



Item.....	
Meeting.....	2014 March 24

COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2014 March 19

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01  
*Reference: Rez Series*

**SUBJECT: REZONING APPLICATIONS**

**PURPOSE:** To submit the current series of new rezoning applications for the information of Council.

**RECOMMENDATION:**

- 1. THAT** Council receive this report for information on the current series of new rezoning applications and adopt the recommendations contained within the individual reports.

**REPORT**

*Attached* please find reports on current rezoning applications (location Sketch *attached*). A short form notation of the report recommendations are outlined below for the convenience of Council.

		Page No.	Recommendation Page No.
<b>Item #01</b>	Application for the Rezoning of:	305	309
<b>Rez #14-02</b>	Lot A, D.L. 79, Group 1, NWD Plan 68764		
<b>From:</b>	CD Comprehensive Development District (based on P2 Administration and Assembly District)		
<b>To:</b>	Amended CD Comprehensive Development District (based on P2 Administration and Assembly District)		
<b>Address:</b>	<b>Portion of 6540 Thomas Street</b>		
<b>Purpose:</b>	The purpose of the proposed rezoning bylaw amendment is to permit the installation of a 45 metre high monopole telecommunications tower with related equipment cabinets located at the base.		

**RECOMMENDATIONS:**

- 1. THAT** Council reject this rezoning application.

	<b>Page No.</b>	<b>Recommendation Page No.</b>
<p>2. <b>THAT</b> a copy of this report be sent to the applicant, Wind Mobile, 209-221 Esplanade West, North Vancouver, BC V7M 373, attn: Bruce McFarlane.</p>	305	309
<p><b>Item #02</b>      Application for the Rezoning of: <b>Rez #14-03</b>    Parcel "A", D.L. 121, Group 1, NWD Reference Plan 79414</p> <p><b>From:</b>        C8 Urban Village Commercial District (Hastings)</p> <p><b>To:</b>            CD Comprehensive Development District (based on C8 Urban Village Commercial District (Hastings) and Hastings Street Area Plan guidelines)</p> <p><b>Address:</b>    4295 Hastings Street</p> <p><b>Purpose:</b>      The purpose of the proposed bylaw amendment is to permit the construction of a four-storey mixed-use building.</p>	313	315

**RECOMMENDATION:**

1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

<p><b>Item #03</b>      Application for the rezoning of: <b>Rez #14-04</b>    Lot A, D.L. 166 and 166A, Group 1, NWD Plan LMP40654</p> <p><b>From:</b>        M3a Heavy Industrial District</p> <p><b>To:</b>            CD Comprehensive Development District (based on P2 Administration and Assembly District and Big Bend Development Plan guidelines)</p> <p><b>Address:</b>    Portion of 7590 Lowland Drive</p> <p><b>Purpose:</b>      The purpose of the proposed rezoning bylaw amendment is to permit the installation of a 20 meter high telecommunications monopole.</p>	319	324
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**RECOMMENDATION:**

1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

**Item #04** Application for the rezoning of:  
**Rez #14-06** Lot A, D.L. 122, Group 1, NWD Plan BCP51571

**From:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and C2 Community Commercial District)

**To:** Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District, C2 Community Commercial District and Hastings Street Area Plan guidelines)

**Address:** 418 Gamma Avenue

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to construct a four-storey mixed-use commercial and residential building.

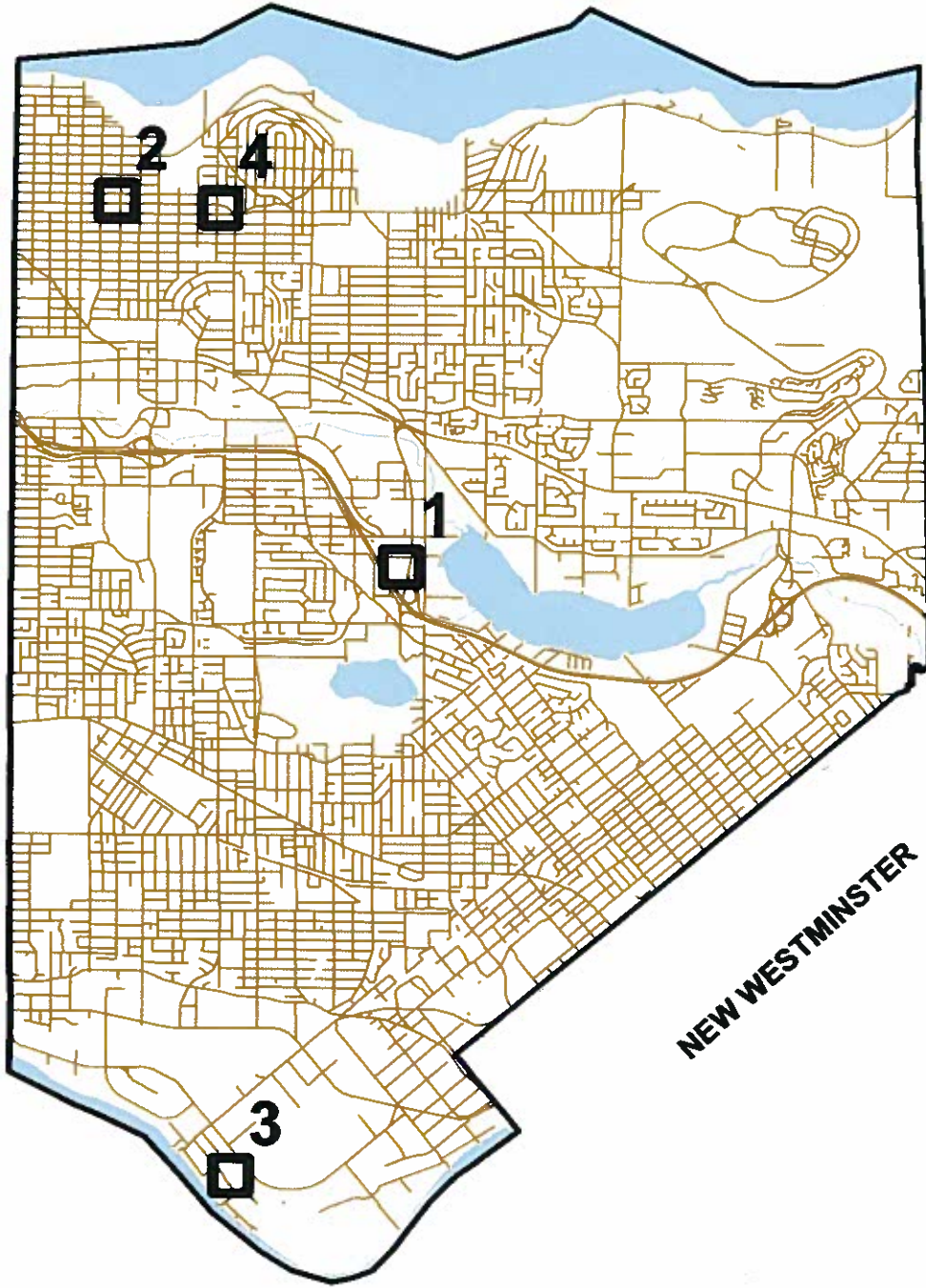
**RECOMMENDATION:**

1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

:spf  
**Attachments**

VANCOUVER



PORT MOODY

COQUITLAM

NEW WESTMINSTER



PLANNING & BUILDING DEPARTMENT



DATE:  
MARCH 18 2014

SCALE:  
1:75,000

DRAWN BY:  
AY

REZONING SERIES - 2014 MARCH

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #14-02  
2014 MARCH 24

### ITEM #01

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Wind Mobile  
209 – 221 Esplanade West  
North Vancouver, BC V7M 3J3  
(Attention: Bruce MacFarlane)
- 1.2 Subject:** Application for the rezoning of:  
Lot A, D.L. 79, Group 1, NWD Plan 68764
- From:** CD Comprehensive Development District (based on P2 Administration and Assembly District)
- To:** Amended CD Comprehensive Development District (based on P2 Administration and Assembly District)
- 1.3 Address:** Portion of 6540 Thomas Street
- 1.4 Location:** The subject site is located in the southeast corner of the subject property at 6540 Thomas Street (Sketch #1 *attached*).
- 1.5 Size:** The portion of the property proposed for rezoning is rectangular in shape with a width of approximately 4 m (13.1 ft), a depth of approximately 6 m (19.7 ft), and an area of approximately 24 m<sup>2</sup> (258.3 ft<sup>2</sup>).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the installation of a 45 metre high monopole telecommunications tower with related equipment cabinets located at the base.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located immediately west of Kensington Avenue and northeast of the Trans Canada Highway, within the Burnaby Lake Sports Complex Community Plan Area. The property is improved with a public assembly building (Scandinavian Community Centre) and associated play field and surface parking areas.

To the north of the subject property, across Thomas Street, is a place of public worship (Burnaby Lake Jamatkhana); to the west are vacant City-owned lands that are intended to form part of a future

Nature Park site; to the south is the Trans Canada Highway right-of-way; and, to the northeast is a place of public worship (Burnaby Christ Church of China). To the east, across Kensington Avenue, is the Burnaby Lake Sports Complex – East, beyond which is Burnaby Lake Regional Park.

It is noted that Thomas Creek, a Class A watercourse (fish-bearing) borders the subject property to the north and west.

### **3.0 BACKGROUND INFORMATION**

- 3.1 On 1976 November 08, Council adopted the Burnaby Lake Sports Complex Community Plan, which provides a framework for the redevelopment of the area with a mix of park, open space, environmental, commercial and institutional uses. The plan designates the subject property for continued institutional use, along with the adjacent properties to the north and immediate northeast. The remainder of the area surrounding the subject site is designated for park and public uses, with the Provincial highway lands being located to the south.
- 3.2 Historically, the subject property formed part of a larger lot at the corner of Kensington and Thomas Street. Under Rezoning Reference #30/73, Council adopted rezoning of the subject site from the R5 District to the CD (P2) District in order to accommodate the development of a public assembly building with associated play fields and surface parking for the Scandinavian community. Subsequently, under Rezoning Reference #79/83 and Subdivision Reference #16/84, the subject property was rezoned in order to permit subdivision of the northeast corner of the property and development of a new public assembly building – dance hall on the subdivided parcel (6580 Thomas Street), which is now owned by the Burnaby Christ Church of China.

With regard to the subject property (6540 Thomas Street), it is noted that a temporary gravel parking area (approximately 1 acre in size), including three 20 m high light standards, has been constructed on the southern portion of the subject property. The approved CD Comprehensive Development Plans for the subject property identifies this space as an outdoor soccer field/play field. It is also noted that under the approved CD Plans the southeast corner of the property, which is the subject rezoning site, is approved as a shot put field.

### **4.0 ZONING BYLAW REGULATIONS**

- 4.1 The Burnaby Zoning Bylaw identifies “antenna developments not included in Section 6.21” as a permitted principal use in the P2 Administration and Assembly District. Section 6.21 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 attachment 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.

## 5.0 GENERAL INFORMATION

5.1 The applicant is seeking to rezone a portion of the subject property, approximately 24 m<sup>2</sup> (258.3 ft<sup>2</sup>) along the southeast corner of the property, to the Amended CD Comprehensive Development District (based on the P2 Administration and Assembly District as a guideline) in order to permit the development of a telecommunications monopole and associated accessory structures. The proposed development consists of the following features:

- a 45 m (145.6 ft) high, 1.2 m (3.9 ft) diameter monopole with eight (8) approximately 1.28 m (4.2 ft) long, 0.4 m (1.3 ft) wide flush mounted antenna and two approximately 0.61 m (2 ft) diameter microwave dishes;
- a 8 m<sup>2</sup> (86.1 ft<sup>2</sup>) concrete pad with two equipment cabinets (one future), each with an approximately 0.75 m<sup>2</sup> (8.1 ft<sup>2</sup>) footprint; and,
- other minor electrical components, including a 4 m (13.1 ft) long cable tray at grade.

The applicant also proposes to enclose the subject area with a chain link fence and gate. In addition, the proposal includes a 200 m (656.2 ft) long utility trench extending from the Scandinavian Community Centre building to the site. The purpose of the proposed monopole is to enhance wireless coverage in the general area.

It is noted that the proposed siting of the subject monopole development is located within the portion of the subject property that has been developed as a temporary gravel parking area.

5.2 Antenna developments and related infrastructure are recognized as a necessary utility that serves the mobile communications and information technology needs of Burnaby's businesses and residents. As such, this Department works with the telecommunications sector and their proponents in developing antenna infrastructure as appropriate. Given that free-standing antenna developments are considered the most obtrusive of antenna proposals, this Department evaluates the potential impacts of each proposal on the subject site and surrounding land uses, and reviews the topographical, environmental or heritage prominence of each site. In addition, this Department seeks to maximize the distance of these installations from residential areas; ensure that the design of antenna installations and accessory components are as unobtrusive as possible; and encourage the co-location of antenna installations wherever possible. The following subsections review the proposed development, in view of the above considerations, and recommend that the application be rejected.

### *5.2.1 Potential impacts on subject site and surrounding uses*

As noted above, the proposed monopole is located in an approximately 24 m<sup>2</sup> (258.3 ft<sup>2</sup>) area in the southeast corner of the subject property, which is currently developed with a temporary gravel parking lot.

While the proposed development has a relatively small footprint, the approved CD Plans indicate the future use of this portion of the site for sports fields and outdoor recreational facilities. The proposed monopole would directly displace these facilities within the footprint

of the monopole enclosure and the vehicle access corridor required to service the monopole. It would also add an industrial element to the site that would detract from its intended recreational character.

In addition, the proposed 45 m (145.6 ft) high monopole would be prominent in the context of surrounding development, which consists primarily of open space, with only low scale, one or two storey buildings in the immediate vicinity. Even in the broader context, the proposed monopole, whose height is equivalent to a 12-14 storey building, would tower above all nearby development and would be the highest structure within a 2 km radius.

### ***5.2.2 Topographical, environmental or heritage significance***

The proposed monopole is located north of the intersection of Kensington Avenue and the Trans Canada Highway in the Burnaby Lake Sports Complex Community Plan area. While the site is not topographically prominent and no heritage sites are located in the vicinity, it is highly visible within its context and to the surrounding areas. The site, however, is environmentally significant by virtue of its location adjacent to Thomas Creek and its tributaries, which are located immediately north, west, and south of the subject property, and, in the broader context, by its proximity to undeveloped areas of the Burnaby Lake Sports Complex, located across Kensington Avenue to the east, and Burnaby Lake Regional Park beyond.

### ***5.2.3 Maximizing distance from residential areas***

The nearest residences to the proposed monopole site are three R4 District single family homes located approximately 300 m southwest of the subject site, at 6411 Roberts Street, 4338 Ledger Avenue, and 4374 Ledger Avenue. A fourth home, at 4049 Ledger Avenue, is located approximately 420 m northwest of the site. All other residences are located at least 0.5 kilometers away. However, as noted above, the proposed monopole will be prominent in the Central Valley skyline and may be visible from the Douglas Gilpin neighbourhood and other more distant areas.

Regarding potential safety concerns, the proposed installation must comply with the Safety Code 6 Guidelines administered by Health Canada.

### ***5.2.4 Design of antenna installations and related equipment***

As noted, the proposed antenna installation consists of a 45 m (145.6 ft) high monopole with a number of appurtenances fixed near the top of the pole, including eight flush mounted antennae. The design also includes two microwave dishes mounted 12 m below the top of the pole. The proposed monopole and a number of accessory structures, including an equipment cabinet, power enclosure, and cable tray, would be enclosed by a chain link fence and gate. The proposed enclosure employs a standard chain link fence design.

The proposed antenna installation incorporates some design features that reduce visual impacts in the immediate area, including antennae mounted close to the pole in a relatively streamlined design. Nonetheless, the antennae and microwave dishes increase the massing



and contribute to a sense of visual clutter in the upper portion of the structure. Given its height, the proposed monopole would be prominent regardless of the other aspects of its design. The applicant has indicated, however, that a significant reduction in height would fail to meet the intended coverage objectives.

**5.2.5 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.

Although no co-location is proposed at this time, the applicant has stated that the proposed installation would allow for co-location by other telecommunications providers. The applicant further noted that opportunities for co-location in the area were investigated but no sites with compatible coverage objectives were identified.

**5.2.6 Summary**

For the reasons stated above, the proposed monopole would be an obtrusive addition to an area characterized by low scale development, open space, and existing and future parkland. Given its visual impacts and its incompatibility with the approved recreational use of the subject site, staff recommends that Council reject this application.

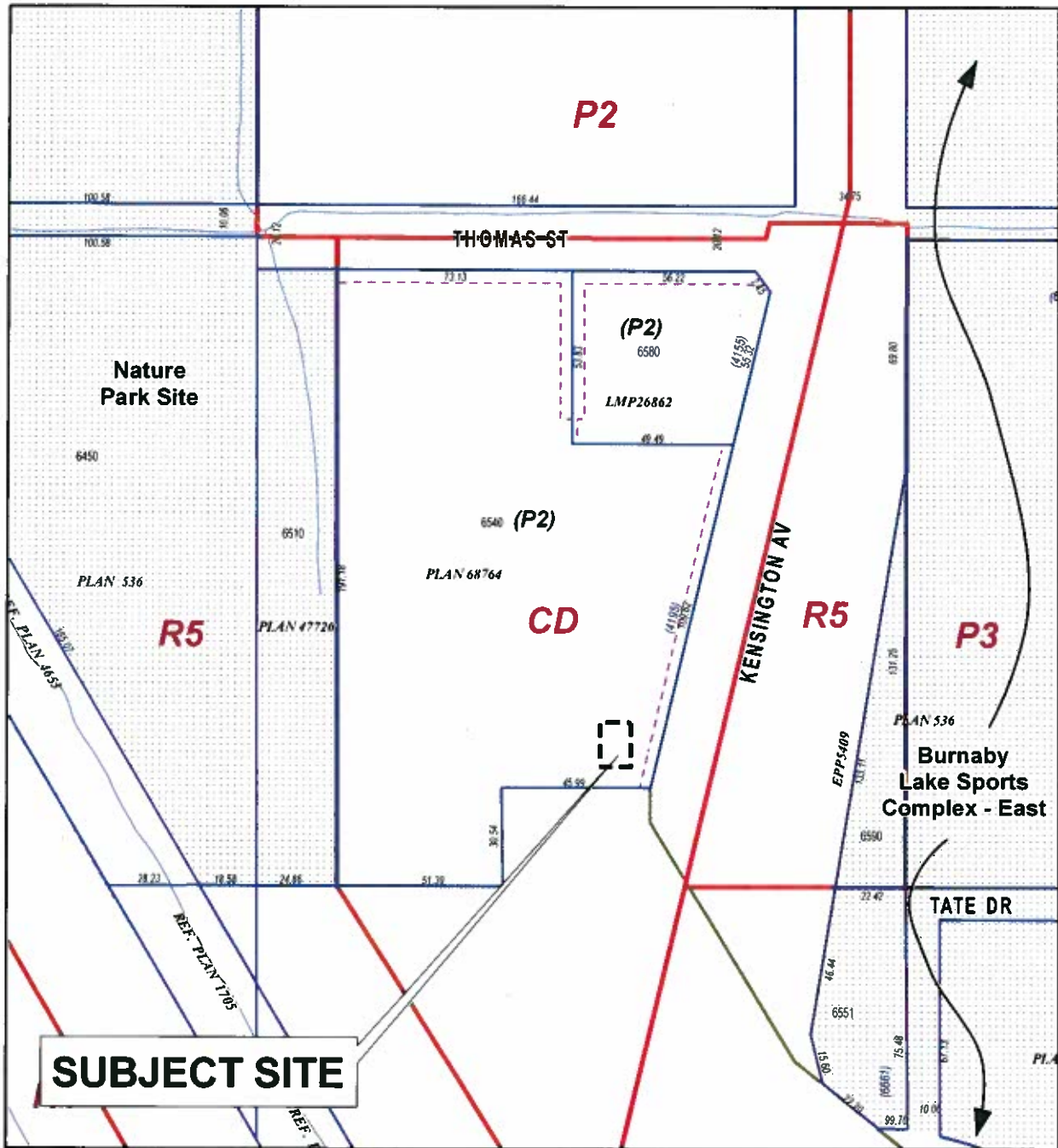
**5.0 RECOMMENDATIONS**

1. **THAT** Council reject this rezoning application.
2. **THAT** a copy of this report be sent to the applicant, Wind Mobile, 209-221 Esplanade West, North Vancouver, BC V7M 373, attn: Bruce McFarlane.

LF:ZT:ll:spf  
**Attachment**

cc: Director Engineering  
City Solicitor  
Deputy City Clerk

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**SUBJECT SITE**



PLANNING & BUILDING DEPARTMENT



DATE: MAR 17 2014

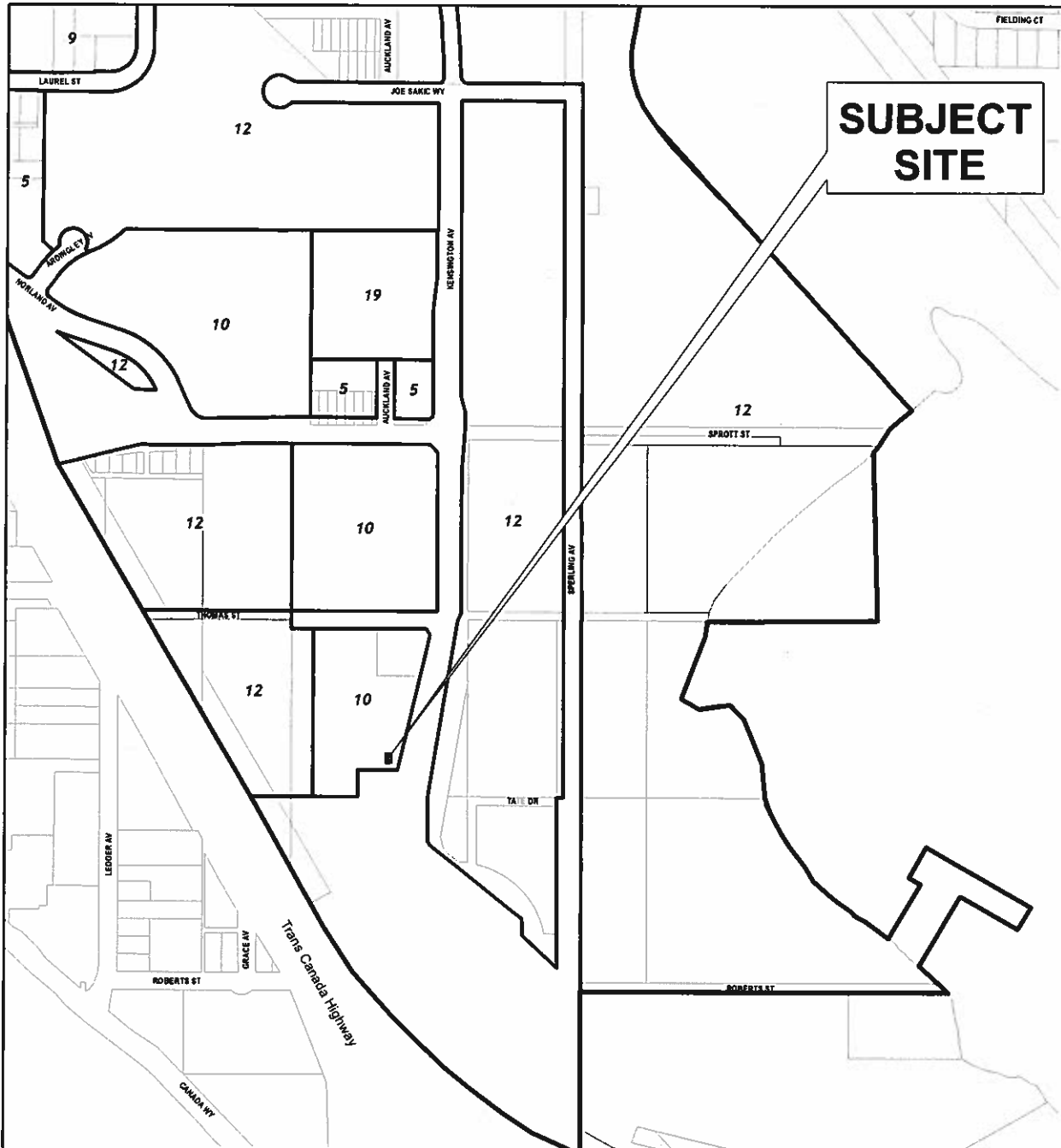
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**REZONING REFERENCE #14 -- 02**  
**PORTION OF 6540 THOMAS STREET**

 Subject Site

Sketch #1



**Burnaby Lake Sports Complex  
Community Plan**



PLANNING & BUILDING DEPARTMENT

- 5** Commercial (Private Development)
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use
- 19** Institutional Mixed Use



1:7,358



February 14, 2014

City of Burnaby  
Planning and Building Department  
4949 Canada Way  
Burnaby, BC  
V5G 1M2

Attention;  
Lily Ford  
Zoning Planner

Re; WIND BVA0033

Dear Ms. Ford;

WIND Mobile has leased a small portion of 6540 Thomas St, Burnaby with the intention of erecting a 45 meter monopole to enhance our wireless coverage. The present zoning is CD Comprehensive Development (P2 Administrative and Assembly District) accordance with Burnaby's bylaws this piece of land must be rezoned to Amended CD Comprehensive Development District (P2 Administrative and Assembly District). In order to initiate this process you will find enclosed the following: a completed rezoning application form, a cheque for \$2639, a recent Certificate of Title and the Owner's Authorization forms, few photosims and preliminary drawings.

Regards,

Bruce MacFarlane  
c; 778-960-8431  
WIND Mobile, Real Estate Supervisor  
221 Esplanade Avenue West, Suite 209  
North Vancouver, BC

City of Burnaby  
Planning Department

FEB 25 2014

707049  
File No. \_\_\_\_\_  
Address \_\_\_\_\_

# CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #14-03  
2014 MARCH 24

## ITEM #02

### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Citimark-Omicron Madison Project Ltd.  
2248 – 13353 Commerce Parkway  
Richmond, BC V6V 3A1  
(Attention: Jacky Chan)
- 1.2 Subject:** Application for the rezoning of:  
Parcel “A”, DL 121, Group 1, NWD Reference Plan 79414
- From:** C8 Urban Village Commercial District (Hastings)
- To:** CD Comprehensive Development District (based on C8 Urban Village Commercial District (Hastings) and Hastings Street Area Plan guidelines)
- 1.3 Address:** 4295 Hastings Street
- 1.4 Location:** The subject site is located at the northwest corner of Hastings Street and Madison Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is 40.2 m (132 ft.) wide, 34.5 m (113 ft.) deep, with an area of 1,393 m<sup>2</sup> (14,994 sq.ft.)
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four-storey mixed-use building.

### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located at 4295 Hastings Street. It is currently vacant, but was previously occupied by a gasoline service station. A City-owned public surface parking lot and three and four storey multiple-family residential dwellings are located to the north across the lane. To the east is a vacant site that was recently approved for a four-storey mixed-use development (Rezoning Reference #10-43). To the southeast across Hastings Street is the Vancity Branch 6 mixed-use development, which was completed in 2011. One and two-storey commercial buildings are located to the south and west of the subject site.

**3.0 GENERAL COMMENTS**

- 3.1 The subject site is located within the Hastings Street Area Plan and is zoned C8 Urban Village Commercial District (Hastings), which permits mixed-use commercial and medium-density multiple-family residential development to a maximum density of 3.0 FAR, typically within a four-storey building form (see Sketch #2 *attached*).
- 3.2 The proposed development concept is for a mixed-use building with grade level retail units and three and a half residential storeys above. The half residential storey is proposed to be accommodated within the rear portion of the grade-level commercial envelope. This is the approach that was employed at the Vancity Branch 6 development to the southeast. The Vancity development appears as a four-storey building from Hastings Street with a double-height commercial space at grade with three storeys of residential uses above; and, as a five-storey building from the rear lane with commercial uses at grade and four storeys of residential uses above, contained within the established dimensional height limits and setbacks of the C8 and C8a District. It is noted that, on 2012 December 10, Council approved a policy framework that permits a variance of the number of storeys allowed in the C8 and C8a District through CD Comprehensive Development District rezoning. The subject rezoning amendment is in line with the Council-adopted policy, and details of the additional mezzanine residential storey will be determined as part of the suitable plan of development.
- 3.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site, including any necessary street, lane, boulevard, and pedestrian/cycle improvements.
- 3.4 The provision of any necessary road dedications and statutory rights-of-ways will be determined by way of detailed road geometrics prepared by the Planning Department and will be outlined in a further report to Council.
- 3.5 Section 219 Covenants restricting the enclosure of balconies and ensuring all disabled parking remains as common property will be required.
- 3.6 The submission of a tree survey to determine compliance with the Tree Bylaw is required.
- 3.7 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 3.8 Given the development site's area is less than one acre, stormwater management best practices in line with established guidelines will be required.

- 3.9 The applicant has advised that a Certificate of Compliance has been obtained for the subject site. This document will need to be submitted to the Engineering Environmental Services Division for review and approval.
- 3.10 The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space will be required. A detailed plan of the facilities will need to be submitted to the Engineering Environmental Services Division for review approval.
- 3.11 As this site is influenced by traffic on Hastings Street, an acoustical study will be required to ensure compliance with Council-adopted criteria.
- 3.12 The feasibility of undergrounding overhead wiring in the lane abutting the site will be examined. If undergrounding is not feasible, preducting and cash deposit for future works will be required.
- 3.13 The Parkland Acquisition Charge, School Site Acquisition Charge, and GVS & DD Sewerage Charge will apply.
- 3.14 The proposed prerequisite conditions to the rezoning will be included in a future report.

**4.0 RECOMMENDATION**

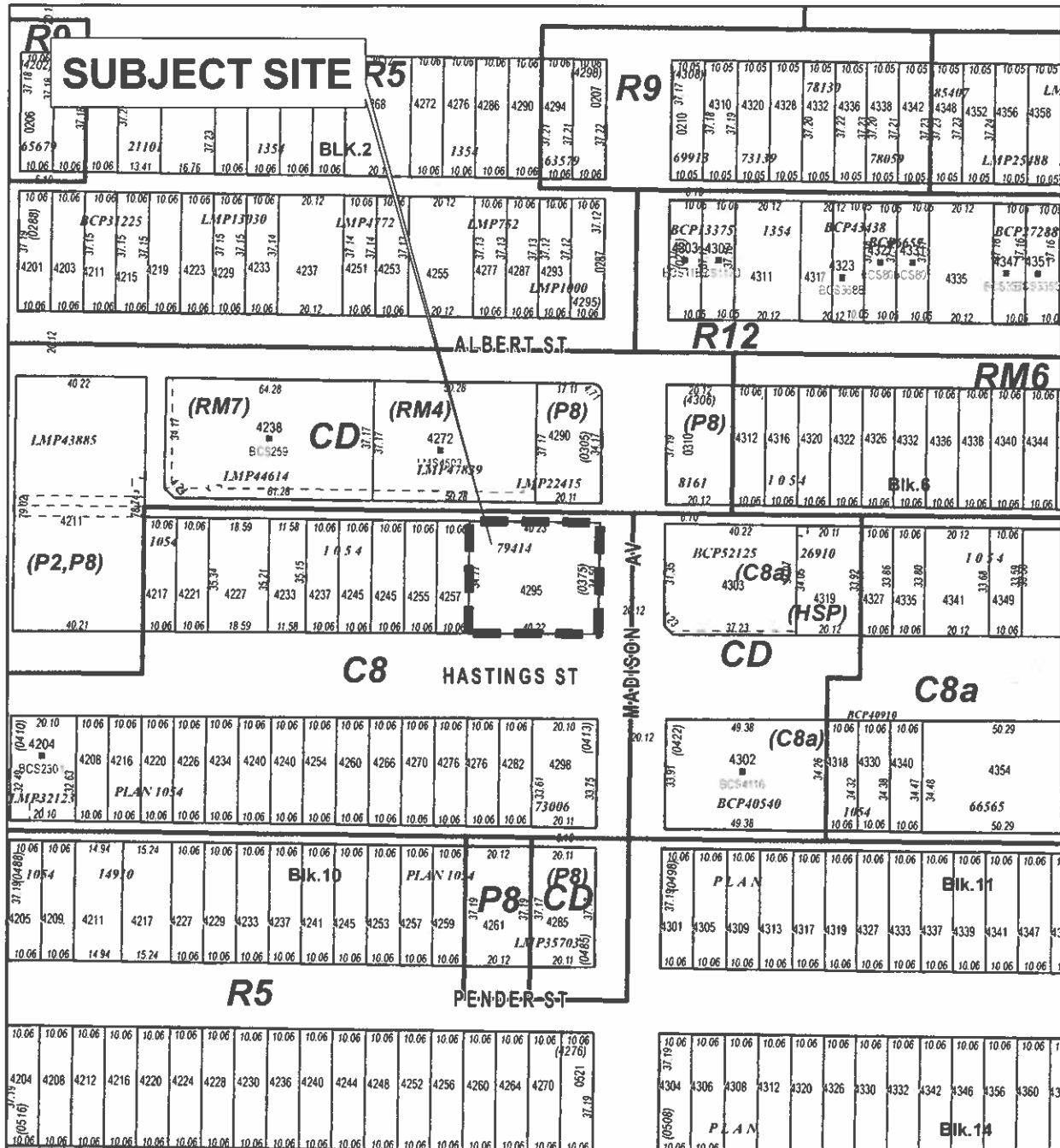
- 1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

*LP.*

DR:spf  
**Attachments**

cc: Director Engineering  
City Solicitor  
Deputy City Clerk

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PLANNING & BUILDING DEPARTMENT



DATE: MAR 05 2014

REZONING REFERENCE #14 -- 03  
4295 HASTINGS STREET

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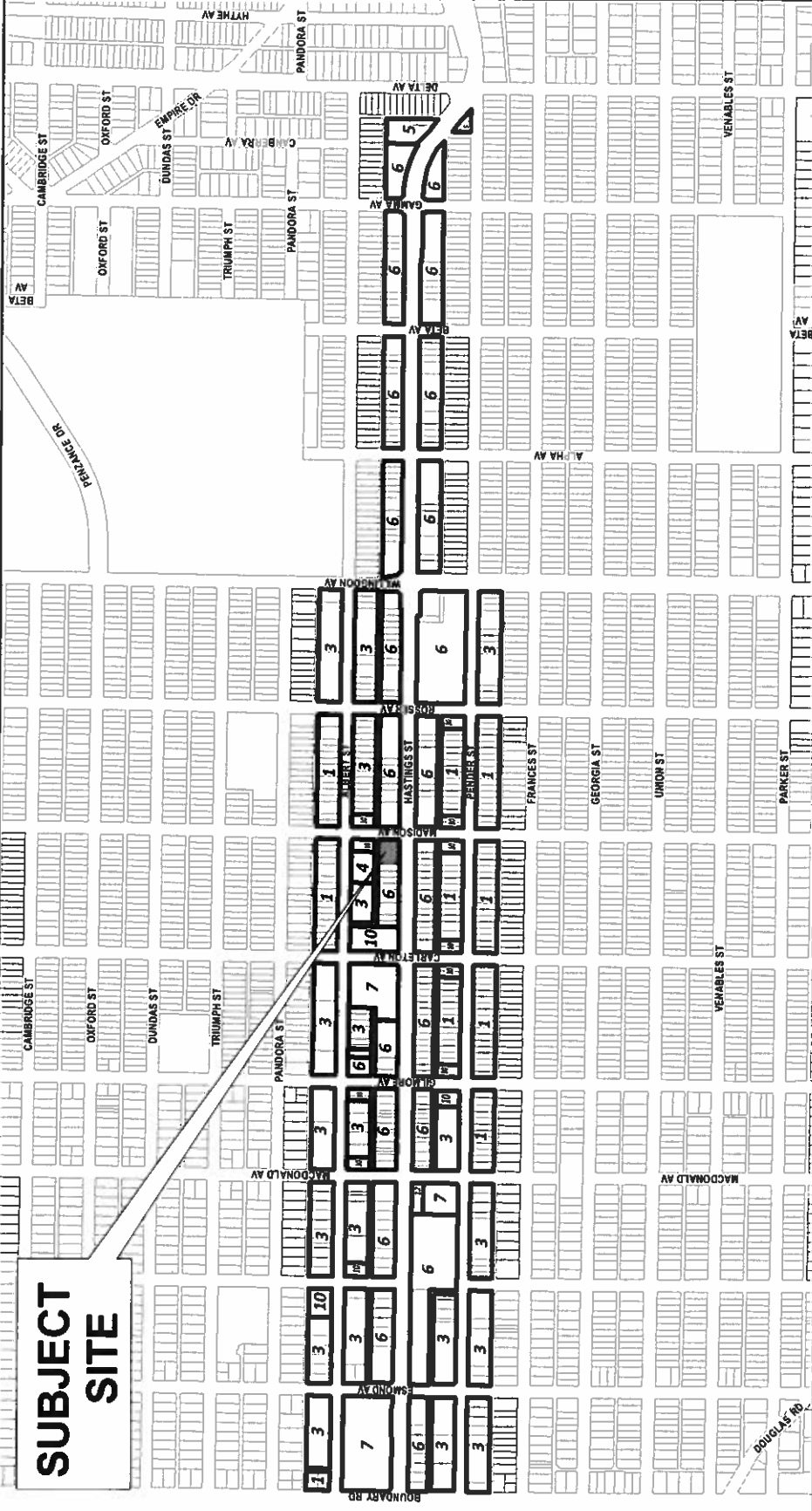
 Subject Site

DRAWN BY: AY

Sketch #1



**SUBJECT SITE**



**Hastings Street Area  
Development Plan**

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use
- 10 Institutional



PLANNING & BUILDING DEPARTMENT



# Citimark-Omicron Madison Project Ltd.

2248 - 13353 Commerce Parkway

Richmond, B.C. V6V 3A1

Tel: (604) 273-1221

By Hand

February 21, 2014

City of Burnaby Planning Department  
4949 Canada Way  
Burnaby, B.C. V5G 1M2

**Re: Letter of Intent  
4295 Hastings Street, Burnaby  
Proposed Mixed-Use Development**

Dear Sirs/Mesdames:

Citimark-Omicron Madison Project Ltd., as Applicant, is submitting this letter of intent on behalf of the registered owner of the following subject property:

4295 Hastings Street	PID 012-213-713 Parcel A, District Lot 121, Group 1, New Westminster District, Reference Plan 79414	A.&H. Abatte Ltd. Inc. Nd. 27,200
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Citimark-Omicron Madison Project Ltd. intends to rezone the subject property from the current C8 zone to a CD Comprehensive Development District zone (based on the C8 Urban Village Commercial District - Hastings). The mixed-used development is proposed to be in accordance with the C8 Urban Village Commercial District (Hastings) policy framework and Hastings Street Area Plan guidelines.

4295 Hastings Street is currently a vacant lot and was previously occupied by a Supersave gas station. The total site area is approximately 14,944 square feet. The proposed built form on the subject site would consist of a four-storey mixed-use commercial and medium-density multiple-family residential development, possibly with a "fifth storey" in the rear portion of the grade level commercial envelope consistent with the City's policy framework for the C8 Urban Village Commercial District (Hastings). The design will incorporate high quality street-oriented commercial retail spaces consistent with the C8 Urban Village Commercial District (Hastings) zone with multiple-family residential use on the upper floors. The development is proposed to have a density of approximately 2.6 FAR up to a maximum height of 52.5 ft, similar to other developments within the neighborhood.

We are pleased to submit this letter of intent and look forward to working with the City to prepare a Suitable Plan of Development for Council's consideration. For further questions or comments please contact the undersigned at 604-273-1221 or [jacky@citimark.ca](mailto:jacky@citimark.ca).

Sincerely,  
On behalf of Citimark-Omicron Madison Project Ltd.



Jacky Chan  
Project Manager

Encl.

# CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #14-04  
2014 MARCH 24

## ITEM #03

### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Rogers Communications Inc.  
c/o Standard Land Company Inc.  
610 – 688 West Hastings Street  
Vancouver, BC V6B 1P1  
(Attention: Sharel Longhurst)
- 1.2 Subject:** Application for the rezoning of:  
Lot A, D.L. 166 and 166A, Group 1, NWD Plan LMP40654
- From:** M3a Heavy Industrial District
- To:** CD Comprehensive Development District (based on P2 Administration and Assembly District and Big Bend Development Plan guidelines)
- 1.3 Address:** Portion of 7590 Lowland Drive
- 1.4 Location:** The subject site is located in the northeast portion of the subject property at 7590 Lowland Drive (Sketch #1 *attached*).
- 1.5 Size:** The portion of the property proposed for rezoning is rectangular in shape with a width of 6 m (19.69 ft), a depth of 6 m (19.69 ft), and an area of 36 m<sup>2</sup> (387.5 ft<sup>2</sup>).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the installation of a 20 meter high telecommunications monopole.

### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located northeast of Lowland Drive in the Big Bend Development Plan area. The subject property is developed with an approximately 1,858 m<sup>2</sup> (20,000 ft<sup>2</sup>) single-tenant industrial building and a 216 m<sup>2</sup> (2,325 ft<sup>2</sup>) accessory building that are used for packing and crating. Surrounding uses include a variety of manufacturing, wholesale, light industrial, and office uses in an industrial park environment. The Burnaby Fraser Foreshore Park is located

approximately 275 m southwest. The nearest residence is a single family home located on A1 Agricultural District land approximately 230 m north of the proposed installation on the north side of North Fraser Way. Other residences on agricultural holdings are located approximately 350 to 500 m north of the proposed installation, off of Abbotsford Road.

### 3.0 BACKGROUND INFORMATION

- 3.1 The Burnaby Zoning Bylaw identifies “antenna developments not included in Section 6.21” as a permitted principal use in the P2 Administration and Assembly District. Section 6.21 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 attachment 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.
- 3.2 The subject property was created by subdivision in January 1999 (SUB #76/97), following the October 1998 rezoning of the remainder of its parent parcel, 4599 Tillicum Street, to the Comprehensive Development (CD) District based on M2 General Industrial, M3 Heavy Industrial, and M5 Light Industrial District guidelines (REZ #77/97). The property’s current M3/M3a Heavy Industrial designation has been in place since 1965.

### 4.0 GENERAL INFORMATION

- 4.1 The applicant is seeking to rezone a 36 m<sup>2</sup> (387.5 ft<sup>2</sup>) portion of the subject property to the CD Comprehensive Development District, based on the P2 Administration and Assembly District, in order to permit the development of a telecommunications monopole and associated accessory structures. The proposed development is located in the northeast (rear) portion of the site and consists of:
- a 20 m (65.62 ft) high, approximately 1.5 m (4.92 ft) diameter galvanized steel monopole with:
    - six (6) approximately 1.47 m (4.82 ft) long, 0.27 m (.89 ft) wide flush mounted antennae;
    - three approximately 0.61 m (2 ft) diameter microwave dishes; and
    - fifteen (15) small radio relay units (RRUs).
  - a 1.83 m (6 ft) high equipment cabinet with an approximately 1.03 m<sup>2</sup> (11.08 ft<sup>2</sup>) footprint with an attached power enclosure and an approximately 1.8 m (5.91 ft) long cable tray.

The applicant proposes to enclose the subject area with a chain link fence and gate. The purpose of the proposed monopole is to provide LTE wireless service and future wireless capacity to industrial businesses in the Big Bend Development Plan area.

- 4.2 Servicing of the site, including a separated sidewalk, boulevard, and street trees, was provided under the above noted rezoning and subdivision (REZ #77/97 and SUB #76/97). As such, no further servicing is required.
- 4.3 Antenna developments and related infrastructure are recognized as a necessary utility that serves the mobile communications and information technology needs of Burnaby's businesses and residents. As such, this Department works with the telecommunications sector and their proponents in developing antenna infrastructure as appropriate. Given that free-standing antenna developments are considered the most obtrusive of antenna proposals, this Department evaluates the potential impacts of each proposal on the subject site and surrounding land uses, and reviews the topographical, environmental or heritage prominence of each site. In addition this Department seeks to maximize the distance of these installations from residential areas; ensure that the design of antenna installations and accessory components are as unobtrusive as possible; and encourage the co-location of antenna installations wherever possible. The following subsections review the proposed development, in view of the above considerations.

**4.3.1 Potential impacts on subject site and surrounding uses**

The proposed monopole is located in an approximately 36 m<sup>2</sup> (387.5 ft<sup>2</sup>) paved area in the northeast portion of the subject property, which is currently used for outdoor storage. The proposed monopole enclosure is outside of the required 3 m (8.84 ft) rear and side yard setbacks for the property. Neighbouring development immediately adjacent to the proposed installation includes a storage yard on the property to the southeast and a loading aisle on the property to the northeast.

Given the small footprint of the proposed installation, its location in a little used portion of the property, and the industrial character of neighbouring development, the proposed monopole enclosure should have minimal impacts on its immediate surroundings as currently developed. Any impacts on the immediate area could be mitigated by appropriate landscaping.

However, future use of the site must also be considered. As noted above, the subject lot and neighbouring properties are designated for future business centre uses in the Big Bend Development Plan. This designation foresees future use of the site for business and professional offices, research and development firms, and other light industrial tenants, with a higher standard of design than the current built form. Unless designed to be compatible with the form of development anticipated in the Guide Plan, the proposed installation may discourage future redevelopment of the site and surrounding properties.

In addition, the proposed 20 m (65.62 ft) high monopole would be visible from surrounding areas and, given the flat topography and lack of intervening development, would be especially prominent as viewed from the northwest and northeast. The proposed monopole is also likely to be visible at some distance, including from Byrne Road, North

Fraser Way, and elsewhere in the Big Bend area. As discussed below, the monopole would also be visible, at varying distances, from nearby single family residences.

Additional modelling of the visual impacts of the proposed monopole is necessary to clarify the extent of those impacts and to determine whether they are acceptable within the current industrial context of the site, and within the future business centre environment anticipated in the Big Bend Development Plan. In addition, design solutions, as discussed below, may be available to help reduce the visual impacts of the proposal on current and planned development. If authorized by Council, this Department will work with the applicant in order to determine whether a suitable plan of development can be achieved.

#### ***4.3.2 Topographical, environmental or heritage significance***

The proposed monopole is located in the Big Bend Development Plan area. The site is not topographically prominent and no heritage sites are located in the vicinity. The site is located approximately 275 m from Burnaby Fraser Foreshore Park but otherwise has little environmental significance. Given its distance from any areas of topographical, environmental, or heritage significance, the proposed monopole meets this criterion.

#### ***4.3.3 Maximizing distance from residential areas***

The nearest residence is a single family home located on A1 Agricultural District land approximately 230 m north of the proposed installation. Other residences on agricultural holdings are located approximately 350 to 500 m north of the proposed installation, off of Abbotsford Road. The proposed monopole would be visible at a distance from these residences.

As noted above, this Department is willing to work with the applicant to determine whether a suitable plan of development that minimizes visual impacts on these neighbourhoods can be achieved.

Regarding potential safety concerns, the proposed installation must comply with the Safety Code 6 Guidelines administered by Health Canada.

#### ***4.3.4 Design of antenna installations and related equipment***

As noted, the proposed antenna installation consists of a 20 m (65.62 ft) high monopole with a number of appurtenances fixed near the top of the pole, including six flush mounted antenna, three microwave dishes, and fifteen radio relay units (RRUs). The proposed monopole and a number of accessory structures, including an equipment cabinet, power enclosure, and cable tray, would be enclosed by a chain link fence and gate.

The proposed antenna installation incorporates some design features that reduce visual impacts, including flush mounted antennae. However, the proposed installation is

utilitarian in design and would contribute to sense of visual clutter as viewed from neighbouring areas. There may be opportunities to decrease the visual impacts of the proposed monopole through additional stealth measures and other design solutions. In addition, this Department recommends that, on approval of an acceptable design, any further external attachments be limited through a Section 219 Covenant.

If authorized by Council, this Department will work with the applicant to determine whether design measures can be taken to produce a suitable plan of development that minimizes visual impacts.

#### **4.3.5 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.

No co-location is proposed under the current application. The applicant noted that opportunities for co-location in the area were investigated but no compatible opportunities were identified.

- 4.4 The proposed installation is located within a statutory right-of-way held by the Greater Vancouver Sewerage and Drainage District (GVS&DD). Construction of the proposed installation would require the approval of the Chief Engineer of the GVS&DD.
- 4.5 Given the size of the site, best management practices will be acceptable in lieu of a formal stormwater management plan.
- 4.6 Given there is no additional gross floor area proposed as part of the subject rezoning application, the GVS&DD Sewerage Charge of \$8.73 per m<sup>2</sup> (\$0.811 per ft<sup>2</sup>) is not required.
- 4.7 Installation and use of radio frequency and microwave devices in the frequency range of 10 MHz – 300 GHz must comply with Health Canada's Safety Code 6 Guidelines.
- 4.8 The proposed prerequisite conditions to the rezoning will be included in a future report.

#### **5.0 CONCLUSION**

The provision of telecommunications infrastructure is an important service, and its accommodation is encouraged, where possible. Given that free-standing tower or monopole antenna developments are considered the most obtrusive of antenna proposals, each application is reviewed to identify potential impacts, particularly on residential communities and areas of topographical, environmental and heritage significance. With regard to the current proposal, this Department supports the proposed rezoning, subject to the submission of a plan of development that addresses the concerns identified in this report.

**6.0 RECOMMENDATION**

**THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

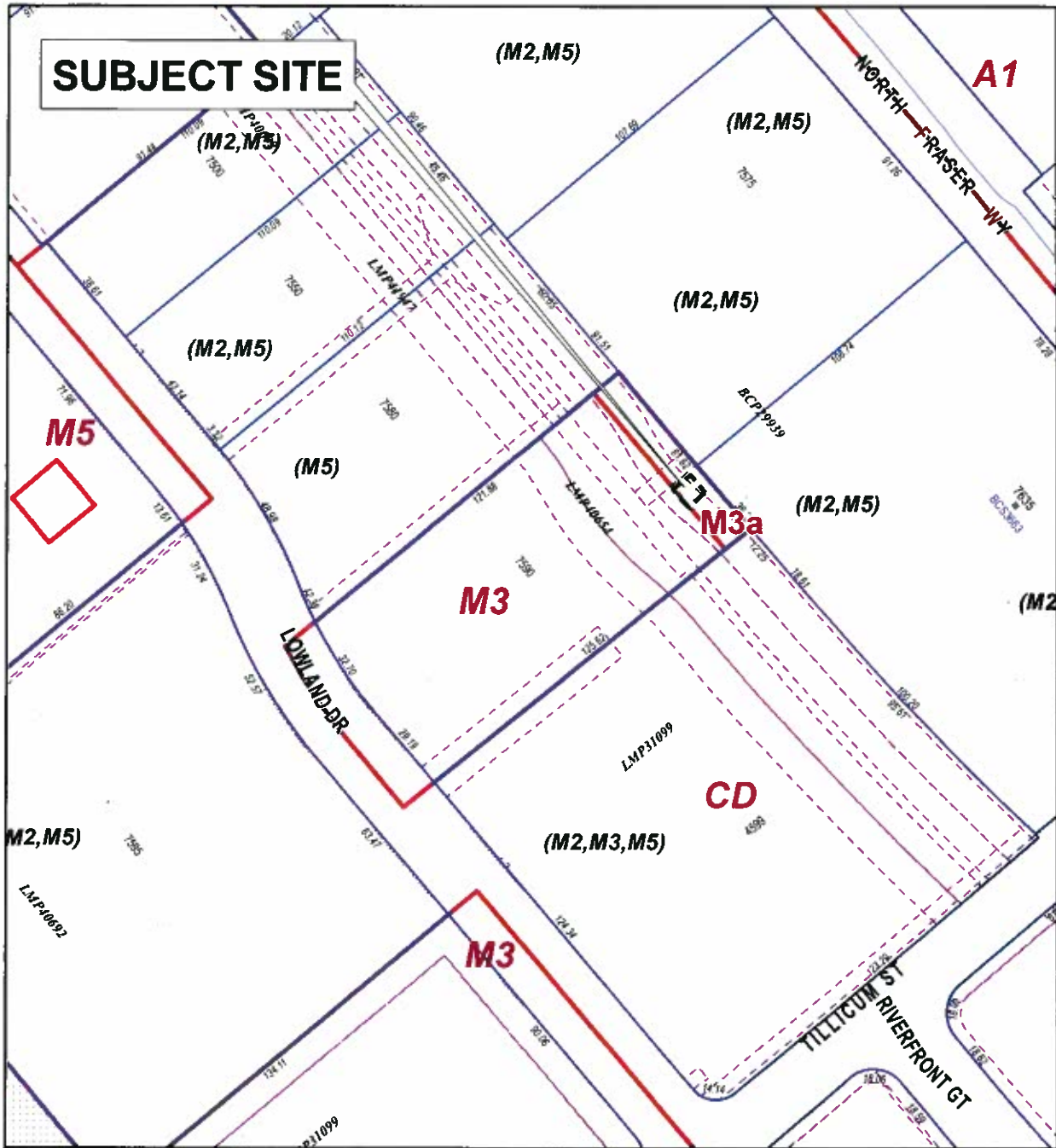
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*Attachment*

cc: Director Engineering  
City Solicitor  
Deputy City Clerk

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PLANNING & BUILDING DEPARTMENT



DATE: MAR 17 2014

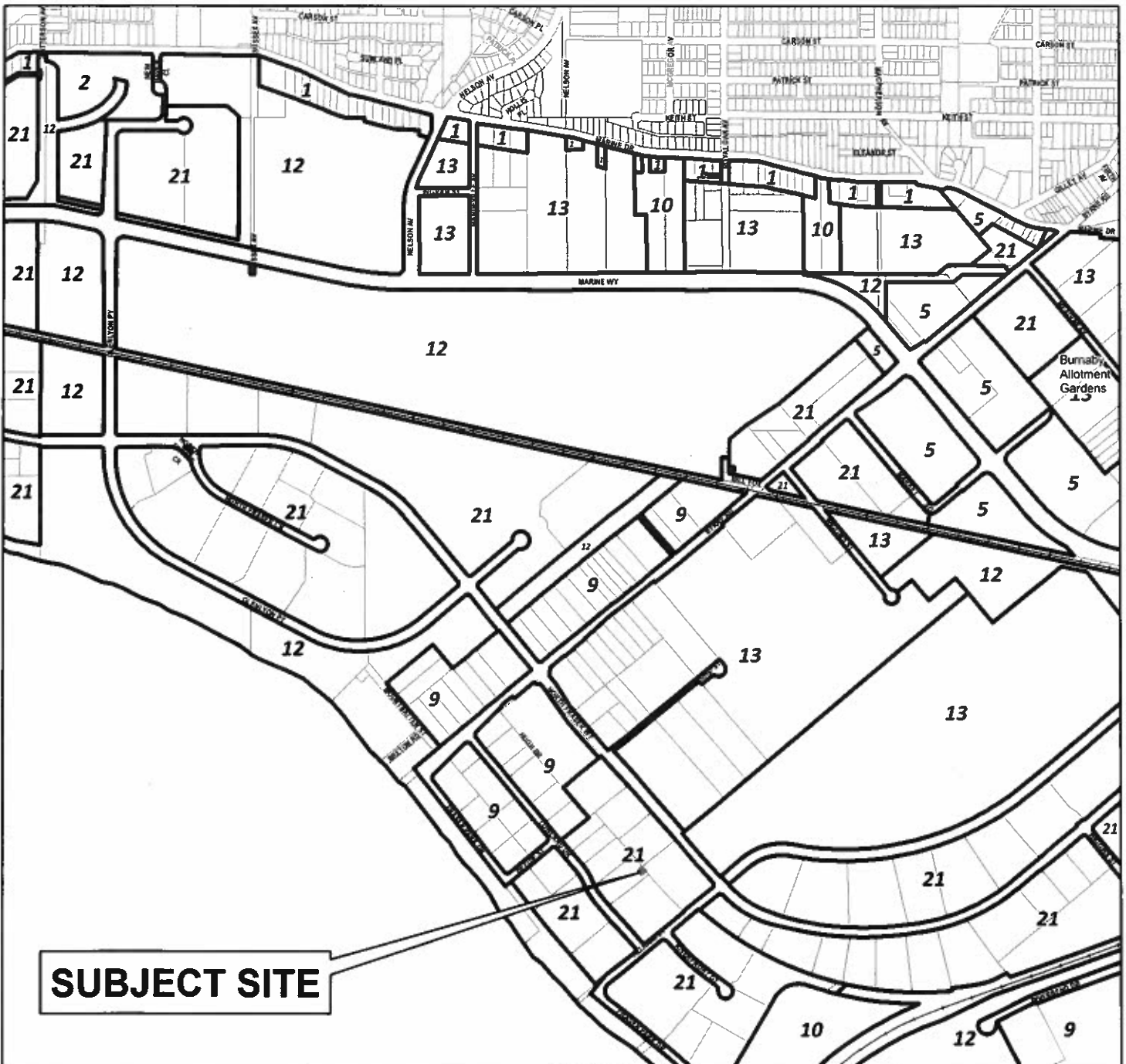
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REZONING REFERENCE #14 -- 04  
PORTION OF 7590 LOWLAND DRIVE

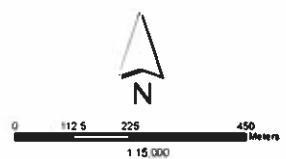
 Subject Site

Sketch #1



**SUBJECT SITE**

- |  |                                    |
|--|------------------------------------|
| <b>1</b> Single and Two Family Residential       | <b>10</b> Institutional            |
| <b>2</b> Low Density Multiple Family Residential | <b>12</b> Park and Public Use      |
| <b>5</b> Commercial                              | <b>13</b> Agricultural             |
| <b>9</b> Industrial                              | <b>21</b> Big Bend Business Centre |



326 PLANNING & BUILDING DEPARTMENT

## Big Bend Community Plan



# StandardLand

Standard Land Company Inc.  
Suite 610, 688 West Hastings Street  
Vancouver, British Columbia  
V6B 1P1

Telephone: 604.687.1119  
Facsimile: 604.687.1339  
Email: [standard@standardland.com](mailto:standard@standardland.com)  
Website: [www.standardland.com](http://www.standardland.com)

March 18, 2014

VIA Email: [lily.ford@burnaby.ca](mailto:lily.ford@burnaby.ca)

Lily Ford  
Zoning Planner  
City of Burnaby  
4949 Canada Way  
Burnaby, British Columbia  
V5G 1M2

Dear Ms. Ford,

**Subject:** Rezoning Letter of Intent - Proposed Rogers Radiocommunications Facility (20 metre tower)  
**Address or Legal:** 7590 Lowland Drive, Burnaby, British Columbia V5J 5A4  
**PID:** 024-374-202  
**Coordinates:** N 49.19024°, W -122.99134°  
**Rogers Site:** W7088 – Burnaby Fraser

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## Summary

Standard Land Company Inc. ("Standard Land") is representing Rogers Communications Inc. ("Rogers") in the installation of a new radiocommunications facility at 7590 Lowland Drive. The subject property is zoned Heavy Industrial District (M3) and (M3a) in the City of Burnaby Zoning Bylaw and designated Big Bend Business Centre in Big Bend Community Plan. The proposed radiocommunications facility is a 20 metre monopole structure with 6 flush mounted antennas and 3 microwaves with equipment cabinet and compound at grade.

To sustain the current and future level of wireless service, Rogers requires a new radiocommunications facility be developed in the Big Bend Business Centre area to service the existing commercial and industrial community. Before proposing this new monopole structure, Rogers' radio frequency engineers identified and evaluated existing structures (i.e., rooftops or towers) for co-location. Following an examination, it was found that no existing structures in the area were suitable for the operations of Rogers' network equipment.

Although Industry Canada has the exclusive jurisdiction in the licensing of radiocommunication facilities, such as this proposed tower at 7590 Lowland Drive, Industry Canada requires Rogers to consult with the City of Burnaby and general public. As such, Rogers endeavors to respect the City Zoning Bylaw and submit this rezoning application.

### **1. Proposed Site**

Rogers has identified a suitable location for the proposed 20 metre monopole structure at 7590 Lowland Drive in the east corner of the property. The subject property is located within the Big Bend Business Centre near the intersection of Lowland Drive and Tillicum Street zoned Heavy Industrial District (M3) and (M3 a) in the City of Burnaby Zoning Bylaw. The proposed tower is located on the M3 a zoned portion at the rear of the property. The subject property consists of an industrial building occupied by Mott Electric GP, a manufacturing business (provided to staff separately: Proposed Tower Location Map).

The proposed tower will be visible from primarily Tillicum Street and have minimal visibility from Lowland Drive. The tower will blend in with the existing parking lot lights and large adjacent single use buildings.

### **2. Proposed Tower Design**

To enhance wireless service in the Big Bend Business Centre area, Rogers is proposing to install a 20 metre monopole structure to support flush mounted antennas and associated equipment. In comparison to other tower structures (i.e., guyed wire and self-support towers), the monopole uses the smallest footprint possible. The proposed monopole for this area was designed to be “stealth” in nature to reduce the overall visibility of the structure by flush mounting antennas onto the pole as opposed to a pinwheel design where antennas are mounted to a pinwheel located on the tower.

Rogers has completed preliminary drawings for the proposed radiocommunications facility and includes a site plan layout and tower profile (see **Appendix 1: Preliminary Design Plans**). A photo simulation has also been created to illustrate the proposed monopole structure (provided to staff separately: Photo Simulations). The photo simulations are close representations and are for conceptual purposes only – not to scale. These preliminary design plans are subject to finalizing the engineered design, final land survey and tower lighting and/or marking approval from Transport Canada.

### **3. Reason for Rezoning**

As discussed with the City, for the purpose of installing the proposed 20 metre monopole, Rogers requires the proposed portion of the subject property to be rezoned from its current M3 a Heavy Industrial District zoning to Comprehensive Development (CD) District based on the P2 Administration and Assembly District – CD (P2).

The City of Burnaby Zoning Bylaw lists “antenna developments not included in section 6.21” as a permitted use in the Administration and Assembly District (P2). The proposed antenna does not meet the qualifications specified in section 6.21. Section 6.21 states that an antenna is permitted in any zoning district except the R District if it is given preliminary plan approval and meets four qualifications relating to building mounted antennas and design. Therefore, free standing telecommunication towers such as the proposed tower requires rezoning to the P2 District in order to permit the antenna development as a permitted use. In addition, the City has asked that the request for rezoning include Comprehensive Development (CD) District so that final plans become part of the Zoning Bylaw.

The proposed site is intended to service the industrial community within the Big Bend Business Centre area. Specifically, Rogers intends to provide LTE service and future wireless capacity to the businesses

in this area as there are no existing structures with adequate height available for optimal wireless coverage. In addition, there are no P2 zoned properties in the area that could be used for the proposed installation.

The siting of a number of radiocommunication facilities within the City of Burnaby is a reflection of a growing demand in wireless service in different neighbourhoods. Since, radiocommunications facilities are developed close to where demand is greatest; finding a single suitable location within residential areas is a challenge. The proposed site considers good siting practices to ensure the proposed tower is integrated appropriately into its surrounding environment and provide wireless service which the community demands.

We look forward to working through the application process with the City of Burnaby. If you require anything further, please do not hesitate to contact us at 604-687-1119 or directly by e-mail at [sharell@standardland.com](mailto:sharell@standardland.com). Thank-you for your cooperation and assistance in this matter.

Sincerely,  
**STANDARD LAND COMPANY INC.**  
Agents for Rogers

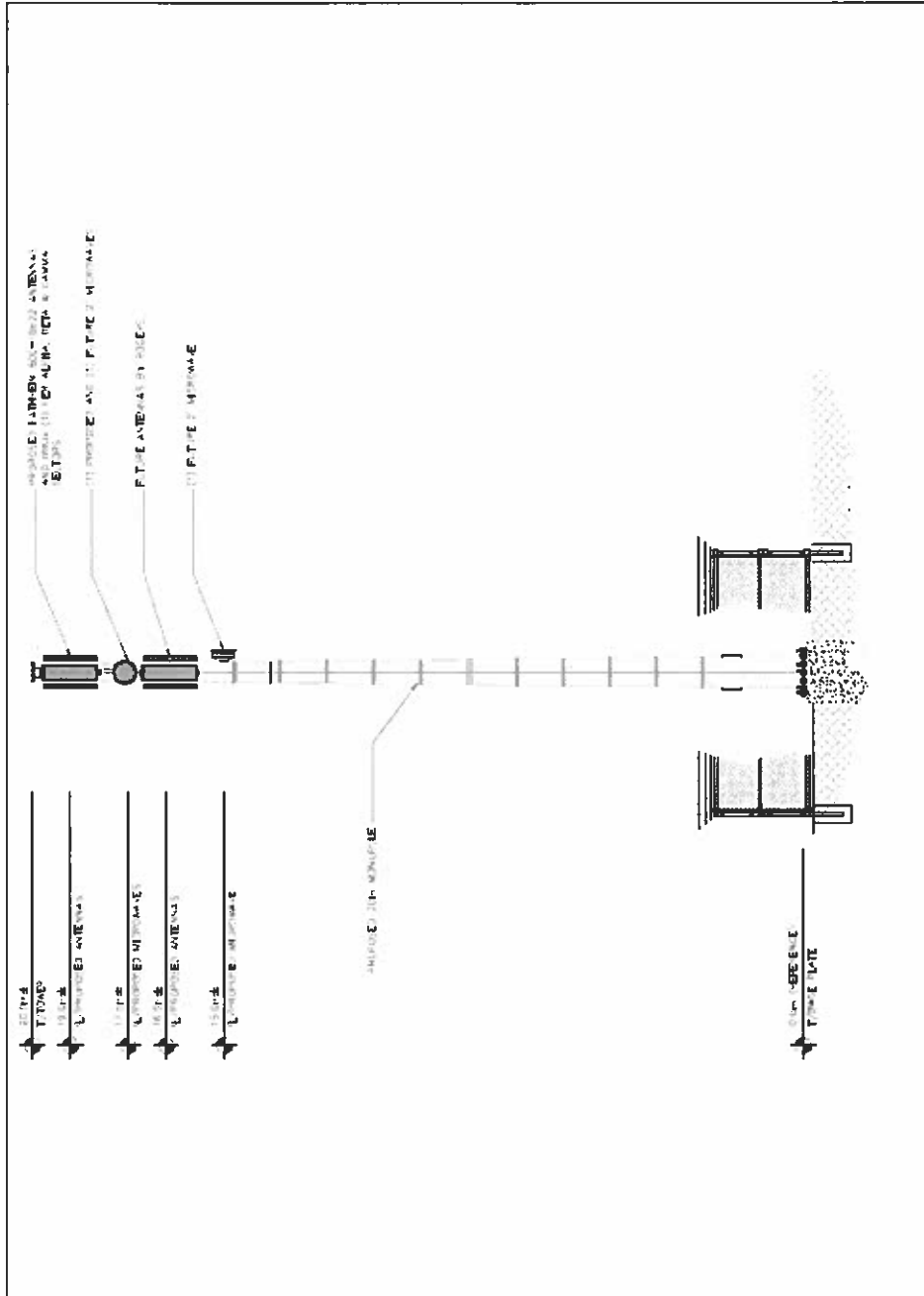


Sharel Longhurst  
Municipal Affairs Specialist (BC)

cc: Peter Leathley, Municipal Affairs Specialist (BC), Network Implementation West,  
Rogers Communications Inc.

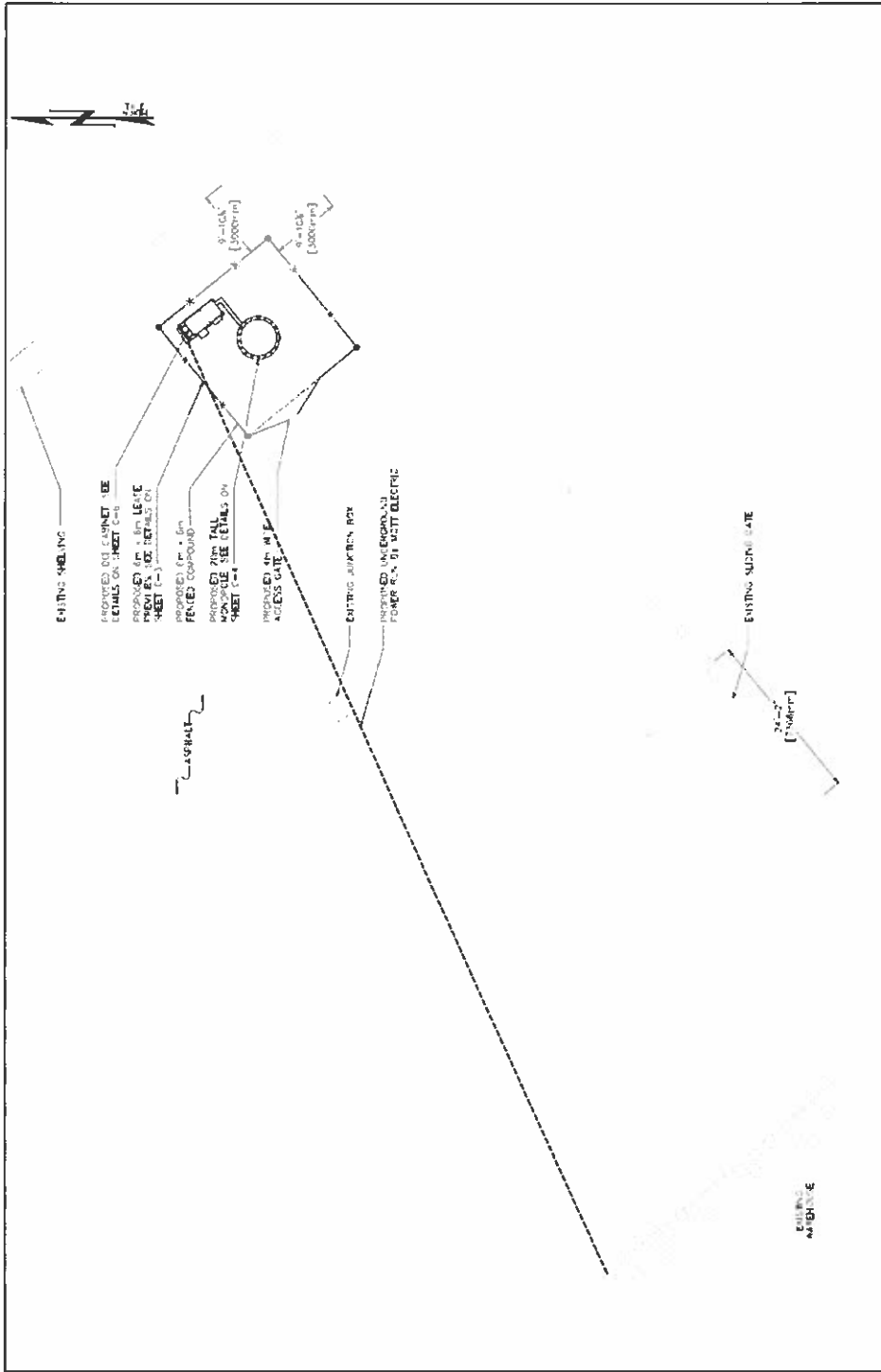
# APPENDIX 1 PRELIMINARY DESIGN PLANS

## TOWER PROFILE



# APPENDIX 1 PRELIMINARY DESIGN PLANS

## COMPOUND LAYOUT



NOTE: NOT TO SCALE

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #14-06  
2014 MARCH 24

### ITEM #04

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Epta Properties  
Development Ltd.  
1253 – 13351 Commerce Parkway  
Richmond, BC V6V 2X7  
(Attention: Angelo Tsakumis)
- 1.2 Subject:** Application for the rezoning of:  
Lot A, D.L. 122, Group 1, NWD Plan BCP51571
- From:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and C2 Community Commercial District)
- To:** Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District, C2 Community Commercial District and Hastings Street Area Plan guidelines)
- 1.3 Address:** 418 Gamma Avenue
- 1.4 Location:** The subject site is located at the southeast corner of Hastings Street and Gamma Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of 2,149 m<sup>2</sup> (23,141 sq.ft.)
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to construct a four-storey mixed-use commercial and residential building.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located at the southeast corner of Hastings Street and Gamma Avenue and is currently vacant. Retail and service commercial uses are located to the west and north of the subject site fronting Hastings Street. To the south and east are single and two family dwellings.



### 3.0 BACKGROUND INFORMATION

3.1 The property was rezoned CD Comprehensive Development District (based on the C2 Community Commercial District and the RM3 Multiple Family Residential District) under Rezoning Reference #10-27 to permit the construction of a four-storey mixed-use development, with a components of grade-level retail, second storey office, and third and fourth storey multiple-family residential. Council granted Rezoning Reference #10-27 Final Adoption on 2012 October 22.

The building approved under Rezoning Reference #10-27 has not been constructed, due in large part to the difficulties the developer has had leasing or selling the office space in the previously approved development form. The office component is further challenged by the sites' irregular geometry. As such, they wish to redesign the building to accommodate one storey of retail at grade, and three storeys of residential above.

### 4.0 GENERAL INFORMATION

4.1 As indicated above, the applicant is requesting the rezoning of 418 Gamma Avenue to the Amended Comprehensive Development District (based on the RM3 Multiple Family Residential District and C2 Community Commercial District as guidelines) to permit the development of a four-storey mixed-use project involving grade-level retail and three storeys of residential above.

4.2 The Director Engineering will be required to provide an estimate for any further services necessary to serve this site, although it is noted that a servicing agreement is already in place as approved under Rezoning Reference #10-27.

4.3 Given the area of the development is less than one acre, stormwater management best practices in line with established guidelines will be required.

4.4 As this site is influenced by traffic on Hastings Street, an acoustical study will be required to ensure compliance with Council-adopted criteria.

4.5 Provision of adequately sited and sized garbage and recycling areas and of a covered car wash stall is required.

4.6 The submission of a tree survey to determine compliance with the Tree Bylaw is required.

4.7 The proposed prerequisite conditions to the rezoning will be included in a future report.

**5.0 RECOMMENDATION**

**THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

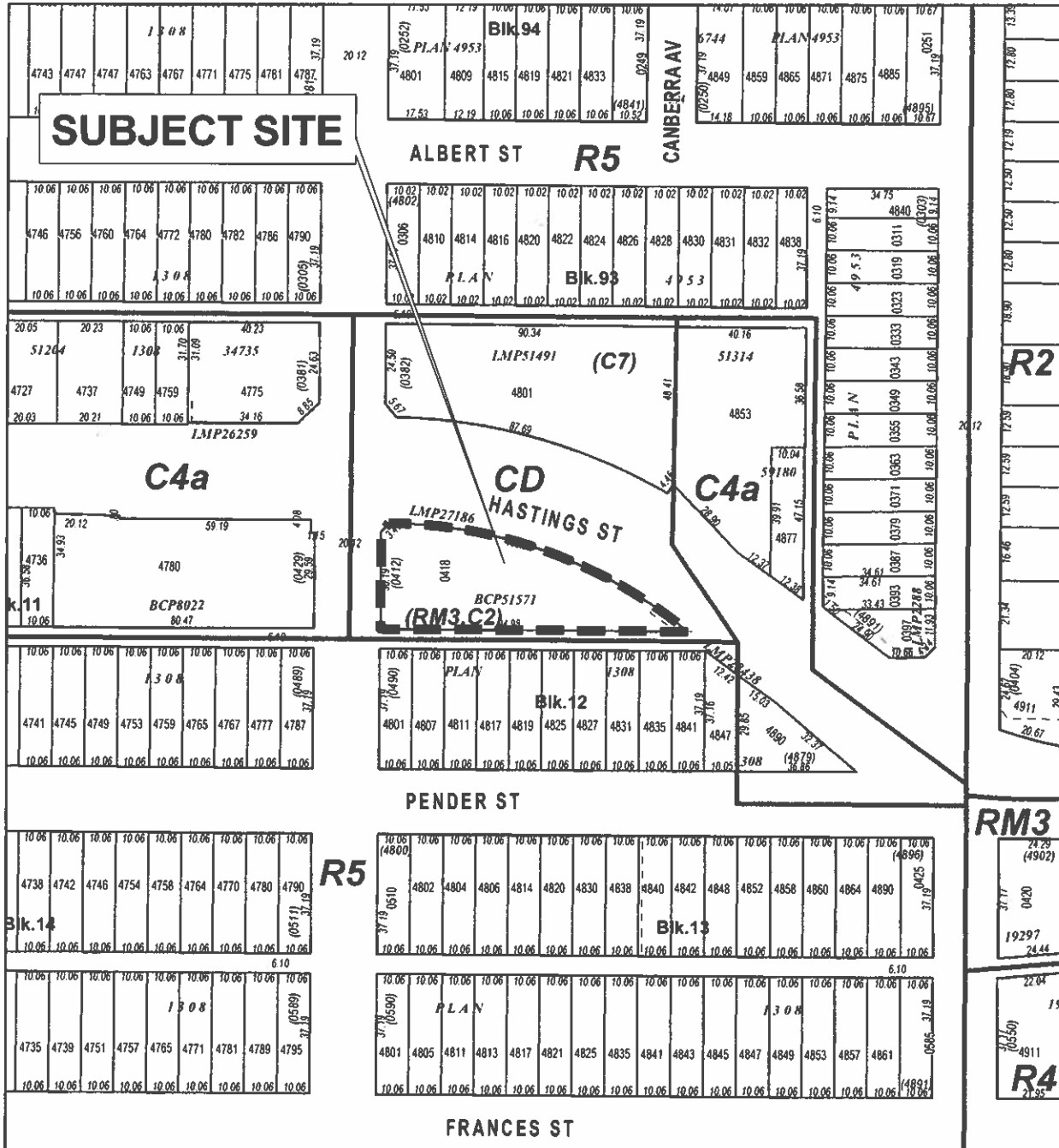
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DR:spf

*Attachment*

cc: Director Engineering  
City Solicitor  
Deputy City Clerk

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PLANNING & BUILDING DEPARTMENT



DATE: MAR 06 2014

REZONING REFERENCE #14 -- 06  
418 GAMMA AVENUE

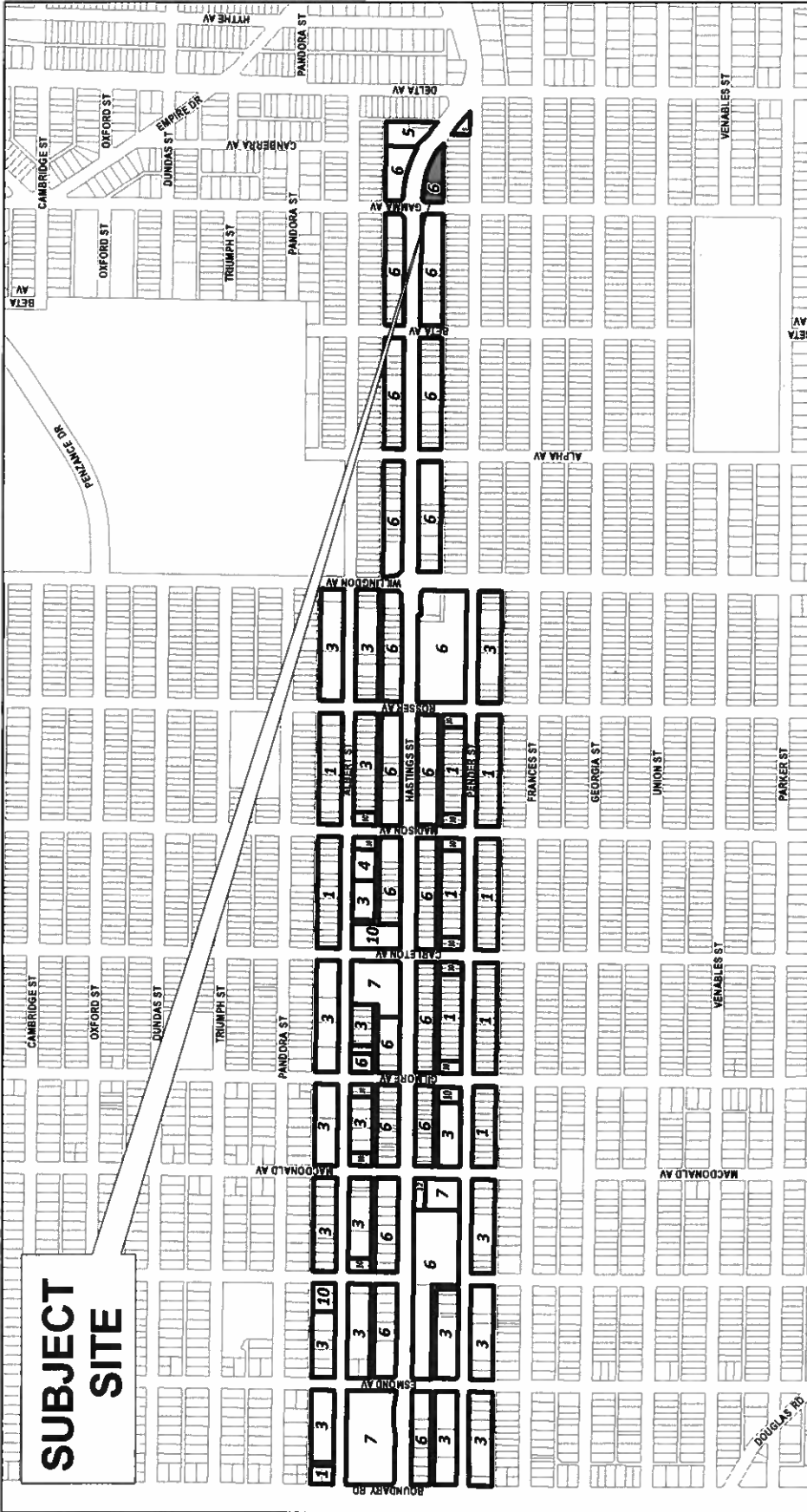
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 Subject Site

DRAWN BY: AY

Sketch #1

**SUBJECT SITE**



**Hastings Street Area  
Development Plan**

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use
- 10 Institutional



PLANNING & BUILDING DEPARTMENT



Printed on March 06, 2014

**Sketch #2**

Bus. Line: 604 | 270.1890  
Facsimile: 604 | 270.8039

1253-13351 Commerce Parkway, Richmond B.C. V6V 2X7 | www.eptaproperties.com



City of Burnaby  
Planning and Building Department  
4949 Canada Way  
Burnaby, B.C. V5G 1M2

February 26<sup>th</sup> 2014

**Attention: Karin Hung**

Dear Karin:

**RE: AMENDMENT TO REZONING LETTER OF INTENT - A.CD ( C2/RM3 )**  
4806-4856 Hastings Street, Burnaby, BC  
Rezoning Reference Number 10-27  
Subdivision Reference Number 11-28  
File: PC 87000 20

Further to our discussions regarding the challenges we have faced with our application to develop and build the above referenced project we are submitting this Letter of Intent to amend our current application for the site to a more suitable use of development for the area.

Our amended application will see a reduction in the total buildable area with a lesser site footprint being utilized as a result of the inefficiencies that the site dimensions have yielded us.

Our current application was for a four storey mixed use retail/office and residential building however it has become very apparent that the market is not accepting of the office component as designed in its flatiron form and therefore the revised application is being submitted to you without the office use.

Our proposal for the site will be to build a four storey mixed use commercial/residential project with the ground floor dedicated to commercial tenancies and the three floors above dedicated 100% to residential use.

We have retained CDA architects to amend the application submitted to the City and to show the required information the City will need to amend the application.

If you have any questions, please contact *Angelo Tsakumis* at *604-270-1890 ext 223*.

Sincerely,

A handwritten signature in black ink, appearing to read 'Angelo Tsakumis', written over the word 'Sincerely'.

Angelo Tsakumis  
Vice President

QUALITY · INTEGRITY · PROFESSIONALISM  
DURABILITY · CARING · TRUST · AND PRIDE

Built for life.