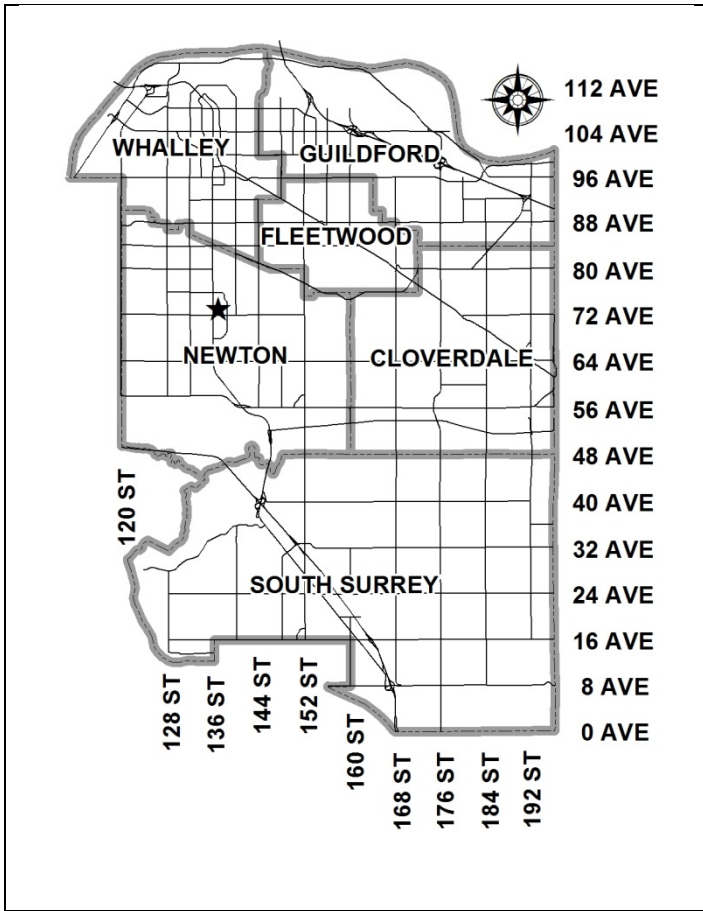


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0044-00

Planning Report Date: September 12, 2016



PROPOSAL:

- **Development Variance Permit**

to vary the height of rooftop telecommunications towers from 3.0 metres (10 ft.) to 6.4 metres (21 ft.) in order to permit installation of E-Comm radio antennas.

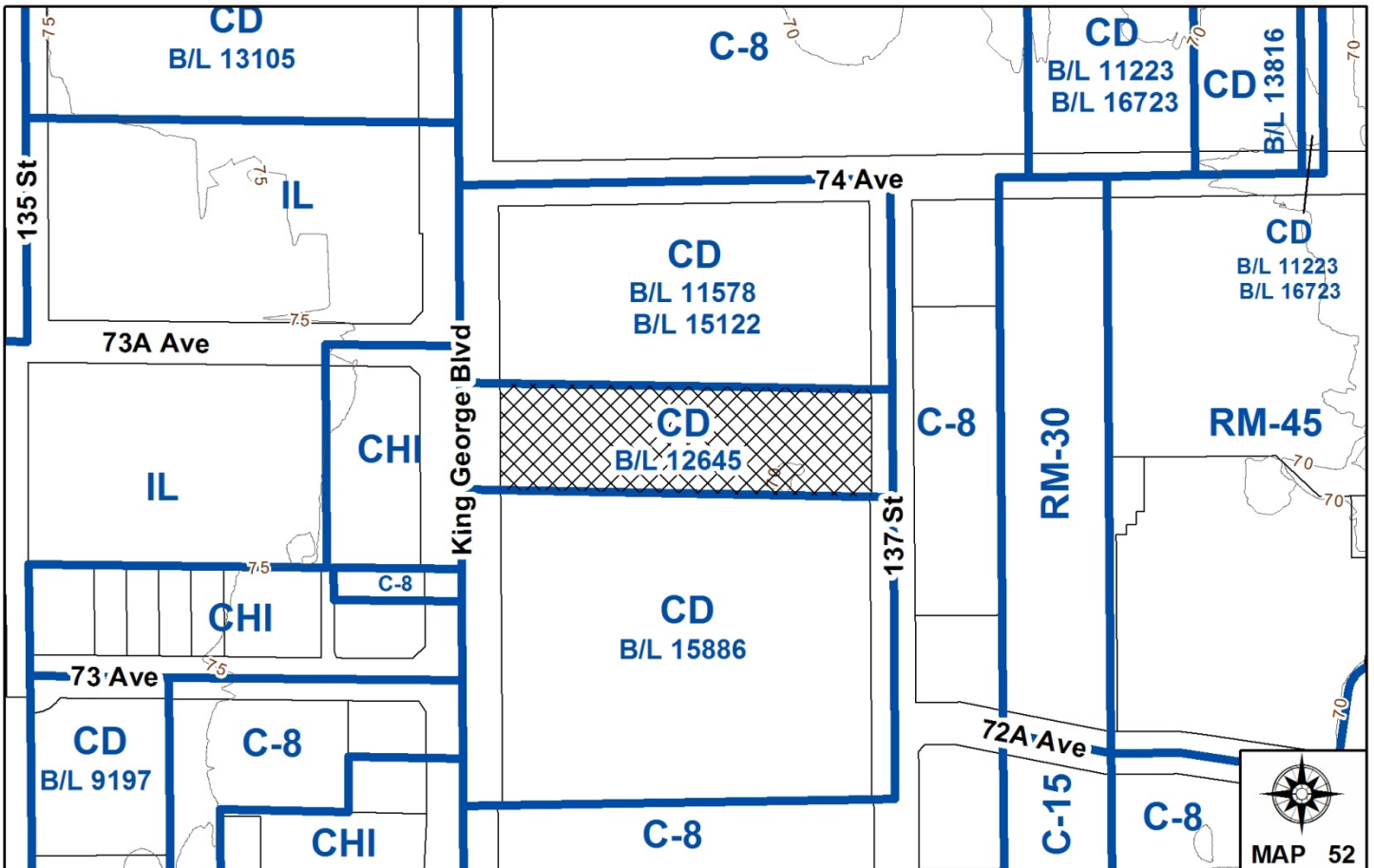
LOCATION: 7330 - King George Boulevard
 (7337 - 137 Street)

OWNER: Einar E. Hilton
 Maureen S. Hilton

ZONING: CD (By-law No. 12645)

OCP DESIGNATION: Town Centre

NEWTON TOWN CENTRE PLAN: Commercial Office



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant has requested a variance of the Zoning By-law to increase the maximum permitted height of rooftop telecommunications towers from 3.0 metres (10 ft.) to 6.4 metres (21 ft.) in order to permit installation of E-Comm radio antennas.

RATIONALE OF RECOMMENDATION

- The proposed antennas are part of the Emergency Communications for British Columbia Incorporated (E-Comm) Wide-Area Radio Network, a multi-agency public-safety radio network providing 9-1-1 call dispatch services. The radio network is critical to public safety for responding to day-to-day emergencies as well as in the event of a major disaster.
- While the proposed antennas are taller than is permitted under the Zoning By-law for rooftop towers, the antennas have a slender design that should have little visual impact on the design of the existing office building the equipment is being installed on, or within the surrounding area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7916-0044-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum height of rooftop telecommunications towers from 3.0 metres (10 ft.) to 6.4 metres (21 ft.) permitted under Part 4 General Provisions of Zoning By-law No. 12000.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Office Building

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Office Building	Town Centre / Commercial Office	CD (By-law Nos. 11578 and 15122)
East (Across 137 Street):	Retail and Office	Town Centre / Commercial Office	C-8
South:	Office Building	Town Centre / Commercial Office	CD (By-law No. 15886)
West (Across King George Boulevard):	Car Rental Lot	Mixed Employment / Mass Merchandising	CHI

DEVELOPMENT CONSIDERATIONS

- E-Comm proposes to install radio equipment on the rooftop of an existing office building located at 7337 - 137 Street, in the Newton Town Centre area. The proposal is for the installation of 3 omnidirectional (omni) antennas, along with 2 microwave antennas and one global positioning system (GPS) antenna that will be attached to the omni antenna ballast mounts.
- The maximum height of the proposed antennas is approximately 6.4 metres (21 ft.) above the top of the roof on which the equipment will be installed. The antennas are approximately 9 centimetres (3.5 in.) in diameter.
- The proposed antennas are part of the Emergency Communications for British Columbia Incorporated (E-Comm) Wide-Area Radio Network, a multi-agency public-safety radio network providing 9-1-1 call dispatch services. The network is used by police, fire and

ambulance personnel throughout Metro Vancouver and allows for communication across jurisdictions and agencies.

- The proposed site is designated Town Centre in the Official Community Plan (OCP) and Commercial Office in the Newton Town Centre Plan. The surrounding area is comprised of office and commercial/retail uses to the north, east, south and west of the subject site.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to increase the maximum height of rooftop telecommunications towers from 3.0 metres (10 ft.) to 6.4 metres (21 ft.) permitted under Part 4 General Provisions of Zoning By-law No. 12000

Applicant's Reasons:

- E-Comm is increasing the base signal level in areas of denser construction to help improve police, fire and ambulance radio operations/communications inside buildings. As a result, E-Comm have found it necessary to infill some areas with new sites to meet this requirement. Newton is one of those areas. The users (police, fire and ambulance) are very much looking forward to higher signal strength to support improved communications in times of emergencies.
- In addition to the above, E-Comm is replacing its original radio network equipment that has been used over the past 15 plus years of service with a new more reliable and robust network. The value of the new radio network is approximately \$60 million and the target is to have the infrastructure (radio sites) completed and in service by December of 2016.
- The proposed location has been chosen to improve radio communication capabilities for emergency services within the Newton Town Centre area. The building was selected because it is one of the tallest buildings in the immediate area and the building owners are supportive of entering into a long term agreement to permit the antenna installation.

Staff Comments:

- The E-Comm radio network is critical to public safety and the proposed equipment will support and enhance emergency services (police, fire and ambulance) in the Newton area.
- While the proposed antennas are taller than is permitted under the Zoning By-law for rooftop towers, the antennas have a slender design with an approximately 9 centimetre (3.5 in.) diameter, and should have little visual impact on the design of the existing office building, or within the surrounding area.
- Staff support the requested variance proceeding to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Development Variance Permit No. 7916-0044-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

EM/ar

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, Suite 120
 Vancouver, BC V6Z 1G3

 Tel: 604-620-0877 - Work

2. Properties involved in the Application

- (a) Civic Address: 7330 - King George Boulevard
 (a.k.a. 7337 - 137 Street)
- (b) Civic Address: 7330 - King George Boulevard
 (a.k.a. 7337 - 137 Street)
 Owner: Maureen S. Hilton
 Einar E. Hilton
 PID: 023-852-674
 Lot 1 Section 21 Township 2 Plan LMP34156 New Westminster District Part SW 1/4.

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7916-0044-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0044-00

Issued To: EINAR E. HILTON

(the Owner)

Address of Owner: C/O Hilton Ind Design
7337 - 137 Street, Unit 402
Surrey, BC V3W 1A4

Issued To: MAUREEN S. HILTON

(the Owner)

Address of Owner: C/O Hilton Ind Design
7337 - 137 Street, Unit 402
Surrey, BC V3W 1A4

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: 023-852-674

Lot 1 Section 21 Township 2 Plan LMP34156 New Westminster District Part SW 1/4.

7330 - King George Boulevard
(a.k.a. 7337 - 137 Street)

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Sub-section A.1.(a)ii.c. of Part 4 General Provisions, the maximum height of telecommunications towers erected upon a *building* is increased from 3.0 metres (10 ft.) to 6.4 metres (21 ft.) above the roof on which it is located.

4. The siting of structures shall be in accordance with the drawings numbered 7916-0044-00 (A) through to and including 7916-0044-00 (F) (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


NOTES:

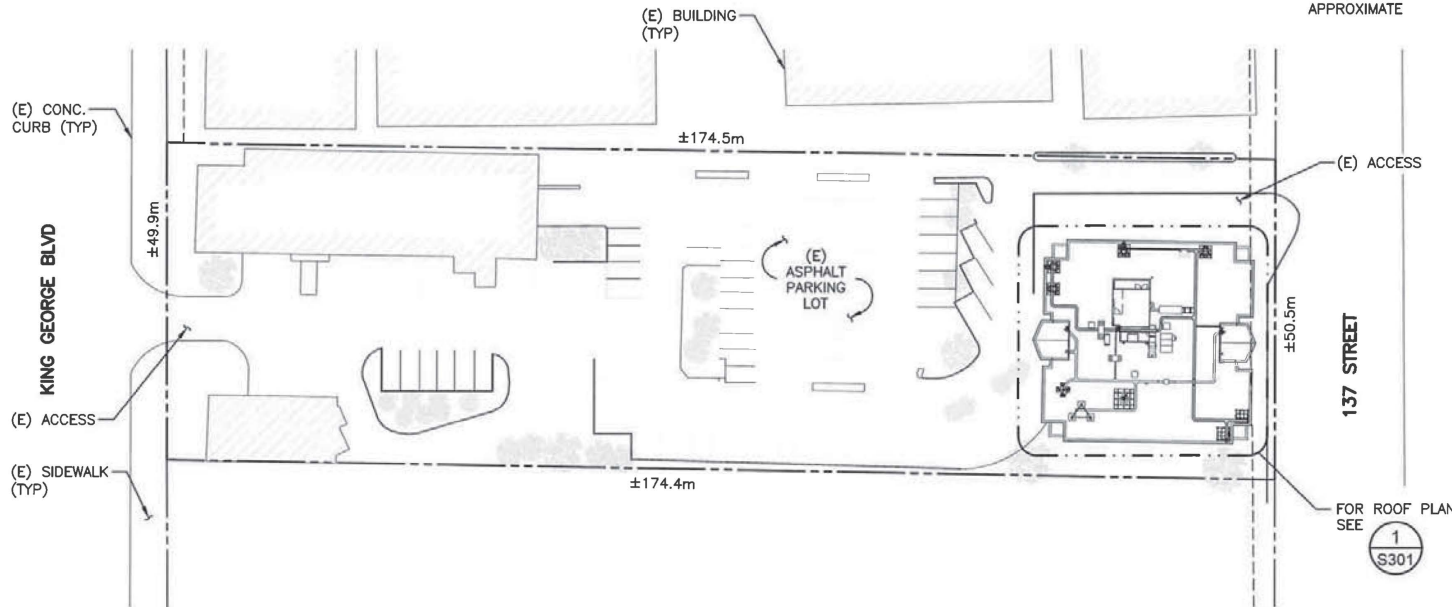
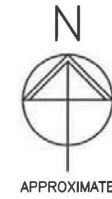
1. SITE PLAN INFORMATION WAS OBTAINED FROM THE CITY OF SURREY ON-LINE GIS AND DOES NOT REPRESENT A SURVEY. ALL DIMENSIONS AND PROPERTY LINES ARE APPROXIMATE ONLY.

LEGAL DESCRIPTION:

SITUATED ON LOT 1 SECTION 21 TOWNSHIP 2 NWD
PLAN LMP34156

LEGEND:

-  - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (TYP) - DENOTES TYPICAL
- DENOTES SUBJECT PROPERTY LINE
- DENOTES ADJACENT PROPERTY LINE
- DENOTES (E) R.O.W LINE



1 SITE PLAN
1:750

No.:	Date:	Description:
	2016.04.25	ISSUED FOR 90% COORDINATION
	2016.04.15	ISSUED FOR CLIENT REVIEW
Revisions:		
Date:	APR 2016	Drawing:
Scale:	1:750	S300
Drawn:	SR	
Checked:	GF	
Project:	215201	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.

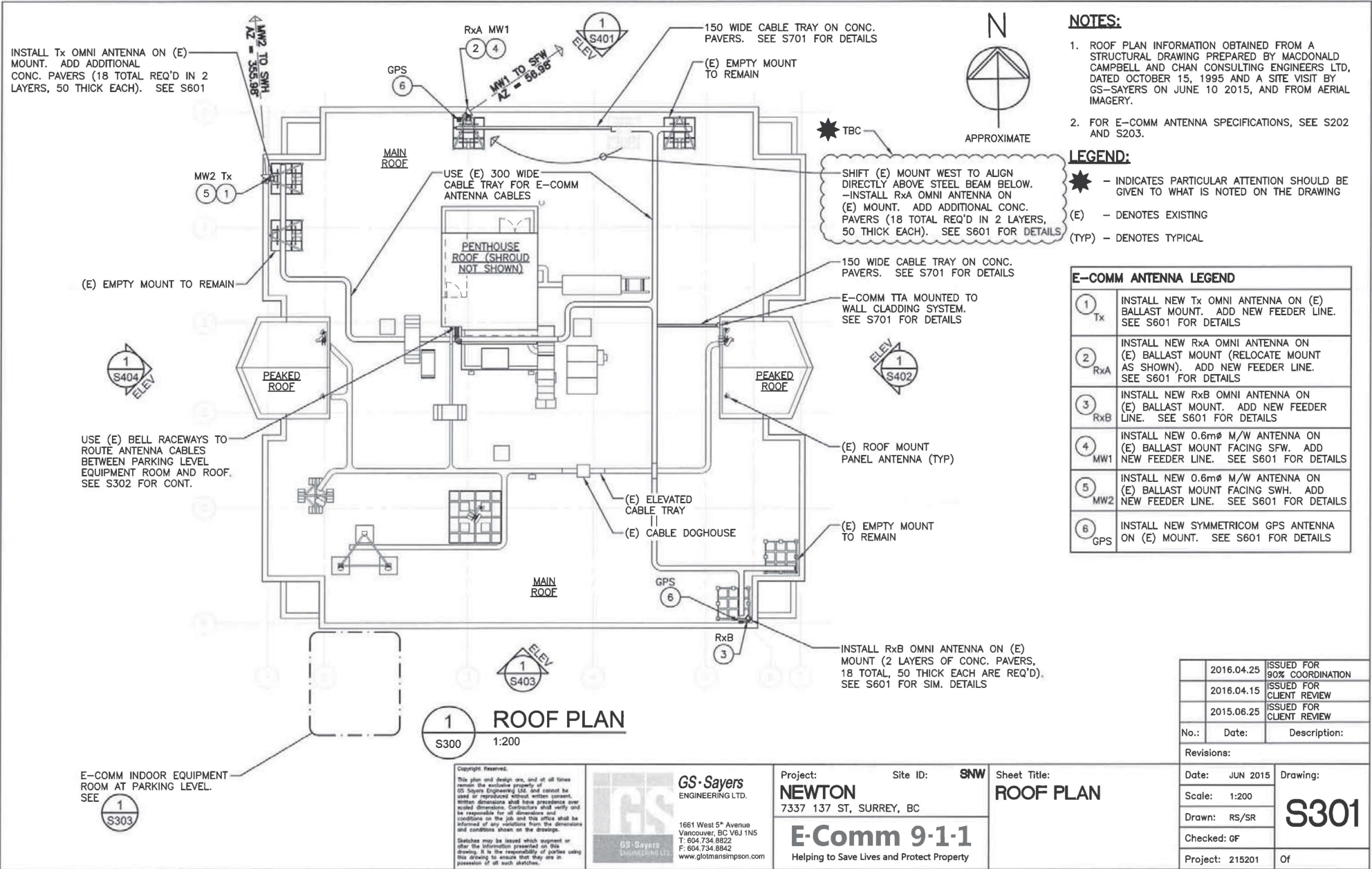
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Project: **NEWTON** Site ID: **SNW**
7337 137 ST, SURREY, BC

E-Comm 9-1-1
Helping to Save Lives and Protect Property

Sheet Title:
SITE PLAN



- NOTES:**
- ROOF PLAN INFORMATION OBTAINED FROM A STRUCTURAL DRAWING PREPARED BY MACDONALD CAMPBELL AND CHAN CONSULTING ENGINEERS LTD, DATED OCTOBER 15, 1995 AND A SITE VISIT BY GS-SAYERS ON JUNE 10 2015, AND FROM AERIAL IMAGERY.
 - FOR E-COMM ANTENNA SPECIFICATIONS, SEE S202 AND S203.

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

E-COMM ANTENNA LEGEND	
1 Tx	INSTALL NEW Tx OMNI ANTENNA ON (E) BALLAST MOUNT. ADD NEW FEEDER LINE. SEE S601 FOR DETAILS
2 RxA	INSTALL NEW RxA OMNI ANTENNA ON (E) BALLAST MOUNT (RELOCATE MOUNT AS SHOWN). ADD NEW FEEDER LINE. SEE S601 FOR DETAILS
3 RxB	INSTALL NEW RxB OMNI ANTENNA ON (E) BALLAST MOUNT. ADD NEW FEEDER LINE. SEE S601 FOR DETAILS
4 MW1	INSTALL NEW 0.6mØ M/W ANTENNA ON (E) BALLAST MOUNT FACING SW. ADD NEW FEEDER LINE. SEE S601 FOR DETAILS
5 MW2	INSTALL NEW 0.6mØ M/W ANTENNA ON (E) BALLAST MOUNT FACING SWH. ADD NEW FEEDER LINE. SEE S601 FOR DETAILS
6 GPS	INSTALL NEW SYMMETRICOM GPS ANTENNA ON (E) MOUNT. SEE S601 FOR DETAILS

1 ROOF PLAN
S300 1:200

No.:	Date:	Description:
	2016.04.25	ISSUED FOR 90% COORDINATION
	2016.04.15	ISSUED FOR CLIENT REVIEW
	2015.06.25	ISSUED FOR CLIENT REVIEW
Revisions:		
Date:	JUN 2015	Drawing:
Scale:	1:200	S301
Drawn:	RS/SR	
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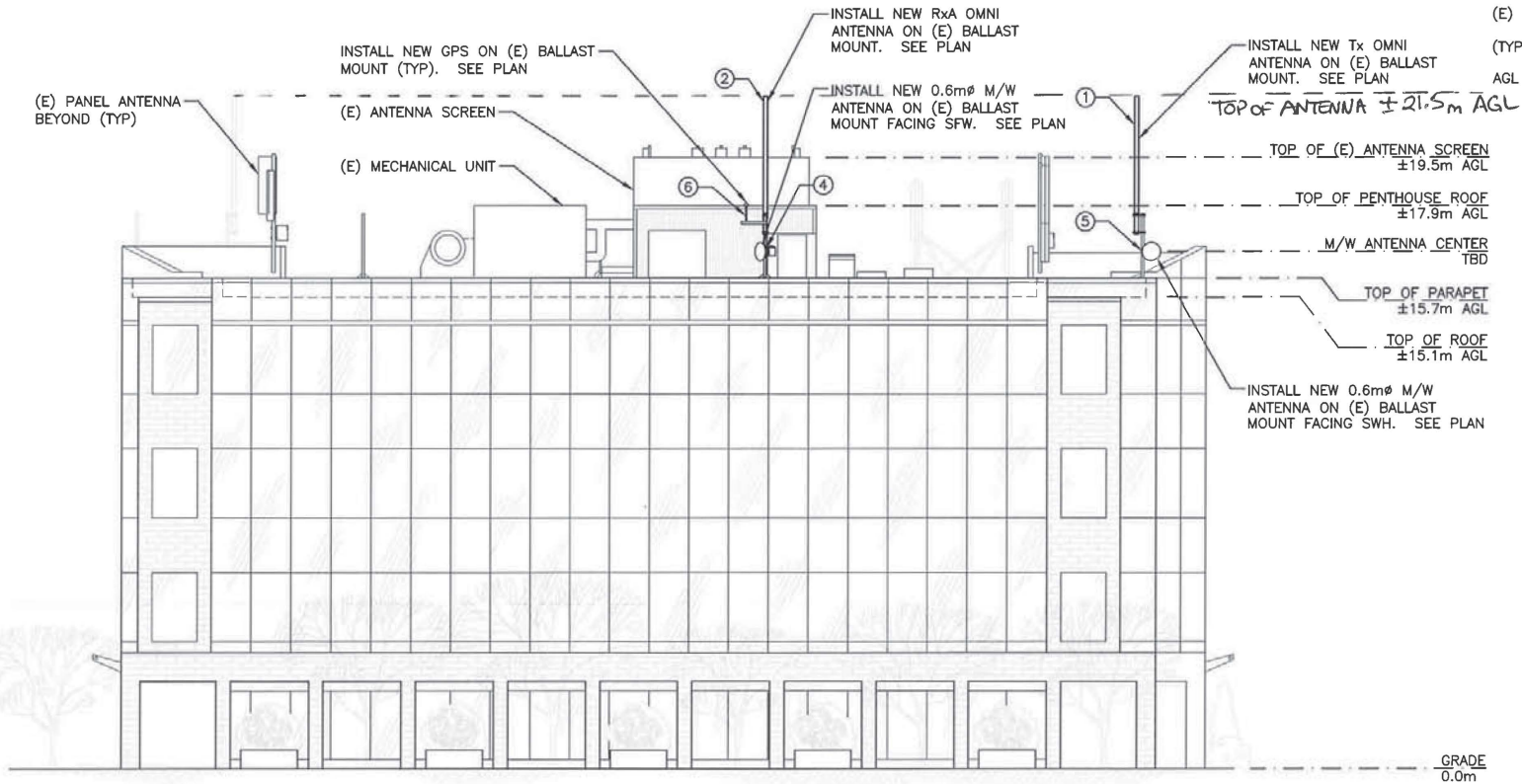
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Sheet Title:
ROOF PLAN

LEGEND:

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- (E) - DENOTES EXISTING
- (TYP) - DENOTES TYPICAL
- AGL - DENOTES ABOVE GRADE LEVEL



1 NORTH ELEVATION
S301 1:150

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2016.04.15	ISSUED FOR CLIENT REVIEW	
2015.06.25	ISSUED FOR CLIENT REVIEW	
No.:	Date:	Description:
Revisions:		
Date:	JUN 2015	Drawing:
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Sheet Title:
NORTH ELEVATION

LEGEND:

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- (E) - DENOTES EXISTING
- (TYP) - DENOTES TYPICAL
- AGL - DENOTES ABOVE GRADE LEVEL

INSTALL NEW RxB OMNI ANTENNA ON (E) BALLAST MOUNT. SEE PLAN

21.5m AGL
TOP OF ANTENNA

INSTALL NEW GPS ON (E) BALLAST MOUNT (TYP). SEE PLAN

(E) ANTENNA SCREEN

(E) PANEL ANTENNA (TYP)

NEW Tx OMNI AND M/W ANTENNAS BEYOND. SEE PLAN

INSTALL NEW RxA OMNI ANTENNA ON (E) BALLAST MOUNT. SEE PLAN

TOP OF (E) ANTENNA SCREEN ±19.5m AGL

TOP OF PENTHOUSE ROOF ±17.9m AGL

M/W ANTENNA CENTER TBD

TOP OF PARAPET ±15.7m AGL

TOP OF ROOF ±15.1m AGL

INSTALL NEW 0.6m Ø M/W ANTENNA ON (E) BALLAST MOUNT FACING SFW. SEE PLAN

GRADE 0.0m

1 EAST ELEVATION
S301 1:150

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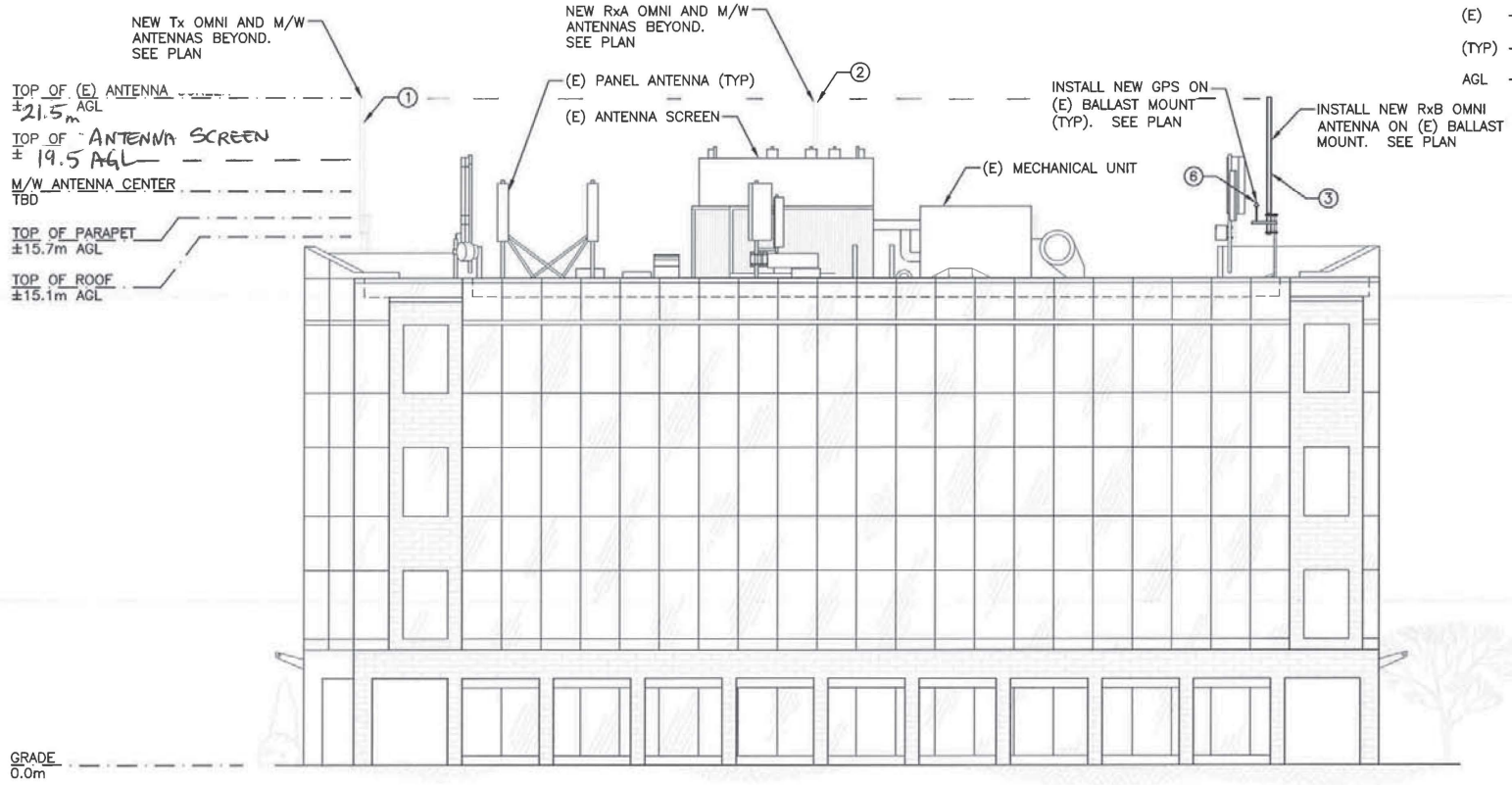
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Sheet Title:
EAST ELEVATION

LEGEND:

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- (E) - DENOTES EXISTING
- (TYP) - DENOTES TYPICAL
- AGL - DENOTES ABOVE GRADE LEVEL



1 SOUTH ELEVATION
S301 1:150

No.:	Date:	Description:
	2016.04.25	ISSUED FOR 90% COORDINATION
	2016.04.15	ISSUED FOR CLIENT REVIEW
	2015.06.25	ISSUED FOR CLIENT REVIEW
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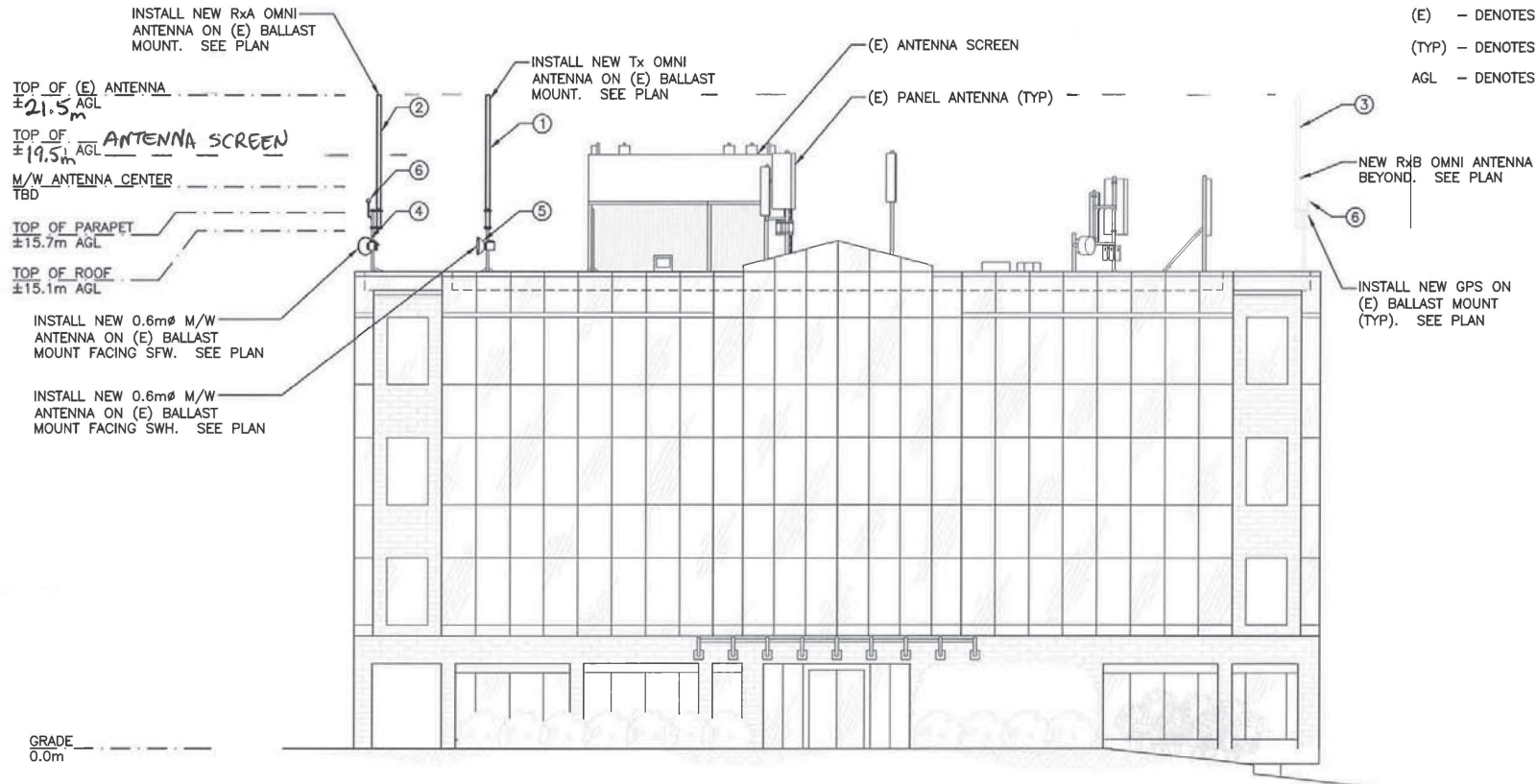
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Sheet Title:
SOUTH ELEVATION

LEGEND:

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- (TYP) - DENOTES TYPICAL
- AGL - DENOTES ABOVE GRADE LEVEL



1 WEST ELEVATION
S301 1:150

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WEST ELEVATION