
COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

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SUBJECT: PROPOSED ZONING BYLAW TEXT AMENDMENT

RECOMMENDATIONS:

1. **THAT** Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw as outlined in Section 3.0 of this report and that the bylaw be advanced to Public Hearing on 2006 October 17 at 7:30 p.m.
2. **THAT** a copy of this report be sent to the following wireless telecommunications providers: Bell Mobility, Telus Mobility, and Rogers Wireless.

REPORT

The Community Development Committee, at its Open meeting held on 2006 September 26, received and adopted the *attached* report proposing a text amendment to the zoning bylaw for antenna developments. The amendment would lower the minimum above ground height for building mounted antennas to 5.0 metres and prohibit antenna installations in R zoned districts.

Should Council adopt the recommendations of the Community Development Committee, a bylaw appears elsewhere on this agenda in order to meet the statutory requirements for sending the text amendment to the 2006 October 17 Public Hearing.

Respectfully submitted,

Councillor Colleen Jordan
Chair

Councillor Dan Johnston
Vice Chair

Councillor Garth Evans
Member

COPY: CITY MANAGER DIR. PLANNING & BUILDING CHIEF BUILDING INSPECTOR CHIEF LICENCE INSPECTOR

TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT
COMMITTEE

DATE: 2006 September 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **PROPOSED ZONING BYLAW TEXT AMENDMENT**

PURPOSE: To propose a text amendment to the Burnaby Zoning Bylaw for antenna developments.

RECOMMENDATIONS:

1. **THAT** the Committee recommend that Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw as outlined in Section 3.0 of this report and that the bylaw be advanced to Public Hearing on 2006 October 17 at 7:30pm.
2. **THAT** a copy of this report be sent to the following wireless telecommunications providers: Bell Mobility, Telus Mobility, and Rogers Wireless.

REPORT**1.0 INTRODUCTION**

As part of the ongoing review of the Burnaby Zoning Bylaw, which usually takes place in the context of development enquiries and discussions regarding the general intent of the bylaw, text amendments are brought forward from time to time to ensure that the bylaw remains contemporary with prevailing needs and circumstances. The subject bylaw review stems from an increasing number of requests to install antennas in areas where building heights are predominantly less than 9.1m (30ft). Current Zoning Bylaw regulations establish a minimum above-ground height for building-mounted antennas of 9.1m (30ft).

2.0 CURRENT ANTENNA REGULATIONS

- 2.1 Antennas are currently permitted as a principal use within the P2 Administration and Public Assembly Zoning District. In addition, Section 6.21 of the Zoning Bylaw states:

An antenna is permitted in any zoning district if it has been given preliminary plan approval and meets the following qualifications, namely:

- (a) It is attached to a building;

- (b) It is at least 9.1 m (30 ft.) above the ground;
- (c) It covers or occupies a maximum of 0.93 m² (10 sq.ft.) on the building face and the total area on any building face occupied by antennas does not exceed 3.72 m² (40 sq.ft.); and
- (d) It does not extend more than 1 m (3.2 ft.) above the highest point of the building face.

3.0 PROPOSED CHANGES TO ANTENNA REGULATIONS

- 3.1 With increased consumer demand for cellular coverage and advances in wireless communications technology and design since the adoption of Section 6.21 in 1996, minor adjustments to this Zoning Bylaw section are recommended.
- 3.2 The original intent of regulating the minimum above-ground height of antennas was to minimize its visual impact, particularly to observers from the ground. However, with increasingly sophisticated design methods and technology, antennas are becoming more discrete. Antennas can be painted to match the colour of a building or covered with a vinyl coating in a wide variety of designs, including brick, stucco, wood, or glass, allowing the antennas to blend with building walls. Antennas are also expected to become increasingly smaller in size. In light of these design and technological advancements, the minimum above-ground height requirement for antennas could be lowered without significant community visual impacts. This would increase the potential number of sites available for antenna installation on lower-scale buildings, thereby providing the opportunity for enhanced cellular coverage.

It is noted that health and safety concerns related to telecommunications antennas are controlled by Industry Canada through Safety Code 6. Industry Canada does not impose a minimum above-ground height for antenna installations, nor do five surveyed GVRD municipalities¹ report to have special provisions in this regard.

Staff have reviewed this issue, and would propose that the minimum above-ground height of building-mounted antennas could be lowered to 5.0m (16.4 ft) to allow their installation on lower-scale buildings without significant community visual impact, given improvements in the design and the increasingly small size of antennas. As such, it is proposed that the minimum above-ground height bylaw requirement for antennas be lowered from 9.1 m (30 ft) to 5.0m (16.4 ft).

- 3.3 To ensure that this change does not result in the installation of antennas on single-family and two-family dwellings, which are permitted to have a building height up of up to 9.0m (29.5ft.), it is also proposed that the bylaw be amended to prohibit antenna installations on buildings in R-Districts. It is noted that television satellite dishes and shortwave antennas that are mounted onto the roofs of single-family and two-family dwellings and are utilized by

¹ Vancouver, Richmond, Surrey, Coquitlam and New Westminster.

the dwellings' occupants are considered accessory uses. They are therefore considered a permitted use in R Districts and are not regulated by Section 6.21.

4.0 CONCLUSION

The proposed adjustments to Section 6.21 of the Burnaby Zoning Bylaw would better meet current industry requirements and increase the potential number of sites in the city that are available for antenna installation, thereby providing the opportunity for enhanced cellular coverage for residents and businesses. The PPA approval process will continue to ensure that installations are undertaken in a manner compatible with building design, and to mitigate any issues related to visual intrusion into streetscapes and views. Staff will also continue to monitor industry changes and issues with regard to antennas and will propose further adjustments in the future as warranted.

5.0 PROPOSED ZONING BYLAW AMENDMENTS

It is recommended that Section 6.21 of the Zoning Bylaw be amended to:

- Lower the minimum above-ground height for building-mounted antennas to 5.0 m (16.4 ft); and
- Prohibit antenna installations in R-zoned districts.


B. Luksun
DIRECTOR PLANNING AND BUILDING

KH:

Cc: City Manager
Chief Building Inspector
Chief Licence Inspector

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