



Item	
Meeting	2017 May 01

COUNCIL REPORT

TO: CITY MANAGER 2017 April 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #15-32
Installation of rooftop antenna facility

ADDRESS: 3846 Sunset Street (see *attached* Sketch #1)

LEGAL: Parcel "C" (Explanatory Plan 28705), Lot 14, DL 68, Group 1, NWD Plan 12188

FROM: RM2 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District, and in accordance with the development plan entitled "3846 Sunset Street" prepared by GS - Sayers Engineering Ltd.)

APPLICANT: TM Mobile Inc. (Telus)
c/o Cypress Land Services Inc.
120 - 736 Granville Street
Vancouver, BC V6Z 1G3
(Attention: Tawny Verigin)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 May 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 May 15 and to a Public Hearing on 2017 May 30 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design.

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REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the installation of rooftop antennas and an at-grade equipment compound.

2.0 BACKGROUND

2.1 The subject site is located on the south side of Sunset Street, between Smith Avenue and Ingleton Avenue, and is developed with a three-storey multiple-family residential building measuring approximately 841 m² (9,056 ft²) constructed in 1966. The building has a split-level design with two flat roofs; the higher roof is on the Sunset Street side of the building and the lower roof is on the lane side of the building. To the west of the subject site are one-storey commercial buildings. To the east are two- and three-storey multiple-family residential buildings, and across Ingleton Avenue is Burnaby Hospital. To the north across Sunset Street are two-storey commercial developments, a one-storey day care facility, and two- and three-storey multiple-family residential buildings. To the south across the lane are single-family dwellings zoned R5 Residential District.

2.2 The subject site is located within the Cascade Heights Community Plan Area, which is designated in Burnaby's Official Community Plan (OCP) as an urban village accommodating lower scale multiple family developments with a service commercial component.

2.3 On 2015 September 28, Council received a report from the Planning and Building Department concerning the rezoning of the subject site (see *attached* Sketch #1) and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and 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 the site from the RM2 Multiple Family Residential District to the CD Comprehensive Development District (based on RM2 Multiple Family Residential District) for the purpose of installing a rooftop antenna facility and an at-grade equipment compound. The purpose of the proposed antenna development is to maintain and improve network services.

3.2 The proposed rooftop antenna installation is located on the higher roof of the apartment building and includes nine telecommunication antennas. Six of the proposed antennas measure approximately 1.83 m (6 ft.) high by 0.38 m (1.25 ft.) wide, and three of the proposed antennas measure approximately 2.02 m (6.63 ft.) high by 0.36 m (1.18 ft.)

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wide. The antennas would be mounted in groups of three – with two of the former size and one of the latter in each group – on the west, east, and south edges of the higher rooftop. In order to minimize the visual impacts of the antenna installation, the applicant is proposing to install a partial shroud on all sides of the higher rooftop as an addition of a parapet. The shroud colour and texture is proposed to match the existing building and, on the north elevation facing the street, includes details that reflect the building’s architecture. In addition, in order to maintain the existing building’s sense of proportion, the applicant is proposing to increase the height of the three existing chimneys by a height ranging from approximately 1.06 m (3.48 ft.) to 1.38 m (4.53 ft.).

It is noted that the addition of the parapet increases the height of the building by approximately 1.64 m (5.38 ft.) on the north side of the building and approximately 1.32 m (4.33 ft.) on the west, east, and south sides of the building. As the proposed total height of the building would be 13 m (42.65 ft.), which is above the maximum permitted height of 12 m (39.37 ft.) in the RM2 District, rezoning to the CD District is required. A maximum of 1 m (3.28 ft.) of the antennas would be visible above the parapet.

An accessory equipment compound, which includes four equipment cabinets in an approximately 3.8 m (12.47 ft.) by 3.0 m (9.84 ft.) area, is proposed to be located at grade on the west side of the property. The proposed compound would be enclosed on three sides by a 2.4 m (7.87 ft.) high wood fence with a double swing gate and a person gate.

3.3 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 its proponents to facilitate the development of antenna infrastructure as appropriate. In this case, the proposed antenna development meets the requirements of Section 6.21 of the Zoning Bylaw, as it is attached to a building, meets maximum dimensional standards, and, with the addition of the proposed parapet around the entire higher rooftop, would meet the maximum height requirement. As mentioned above, however, rezoning to the CD District is required to allow for a building height beyond what is permitted in the RM2 District, in order to appropriately screen the antenna installation.

3.4 The proposed antenna installation includes the extension of two chimneys on the north face of the building by 1.36 m (4.46 ft.) and 1.38 m (4.53 ft.), the extension of a third chimney in the middle of the building by 1.06 m (3.48 ft.), the addition of a maximum 1.64 m (5.38 ft.) parapet on the north face of the building, and the addition of a 1.32 m (4.33 ft.) parapet on the west, east, and south sides of the higher rooftop. This treatment will partially screen the proposed antennas from surrounding development, and the proposed parapet, in conjunction with the extended chimneys and the incorporation of architectural features on the north face, would help minimize the proposal’s visual impacts from all directions. In doing so it would comply with Section 6.21 of the Zoning Bylaw.

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- 3.5 Multiple family residences are located to the northeast and east of the subject site, and R5 District single-family homes are located directly across the lane to the south. The proposed antenna installation would be visible from all directions, including from the southern residential area which is at a higher elevation from the subject site. However, its visual impact is minimized by the proposed parapet, which would extend around the entire higher rooftop, and the proposed architectural integration on the north face of the building. Given the context of the antennas on a commercial street with multiple family residences, the visual impact is considered to be generally appropriately treated.
- 3.6 Regarding potential safety concerns, the proposed antenna installation must comply with the Safety Code 6 Guidelines administered by Health Canada. Overall, the proposed antenna facility is considered to be supportable.
- 3.7 The Director Engineering will be requested to provide an estimate for any required services to serve the site, including but not limited to:
 - Design and payment in lieu of construction for a new 1.5 m (4.92 ft.) concrete separated sidewalk across the development frontage on Sunset Street.

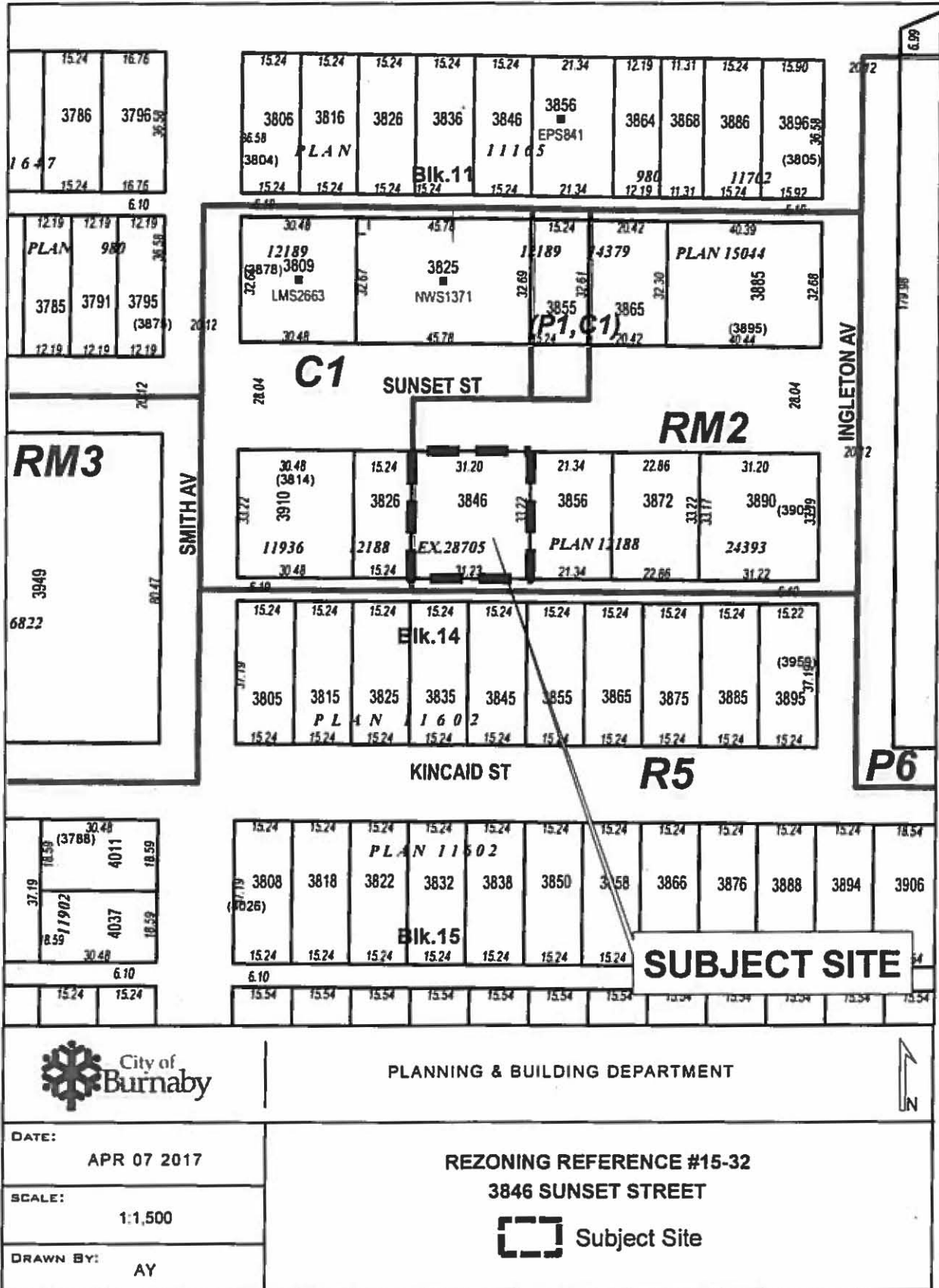
4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 1,036.95 m² (11,161.64 ft²) (unchanged)
- 4.2 Existing Building Height - 11.36 m (37.27 ft.)
Building Height with Parapet Addition - 13 m (42.65 ft.)
- 4.3 Parking Required/Provided - unchanged


Lou Pelletier, Director
PLANNING AND BUILDING

LS:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE: APR 07 2017

REZONING REFERENCE #15-32
3846 SUNSET STREET

SCALE: 1:1,500

Subject Site

DRAWN BY: AY

Sketch #1