:

- SITE PLAN INFORMATION WAS OBTAINED FROM AN AERIAL PHOTOGRAPH AND SITE MEASUREMENTS TAKEN BY TRK ENGINEERING LTD. DATED APRIL 07, 2015. THIS DRAWING DOES NOT REPRESENT A SURVEY.

REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	RM	APR 09/15

CLIENT:




HANGAR 9 5225 216TH ST.  
LANGLEY, BC V2Y 2N3  
TEL: (604) 574-6432  
FAX: (604) 574-6431  
EMAIL: mail@trkeng.com  
WEB: www.trkeng.com

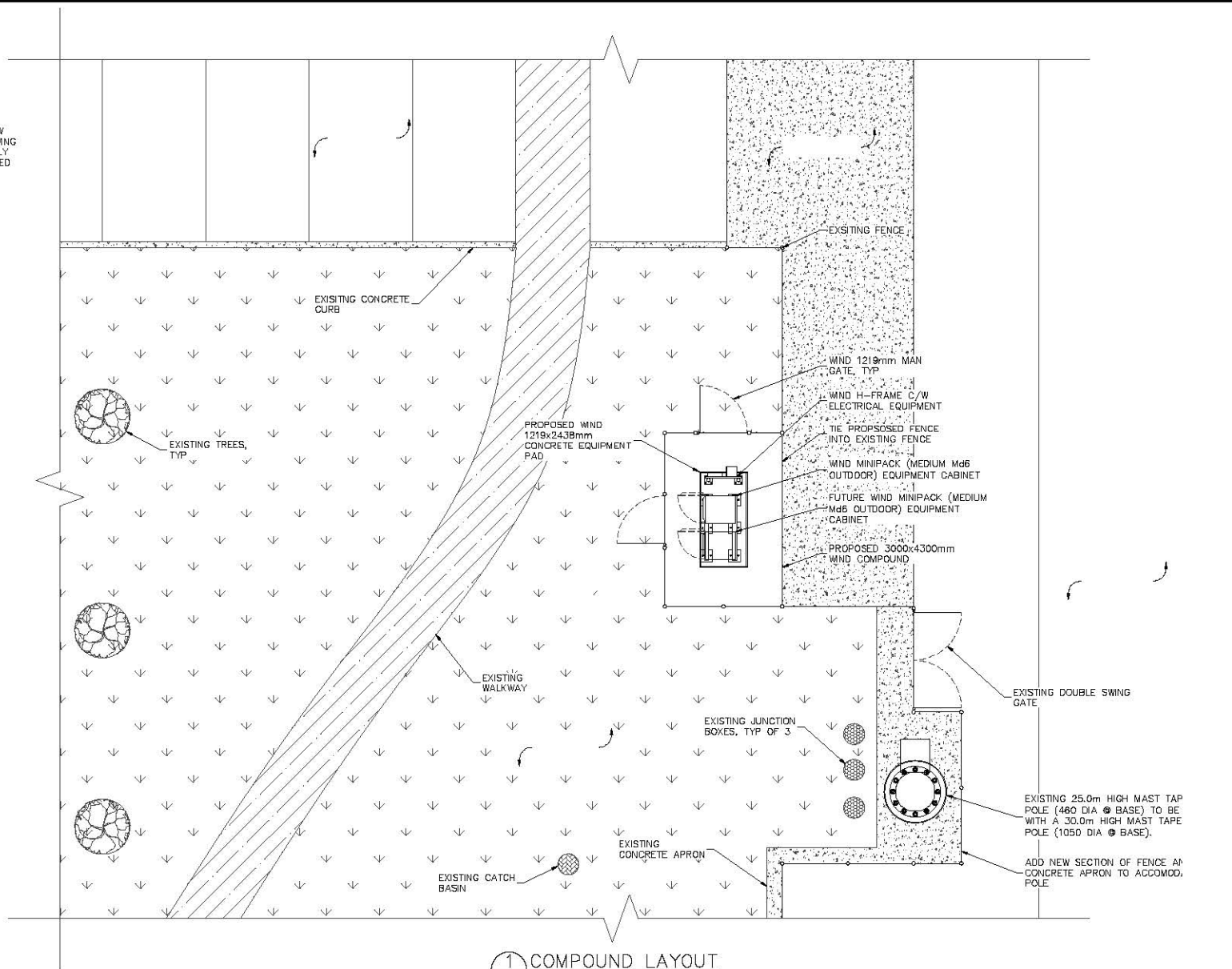
PROJECT:  
**BVA0250**  
**CLOVERDALE ATHLETIC PARK**  
**6410 168TH STREET**  
SURREY BRITISH COLUMBIA

DRAWING TITLE:  
**SITE PLAN**

SCALE: AS NOTED	DRAWING NO.
CHECK BY: R.M.	A-2
DRAWN BY: M.L.	
DATE: APR 09/15	
CAD FILE: 1542-005A2	
PROJECT NUMBER: 1542-005	



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



1 COMPOUND LAYOUT  
1:100  
0 1m 2m 4m

REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	RM	APR 09/15

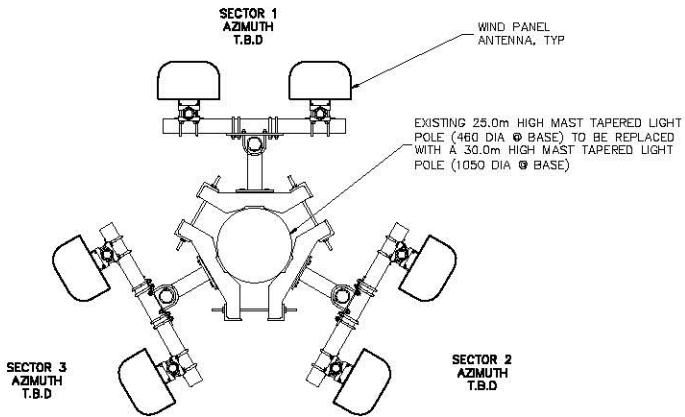
CLIENT:  
**WIND™**

**TRK ENGINEERING**  
HANGAR 9 5225 216TH ST.  
LANGLEY, BC V2Y 2N3  
TEL: (604) 574-6432  
FAX: (604) 574-6431  
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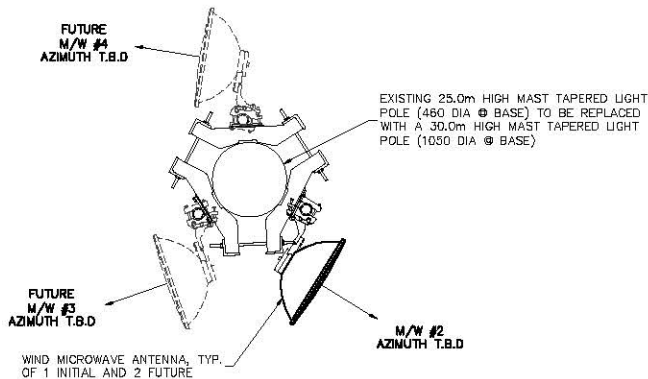
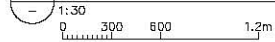
PROJECT:  
**BVA0250  
CLOVERDALE ATHLETIC PARK  
6410 168TH STREET**  
SURREY BRITISH COLUMBIA

DRAWING TITLE:  
**COMPOUND LAYOUT**

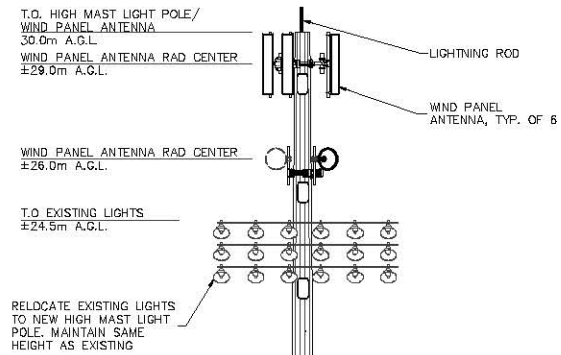
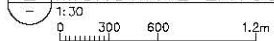
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CHECK BY:	R.M.		
DRAWN BY:	M.L.		
DATE:	APR 09/15		
CAD FILE:	1542-005A3		
PROJECT NUMBER:	1542-005		



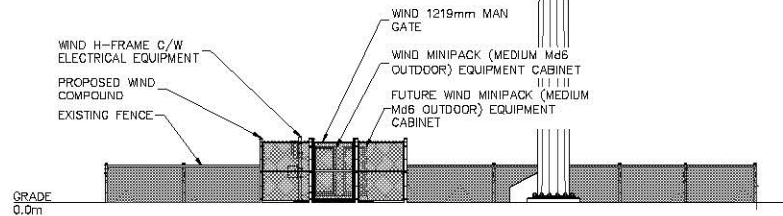
1 ANTENNA LAYOUT AT 29.0m A.G.L.



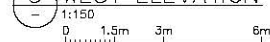
2 MICROWAVE LAYOUT AT 26.0m A.G.L.



EXISTING 25.0m HIGH MAST TAPERED  
LIGHT POLE (460 DIA @ BASE) TO BE  
REPLACED WITH A 30.0m HIGH MAST  
TAPERED LIGHT POLE (1050 DIA @ BASE)



3 WEST ELEVATION



NOTES:

- MONOPOLE ELEVATION IS DIAGRAMMATIC ONLY.
- IF REQUIRED, PROVIDE OBSTRUCTION LIGHTING AND PAINTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.

REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	RM	APR 09/15

CLIENT:



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TEL: (604) 574-6432  
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WEB: www.trkeng.com

PROJECT:

BVA0250  
CLOVERDALE ATHLETIC PARK  
6410 168TH STREET

SURREY BRITISH COLUMBIA

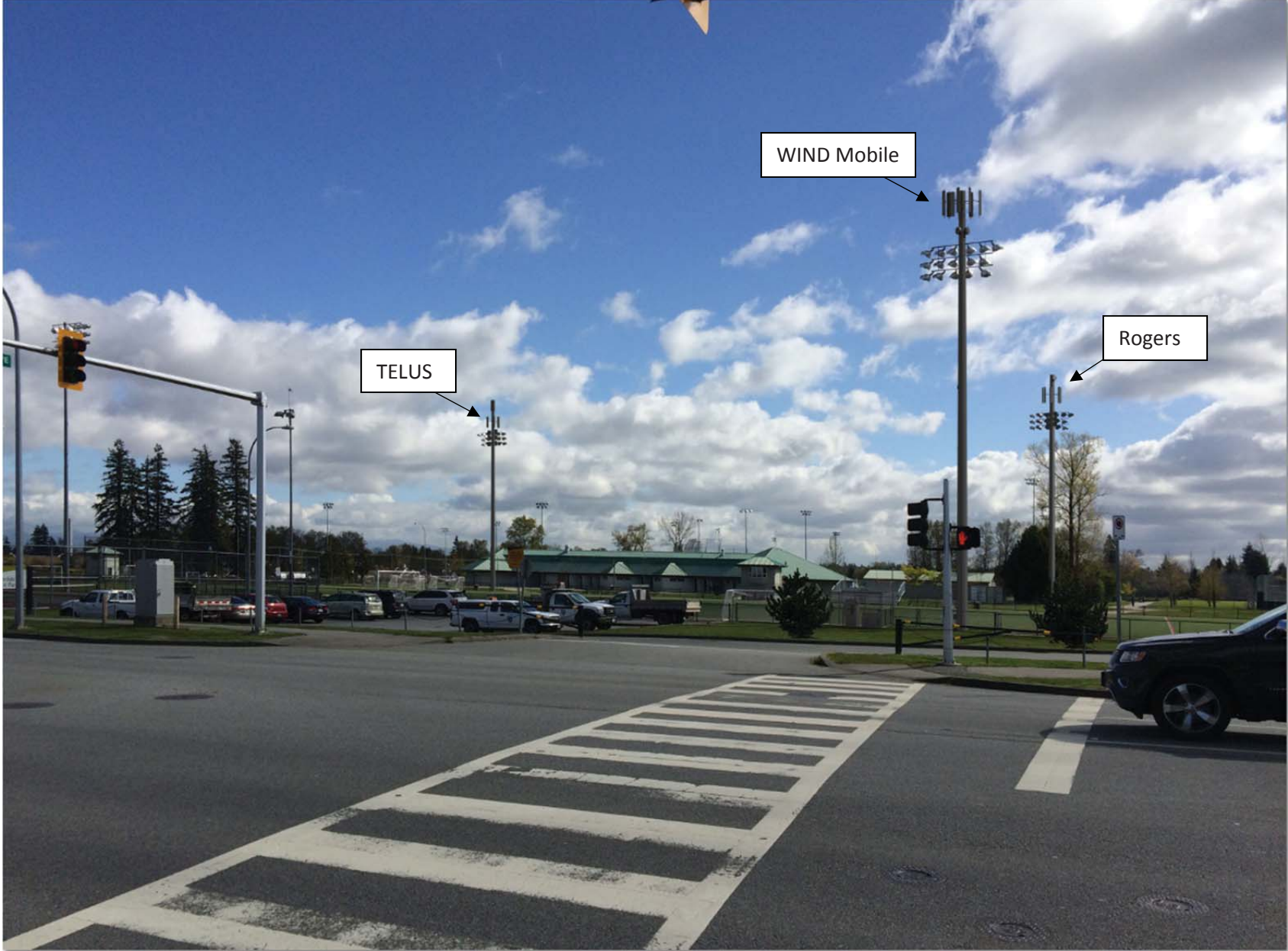
DRAWING TITLE:

WEST ELEVATION AND  
ANTENNA LAYOUT

SCALE: AS NOTED	DRAWING NO.
CHECK BY: R.M.	
DRAWN BY: M.L.	
DATE: APR 09/15	
CAD FILE: 1542-005A4	
PROJECT NUMBER: 1542-005	

A-4

Photo Simulation  
TELUS Site: BC1358 / Rogers Site: W2152 / WIND Mobile Site: BVA0250  
Cloverdale Athletic Park – 16900 64 Avenue, Surrey, BC



Existing

FEB 12, 2015



BC1358  
SURREY



Proposed

FEB 12, 2015



BC1358  
SURREY



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0352-00

Issued To: City of Surrey  
("the Owner")

Address of Owner: 13450 104 AVE  
SURREY BC V3T 1V8

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: 017-134-307  
Lot A Section 7 Township 8 New Westminster District Plan NWP88205  
16900 - 64 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Subsection A.1.(a)ii.b. of Part 4 General Provisions, the maximum height of a telecommunication tower is increased from 12 metres (40 ft.) to 30 metres (98 ft.) for three telecommunication towers.
4. The landscaping and the siting of structures shall be in accordance with the drawings numbered 7914-0352-00(A) through to and including 7914-0352-00(D) (the "Drawings") which are attached hereto and form 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 .

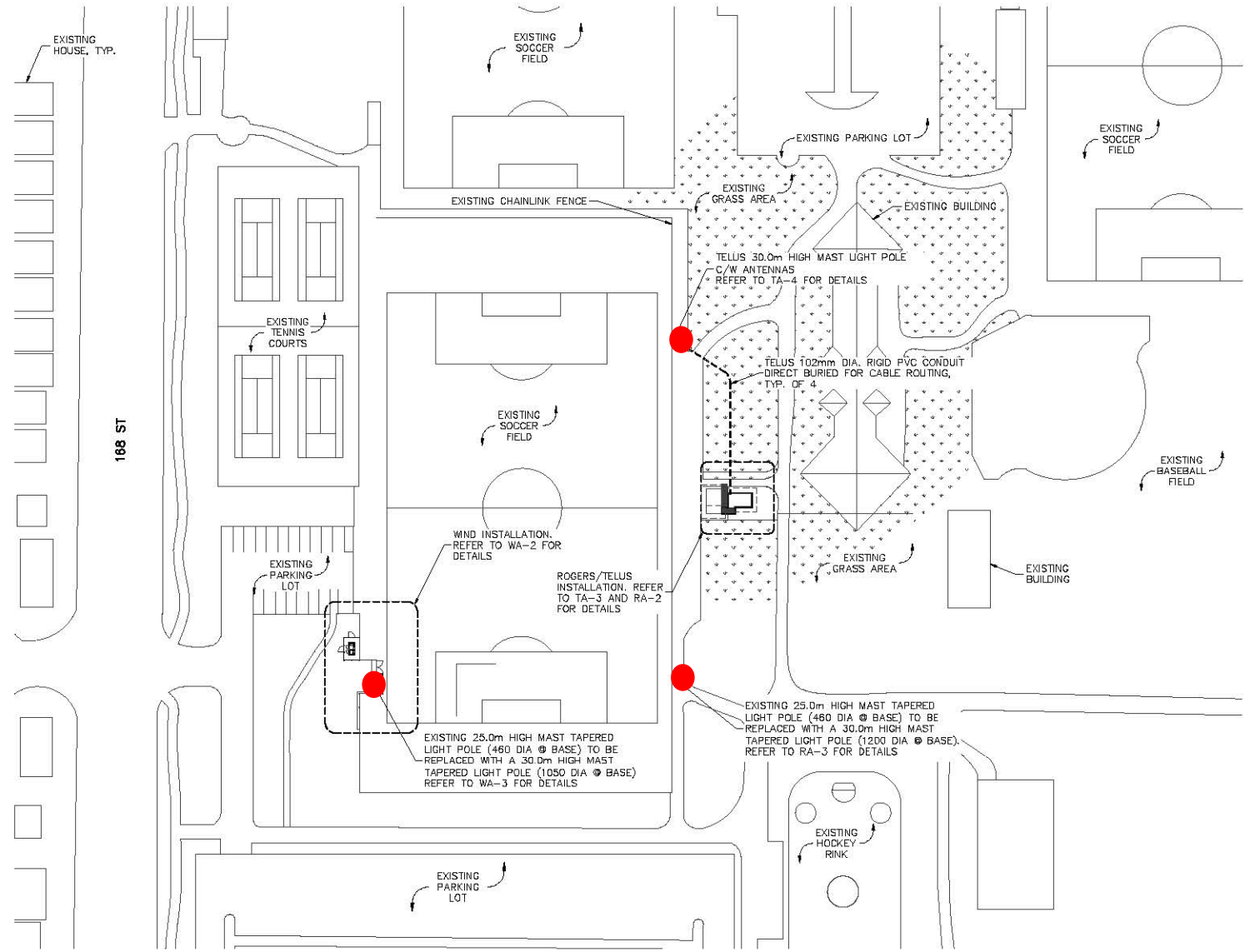
---

Mayor – Linda Hepner

---

City Clerk – Jane Sullivan





1 SITE PLAN  
1:800  
0 4m 8m 16m

NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM DRAWINGS DONE BY TRK ENGINEERING LTD. DATED MAY 13, 2013. THIS DRAWING DOES NOT REPRESENT A SURVEY.

REV.	DESCRIPTION	BY	DATE
I	REVISED PER TELUS	RM	JAN 29/15
H	REVISED PER TELUS	RM	JAN 09/15
C	REVISED PER TELUS	RM	NOV 28/14
F	REVISED PER ROGERS & TELUS	RM	NOV 24/14
E	REVISED PER TELUS	RM	OCT 22/14
D	REVISED PER TELUS	RM	AUG 20/14
C	REVISED PER ROGERS	RM	OCT 16/13
B	REVISED PER ROGERS	RM	OCT 11/13
A	ISSUED FOR REVIEW	RM	SEP 16/13

CLIENT:

CLIENT:

CLIENT:

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LANGLEY, BC V2Y 2N3  
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PROJECT:

BC1358  
SURREY 168 ST AND 64 AVE

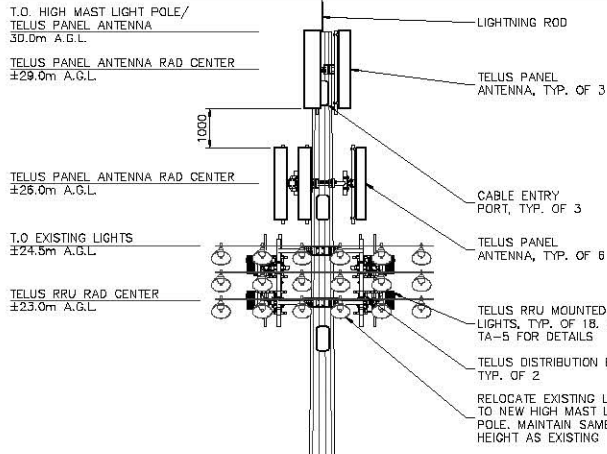
SURREY BRITISH COLUMBIA

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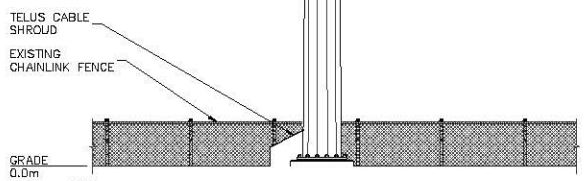
SITE PLAN

SCALE:	AS NOTED	DRAWING NO.
CHECK BY:	R.M.	
DRAWN BY:	R.L.	
DATE:	SEP 16/13	
CAD FILE:	1310-014TA2	
PROJECT NUMBER:	1310-014	

TA-2



EXISTING 25.0m HIGH MAST TAPERED LIGHT POLE (460 DIA @ BASE) TO BE REPLACED WITH A 30.0m HIGH MAST TAPERED LIGHT POLE (1050 DIA @ BASE)



1 EAST HIGH MAST LIGHT POLE ELEVATION  
1:125  
0 1.25m 2.5m 5m



- NOTES:
- MONOPOLE ELEVATION IS DIAGRAMMATIC ONLY.
  - IF REQUIRED, PROVIDE OBSTRUCTION LIGHTING AND PAINTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.

REV.	DESCRIPTION	BY	DATE
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G	REVISED PER TELUS	RM	NOV 28/14
F	REVISED PER ROGERS & TELUS	RM	NOV 24/14
E	REVISED PER TELUS	RM	OCT 22/14
D	REVISED PER TELUS	RM	AUG 20/14
C	GENERAL REVISIONS	RM	OCT 11/13
B	GENERAL REVISIONS	RM	MAY 13/13
A	ISSUED FOR REVIEW	RM	MAR 20/13

CLIENT:

CLIENT:

CLIENT:

TRK ENGINEERING

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PROJECT:

BC1358  
SURREY 168 ST AND 64 AVE

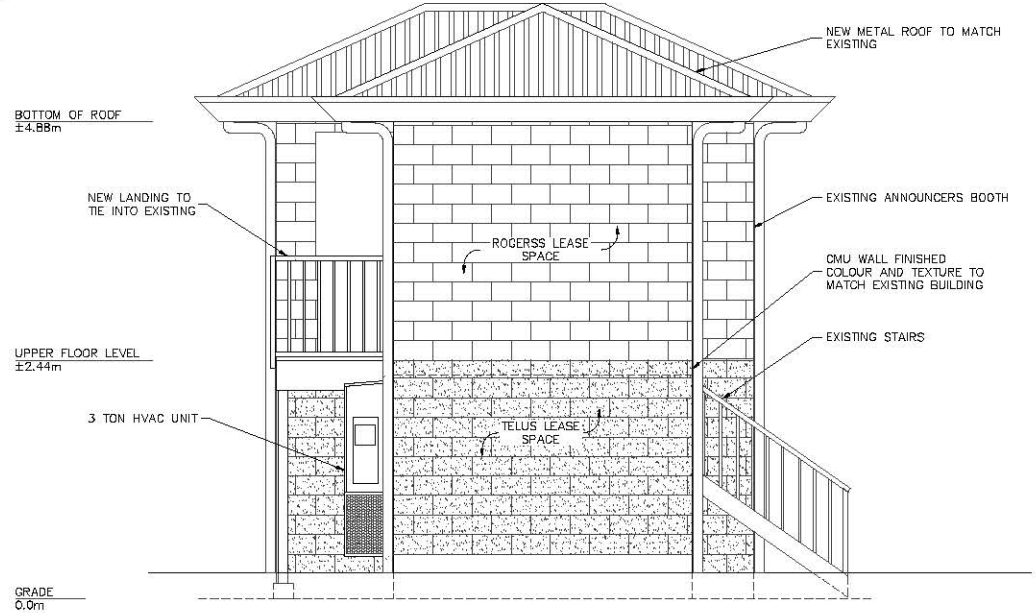
SURREY BRITISH COLUMBIA

DRAWING TITLE:

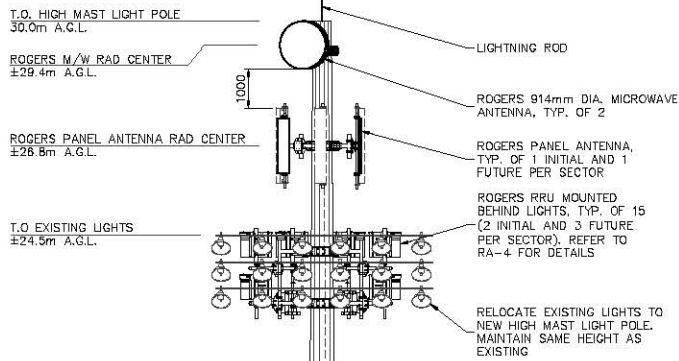
EAST ELEVATIONS

SCALE:	AS NOTED	DRAWING NO.
CHECK BY:	R.M.	
DRAWN BY:	A.D.	
DATE:	MAR 20/13	
CAD FILE:	1310-014TA4	
PROJECT NUMBER:	1310-014	

TA-4

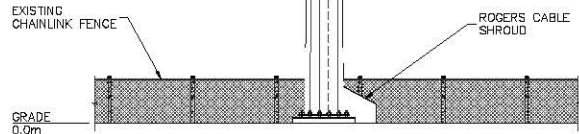


2 EAST EQUIPMENT ELEVATION  
1:50  
0 500 1m 2m

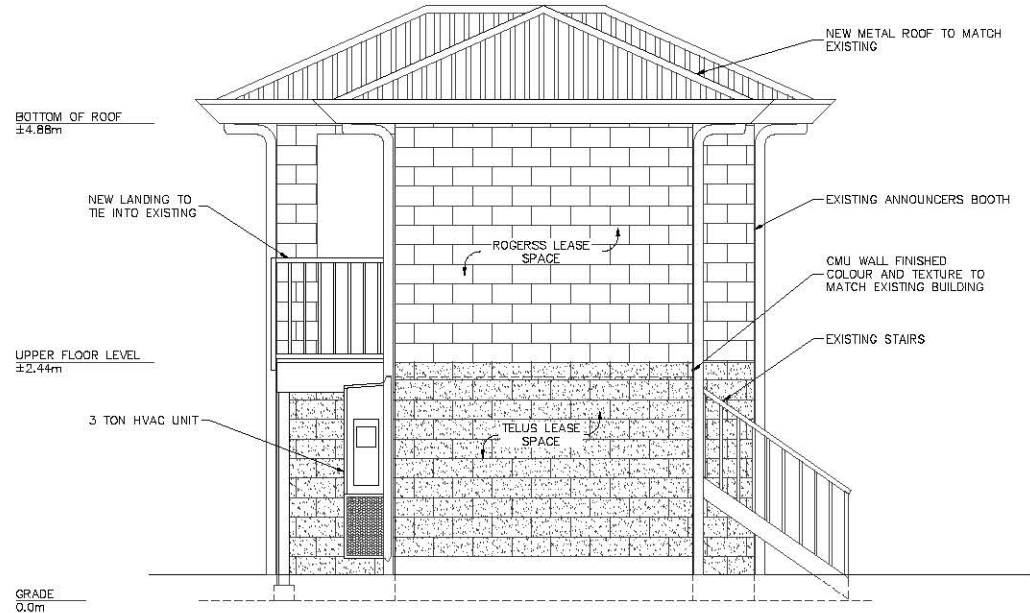


TRUE NORTH ARROW SHOWN ON THIS DRAWING IS APPROXIMATE ONLY AND MUST BE VERIFIED

EXISTING 25.0m HIGH MAST LIGHT POLE TO BE REPLACED WITH A 30.0m HIGH MAST LIGHT POLE



1 EAST HIGH MAST LIGHT POLE ELEVATION  
1:125  
0 1.25m 2.5m 5m



2 EAST EQUIPMENT ELEVATION  
1:50  
0 500 1m 2m

NOTES:

1. MONOPOLE ELEVATION IS DIAGRAMMATIC ONLY.
2. IF REQUIRED, PROVIDE OBSTRUCTION LIGHTING AND PAINTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.

REV.	DESCRIPTION	BY	DATE
J	WIND ADDED	RM	APR 15/15
I	REVISED PER TELUS	RM	JAN 29/15
H	REVISED PER TELUS	RM	JAN 09/15
G	REVISED PER TELUS	RM	NOV 28/14
F	REVISED PER ROGERS & TELUS	RM	NOV 24/14
E	REVISED PER TELUS	RM	OCT 22/14
D	REVISED PER TELUS	RM	AUG 20/14
C	REVISED PER ROGERS	RM	OCT 16/13
B	REVISED PER ROGERS	RM	OCT 11/13
A	ISSUED FOR REVIEW	RM	SEP 16/13

CLIENT:

CLIENT:

CLIENT:

TRK ENGINEERING

HANGAR 9 5225 218TH ST.  
LANGLEY, BC V2Y 2N3  
TEL: (604) 574-6432  
FAX: (604) 574-6431  
EMAIL: mail@trkeng.com  
WEB: www.trkeng.com

PROJECT:

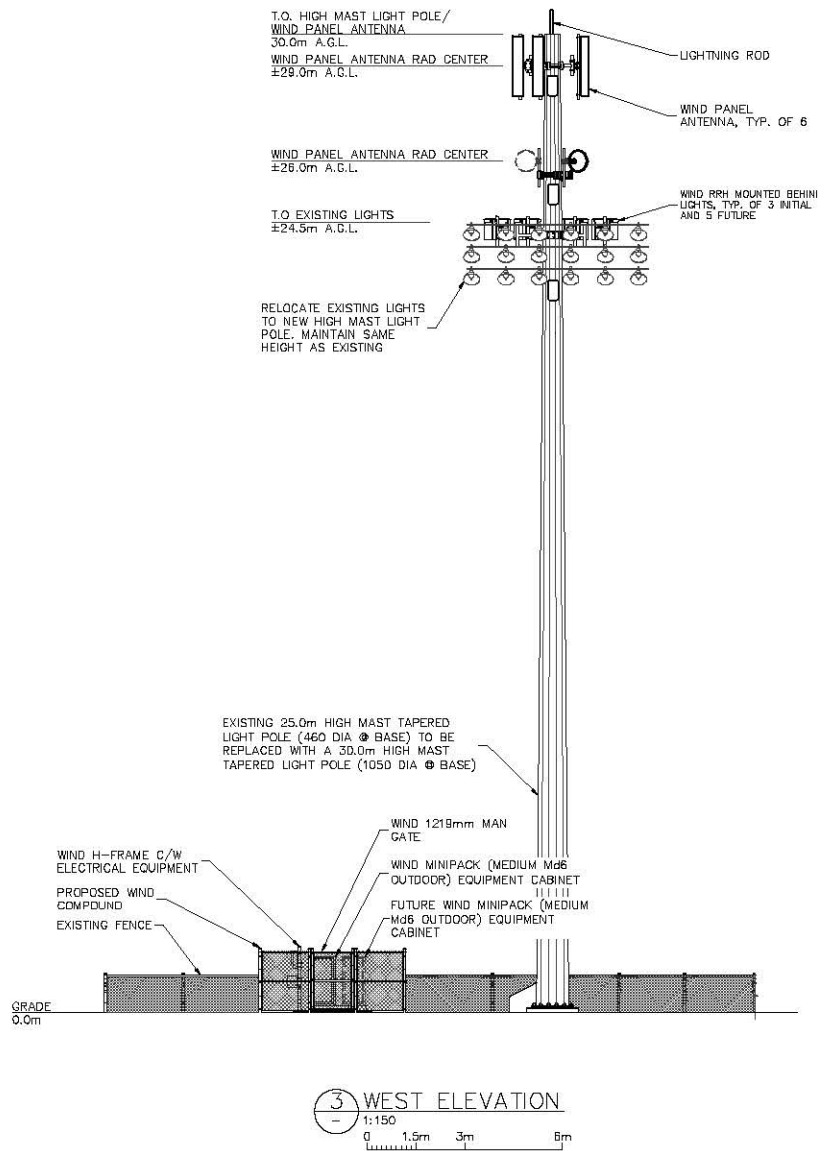
BC1358  
SURREY 168 ST AND 64 AVE

SURREY BRITISH COLUMBIA

DRAWING TITLE:

EAST ELEVATIONS

SCALE: AS NOTED	DRAWING NO.
CHECK BY: R.M.	
DRAWN BY: R.L.	
DATE: SEP 16/13	
CAD FILE: 1310-014RA3	RA-3
PROJECT NUMBER: 1310-014	



NOTES:

1. MONOPOLE ELEVATION IS DIAGRAMMATIC ONLY.
2. IF REQUIRED, PROVIDE OBSTRUCTION LIGHTING AND PAINTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.

J	WIND ADDED	RM	APR 15/15
REV.	DESCRIPTION	BY	DATE

CLIENT:

CLIENT:

CLIENT:

**TRK ENGINEERING**

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EMAIL: mail@trkeng.com  
WEB: www.trkeng.com

PROJECT:

BC1358  
SURREY 168 ST AND 64 AVE

SURREY BRITISH COLUMBIA

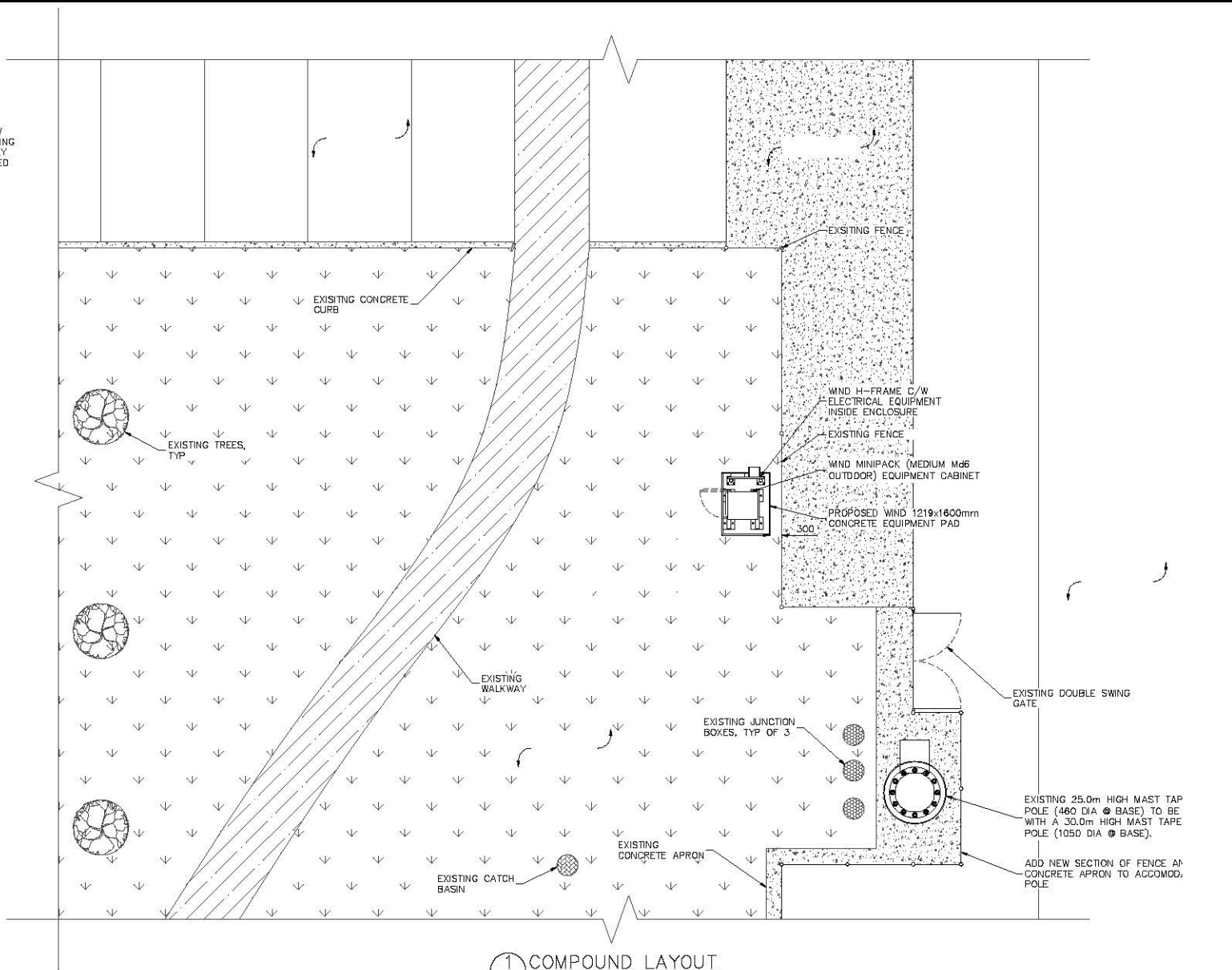
DRAWING TITLE:

WEST ELEVATION

SCALE: AS NOTED	DRAWING NO.
CHECK BY: R.M.	WA-3
DRAWN BY: R.L.	
DATE: SEP 18/13	
CAD FILE: 1310-014WA3	
PROJECT NUMBER: 1310-014	



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



1. COMPOUND LAYOUT  
1:100  
0 1m 2m 4m

NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM AN AERIAL PHOTOGRAPH AND SITE MEASUREMENTS TAKEN BY TRK ENGINEERING LTD. DATED APRIL 07, 2015. THIS DRAWING DOES NOT REPRESENT A SURVEY.

REV.	ISSUED FOR REVIEW	RM	JUN 10/15
REV.	DESCRIPTION	BY	DATE

CLIENT:

TRK ENGINEERING

HANGAR 9 5225 216TH ST.  
LANGLEY, BC V2Y 2N3  
TEL: (604) 574-6432  
FAX: (604) 574-6431  
EMAIL: mail@trkeng.com  
WEB: www.trkeng.com

PROJECT:

BVA0250  
CLOVERDALE ATHLETIC PARK  
16900 64 AVE

SURREY BRITISH COLUMBIA

DRAWING TITLE:

COMPOUND LAYOUT

SCALE:	AS NOTED	DRAWING NO.
CHECK BY:	R.M.	
DRAWN BY:	M.L.	
DATE:	JUN 10/15	
CAD FILE:	1542-005SK1	
PROJECT NUMBER:	1542-005	

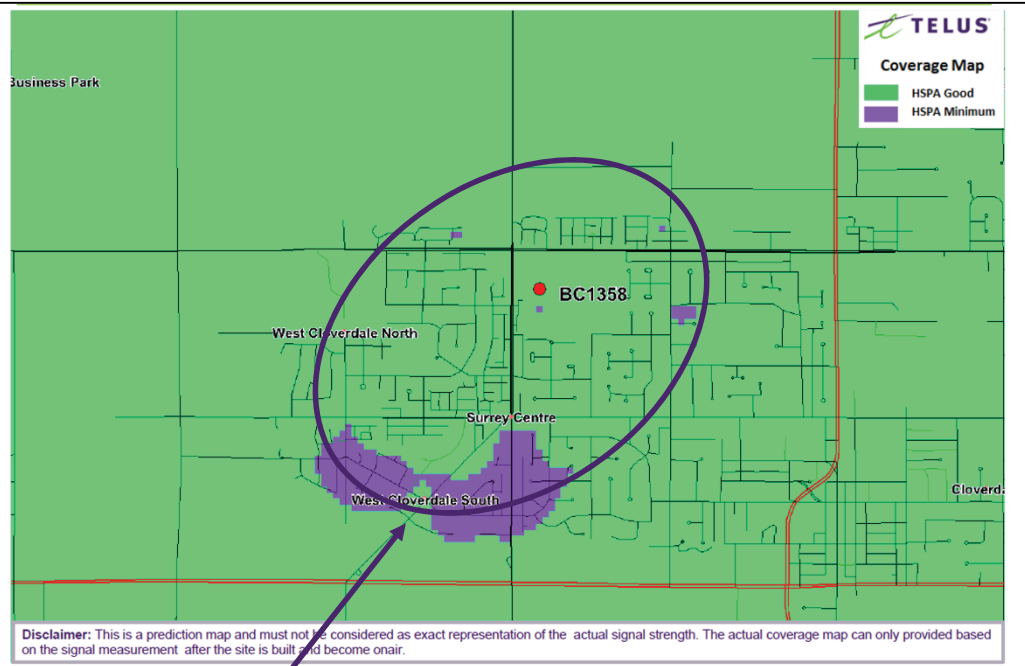
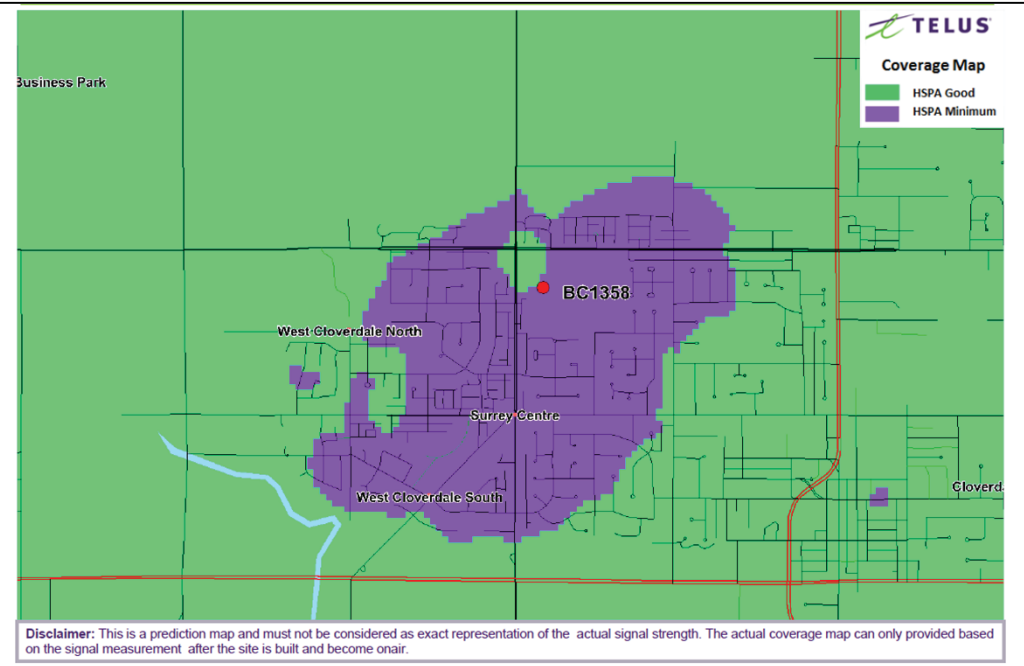
SK-1



# Service Area Objectives

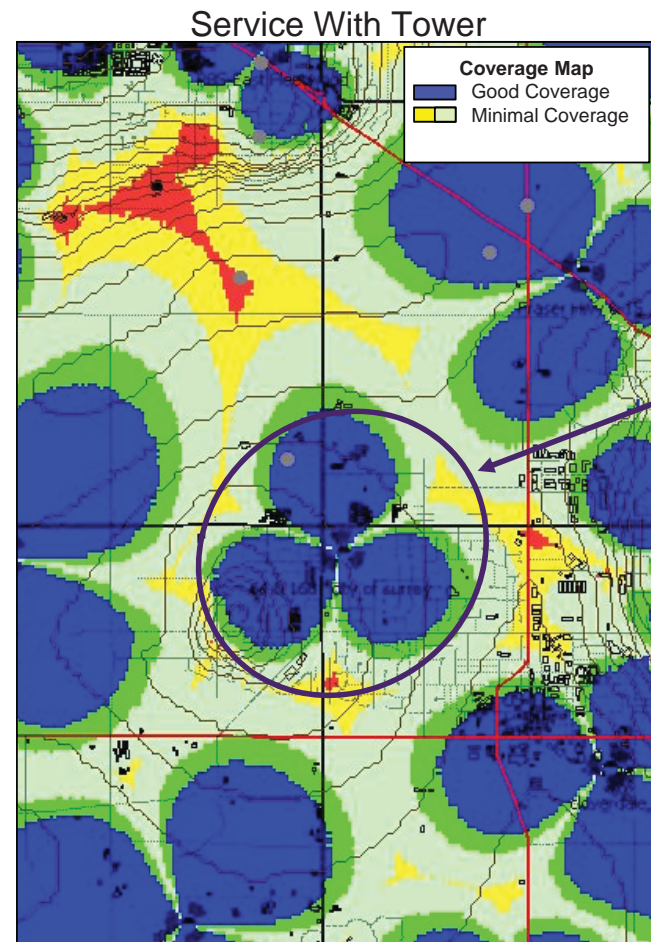
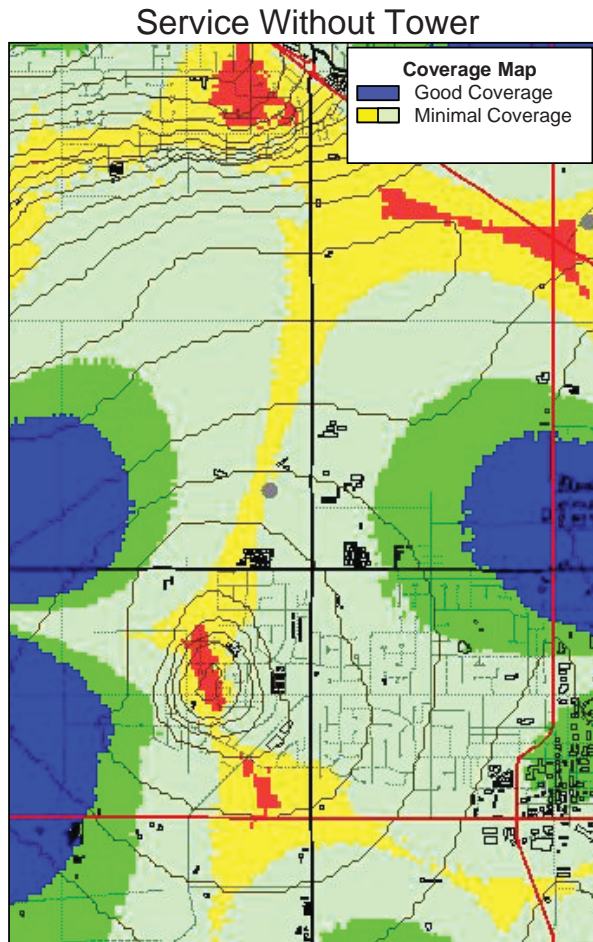
Service Without Tower

Service With Tower



**Area of Improved Service**

# Service Area Objectives

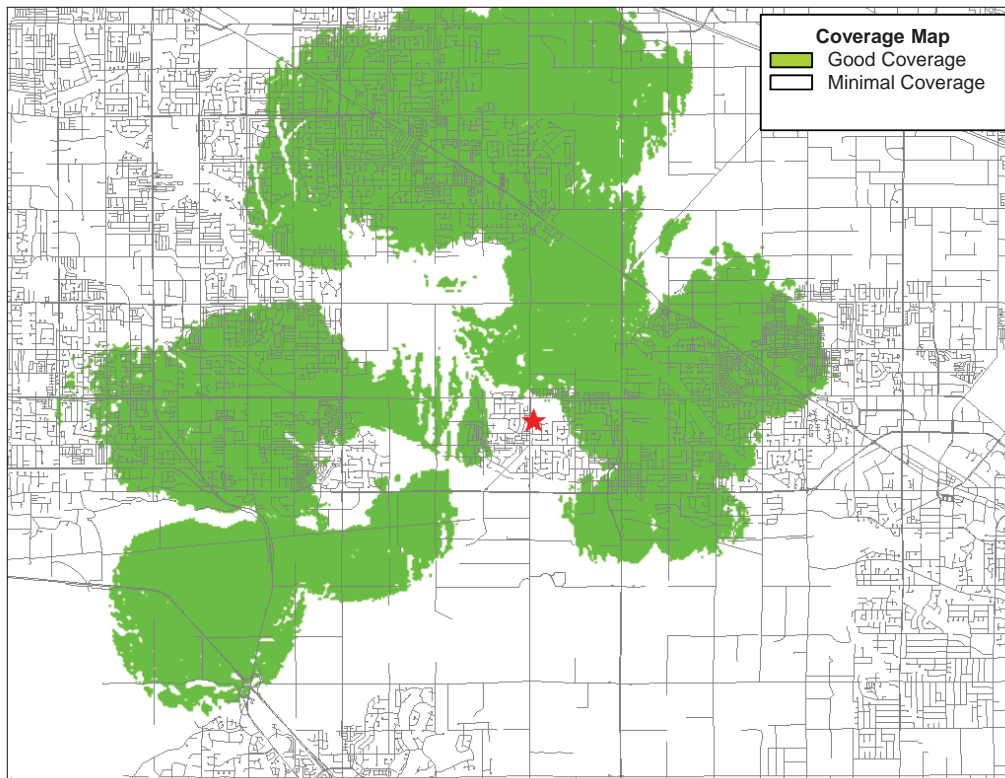


Rogers intends to deliver continuous network coverage in Surrey by the end of 2015

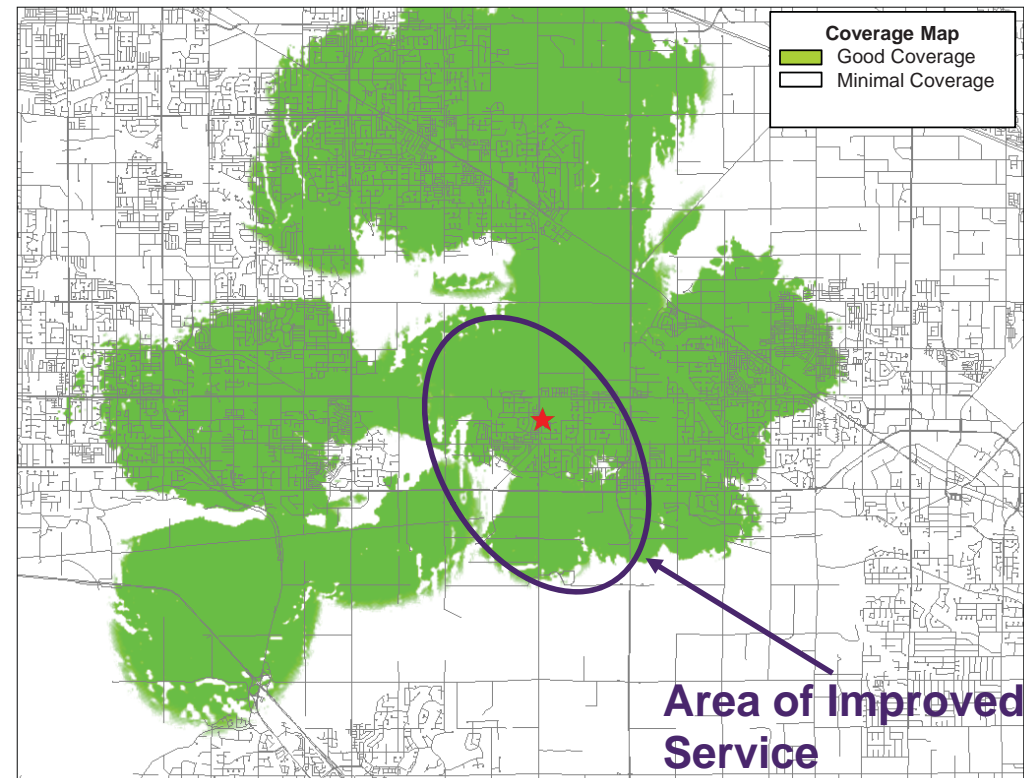
# Service Area Objectives



Service Without Tower



Service With Tower





# Alternate Structures Considered



Option 3 - Light Poles

Option 2 - Cematorium

Option 1 - Light Poles

Cloverdale Athletic Park

Image City of Surrey  
© 2015 Google

Imagery Date: 4/1/2008 lat 49.118095° lon -122.753311° elev 26

1998

167b

# Map of Existing Cell Towers in Area

Existing Sites within 5km of Proposed Installations at Cloverdale Athletic Park

