

ITEM	5
MANAGER'S REPORT NO.	17
COUNCIL MEETING	91/03/11

TO: MUNICIPAL MANAGER 1991 MARCH 06

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #66/90
7235 SALISBURY AVENUE (SEE ATTACHED SKETCH #1)
LOT 211, D.L. 95, GROUP 1, N.W.D., N.W. 1960

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL
DISTRICT AND C3 GENERAL COMMERCIAL
DISTRICT GUIDELINES)

TO: "AMENDED" CD COMPREHENSIVE DEVELOPMENT
DISTRICT (BASED ON RM5 MULTIPLE FAMILY
RESIDENTIAL DISTRICT, C3 GENERAL COMMERCIAL
DISTRICT AND P2 ADMINISTRATION AND ASSEMBLY
DISTRICT GUIDELINES, AND IN ACCORDANCE WITH
THE DEVELOPMENT PLAN ENTITLED "BURNABY CELL
SITE, KINGSWAY AND SALISBURY, BURNABY PLANS",
PREPARED BY ROBERTSON KOLBEINS TEEVAN GALLAHER
ASSOCIATES)

PURPOSE: To seek Council authorization to forward the rezoning application
to a Public Hearing on 1991 April 30.

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RECOMMENDATION:

- 1) THAT a Rezoning Bylaw be prepared and advanced to First Reading on
1991 April 08 and to a Public Hearing on 1991 April 30 at 7:30 p.m.
and that the following be established as prerequisite to the
completion of the rezoning:
 - a) The submission of a suitable plan of development.

SUMMARY:

The applicant has submitted a plan of development which is suitable for
presentation to a Public Hearing.

R E P O R T

1.0 REZONING PURPOSE:

- 1.1 The purpose of the proposed rezoning bylaw amendment is to permit
the construction of cellular antennas on the roof of the existing
apartment tower, as well as the development of a radio equipment
room in the basement.

ITEM	5
MANAGER'S REPORT NO.	17
COUNCIL MEETING	91/03/11

2.0 BACKGROUND INFORMATION:

2.1 On 1991 January 21, Council received a report from the Director Planning and Building Inspection concerning the rezoning of the subject site. As background information to this type of rezoning application, the following information was provided:

114

"As Council is aware, some existing commercial antenna installations are quite obtrusive and unsightly. In most instances, past installations have been erected without consultation with the Municipality. However, on 1990 October 17, this Department received an advisory from Communications Canada regarding the licensing of radio transmission installations. The advisory noted that, in recent years, there have been objections expressed regarding the construction or modification of some antennas and their supporting structures and that the Department of Communications believes that municipal authorities can meaningfully influence the characteristics of radio communications antennas within their boundaries. In accordance with the above, the Department of Communications advised that as of 1990 October 15, its licensing procedures had changed to offer municipal authorities an opportunity to state their views about radio authorization applications. Municipalities are now required to be consulted by an applicant for a radio station licence in order for the local authorities to consider the implications of the proposed antenna structure in terms of both land use and aesthetic concerns".

2.2 At that time, Council authorized this Department to work with the applicant towards the preparation of a suitable plan of development with the understanding that a more detailed report would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL DISCUSSION:

3.1 Since Council authorized staff to work with the applicant towards a suitable plan of development, staff have discussed with the applicant the number of microwave drums and the exact location of both the microwave drums and the cellular antennas to be located on the roof of this apartment tower. The objective of these discussions was to reach agreement on a plan of development which demonstrated a minimal level of visual obtrusiveness in terms of the architectural form of the building and a high degree of coordination and compatibility with the apartment tower design. This Department has concluded that the submitted plan of development discussed below satisfactorily meets these objectives.

4.0 DEVELOPMENT PROPOSAL:

4.1 The development proposal consists of three components. These components are:

ITEM	5
MANAGER'S REPORT NO.	17
COUNCIL MEETING	91/03/11

- a) An 11 ft. x 32.5 ft. radio equipment room to be constructed in the basement.
- b) Six 5 ft. long by 1 ft. cellular antennas to be installed on the sides of the existing machine room penthouse.
- c) Two 4 ft. diameter microwave drum antennas to be installed on the north and south faces of the machine room penthouse.

The six cellular antennas and the two microwave drum antennas will all be located below the parapet line of the machine room penthouse. Refer to attached Sketch #2 for roof plan/site plan showing proposed antennas.

4.2 Parking required: 127 spaces

Parking shown: 128 spaces

In connection with the construction of the radio equipment room, one parking space will be eliminated, however, two other parking spaces will be recognized as part of this rezoning which were constructed when the apartment building was originally built, but were not included in the CD Comprehensive Development plans.

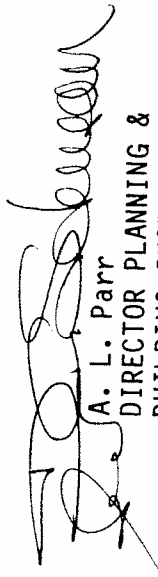
4.3 Materials and Colours:

Antennas: Steel and aluminium metal, with colour to match existing light beige finish, and white drum face.

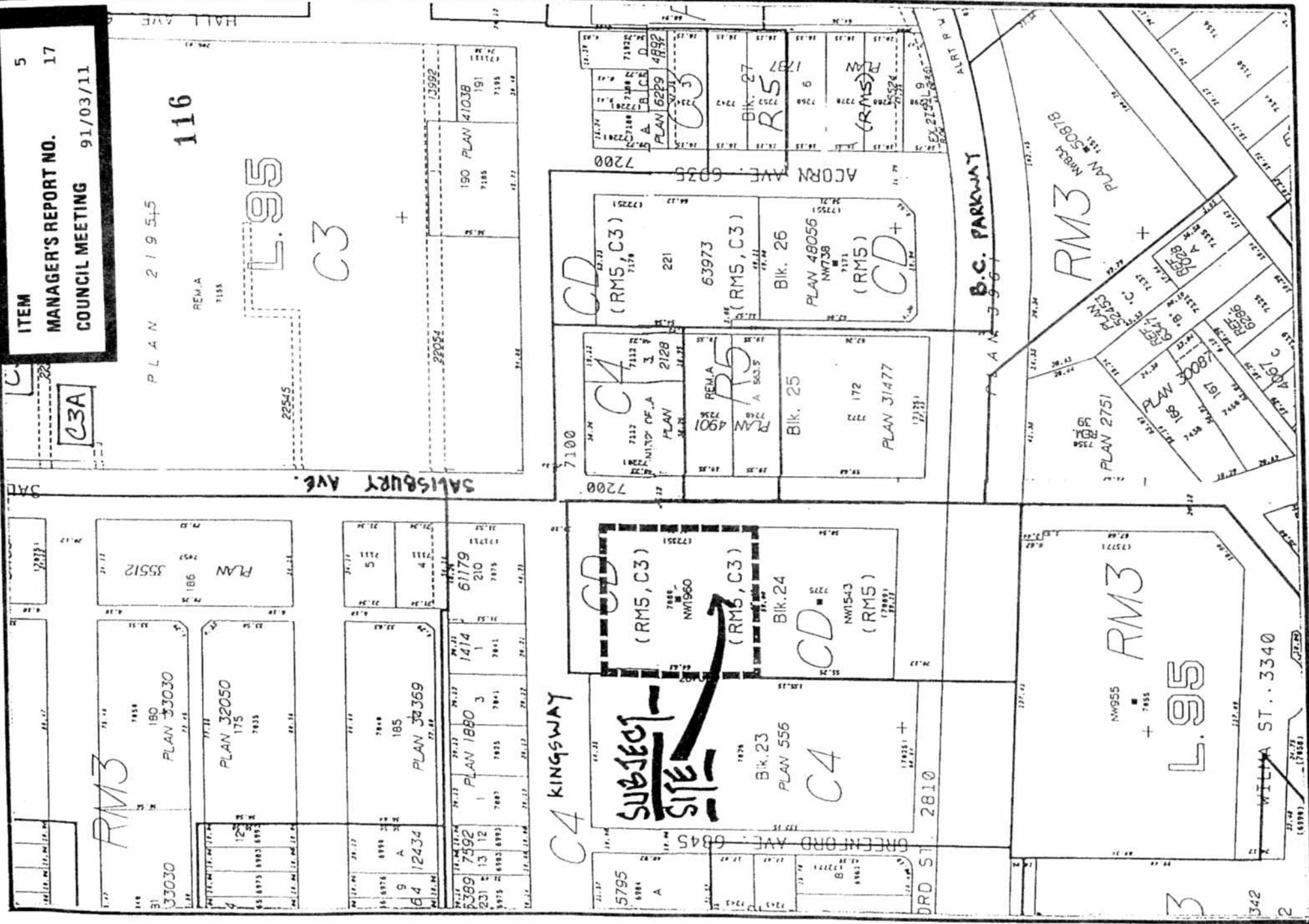
ALP
BW:ap

Attach.

C.C. Municipal Clerk


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 5
 MANAGER'S REPORT NO. 17
 COUNCIL MEETING 91/03/11



BURNABY
 Planning &
 Building Inspection
 Department



North

RZ REFERENCE # 66/90

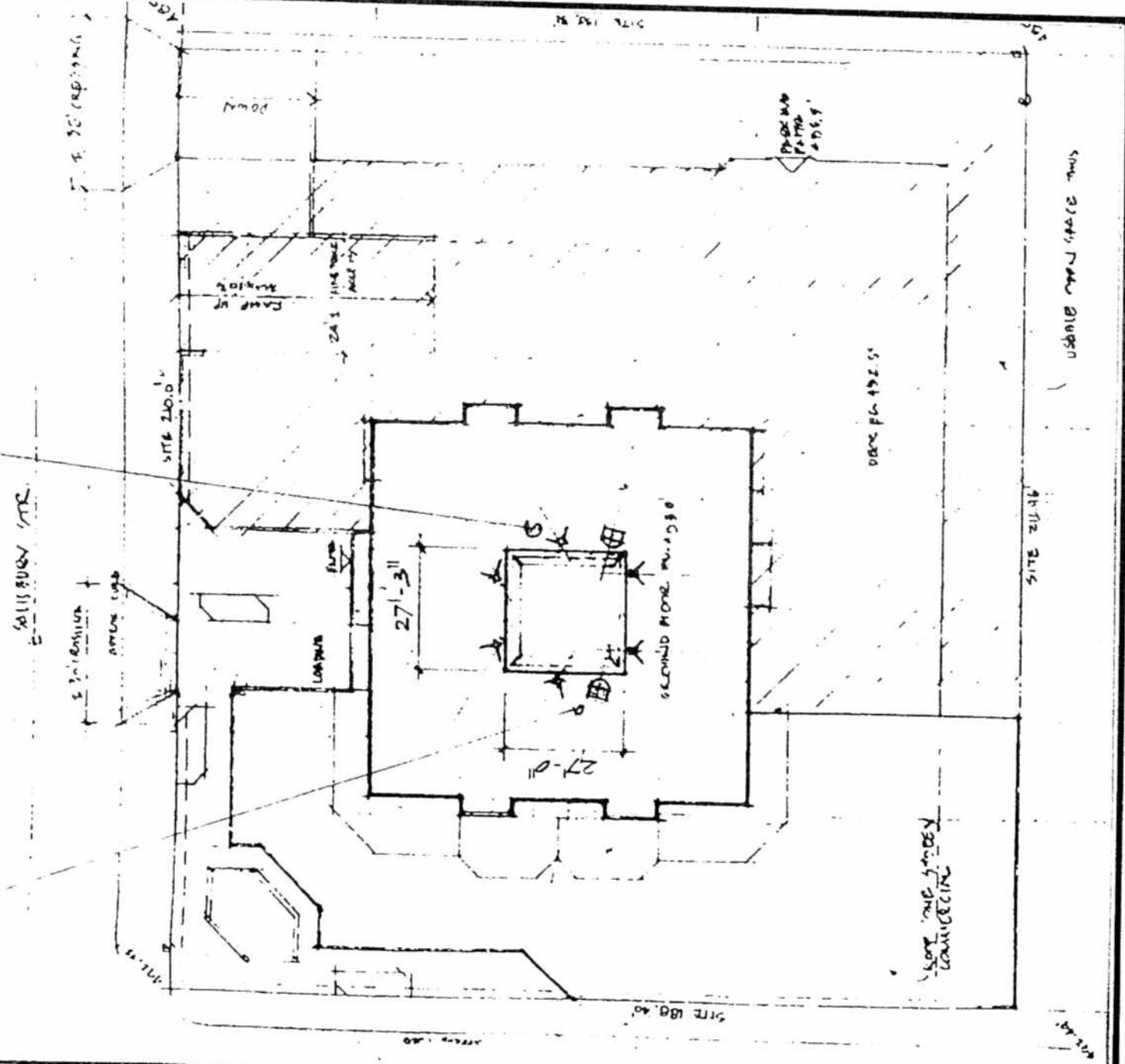
Date: March 1991
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ITEM 5
 MANAGER'S REPORT NO. 17
 COUNCIL MEETING 91/03/11

2-4" HP MICROWAVE
 ANTENNAS ON STEEL
 MOUNT PIPE PAINTED
 LIGHT BEIGE TO MATCH
 EXIST. PENTHOUSE.

6-SRL-410-64/4130
 DIRECTIONAL CELLULAR
 ANTENNA ON ALUMINUM
 MOUNT PIPE PAINTED
 LIGHT BEIGE TO MATCH
 EXIST. PENTHOUSE
 (1 ft. x 5 ft. high)



Date: 1991 March

Scale: N.T.S.

Drawn By:

City of Burnaby
 Planning &
 Building Inspection
 Department

Rezoning Reference # 66/90

117

Site Plan / Roof Plan

Sketch #2

