
TO: CITY MANAGER 2010 March 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #10-33
Telecommunications Monopole Structure
Lake City Business Centre

ADDRESS: Portion of 8020 Enterprise Street

LEGAL: Portion of Lot 1, D.L. 57 and 58, Group 1, NWD Plan 23988

FROM: M3 Heavy Industrial District

TO: CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines and in accordance with the development plan entitled "VA-Enterprise Street, prepared by SBA Canada")

APPLICANT: SBA Canada
468 Saint – Jean, Bureau 400
Montreal, Quebec H2Y 2S1
Attention: Vanessa Cartwright

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2011 April 19.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2011 April 04, and to a Public Hearing on 2011 April 19 at 7:00 p.m.
2. **THAT** a copy of this report be sent to Mr. Bradley Thompson, Authorization Manager, Spectrum Management and Telecommunications, Lower Mainland District Office, 17th Floor, 13401 - 108th Avenue, Surrey, BC V3T 5V6
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a 45.7 m (150 ft.) telecommunications monopole structure.

2.0 BACKGROUND

2.1 The Burnaby Zoning Bylaw lists antenna developments not included in Section 6.21 as a permitted principal use in the P2 Administration and Assembly District. Section 6.21 of the Zoning Bylaw states that an antenna is permitted in any zoning district, except the R Residential Districts, if it has been given Preliminary Plan Approval (PPA) and meets four specific physical requirements, including the antenna being attached to a building. As such, free-standing telecommunication monopoles require rezoning to the P2 District in order to permit the antenna development as a principal use.

2.2 The subject property, which is within the Lake City Plan Area, is designated for Suburban Business Centre Use under the Council-adopted Guide Plan, which supports the replacement of traditional manufacturing, warehousing and distribution operations with more intensive office, high-technology, specialized production uses and other compatible light industrial uses (see *attached* Sketch #2). Urban design guidelines for the redevelopment of the Lake City Plan Area provide for a “campus” form of development where buildings are set within landscaped grounds. The urban design guidelines are intended to create a sense of identity for the area, ensure development is sensitively scaled in relation to surrounding residential and park lands, and establish a more urban, visible and accessible character for the Business Centre.

The subject property is intended for rezoning to the B1 Suburban Office District, which permits a development density up to a maximum FAR of 1.0. The Bylaw provisions for this zoning designation would allow for the development of suburban office and compatible light industrial buildings with 3 to 4 floors, up to a maximum building height of 15.0 m (49 ft.); overall site coverage would be restricted to 65% of any site. As such, as existing sites redevelop, Lake City is expected to take on a higher intensity and “greener character”.

2.3 On 2011 January 31, Council received the report of the Planning and Building Department concerning rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further 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 COMMENTS

3.1 The applicant is seeking to rezone a 12.2 m x 9.75 m area totaling 119.0 m² (1,281 sq. ft.) near the south west corner of subject property from the M3 Heavy Industrial District to the CD Comprehensive District, based on the P2 Administration and Assembly District as guidelines, in order to permit the development of a 45.7 m (150 ft.) high telecommunications monopole within the southwest corner of the subject property (see attached Sketch #3). The proposed development consists of 15 panel antennas and 12 microwave dishes stealth mounted in the interior a 1.5 m diameter cylinder monopole, for the co-location of several telecommunication providers, including Mobilicity. No antenna installations will be mounted on the exterior of the structure. As such, the proposed antenna structure will have a metal flag-pole appearance. The proposed development also consists of four equipment cabinets located at the ground level screened with a 1.83 m (6.0 ft.) high solid wood fence and appropriate landscaping.

It is noted that the southwest corner of the subject site slopes is landscaped with shrubs and trees. The proposed antenna development would require the removal of some vegetation along this portion of the property.

3.2 Antenna developments and related infrastructure are recognized as a necessary service for Burnaby’s communities, businesses and residents to meet their mobile communications and information-technology needs. As such, this Department seeks to work with the telecommunications sector and their proponents in developing antenna infrastructure as appropriate. Given that free-standing tower antenna developments are considered the most obtrusive of antenna proposals, this Department encourages the location of such freestanding antenna structures in areas which are not of topographical, environmental or heritage prominence. In addition the Department seeks to maximize the distance of these installations from residential areas; ensure the design of antenna installations and accessory components are as unobtrusive and inconspicuous as possible; and encourage the co-location of antenna installations wherever possible. This Department also seeks to ensure that antenna proposals do not impact the subject site and surrounding land uses. The following subsections review the proposed development, in view of the above considerations.

3.2.1 Development of antennas that are not in areas of topographical, environmental or heritage significance

As part of the review process for assessing rezoning applications to develop freestanding antenna structures, this Department seeks to ensure that such developments are not located in areas of topographical, environmental or heritage significance.

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The intent of the above noted criteria is to ensure that antenna developments pose minimal impact to areas of topographical, environmental or heritage significance, including visual impact. Based on the visual impact study conducted by Tower Engineer Professionals which was submitted by the applicant, it is noted that the proposed antenna development would be visible from a number of points along Lougheed Highway as it approaches the Lake City area.

To mitigate the visual impact of the proposed antenna structure within the Lake City area, the applicant has proposed development of a stealth monopole structure that would encase the antenna installations within the monopole structure such that they are not visible from the exterior, such that bulk and massing of the antenna structure and related installations is as unobtrusive as possible, and in keeping with the quality of development desired for the Lake City Business Centre area. In view of the above, Planning staff support the proposed location of the antenna structure within the Lake City area.

3.2.2 *Potential Site Impact*

As part of the review process for assessing rezoning applications to develop freestanding antenna structures, this Department seeks to ensure that the siting of such developments pose minimal impact on existing or future designated land uses of the subject site, as well as adjacent land uses.

The proposed antenna development is sited within the sloped southwest corner of the subject property in a manner that would pose minimal impact to existing or future designated land uses of the subject site, as well as adjacent land uses, including the use of appropriate landscaping and screening of the ground level. As such, Planning staff support the siting of the proposed structure.

3.2.3 *Maximizing distance from residential areas*

As part of the review process for assessing rezoning applications to develop freestanding antenna structures, this Department seeks to ensure that such developments are well separated from established residential areas or separated by topographical features (i.e. mountain, hill, etc.) to minimize impacts on residential areas.

The proposed antenna development is within 1.0 km of a number of residential areas, in which the nearest residential properties in the Government Road Neighbourhood being less than 200 m away.

Staff have reviewed the relationship of the proposed structure in relation to the surrounding residential areas within a 1.0 km radius, as well as the visual impact study conducted by Tower Engineer Professionals which was submitted by the applicant.

Based on that review, it was determined that the antenna structure would be visible from some nearby residential areas, including residential properties north of Broadway and south of Loughheed Highway. The proposed structure may also be visible from higher elevation residential and commercial properties beyond the 1.0 km radius whose views are oriented towards Lake City.

The applicant has addressed visual impact concerns through a design solution which mitigates the bulk and massing of the proposed structure and related installation to be as unobtrusive and inconspicuous as possible. It is the opinion of staff that the proposed development would have minimal visual impact on nearby residential areas. As such, staff support the location of the proposed development relative to nearby residential areas.

3.2.4 *Design of antenna installations and related equipment*

As part of the review process for assessing rezoning applications to develop free standing antenna structures, this Department seeks to ensure that the design of antenna installations and accessory components are as unobtrusive and inconspicuous as possible.

As noted in this report, the proposed development consists of 15 panel antennas and 12 microwave dishes mounted within a stealth 1.5 m diameter cylinder monopole. The proposed development also consists of four equipment cabinets located at the ground level which will be screened with a 1.83 m (6.0 ft.) solid wood fence and appropriate landscaping.

Based on staff review of the proposed development, the antenna installations are designed to be as unobtrusive and inconspicuous as possible, and in keeping with the desired quality of development for the Lake City Plan Area. As such, this Department supports the design of the antenna installations and related equipment.

3.2.5 *Co-location of antennas*

As part of the review process for assessing rezoning applications to develop freestanding antenna structures, this Department seeks to encourage the co-location of antennas for multiple telecommunications providers, wherever possible, so as to reduce the overall number of freestanding structures developed within the City.

The antenna development proposes the co-location of antennas for a number of telecommunications providers, which is in keeping with the desired development of such structures.

3.3 Based on the above review of the proposed antenna development, it is the opinion of staff that the proposal meets this Department's development objectives for the Lake City

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Business Centre area and broader community. The proposed antenna structure does not impact the existing or future designated use of the subject site and adjacent land uses, and is in keeping with the quality of development desired for the Lake City Business Centre area. Concerns regarding the bulk and massing, and visual impact of the antenna installations on Lougheed Highway and nearby residential areas have been satisfactorily addressed through the proposed 'stealth tower' design solution such that the installations are not visible. The proposed antenna structure supports the co-location of several telecommunications providers. As such, this Department supports this rezoning application.

4.0 DEVELOPMENT PROPOSAL

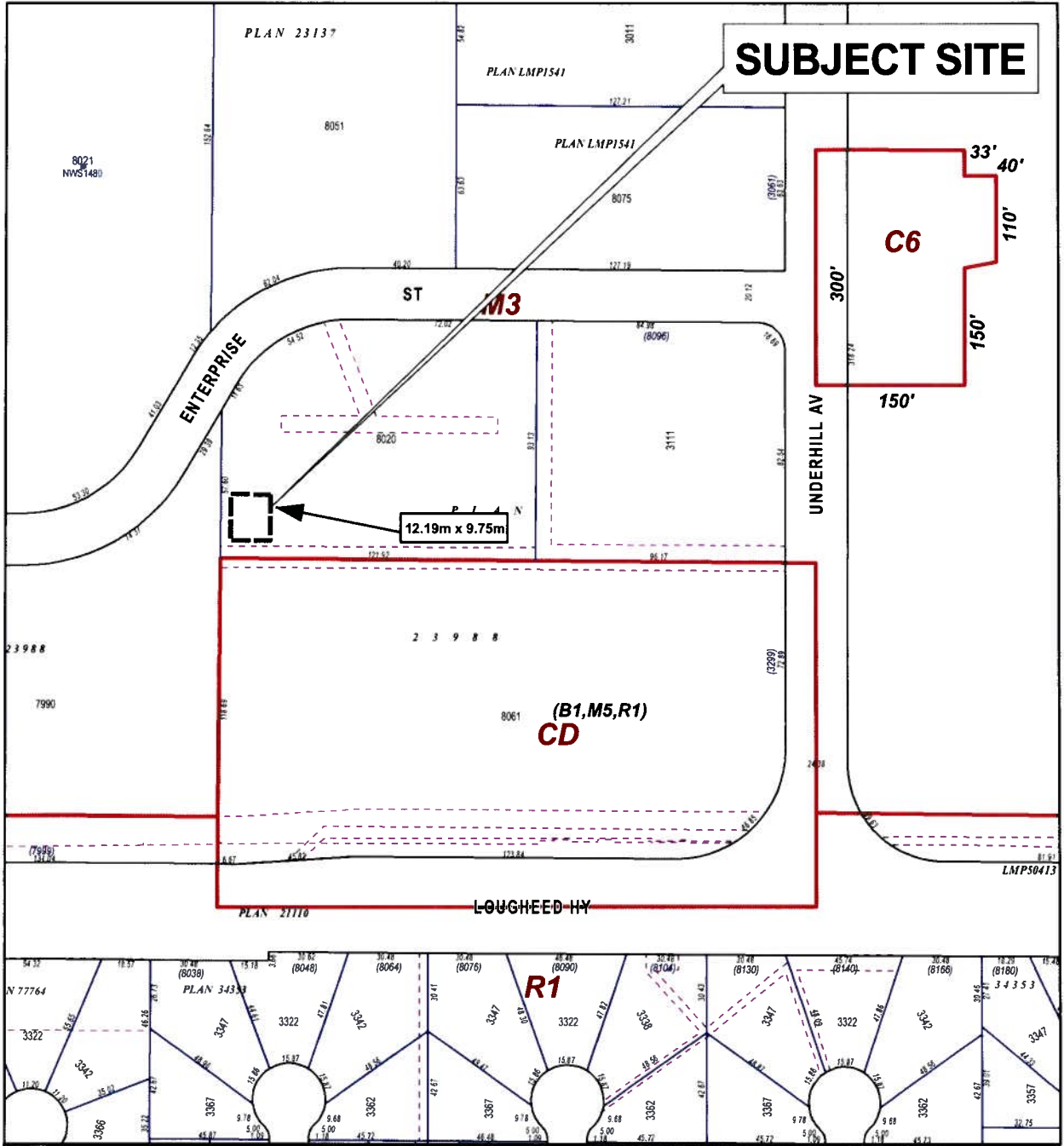
- 4.1 Subject Site Area: - 119.0 m² (1,281 sq. ft.)
- 4.2 Antenna structure height: - 45.7 m (150 ft.)


B. Luksun, Director
PLANNING AND BUILDING

ZM:ll

Attachments


cc: Director Engineering
City Clerk
City Solicitor



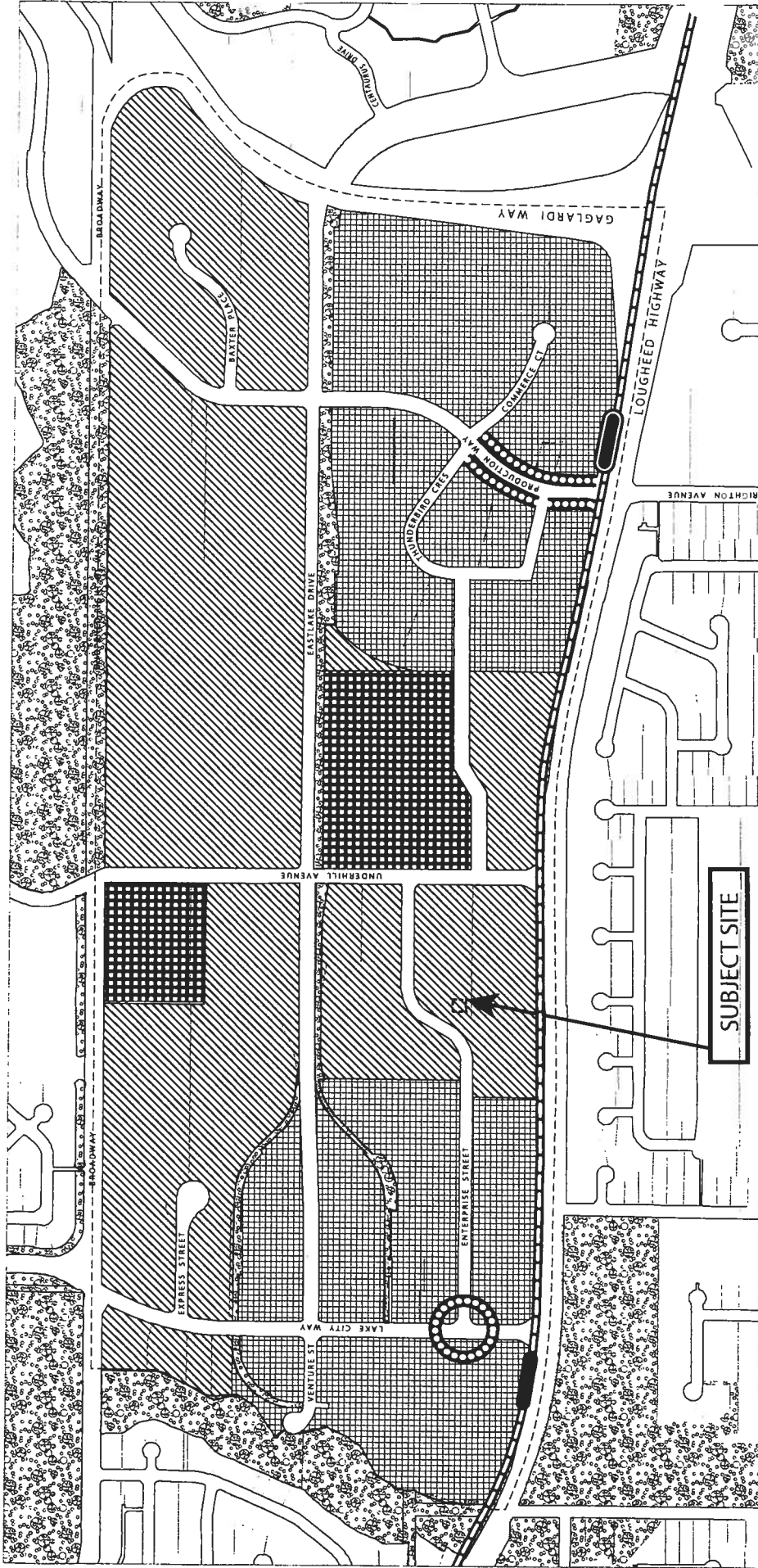
PLANNING & BUILDING DEPARTMENT



DATE:	JAN 07 2010
SCALE:	1:2,500
DRAWN BY:	DJ









 **Subject Site**
REZONING REFERENCE #10 -- 33
8020 ENTERPRISE ST.

Sketch #1



LAKE CITY BUSINESS CENTRE

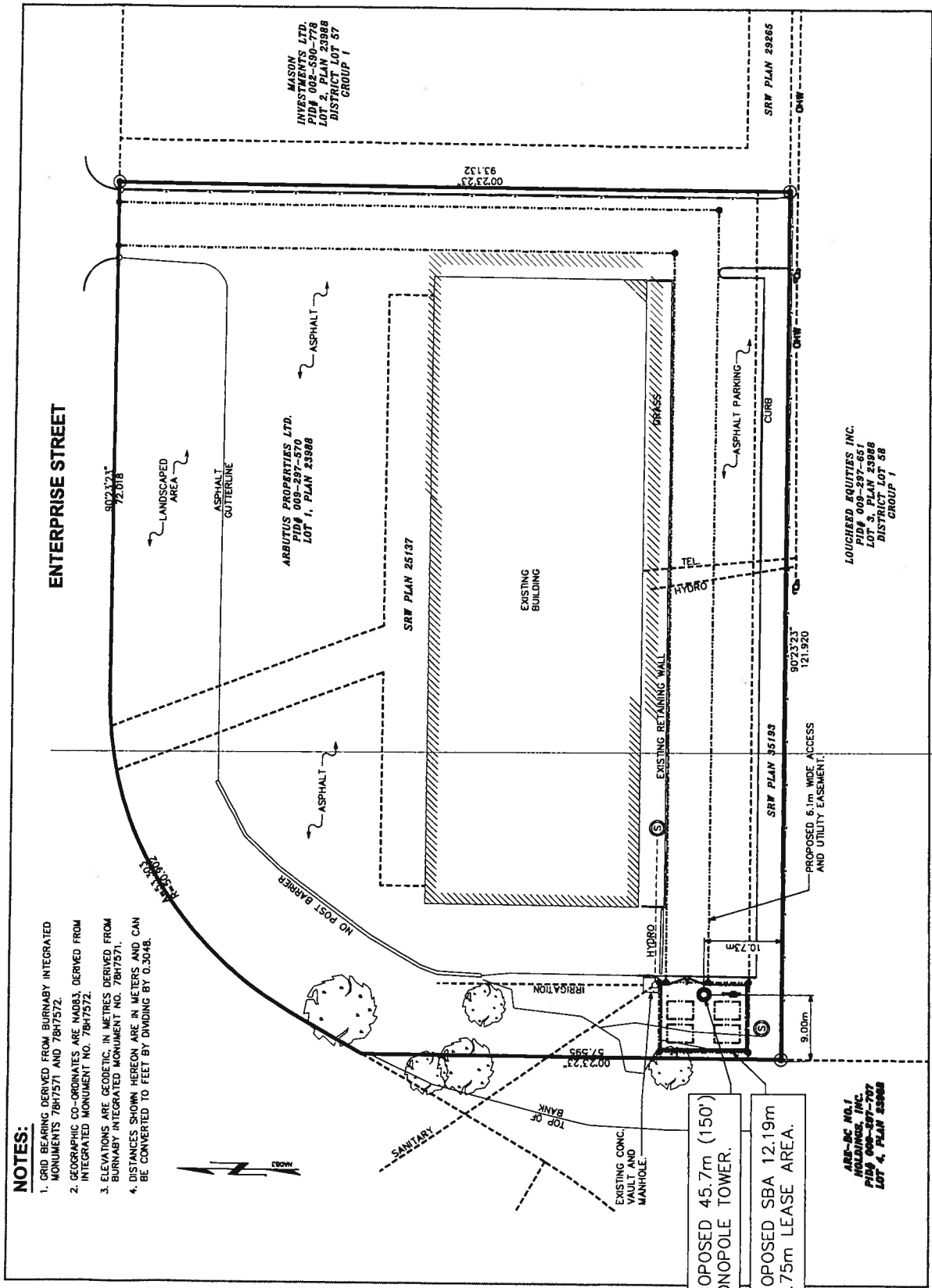
Land Use
Concept

-  Urban Business Centre Lands
-  Suburban Business Centre Lands
-  Long Term Potential Suburban Business Centre Lands (existing petroleum uses)
-  Park and Open Space
-  Local Commercial Service Centres
-  SkyTrain Alignment
-  SkyTrain Station and Bus Loop
-  SkyTrain Station (Future ~ 2003/2004)



NOTES:

1. GRID BEARING DERIVED FROM BURNABY INTEGRATED MONUMENTS 78H7571 AND 78H7572.
2. GEOGRAPHIC CO-ORDINATES ARE NAD83, DERIVED FROM INTEGRATED MONUMENT NO. 78H7572.
3. ELEVATIONS ARE GEODETIC, IN METRES DERIVED FROM BURNABY INTEGRATED MONUMENT NO. 78H7571.
4. DISTANCES SHOWN HEREON ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



ENTERPRISE STREET

MASON INVESTMENTS LTD.
PID# 002-590-778
LOT 2, PLAN 23988
DISTRICT LOT 57
GROUP 1

ARBUTUS PROPERTIES LTD.
PID# 009-297-570
LOT 1, PLAN 23988

LOUCHERD EQUITIES INC.
PID# 008-297-651
LOT 3, PLAN 23988
DISTRICT LOT 58
GROUP 1

ARB-BC NO.1 HOLDINGS, INC.
PID# 008-297-507
LOT 4, PLAN 23988

Sketch 3 | RZ #10-33 | Site Plan -- Portion of 8020 Enterprise Street