

# INTER-OFFICE MEMO

**Regular Council - Land Use**

**Item B.5 7920-0283-00**

**Monday, February 8, 2021**

**Supplemental Information: Page Replacement**

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TO: **City Clerk**

FROM: **General Manager, Planning & Development**

DATE: **February 8, 2021**

FILE: **7920-0283-00**

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RE: **Agenda Item B.5, February 8, 2021 Regular Council – Land Use  
Development Application No. 7920-0283-00  
Replacement Page for the Planning Report**

Development Application No. 7920-0283-00 is on the agenda for consideration by Council at the February 8, 2021 Regular Council – Land Use Meeting under Item B.5.

After finalizing the agenda for the February 8, 2021 Regular Council – Land Use Agenda, it was noted that an update to the City Telecommunications Tower Policy No. O-49, coming in the form of a Corporate Report, was expected to be considered by Council at the Regular Council – Public Hearing meeting on February 8, 2021.

The introduction of the policy update in the form of a Corporate Report has been rescheduled for a future council date and will not be considered by Council on February 8, 2021.

Page 5 of the Planning Report has been updated to reflect the revised introduction date of the policy update to the City Telecommunications Tower Policy No. O-49.

The replacement page for the Planning Report detailing is attached to this memorandum.



Jean Lamontagne  
General Manager, Planning & Development

Attachment 7920-0283-00 – Page 5 Replacement Page

Cc City Manager

CLERKS DEPT

2021 Feb 08

7920-0283-00

B.5 RCLU Feb 8, 21

### City's Telecommunications Strategy

- The subject application generally complies with the current Telecommunications 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 the towers should be sited and designed.
- ~~An update to the City Telecommunications Tower Policy No. O-49 has been prepared by staff in consultation with industry leaders over the last several months. The update to Policy No. O-49, coming in the form of a corporate report, is expected to be considered by Council at the Regular Council – Public Hearing meeting on February 8<sup>th</sup>, 2021. Development Application no. 7920-0283-00 was instream and reviewed by staff prior to the anticipated update to Policy No. O-49. The proposed telecommunication tower is in compliance with existing Policy No. O-49 and will not require reevaluation under the policy update that is forthcoming, should this be supported by Council.~~
- 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 BC Hydro transmission line towers, utility poles, roof tops, etc.

*The applicant has indicated that they require a 42 metre height in order to ensure an expanded infill coverage area bounded by 44 Avenue to the north, 196 Street to the east, 32 Avenue to the south, and 184 Street to the west (see Appendix III).*

*The applicant has informed staff that there are no existing structures within a 500-metre 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 mixed employment lands under the Campbell Heights LAP and is approximately over 900 metres away from the nearest residential dwelling. This location is considered preferable by City staff.*

- 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 within an industrial area and does not contain any natural or cultural 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.

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0283-00

Planning Report Date: February 8, 2021

**PROPOSAL:**

• **Development Variance Permit**

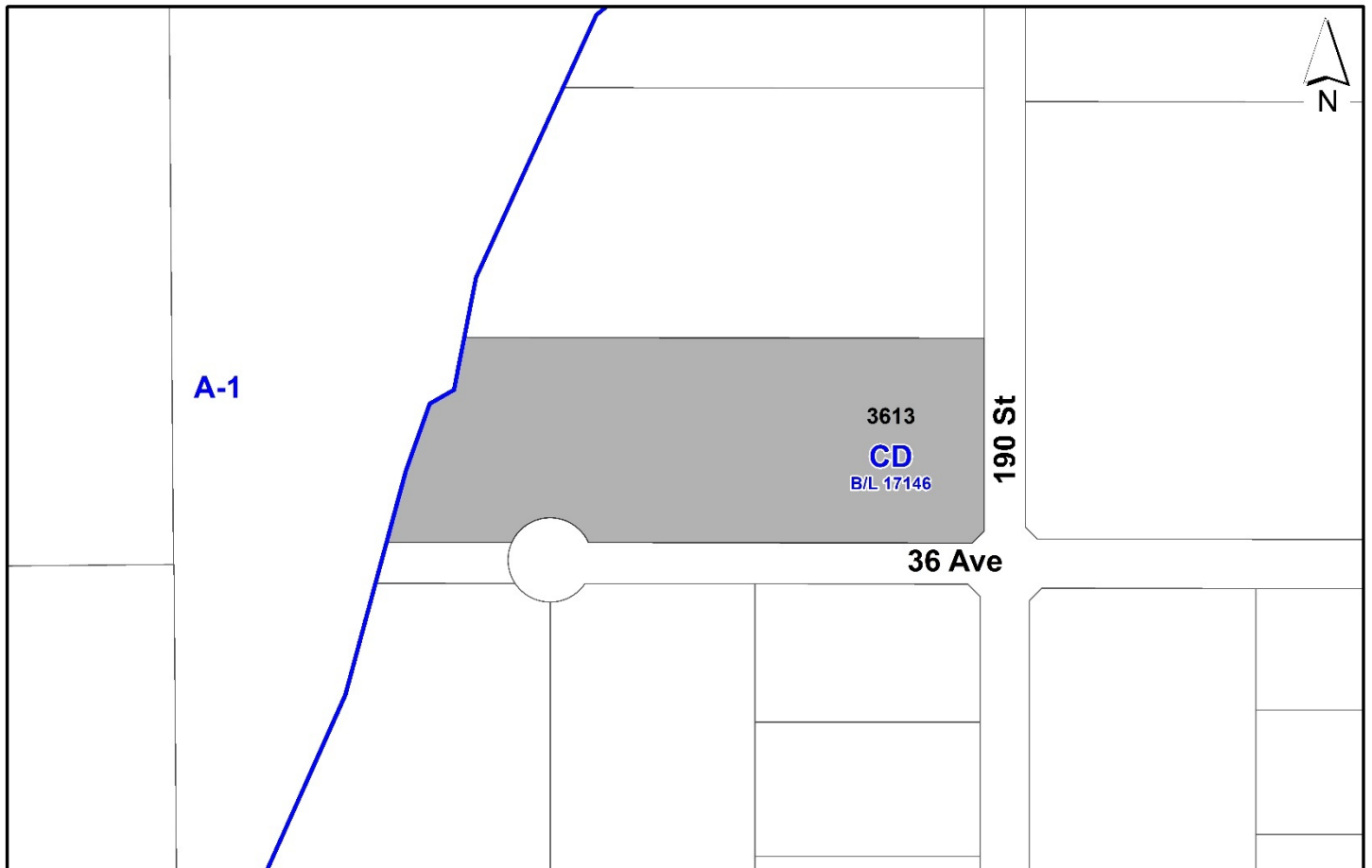
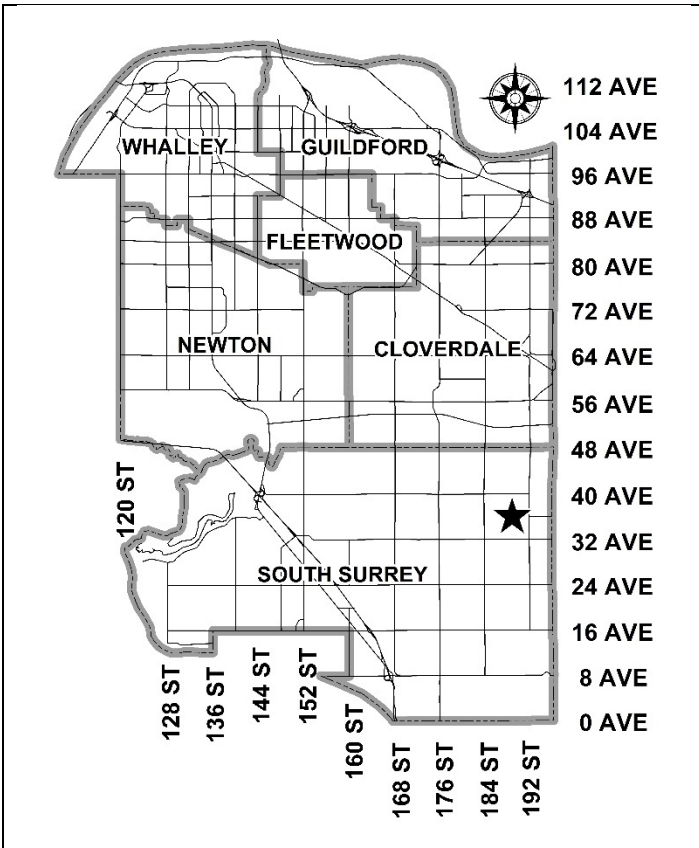
to increase the maximum height of a free-standing telecommunications tower from 12 metres to 42 metres.

**LOCATION:** 3613 - 190 Street

**ZONING:** CD (By-law No. 17146 as amended by By-law No. 17934)

**OCP DESIGNATION:** Mixed Employment

**LAP DESIGNATION:** Business Park



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing to increase the maximum height for a free-standing telecommunication tower under Part 4 General Provisions of the Zoning Bylaw.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with most of the criteria identified in the City's Policy for Telecommunications Towers.
- The applicant has provided information indicating that there are no existing structures of sufficient height that are suitable to mount telecommunication equipment within a 500-metre (1,640 ft.) radius of the subject site.
- The public notification for the proposal did not generate any responses from the mailing addresses within 252 metres of the proposed telecommunication tower.
- The proposed location of the tower is at the northern boundary of a mixed employment lot bordering mixed employment lands and at a distance of approximately 96 metres from the nearest public road. The surrounding mixed employment lands predominantly contain industrial buildings.
- 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 potentially new customers.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7920-0283-00 (Appendix II), to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing telecommunications tower from 12 metres to 42 metres, to proceed to Public Notification.

## SITE CONTEXT & BACKGROUND

| Direction                 | Existing Use                           | LAP Designation                  | Existing Zone                   |
|---------------------------|--|----------------------------------|---------------------------------|
| Subject Site              | Industrial Building under construction | Business Park                    | CD (Bylaw Nos. 17146 and 17934) |
| North:                    | Industrial Building                    | Business Park                    | CD (Bylaw Nos. 17146 and 17934) |
| East (Across 190 Street): | Industrial Buildings                   | Business Park                    | CD (Bylaw Nos. 17146 and 17934) |
| South (Across 36 Avenue): | Industrial Buildings                   | Business Park                    | CD (Bylaw Nos. 17146 and 17934) |
| West:                     | City owned greenbelt                   | OCP: Conservation and Recreation | A-1                             |

### Context & Background

- The 2.7 hectare subject site is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP).
- In June 2012, the site was rezoned from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" under By-law No. 17146 (Application No. 7910-0032-00). In June 2013, CD By-law No. 17146 was amended (under By-law No. 17934) to adjust the outdoor storage area boundaries. The site was subdivided as part of the Campbell Heights North phased development (Application No. 7912-0160-00).
- CD By-law No. 17146, as amended by By-law 17934, permits light impact industry, warehouse uses, distribution centres, transportation industry, office uses, and other accessory uses, forming part of a comprehensive design.
- In July 2018, Development Permit (DP) no. 7917-0392-00 was issued permitting a 9,234 square metre (99,389 sq. ft.) single tenant industrial building consisting of light industrial manufacturing and warehouse space and accessory office space on the subject site. The proposed building is currently under construction.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- Cypress Land Services Ltd. on behalf of Rogers is proposing to erect a 42 metre tall telecommunications tower and equipment compound located along the northern property line of the subject site. The proposed monopole is 40 metres tall consisting of 6 initial panel antennas and 3 future panel antennas with a 1.7 metre tall lightning rod attached at the top resulting in a total height of 42 metres (Appendix I). The 99 square metre fenced in equipment compound contains the base of the telecommunication tower and its associated electrical equipment boxes.
- The Zoning By-law allows for maximum 12 metre tall telecommunication towers in all zones.
- The applicant is proposing a Development Variance Permit to increase the maximum height of a telecommunication tower from 12 metres to 42 metres.

### Referrals

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

Parks, Recreation & Culture: Parks has no objections to the project.

Surrey Fire Department: Fire has no objection to the project.

## POLICY & BY-LAW CONSIDERATIONS

- 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. Staff have also emphasized the importance of keeping the height of installations to a minimum without compromising the existing policy guidelines, especially tower proximity to residential areas and to ensure that an appropriate design is being considered.
- Improving high speed wireless service supports the growing high technology sector, high tech education, emergency services and broadens community consultation opportunities through social media.
- The proposed tower is required for current and future network capacity upgrades. This tower will provide increased service to the surrounding area. Many residents and businesses use wireless service as their primary means of communication and have come to expect it as an essential utility.
- The proposed telecommunications tower supports the City of Surrey's vision for building a strong economy.

### City's Telecommunications Strategy

- The subject application generally complies with the current Telecommunications 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 the towers should be sited and designed.
- An update to the City Telecommunications Tower Policy No. O-49 has been prepared by staff in consultation with industry leaders over the last several months. The update to Policy No. O-49, coming in the form of a corporate report, is expected to be considered by Council at the Regular Council – Public Hearing meeting on February 8<sup>th</sup>, 2021. Development Application no. 7920-0283-00 was instream and reviewed by staff prior to the anticipated update to Policy No. O-49. The proposed telecommunication tower is in compliance with existing Policy No. O-49 and will not require reevaluation under the policy update that is forthcoming, should this be supported by Council.
- 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 BC Hydro transmission line towers, utility poles, roof tops, etc.

*The applicant has indicated that they require a 42 metre height in order to ensure an expanded infill coverage area bounded by 44 Avenue to the north, 196 Street to the east, 32 Avenue to the south, and 184 Street to the west (see Appendix III).*

*The applicant has informed staff that there are no existing structures within a 500-metre 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 mixed employment lands under the Campbell Heights LAP and is approximately over 900 metres away from the nearest residential dwelling. This location is considered preferable by City staff.*

- 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 within an industrial area and does not contain any natural or cultural 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.

*The 42 metre tall wireless installation is located at the northern boundary of the subject site, approximately 130 metres from 190 Street and 96 metres from 36 Avenue.*

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

*The subject site does not contain any mature trees. Due to the City owned greenbelt to the West, the tower was sited closer to the interior of the site to lessen the impact on future Park users.*

- All applicants for free-standing telecommunication structures will be requested to identify any other structure (e.g. hydro transmission tower, existing telecommunication towers, etc.) within a radius of 500 metres 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 structures of sufficient height for mounting equipment within a 500-metre radius of the subject site to facilitate the increased coverage area.*

*Telus and Rogers previously proposed this tower at the rear of 3779 – 190 Street, two properties to the north of the subject site (Development Application No. 7919-0039-00). Due to anticipated impacts on the City owned greenbelt with a tower directly adjacent to Parkland, staff directed the applicant to explore alternative sites within Campbell Heights which would lessen future impact on Park users. The subject site was identified by the applicant as feasible for the tower proposal while limiting visual impact on the City owned greenbelt.*

#### Co-Location

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

*Telus and Rogers have both confirmed the providers will be co-locating together on the proposed tower.*

#### Tower Design and Landscaping Criteria

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

*The proposed tower is located on the northern boundary of a mixed employment designated property and located more than 96 metres from any road. The surrounding properties to the north, south and east of the proposed tower are designated mixed employment within the Campbell Heights LAP and all contain industrial buildings.*

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



*The proposed tower is a monopole (single pole) design.*

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

*No landscaping is proposed for screening as the tower and compound are located more than 96 metres away from any road and surrounded by mixed employment lands. The tower is located more than 900 metres from the nearest residential dwelling. The applicant has provided photo simulations displaying the visual impact of the tower from the east across 190 Street (Appendix IV).*

### **Zoning By-law**

- The applicant is requesting the following variance:
  - to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing telecommunications tower from 12 metres to 42 metres.
- The proposed tower and cabinet locations are in compliance with the accessory building setbacks of CD By-law No. 17146 as amended by By-law No. 17934.
- As the tower and equipment compound are setback more than 96 metres from the nearest public road, no landscaping or screening is proposed.
- Staff support the requested variance to proceed for consideration.

### **PUBLIC ENGAGEMENT**

In accordance with the City policy, the applicant sent out 35 notification packages on December 15, 2020 to mailing addresses within a notification area of 252 metres, which is approximately six times the height of the proposed tower.

No responses were received by the applicant concerning the proposed tower and staff did not receive any responses as a result of the notifications.

### **TREES**

- No trees are proposed to be removed to accommodate either the compound or monopole.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Site Plan and Elevations
- Appendix II. Development Variance Permit No. 7920-0283-00
- Appendix III. Coverage Maps
- Appendix IV. Photo Renderings

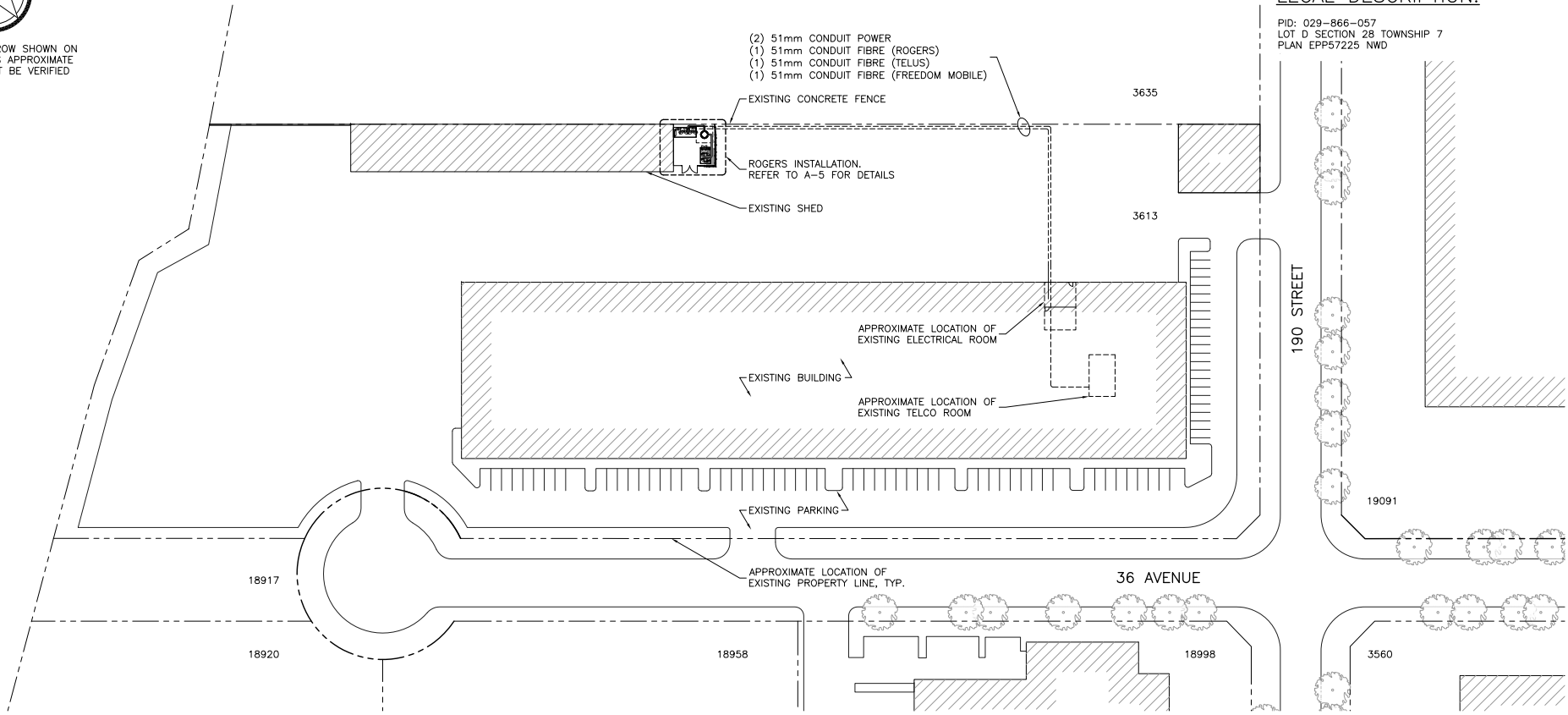
*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

WS/cm



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



1 SITE PLAN  
1:1000

**NOTES:**

1. SITE PLAN INFORMATION OBTAINED FROM CITY OF SURREY MAPPING ONLINE SYSTEM AND AN AERIAL PHOTOGRAPHY. THIS DRAWING DOES NOT REPRESENT A SURVEY.

**LEGAL DESCRIPTION:**

PID: 029-866-057  
LOT D SECTION 28 TOWNSHIP 7  
PLAN EPP57225 NWD

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| 4   | GENERAL REVISIONS      | NOV 18/20 | AD  |                   |
| 3   | GENERAL REVISIONS      | OCT 02/20 | MIN |                   |
| 2   | TELUS EQUIPMENTS ADDED | OCT 01/20 | MIN |                   |
| 1   | GENERAL REVISIONS      | SEP 18/20 | AD  |                   |
| 0   | ISSUED FOR REVIEW      | SEP 11/20 | MIN |                   |



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TEL: (403) 288-2195  
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PROJECT:  
**W4459-2**  
**192ND ST & 36TH AVE**  
**3613 190 STREET**

SCALE: AS NOTED

CHECKED BY: LC

APPROVED BY: DA

DRAWN BY: MN

DATE: SEP 11/20

CAD FILE: A-3

PROJECT NO: 20C1810

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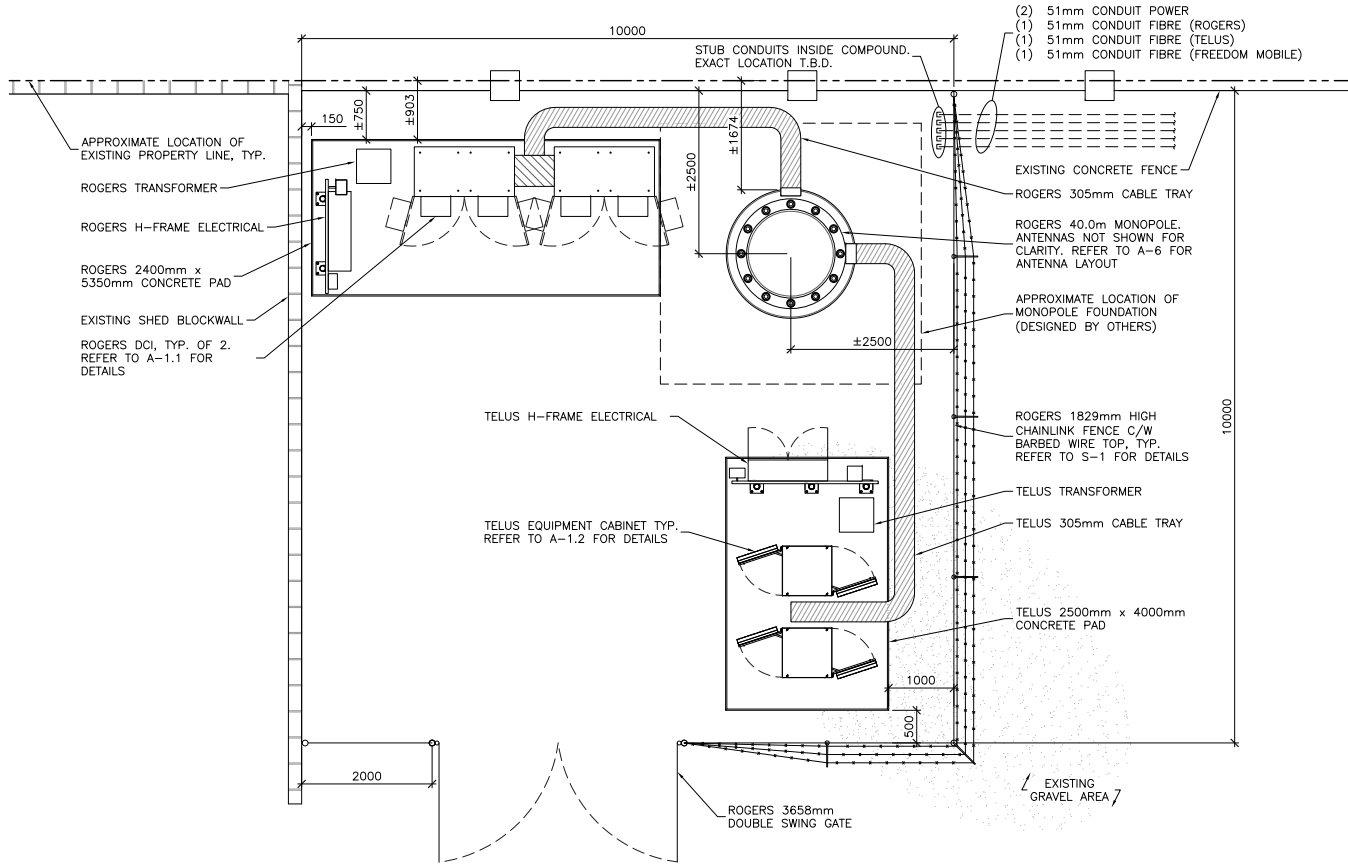
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SITE PLAN

**A-3**



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**NOTES:**

1. COMPOUND INFORMATION OBTAINED FROM SITE MEASUREMENTS TAKEN BY CORE ONE CONSULTING LTD. DATED SEPTEMBER 03, 2020.

1 COMPOUND LAYOUT  
1:75

| REV | DESCRIPTION            | DATE      | BY |
|-----|------------------------|-----------|----|
| 5   | REVISED PER COMMENT    | DEC 14/20 | MN |
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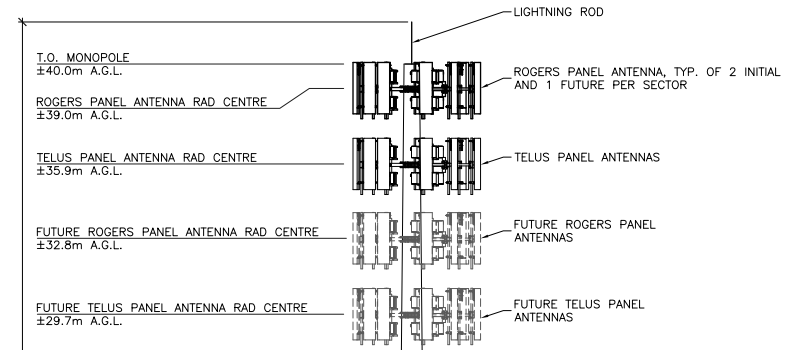


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TIF: (604) 268-2195  
WWW.COREONECONSULTING.COM  
CONTACT: INFO@COREONECONSULTING.COM

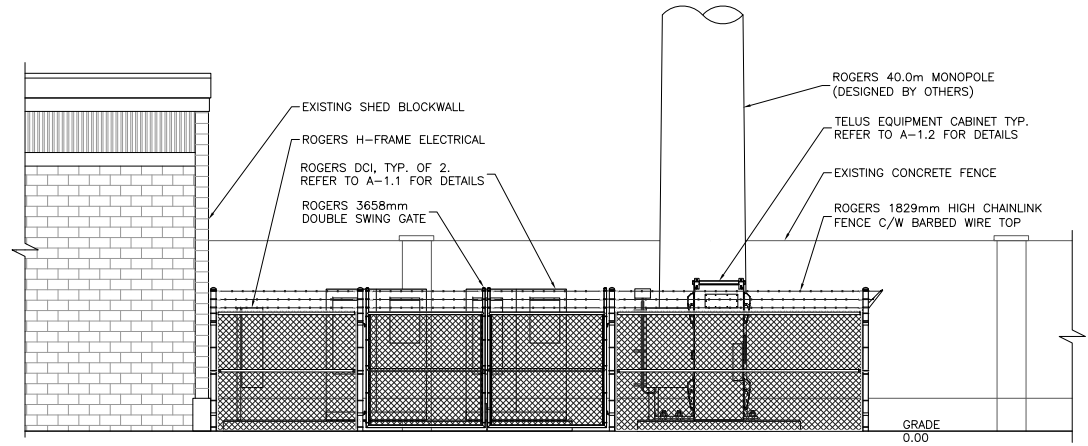
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**NOTES:**

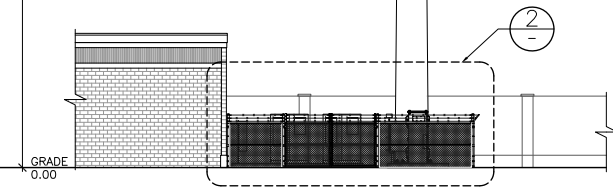
1. ELEVATION IS DIAGRAMMATIC ONLY.
2. IF REQUIRED, PROVIDE OBSTRUCTION LIGHTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.



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2 PARTIAL SOUTH ELEVATION  
1:75



1 SOUTH ELEVATION  
1:200

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| 5   | REVISED PER COMMENT    | DEC 14/20 | MIN |                   |
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|---|--|
| PROJECT:<br>W4459-2<br>192ND ST & 36TH AVE<br>3613 190 STREET<br>SURREY<br>BRITISH COLUMBIA | SCALE: AS NOTED<br>CHECKED BY: LC<br>APPROVED BY: DA<br>DRAWN BY: MN<br>DATE: SEP 11/20<br>CAD FILE: A-6<br>PROJECT NO: 20C1810<br>DRAWING NO: |
| DRAWING TITLE:<br><b>SOUTH ELEVATIONS</b>   | <b>A-6</b>   |

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0283-00

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: 029-866-057  
Lot D Section 28 Township 7 New Westminster District Plan EPP57225  
3613 - 190 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.b. of Part 4 General Provisions, the height of a telecommunication tower is increased from 12 metres to 42 metres.
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7920-0283-00(A) through to and including 7920-0283-00(C) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on drawing 7920-0283 (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 buildings shown on attached drawing 7920-0283 (A), which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

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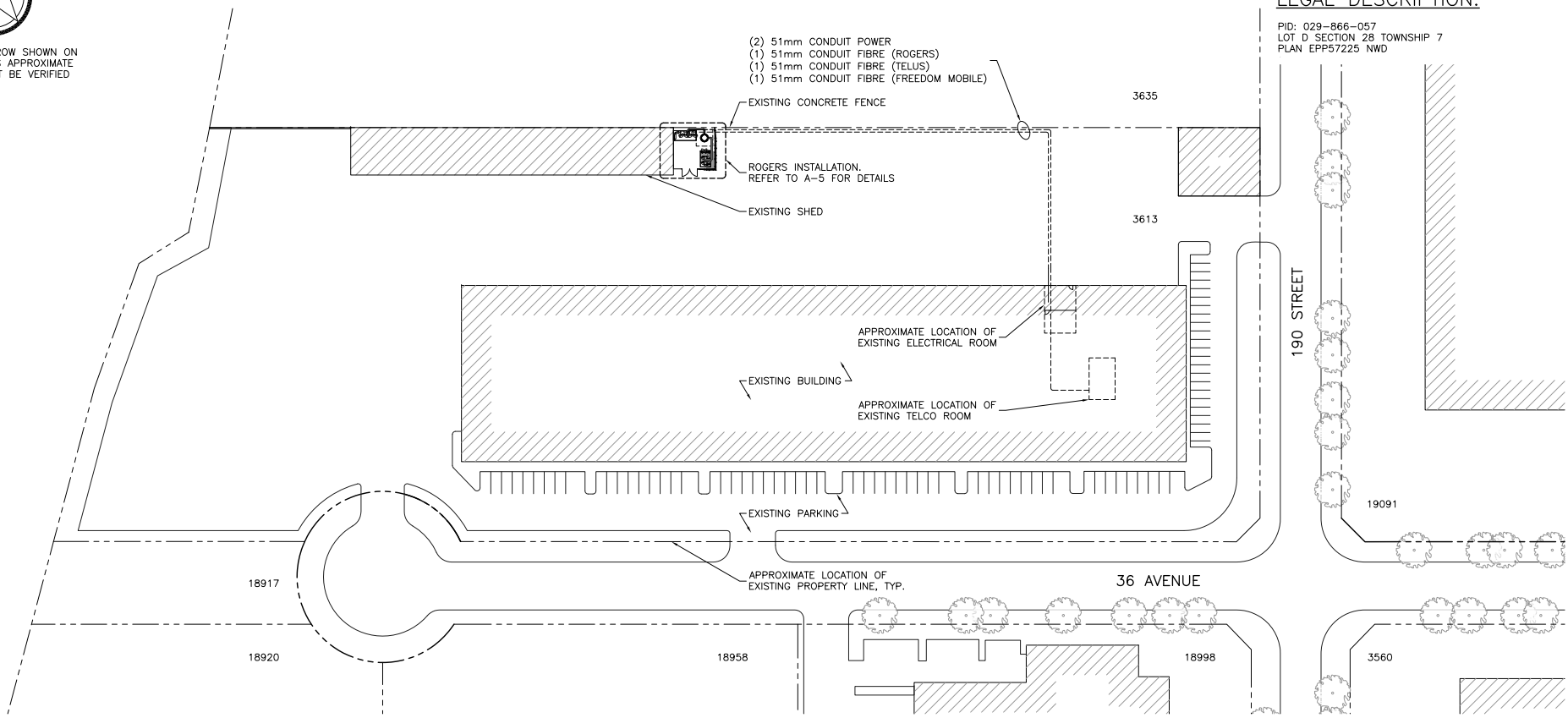
Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli



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1 SITE PLAN  
1:1000

**NOTES:**

1. SITE PLAN INFORMATION OBTAINED FROM CITY OF SURREY MAPPING ONLINE SYSTEM AND AN AERIAL PHOTOGRAPHY. THIS DRAWING DOES NOT REPRESENT A SURVEY.

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PROJECT:  
W4459-2  
192ND ST & 36TH AVE  
3613 190 STREET

SCALE: AS NOTED

CHECKED BY: LC

APPROVED BY: DA

DRAWN BY: MN

DATE: SEP 11/20

CAD FILE: A-3

PROJECT NO: 20C1810

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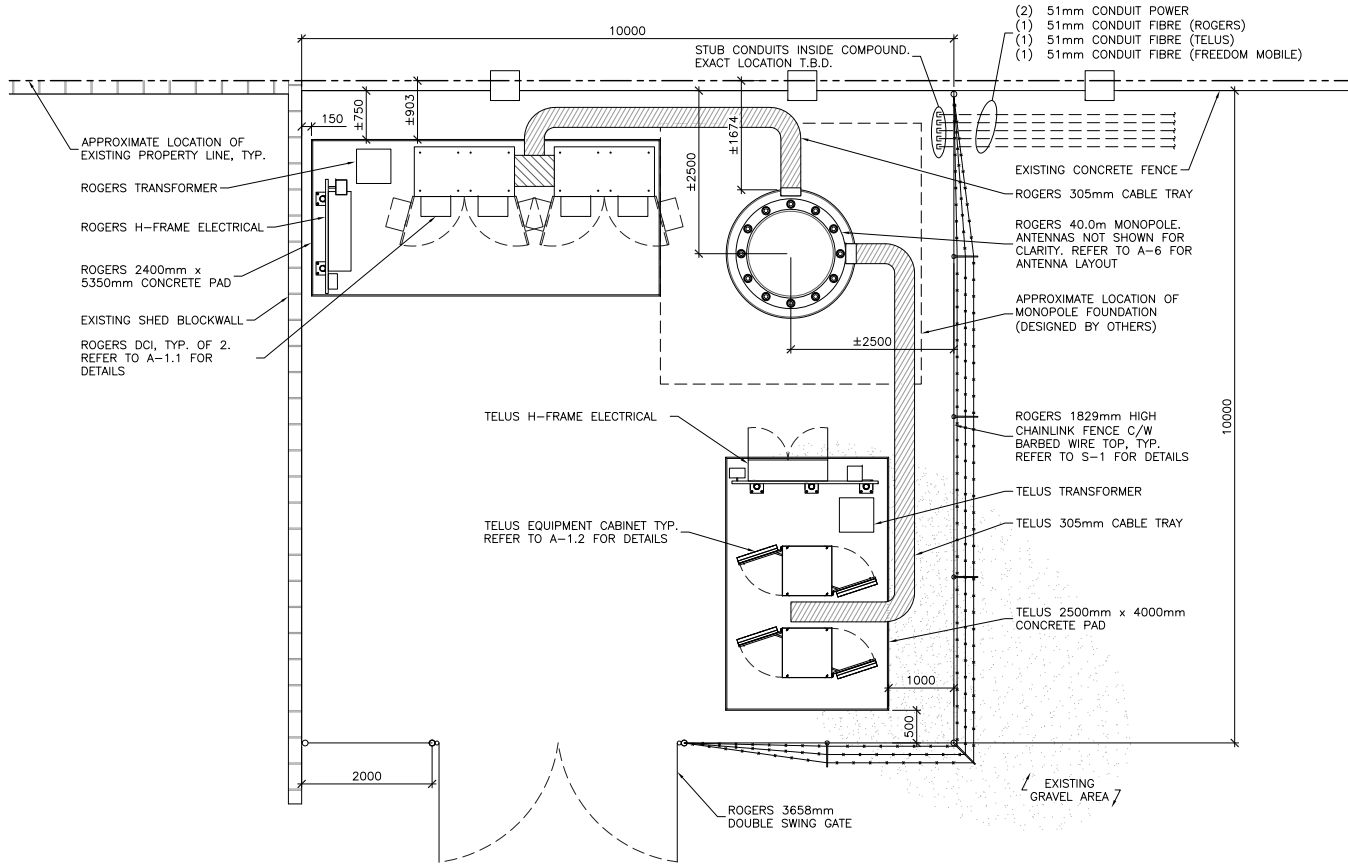
SITE PLAN

A-3





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**NOTES:**

1. COMPOUND INFORMATION OBTAINED FROM SITE MEASUREMENTS TAKEN BY CORE ONE CONSULTING LTD. DATED SEPTEMBER 03, 2020.

- (2) 51mm CONDUIT POWER
- (1) 51mm CONDUIT FIBRE (ROGERS)
- (1) 51mm CONDUIT FIBRE (TELUS)
- (1) 51mm CONDUIT FIBRE (FREEDOM MOBILE)

1 COMPOUND LAYOUT  
1:75

| REV | DESCRIPTION            | DATE      | BY |
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| 0   | ISSUED FOR REVIEW      | SEP 11/20 | MN |

ENGINEERING STAMP



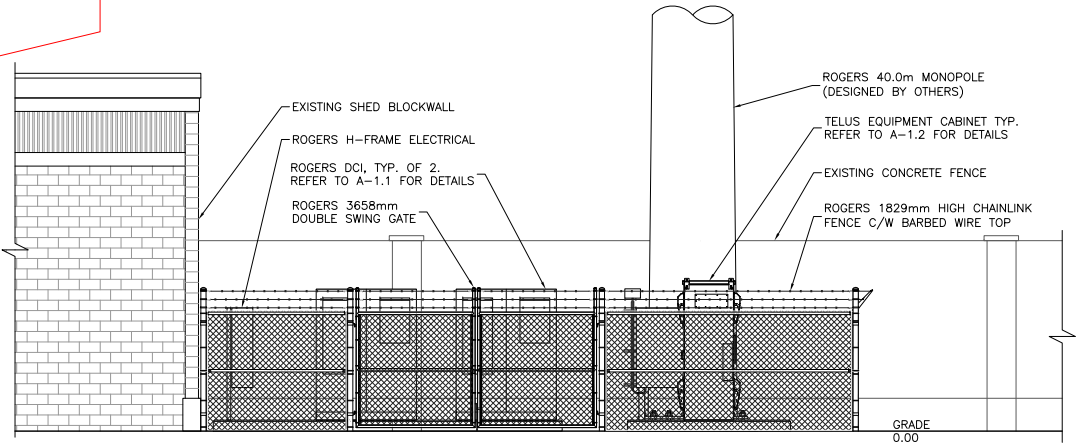
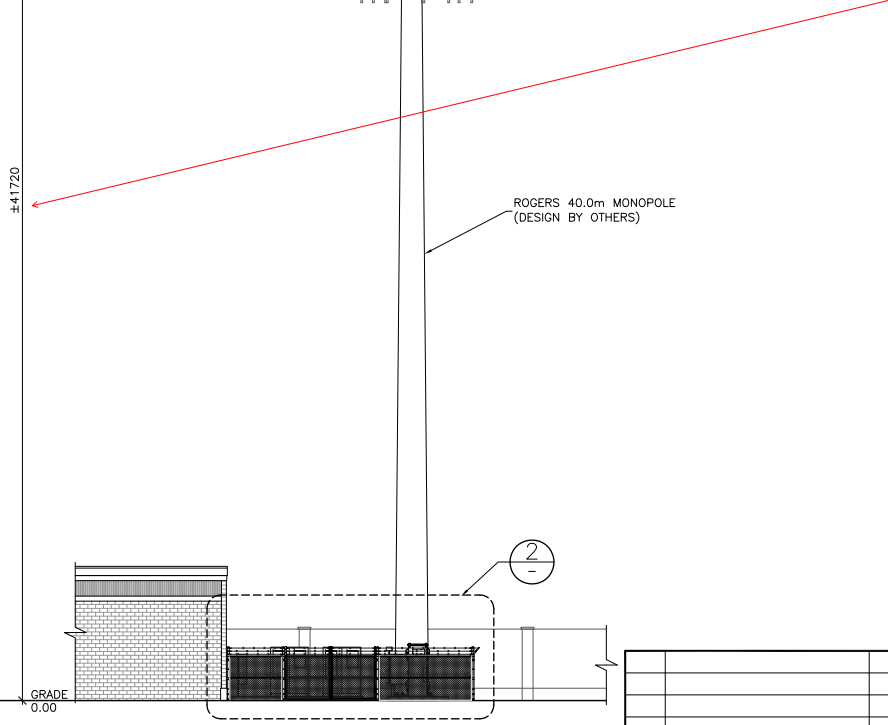
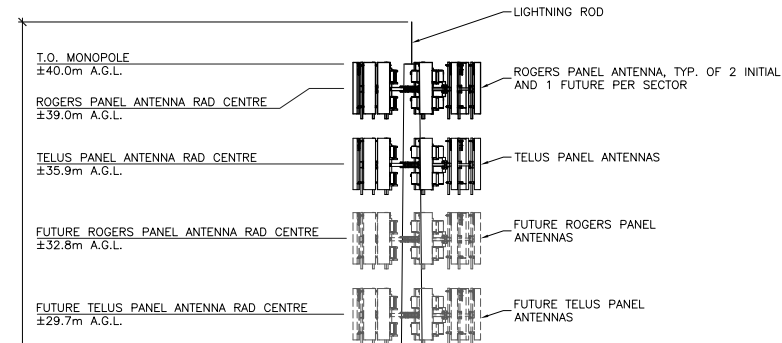
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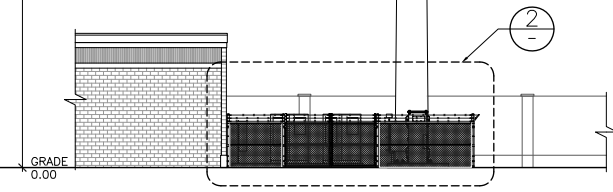
**NOTES:**

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

Variance to increase the maximum telecommunication tower height under Part 4 of the General Provisions of the Zoning Bylaw from 12 metres to 42 metres.



2 PARTIAL SOUTH ELEVATION  
1:75



1 SOUTH ELEVATION  
1:200

| REV | DESCRIPTION            | DATE      | BY  | ENGINEERING STAMP |
|-----|------------------------|-----------|-----|-------------------|
| 5   | REVISED PER COMMENT    | DEC 14/20 | MIN |                   |
| 4   | GENERAL REVISIONS      | NOV 18/20 | AD  |                   |
| 3   | GENERAL REVISIONS      | OCT 02/20 | MIN |                   |
| 2   | TELUS EQUIPMENTS ADDED | OCT 01/20 | MIN |                   |
| 1   | GENERAL REVISIONS      | SEP 18/20 | AD  |                   |
| 0   | ISSUED FOR REVIEW      | SEP 11/20 | MIN |                   |



**CORE ONE CONSULTING**  
SURREY • CALGARY • MONTREAL  
TEL: (778) 895-2166  
TEL: (403) 288-2195  
WEB: WWW.COREONECONSULTING.COM  
CONTACT: INFO@COREONECONSULTING.COM

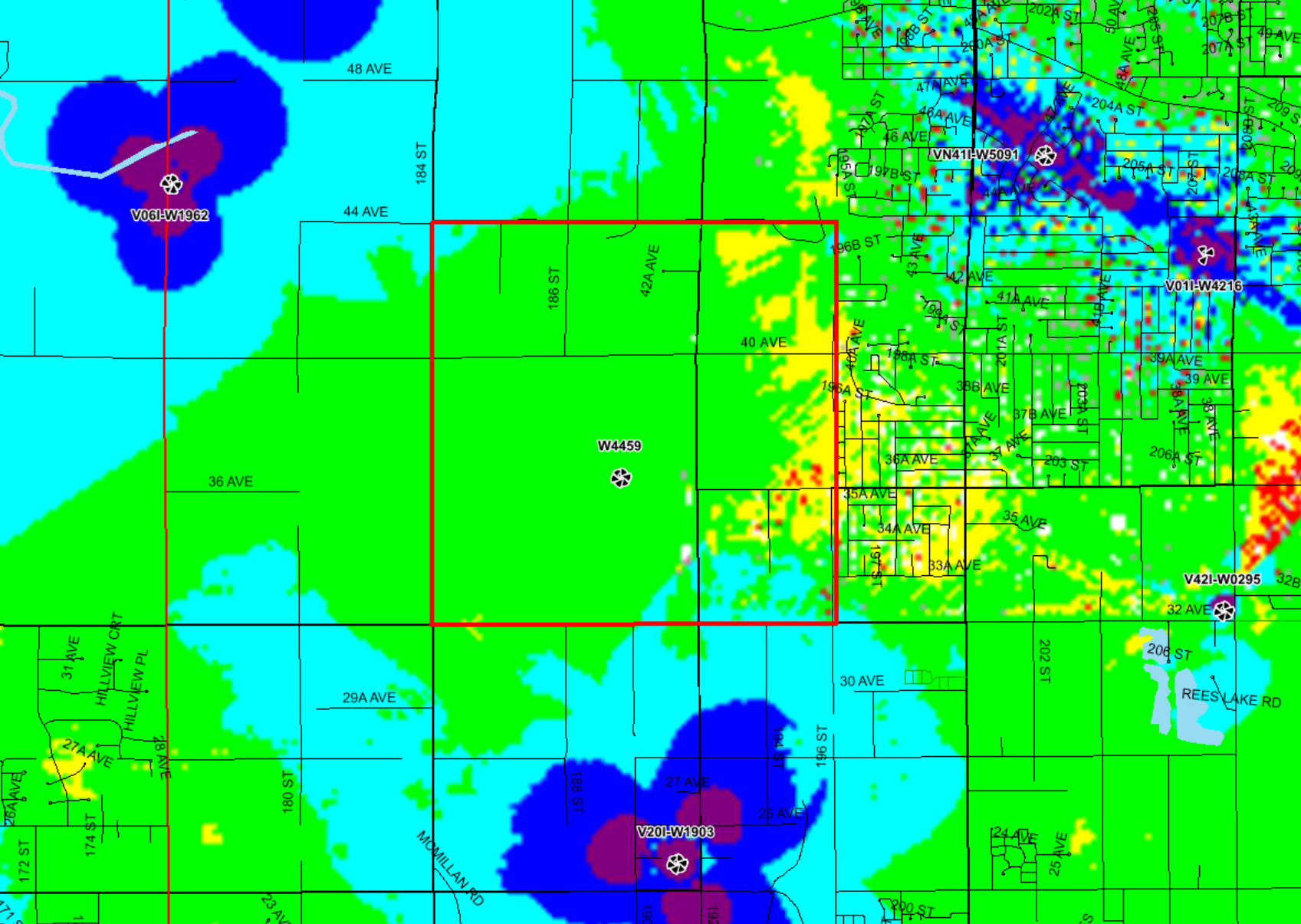
PROJECT: W4459-2  
192ND ST & 36TH AVE  
3613 190 STREET  
SURREY  
BRITISH COLUMBIA

DRAWING TITLE:  
**SOUTH ELEVATIONS**

|              |           |
|--------------|-----------|
| SCALE:       | AS NOTED  |
| CHECKED BY:  | LC        |
| APPROVED BY: | DA        |
| DRAWN BY:    | MIN       |
| DATE:        | SEP 11/20 |
| CAD FILE:    | A-6       |
| PROJECT NO.: | 20C1810   |
| DRAWING NO.: | A-6       |

# RADIO SITE QUALIFICATION

LTE 2100 MHz, RSRP: BEFORE





**SCHEDULE D  
PHOTO-SIMULATIONS**

**Looking Northwest  
Before**



**After**



**Please note: Photo-simulation is for conceptual purposes only.**

**SCHEDULE D  
PHOTO-SIMULATIONS**

**Looking West  
Before**



**After**



**Please note: Photo-simulation is for conceptual purposes only.**