

ITEM	6
MANAGER'S REPORT NO.	3
COUNCIL MEETING	91/01/21

TO: MUNICIPAL MANAGER 1991 JANUARY 16

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #52/90
9521 CARDSTON COURT (SEE ATTACHED SKETCH)
SUBDIVISION PLAN OF A PORTION OF D.L. 4,
GROUP 1, N.M.D., PLAN NW 1990

FROM: CD Comprehensive Development District (based on RM5 Multiple
Family Residential District guidelines)

TO: Amended CD Comprehensive Development District (based on RM5
Multiple Family Residential District and P2 Administration
and Assembly District guidelines), and in accordance with
the development plan entitled "Burnaby Garden Apartments,
Burnaby Cell Site No.3", prepared by Robertson Kolbeins
Teevan Gallaher Associates.

PURPOSE: To seek Council authorization to forward this rezoning application
to a Public Hearing.

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RECOMMENDATION:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1991 January 28 and to a Public Hearing on 1991 February 19 at 7:30 p.m. and that the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The dedication of any rights-of-way deemed requisite.
 - c) The granting of any necessary easements.
 - d) The approval of the Ministry of Transportation and Highways to the rezoning application.

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:

The purpose of the proposed rezoning bylaw amendment is to permit the construction of cellular antennas and a radio equipment room on the roof of the existing apartment tower.



2.0 BACKGROUND INFORMATION:

2.1 On 1990 November 26, 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:

"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."

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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.

3.2 As a prerequisite of rezoning, a 9 meter x 9 meter corner truncation at the corner of Loughheed Highway and Government Street and a 1.5 meter easement along Government Street will be required for future road widening purposes.

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4.0 DEVELOPMENT PROPOSAL:

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

- a. A 15 ft. x 34 ft. x 13 ft. high equipment building to be constructed on the roof, adjacent the north side of the existing 20 foot high machine room penthouse.
- b. Six 5 ft. long by 1 ft. cellular antennas to be installed on the sides of the existing machine room penthouse.
- c. One 4 ft. in diameter microwave drum antenna to be installed on the west face of the machine room penthouse.

The 6 cellular antennas and the microwave drum antenna will all be located below the parapet line of the machine room penthouse.

4.2 Materials and Colours

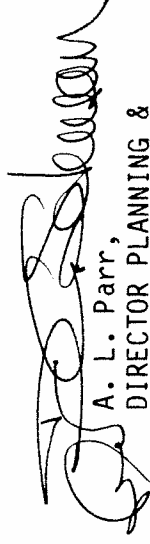
Equipment Building: Prefinished Metal Siding, with colour to match existing grey finish.

Antennas: Steel and Aluminum Metal, with colour to match existing grey finish and white drum face.

Amf.
BW/ds

Attachment

cc: Municipal Clerk
Ministry of Transportation and Highways

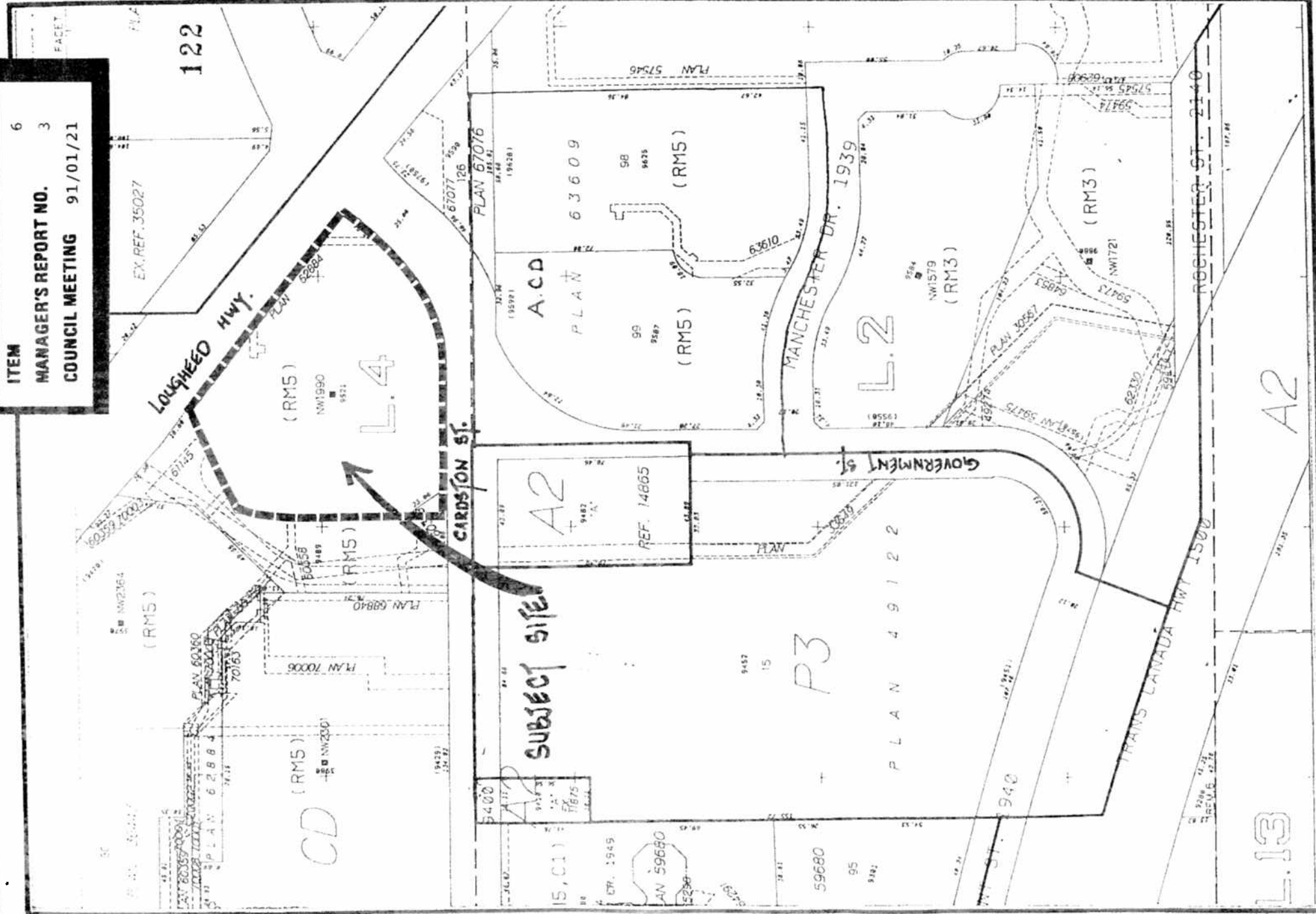


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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BURNABY
 Planning & Building Inspection Department
 22*52/90

Date:	1991 Jan.
Scale:	1:2000
Drawn By:	J.R.C.