

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0220-00

Planning Report Date: November 18, 2024

PROPOSAL:

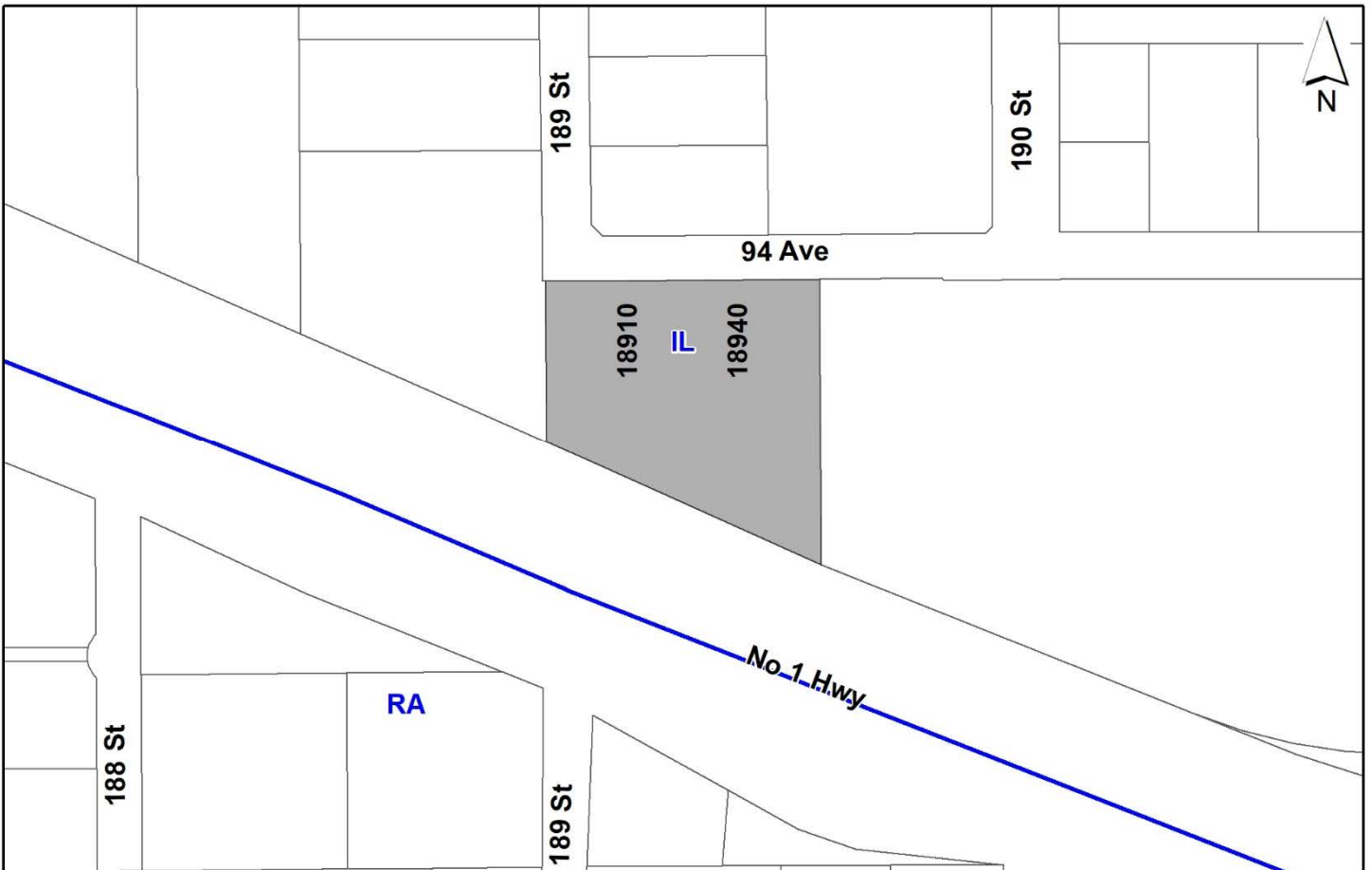
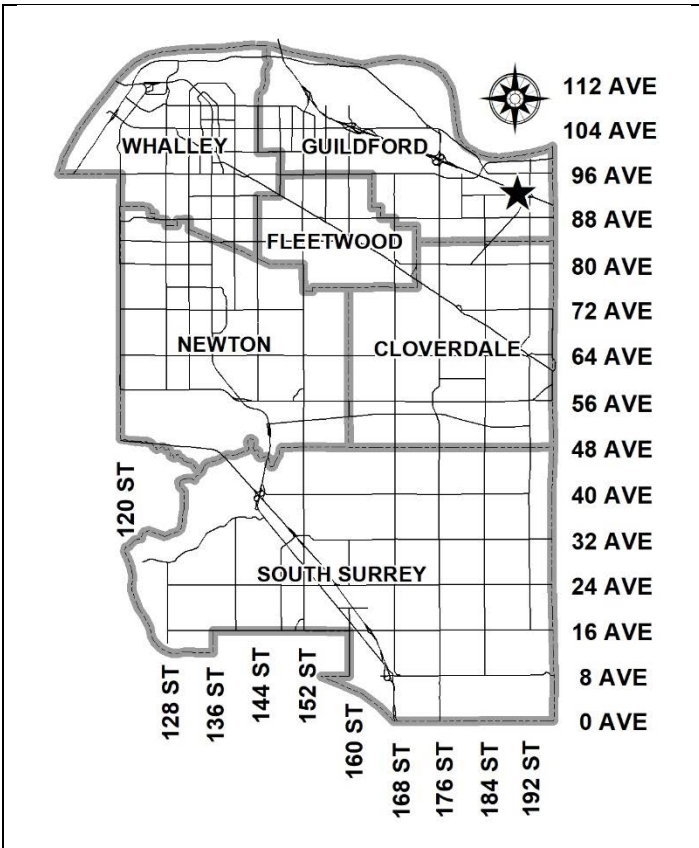
- **Development Variance Permit**

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

LOCATION: 18940 - 94 Avenue
(18910 - 94 Avenue)

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit 7924-0220 to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to increase the maximum height for a free-standing antenna system under Part 4 General Provisions of the Zoning By-law.

RATIONALE OF RECOMMENDATION

- The proposal conforms to the criteria and best practices identified in the City's Antenna System Siting Policy (No. O-62).
- The applicant has provided information indicating that there were no existing structures located near the site that would be suitable for mounting telecommunication equipment.
- The proposed telecommunication tower design may allow for future co-locations at this location due to lack of suitable antenna tower sites in the area.
- Tower heights located in Industrial areas may exceed the City's preferred maximum height of 15 metres.
- Highway 1 provides a buffer between existing residential areas and the tower location north of the highway. There are additional Antenna Towers located along Highway 1 visible from the freeway.
- Area residents have raised no objections to the proposal.
- Staff have not received any correspondence of concerns/objections from nearby residents to the proposal.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7924-0220-00 (Appendix II), to vary Section B.1 of Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing telecommunication tower from 12 metres to 42 metres and to reduce the minimum rear yard setback of the IL Zone from 7.5 metres to 5.3 metres to the accessory building face, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

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

Context & Background

- 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 existing industrial buildings that were built in accordance with Development Permit No. 7902-0108-00 and 7904-0267-00.
- A previous Development Variance Permit (DVP) was issued by Council on September 28, 2015, to permit a free-standing telecommunications tower with a height of 41 metres (Application No. 7914-0303-00). The DVP expired without the telecommunications tower being erected.
- There are no significant features impacting the lot.

Referrals

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

Ministry of Transportation & Infrastructure (MOTI): No comments have been received from MOTI at the time of writing this report.

POLICY & BY-LAW CONSIDERATIONS

City Antenna System Siting Considerations and Policy

- Sitepath Consulting Ltd. on behalf of Telus Communications Inc. (Telus), is proposing to construct a free-standing 42.0 metre tall telecommunications tower with antennas located approximately 35 metres in height to ensure an adequate coverage area. An at-grade equipment compound is proposed at the southern edge of the easternmost industrial building on the site, approximately 5.3 metres from the southern property line along Highway No. 1.
- Staff have relayed to telecommunication companies the importance of a comprehensive strategy to ensure adequate coverage for all carriers while minimizing the number of singular user installations and keeping the height of installations to a minimum without compromising the existing policy guidelines, especially tower proximity to residential areas and aesthetics being adequately addressed. Policy No. O-62 direction refers to this practice as "co-location."
- The proposed telecommunication tower design may allow for future co-locations at this location due to lack of suitable antenna tower sites in the area.
- The proposed telecommunications tower supports the City of Surrey's vision for building a strong economy and provides a location for future co-location opportunities.
- The applicant has provided drawings of the proposed tower and associated equipment (Appendix I).
- The applicant conducted a thorough search for a suitable Telecommunication Antenna Tower site but potential landlords in the surrounding area were unable to accommodate the proposed tower and related equipment.
- The subject application generally complies with the current Antenna System Siting Policy No. O-62 and is therefore being presented for Council's consideration.

Zoning By-law

Setback Variance

- The applicant is requesting the following variance:
 - to reduce the minimum rear yard setback of Part 48 Section F of the Light Impact Industrial (IL) zone from 7.5 metres to 5.3 metres to the Accessory Building face.
- The proposal conforms to Section 5.2.3 Yards, Parking and Access in the City's Antenna System Siting Policy (No. O-62) that reduces the side or rear setbacks to 3 metres in Industrial areas.

Height Variances

- The applicant is requesting the following variance:
 - to vary Section B.1 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended to increase the maximum height of a free-standing telecommunications tower from 12.0 metres to 42.0 metres.
- The proposal complies with the majority of criteria identified in the City's Policy for Telecommunications Towers.
- The applicant has provided information indicating that there were no existing structures located near the site that would be suitable for mounting telecommunication equipment.
- The site lacks mature landscaping to provide natural screening. However, the location of the proposed tower is largely screened from Highway 1 by existing vegetation.
- Highway 1 provides a buffer between existing residential areas and the tower location north of the highway.
- The proposed height variance is not anticipated to adversely impact the functionality of the site.
- Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

In accordance with City policy, the applicant sent out approximately 12 notification packages on October 11, 2024 to property owners within a notification area of 105 metres (which is approximately three times the height of the proposed tower of the tower) of the subject site.

As a result of these notifications, the applicant has received no opposition from property owners that have responded to the notification packages.

INFORMATION ATTACHED TO THIS REPORT

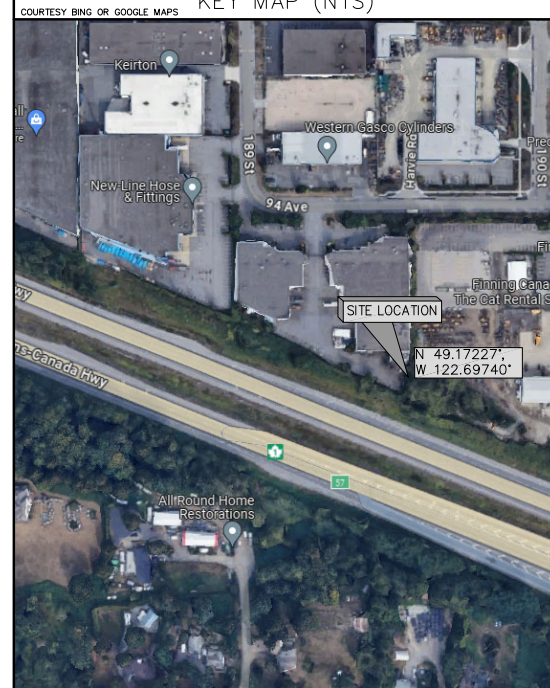
The following information is attached to this Report:

- Appendix I. Proposed Site Plan, Building Elevations, Landscape Plans
- Appendix II. Development Variance Permit No. 7924-0220-00
- Appendix III. Photo-simulation

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

CM/cb



PROJECT NAME:	NEW SITE – GREENFIELD
PROJECT TYPE:	40m MONOPOLE TOWER & EQUIPMENT INSTALLATION
PROJECT SITE No.:	BC109674 – SURREY (PORT KELLS)
TOWER OWNER:	TELUS
ADDRESS:	18940 94 AVE, SURREY, BC

DRAWING INDEX			
SHEET	DRAWING DESCRIPTION	NO.	DATE
COV.	TITLE SHEET & SITE KEY PLAN	2	02 AUG 24
A01	TOWER PROFILE	2	02 AUG 24
A02	ANTENNA ORIENTATION PLANS	0	25 JUN 24
A03	SITE PLAN	2	02 AUG 24
A04	COMPOUND PLAN	2	02 AUG 24
A05	PARTIAL NORTH–WEST ELEVATION	2	02 AUG 24
E01	ELECTRICAL ROUTING	2	02 AUG 24

ISSUE		
NO.	DESCRIPTION	DATE
0	PRELIMINARY	25 JUN 24
1	BCH ROW ADD	08 JUL 24
2	COMPOUND LAYOUT UPDATE	02 AUG 24



SITE PHOTO

GEOGRAPHIC COORDINATES

LATITUDE: N 49.17227°
 LONGITUDE: W 122.69740°

UTILITY – CONTACT

BRITISH COLUMBIA ONE CALL: (BEFORE YOU DIG) 1-800-474-6886

NOTES:

1. ENSURE ALL ASPECTS OF WORK CONFORM TO TELUS SPECIFICATIONS.
2. CONTRACTOR TO VERIFY NORTH DIRECTION AND REPORT ANY DISCREPANCIES.
3. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
4. READ THESE DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
5. CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE PRIOR TO FABRICATION FOR EXACT FIT. NOTIFY CONSULTANT/ENGINEER REGARDING ANY DISCREPANCIES.
6. DO NOT SCALE DRAWINGS.



ROEHAMPTON WEST

409 GRANVILLE ST,
 SUITE 1051
 VANCOUVER, BC V6C 1T2
 TEL. (778)228-4228

VANCOUVER | KELOWNA | EDMONTON | CALGARY

ELEV. ±42.0m

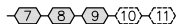
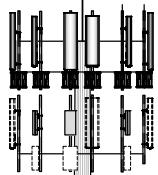
T/O TOWER ±40.0m

ELEV. ±37.0m

ELEV. ±35.7m

ELEV. ±34.0m

PROPOSED LIGHTNING ROD

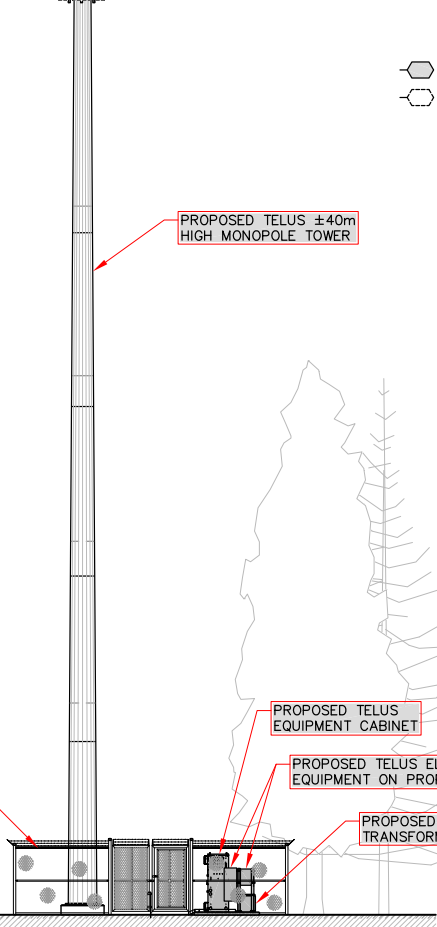


PROPOSED

FUTURE

PROPOSED TELUS ±40m HIGH MONOPOLE TOWER

T/O EAST VEGETATION = ±20.0m



PROPOSED TELUS 10m x 10.5m FENCE

PROPOSED TELUS EQUIPMENT CABINET

PROPOSED TELUS ELECTRICAL EQUIPMENT ON PROPOSED H-FRAME

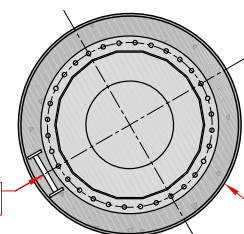
PROPOSED TRANSFORMER

ELEV. ±0.0m

1 TOWER PROFILE

#	ELEV. (m)	Antennas & Equipment				TX Lines			
		QTY	Model	Azimuth	Status	QTY	Type	Length (m)	Status
1	±40.0m	3	FFV4-658-R7	25°/130°/255°	PROPOSED	60	JUMPERS	±3.0m	PROPOSED
		3	RRU (LTE1900)	-	PROPOSED				
2	±40.0m	3	RRU (LTE700B12)	-	PROPOSED	60	JUMPERS	±3.0m	PROPOSED
		-	RRU (LTEAWS)	-	SHARED w/ B2				
		3	RRU (NR2600)	-	PROPOSED				
		-	RRU (LTE1900B25)	-	SHARED w/ B2				
		-	RRU (NR2100)	-	SHARED w/ B2				
		-	RRU (LTE700B13)	-	SHARED w/ B12				
3	±40.0m	3	MLUP	-	PROPOSED	3	DC	±4.0m	PROPOSED
		6	MLUP	-	PROPOSED	6	FIBRE	±4.0m	PROPOSED
4	±40.0m	3	FFV4-658-R6	25°/130°/255°	PROPOSED	36	JUMPERS	±3.0m	PROPOSED
		3	RRU (LTE2300)	-	SHARED w/ B7				
5	±40.0m	3	RRU (LTE800)	-	PROPOSED	36	JUMPERS	±3.0m	PROPOSED
		-	RRU (LTE700B29)	-	SHARED w/ B5				
		3	RRU (LTE2600)	-	PROPOSED				
6	±40.0m	3	MLUP	-	PROPOSED	3	DC	±4.0m	PROPOSED
		6	MLUP	-	PROPOSED	6	FIBRE	±4.0m	PROPOSED
7	±37.0m	3	MT6409	25°/130°/255°	PROPOSED	6	JUMPERS	±3.0m	PROPOSED
		-	RRU (NR3500)	-	INTEGRATED				
9	±37.0m	1	MLUP	-	PROPOSED	1	DC	±40.7m	PROPOSED
		1	MLUP	-	PROPOSED	1	FIBRE	±40.7m	PROPOSED
10	±37.0m	3	FFV4-658-R6	25°/130°/255°	FUTURE	36	JUMPERS	±3.0m	FUTURE
		1	MLUP	-	FUTURE				
11	±37.0m	1	MLUP	-	FUTURE	1	FIBRE	±40.7m	FUTURE
		1	MLUP	-	FUTURE	1	FIBRE	±40.7m	FUTURE
12	±35.7m	3	N77 GENERIC	25°/130°/255°	FUTURE	6	JUMPERS	±3.0m	FUTURE
		1	MLUP	-	FUTURE				
13	±35.7m	1	MLUP	-	FUTURE	1	FIBRE	±39.2m	FUTURE
		1	MLUP	-	FUTURE	1	FIBRE	±39.2m	FUTURE
14	±34.0m	3	PCS-AWS DB MMU	25°/130°/255°	FUTURE	12	JUMPERS	±3.0m	FUTURE
		1	MLUP	-	FUTURE				
15	±34.0m	1	MLUP	-	FUTURE	1	DC	±37.4m	FUTURE
		1	MLUP	-	FUTURE	1	FIBRE	±37.4m	FUTURE

TX LINES:	TYPE:	SIZE:
JUMPERS	LDFA	1/2"
DC	-	1/2" - 3/4"
FIBRE	-	3/8" - 1/2"



PROPOSED TELUS LADDER @ Az. ±240°

PROPOSED TELUS ±40m HIGH MONOPOLE TOWER

2 TOWER BASE PLAN

- NOTES:
1. TOWER DESIGN IS CONCEPTUAL FOR TENDER PURPOSES AND IS NOT FOR CONSTRUCTION, OBTAIN SITE SPECIFIC WIND FOR FINAL DESIGN.
 2. ALL WORK TO CONFORM TO LATEST TELUS SPECIFICATIONS.
 3. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
 4. DRAWINGS ARE NOT TO BE SCALED.

CUSTOMER:

CARRIER:



5			
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2	BS	COMPOUND LAYOUT UPDATE	02 AUG 24
1	AR	BCH ROW ADD	08 JUL 24
0	AR	PRELIMINARY	25 JUN 24
NO. BY		DESCRIPTION	DATE

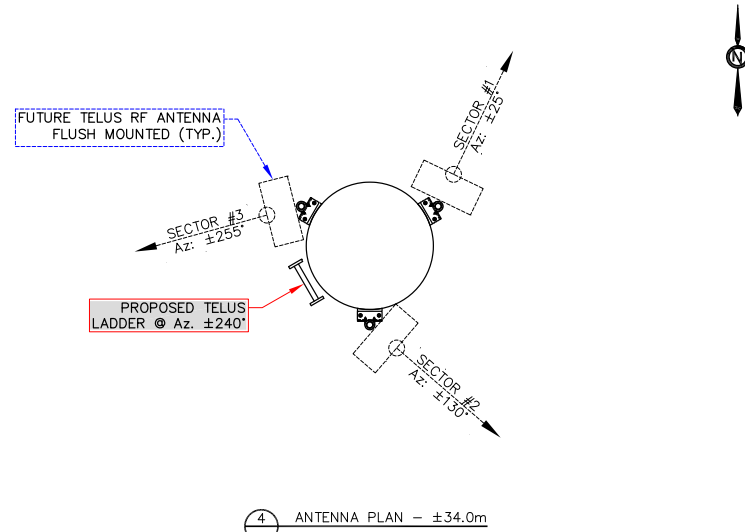
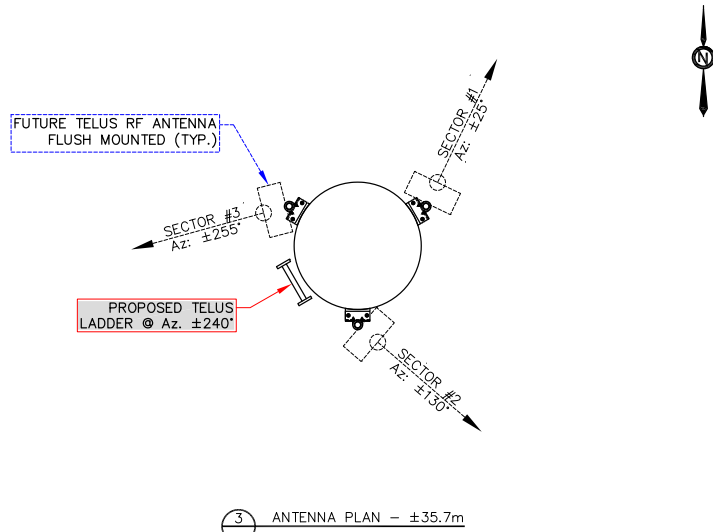
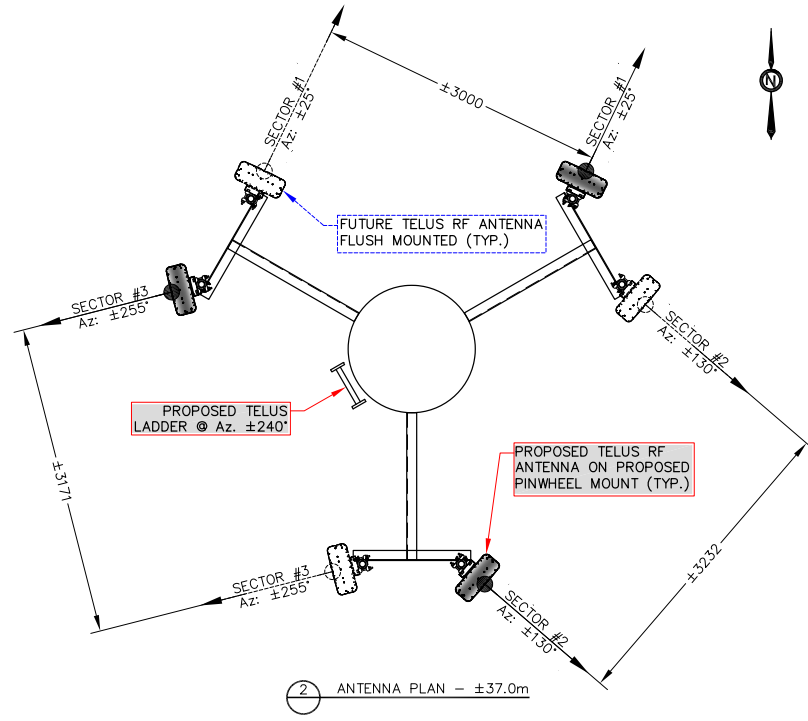
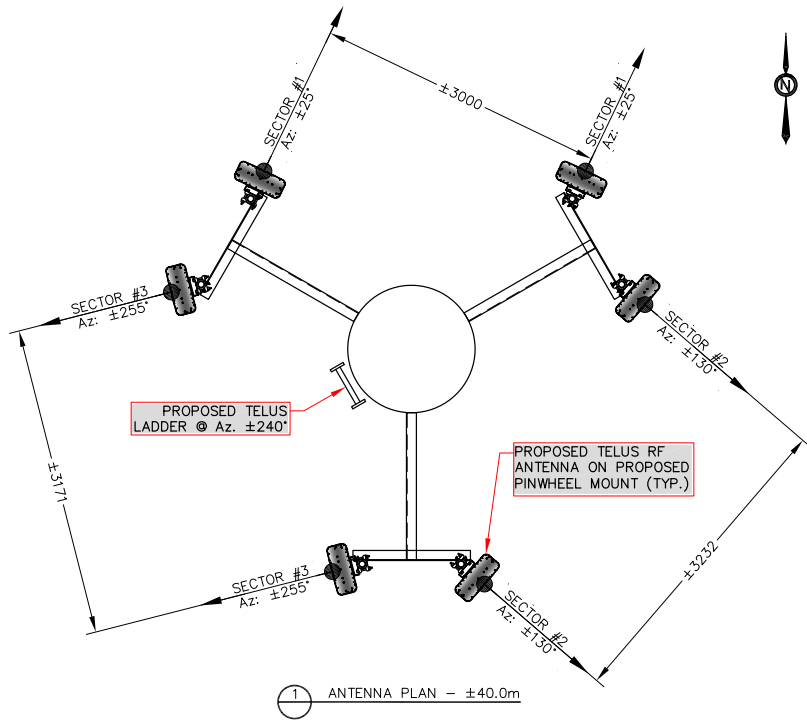
ROEHAMPTON WEST
 409 GRANVILLE ST.
 SUITE 1051
 VANCOUVER, BC V6C 1T2
 TEL. (778)228-4228
 VANCOUVER | KELLOWNA | EDMONTON | CALGARY

LOCATION:
 18940 94 AVE, SURREY, BC

TITLE:
 TOWER PROFILE

PROJECT NAME: NEW SITE - GREENFIELD PROJECT NO: BC109674 DWG. NO: A01

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- NOTES:
1. TOWER LOADING IS CONCEPTUAL. EXISTING TOWER TO BE ANALYZED WITH PROPOSED LOADING. TOWER REINFORCING MIGHT BE REQUIRED.
 2. ALL WORK TO CONFORM TO LATEST TELUS SPECIFICATIONS.
 3. VERIFY ALL DIMENSIONS DURING INSTALLATION AND REPORT ANY DISCREPANCIES TO ENGINEER.
 4. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
 5. DRAWINGS ARE NOT TO BE SCALED.

CLIENT:

CARRIER:



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0	AR	PRELIMINARY	25 JUN 24
NO. BY	DESCRIPTION		DATE



LOCATION:
18940 94 AVE, SURREY, BC

TITLE:
ANTENNA ORIENTATION PLANS

PROJECT NAME: NEW SITE- GREENFIELD PROJECT NO: BC109674 DWG. NO: A02

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1 SITE PLAN

NOTES:
 1. CLEAR VEGETATION AS REQUIRED WITH LANDLORD AND CITY APPROVAL.



- NOTES:**
1. SITE PLAN OBTAINED FROM SITE VISIT 01 MAY 24 & IMAPBC. PROPERTY LINES TO BE CONFIRMED BY SURVEYOR.
 2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

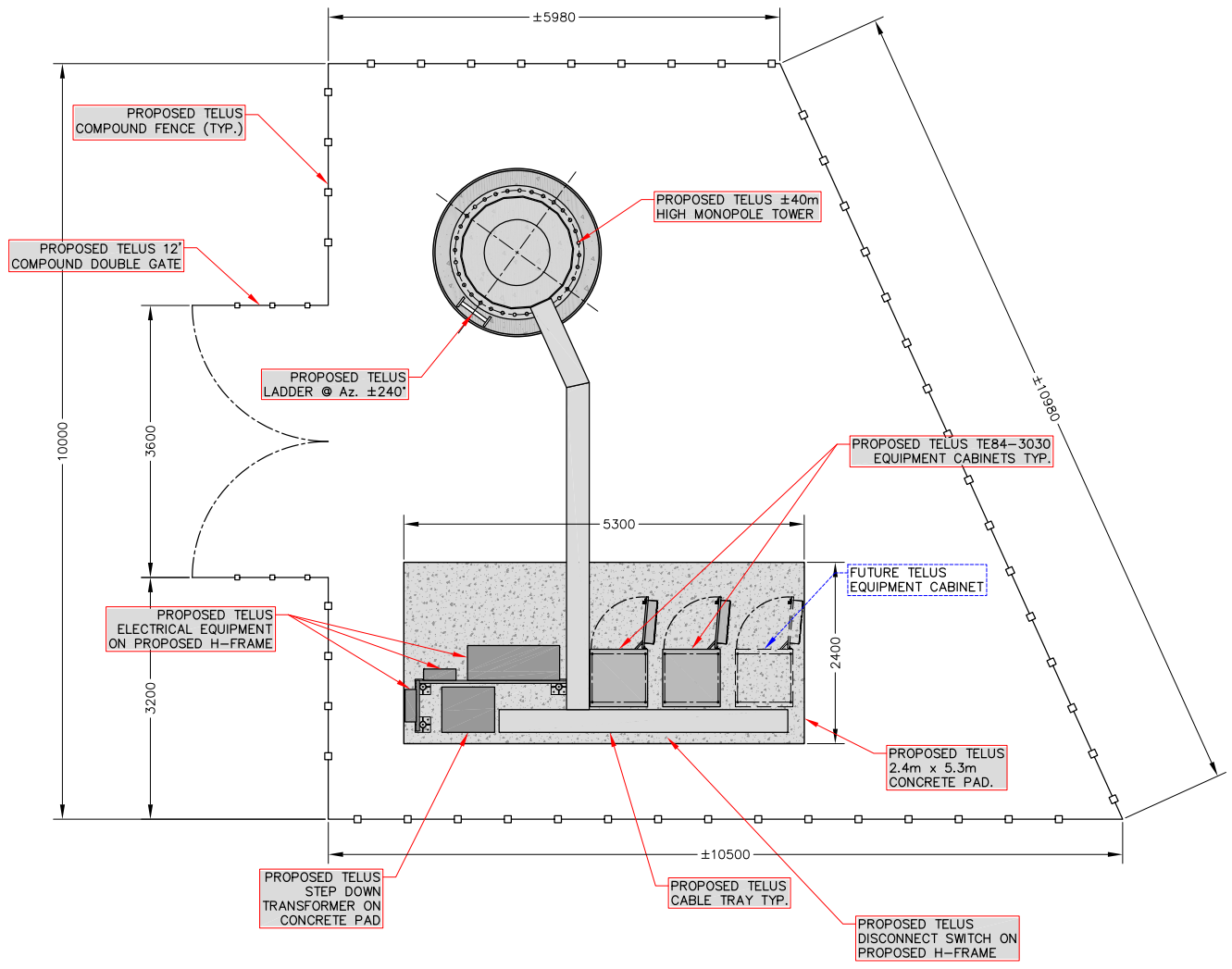
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2	BS	COMPOUND LAYOUT UPDATE	02 AUG 24
1	AR	BCH ROW ADD	08 JUL 24
0	AR	PRELIMINARY	25 JUN 24
NO.	BY	DESCRIPTION	DATE

ROEHAMPTON WEST
 400 GRANVILLE ST.
 SUITE 1001
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 TEL. (778)228-4228
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LOCATION: 18940 94 AVE, SURREY, BC		
TITLE: SITE PLAN		
PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO. BC109674	DWG. NO. A03



1 COMPOUND PLAN

- NOTES:
1. COMPOUND LAYOUT OBTAINED FROM SITE VISIT BY ROEHAMPTON WEST, DATED 01 MAY 24 & GOOGLE MAPS.
 2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:



NO.	BY	DESCRIPTION	DATE
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2	BS	COMPOUND LAYOUT UPDATE	02 AUG 24
1	AR	BCH ROW ADD	08 JUL 24
0	AR	PRELIMINARY	25 JUN 24

ROEHAMPTON WEST
 409 GRANVILLE ST.
 SUITE 1051
 VANCOUVER, BC V6C 1T2
 TEL. (778)228-4228
 VANCOUVER | KELLOWNA | EDMONTON | CALGARY

LOCATION:
18940 94 AVE, SURREY, BC

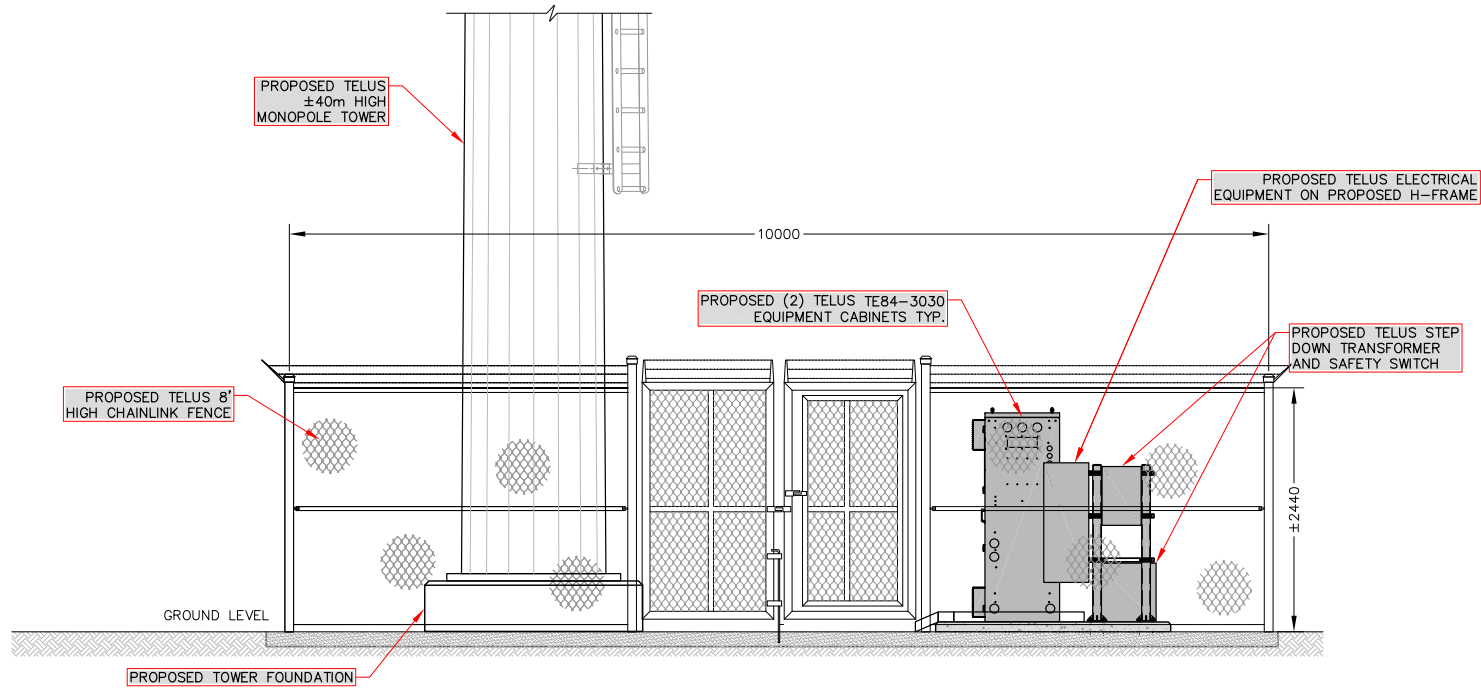
TITLE:
COMPOUND PLAN

PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO. BC109674	DWG. NO. A04
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NOTES:

1. COMPOUND LAYOUT OBTAINED FROM SITE VISIT BY ROEHAMPTON WEST, DATED 01 MAY 24 & GOOGLE MAPS.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.



1 PARTIAL NORTH-WEST ELEVATION

CLIENT:

CARRIER:

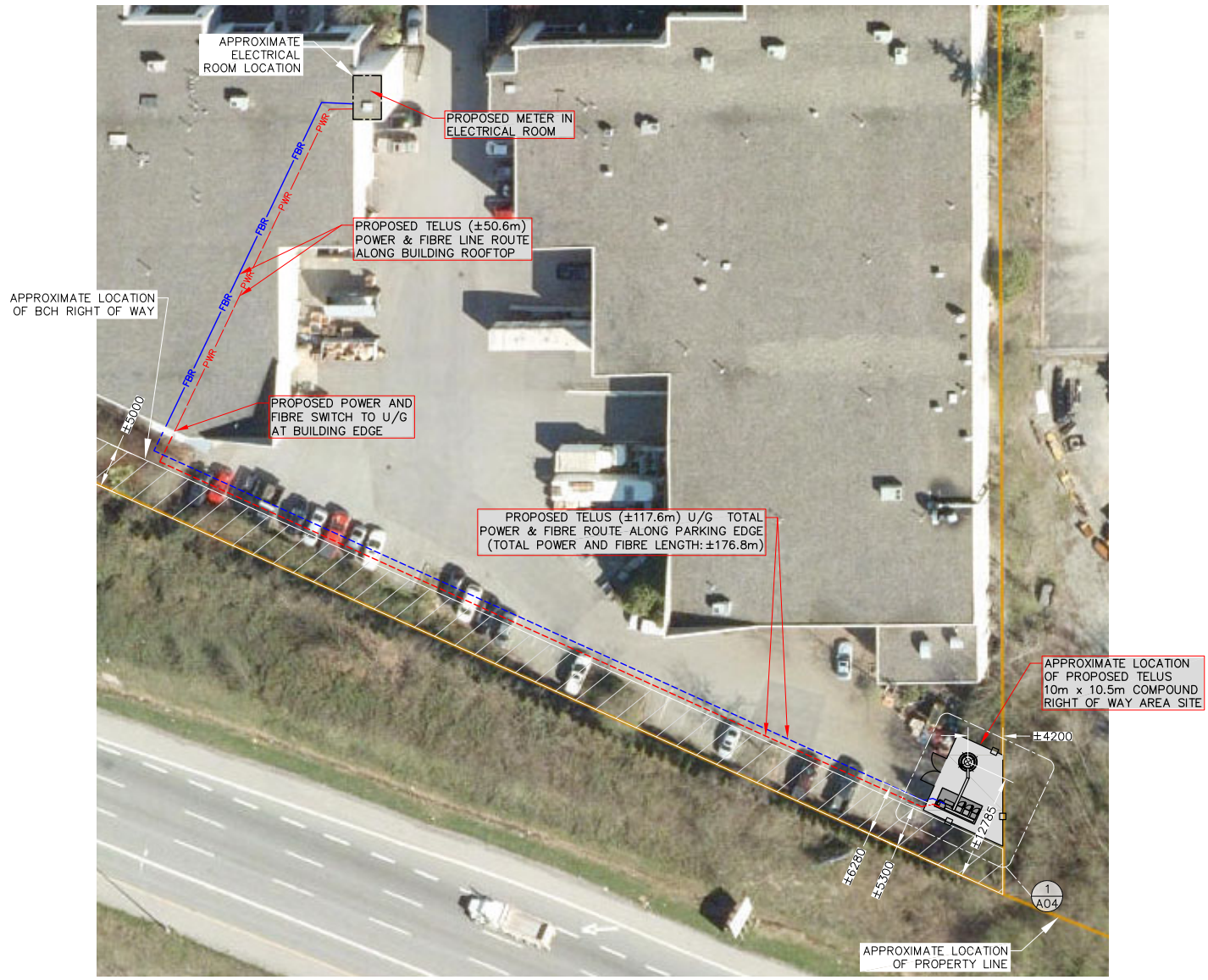


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2	BS	COMPOUND LAYOUT UPDATE	02 AUG 24
1	AR	BCH ROW ADD	08 JUL 24
0	AR	PRELIMINARY	25 JUN 24
NO.	BY	DESCRIPTION	DATE

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 VANCOUVER | KELLOWNA | EDMONTON | CALGARY

LOCATION: 18940 94 AVE, SURREY, BC		
TITLE: PARTIAL NORTH-WEST ELEVATION		
PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO: BC109674	DWG. NO: A05

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- NOTES:
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 2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER:



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2	BS	COMPOUND LAYOUT UPDATE	02 AUG 24
1	AR	BCH ROW ADD	08 JUL 24
0	AR	PRELIMINARY	25 JUN 24
NO.	BY	DESCRIPTION	DATE

ROEHAMPTON WEST
 409 GRANVILLE ST.
 SUITE 1051
 VANCOUVER, BC V6C 1T2
 TEL: (778)228-4228
 VANCOUVER | KELLOWNA | EDMONTON | CALGARY

LOCATION:
18940 94 AVE, SURREY, BC

TITLE:
ELECTRICAL ROUTING

PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO: BC109674	DWG. NO: E01
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- NOTES:
1. CLEAR VEGETATION AS REQUIRED WITH LANDLORD AND CITY APPROVAL.

① ELECTRICAL ROUTING

Appendix I: Location map of the Proposed Installation



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0220-00

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: 023-501-162
Lot 1 Section 33 Township 8 New Westminster District Plan LMP29420

18940 - 94 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum rear yard setback of Part 48 Section F of the Light Impact Industrial (IL) zone from 7.5 metres to 5.3 metres to the Accessory Building face.
 - (b) to vary Section B.1 of Part 4 General Provisions to increase the maximum height of a free-standing telecommunications tower from 12.0 metres to 42.0 metres.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

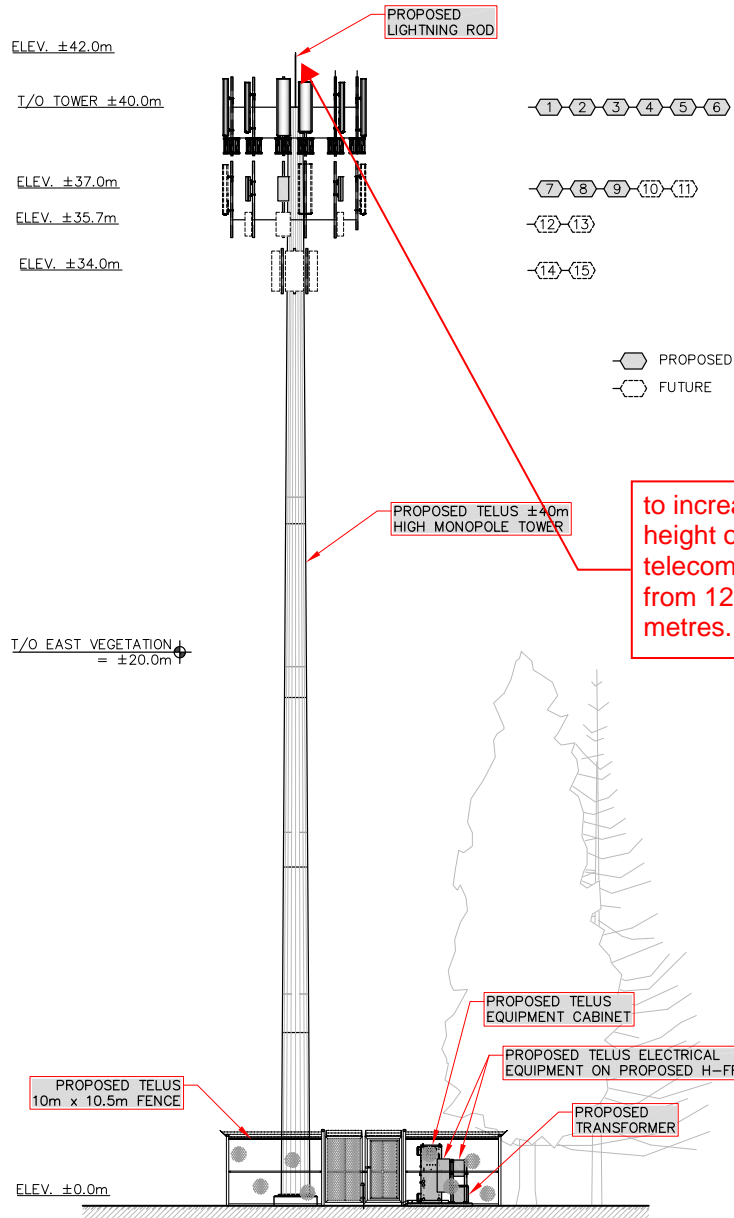
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

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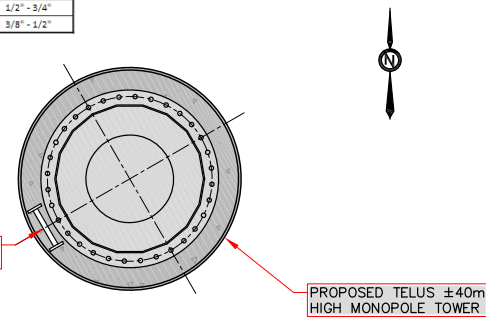


Schedule A

#	ELEV. (m)	Antennas & Equipment				TX Lines			
		QTY	Model	Azimuth	Status	QTY	Type	Length (m)	Status
1	±40.0m	3	FFV4Q4-658-R7	25°/130°/255°	PROPOSED	60	JUMPERS	±3.0m	PROPOSED
		3	RRU (LTE1900)	-	PROPOSED				
2	±40.0m	3	RRU (LTE700B12)	-	PROPOSED	6	FIBRE	±44.0m	PROPOSED
		-	RRU (LTEAWS)	-	SHARED w/ B2				
		3	RRU (NR2600)	-	PROPOSED				
		-	RRU (LTE1900B25)	-	SHARED w/ B2				
		-	RRU (NR1100)	-	SHARED w/ B2				
		-	RRU (LTE700B13)	-	SHARED w/ B12				
3	±40.0m	3	MLUP	-	PROPOSED	3	DC	±44.0m	PROPOSED
		6	MLUP	-	PROPOSED	6	FIBRE	±44.0m	PROPOSED
4	±40.0m	3	FFV4-658-R6	25°/130°/255°	PROPOSED	36	JUMPERS	±3.0m	PROPOSED
		3	RRU (LTE2300)	-	SHARED w/ B7				
5	±40.0m	3	RRU (LTE800)	-	PROPOSED	3	DC	±44.0m	PROPOSED
		-	RRU (LTE700B29)	-	SHARED w/ B5				
		3	RRU (LTE2600)	-	PROPOSED				
6	±40.0m	3	MLUP	-	PROPOSED	6	FIBRE	±44.0m	PROPOSED
		6	MLUP	-	PROPOSED	6	FIBRE	±44.0m	PROPOSED
7	±37.0m	3	MT6409	25°/130°/255°	PROPOSED	6	JUMPERS	±3.0m	PROPOSED
8	±37.0m	-	RRU (NR3500)	-	INTEGRATED	-	-	-	-
9	±37.0m	1	MLUP	-	PROPOSED	1	DC	±40.7m	PROPOSED
		1	MLUP	-	PROPOSED	1	FIBRE	±40.7m	PROPOSED
10	±37.0m	3	FFV4-658-R6	25°/130°/255°	FUTURE	36	JUMPERS	±3.0m	FUTURE
		1	MLUP	-	FUTURE	1	DC	±40.7m	FUTURE
11	±37.0m	1	MLUP	-	FUTURE	1	FIBRE	±40.7m	FUTURE
		1	MLUP	-	FUTURE	1	FIBRE	±40.7m	FUTURE
12	±35.7m	3	N77 GENERIC	25°/130°/255°	FUTURE	6	JUMPERS	±3.0m	FUTURE
		1	MLUP	-	FUTURE	1	DC	±39.2m	FUTURE
13	±35.7m	1	MLUP	-	FUTURE	1	FIBRE	±39.2m	FUTURE
		1	MLUP	-	FUTURE	1	FIBRE	±39.2m	FUTURE
14	±34.0m	3	PCS-AWS DB MMU	25°/130°/255°	FUTURE	12	JUMPERS	±3.0m	FUTURE
		1	MLUP	-	FUTURE	1	DC	±37.4m	FUTURE
15	±34.0m	1	MLUP	-	FUTURE	1	FIBRE	±37.4m	FUTURE
		1	MLUP	-	FUTURE	1	FIBRE	±37.4m	FUTURE

TX LINES:	TYPE:	SIZE:
JUMPERS	LDF4	1/2"
DC	-	1/2" - 3/4"
FIBRE	-	3/8" - 1/2"

to increase the maximum height of a free-standing telecommunications tower from 12.0 metres to 42.0 metres.



1 TOWER PROFILE

2 TOWER BASE PLAN

- NOTES:
- TOWER DESIGN IS CONCEPTUAL FOR TENDER PURPOSES AND IS NOT FOR CONSTRUCTION, OBTAIN SITE SPECIFIC WIND FOR FINAL DESIGN.
 - ALL WORK TO CONFORM TO LATEST TELUS SPECIFICATIONS.
 - ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
 - DRAWINGS ARE NOT TO BE SCALED.

CUSTOMER:



5			
4			
3			
2	BS	COMPOUND LAYOUT UPDATE	02 AUG 24
1	AR	BCH ROW ADD	08 JUL 24
0	AR	PRELIMINARY	25 JUN 24
NO. BY	DESCRIPTION	DATE	

ROEHAMPTON WEST
 409 GRANVILLE ST.
 SUITE 1051
 VANCOUVER, BC V6C 1T2
 TEL. (778)228-4228
 VANCOUVER | KELLOWNA | EDMONTON | CALGARY

LOCATION:
18940 94 AVE, SURREY, BC

TITLE:
TOWER PROFILE

PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO. BC109674	DWG. NO. A01
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to reduce the minimum rear yard setback of Part 48 Section F of the Light Impact Industrial (IL) zone from 7.5 metres to 5.3 metres to the Accessory Building face.

NOTES:

1. SITE PLAN OBTAINED FROM SITE VISIT 01 MAY 24 & IMAPBC. PROPERTY LINES TO BE CONFIRMED BY SURVEYOR.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER:



5			
4			
3			
2	BS	COMPOUND LAYOUT UPDATE	02 AUG 24
1	AR	BCH ROW ADD	08 JUL 24
0	AR	PRELIMINARY	25 JUN 24
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LOCATION:
18940 94 AVE, SURREY, BC

TITLE:
SITE PLAN

PROJECT NAME: NEW SITE - GREENFIELD PROJECT NO: BC109674 DWG. NO: A03

1 SITE PLAN

NOTES:

1. CLEAR VEGETATION AS REQUIRED WITH LANDLORD AND CITY APPROVAL.

PHOTO-SIMULATION

BEFORE



AFTER



View: Looking southwest at the site

Photo Simulation is a close representation and is for conceptual purposes only – not to scale. Proposed design is subject to change based on final engineer plans

PHOTO-SIMULATION

BEFORE



AFTER



View: Looking northwest at the site

Photo Simulation is a close representation and is for conceptual purposes only – not to scale. Proposed design is subject to change based on final engineer plans

PHOTO-SIMULATION

BEFORE



AFTER



View: Looking east at the site

Photo Simulation is a close representation and is for conceptual purposes only – not to scale. Proposed design is subject to change based on final engineer plans