

TO: MAYOR & COUNCILLORS
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **DVP #23-08 – 8888 UNIVERSITY DRIVE – SFU RADIO TOWER
REPLACEMENT HEIGHT VARIANCE**
PURPOSE: To seek Council approval for Development Variance Permit #23-08.

REFERENCES

Address: 8888 University Drive
Legal: PID: 028-300-131
Lot 1 District Lots 31, 101, 102, 141, 144, 147, 209, 210 and 211
Group 1 New Westminster District Plan BCP45523
Applicant: Simon Fraser Campus Radio Society
(dba CJSF 90.1FM Radio)
SUB 1420, Simon Fraser University
Burnaby, BC V5A 1S6
Attention: Magnus Thyvold
Current Zoning: P6: Regional Institutional District
Proposed Zoning: No change

RECOMMENDATION

THAT Development Variance Permit #23-08 (see **Attachment 2**) included in the report titled “DVP #23-08 - 8888 University Drive - SFU Radio Tower Replacement Height Variance” dated February 12, 2024, be approved; and

THAT the City Solicitor be directed to register notice of Development Variance Permit #23-08 with the Land Title Office.

1.0 POLICY SECTION

- Corporate Strategic Plan (2022),
- Regional Context Statement (2013),
- Official Community Plan (1998),
- Economic Development Strategy (2007),
- Social Sustainability Strategy (2011),
- Environmental Sustainability Strategy (2016), and
- Transportation Plan (2021).

2.0 BACKGROUND

- 2.1 The subject property, located at 8888 University Drive (see **Attachment 1**), is zoned P6 Regional Institutional District. The development is proposed on the roof of the W.A.C. Bennett Library, which is located near the centre of SFU's main campus, just south of University Drive E and east of Gaglardi Way. Surrounding the W.A.C. Bennett Library are various institutional buildings and a sports field nearby to the southwest. To the north across University Dr E is the heavily wooded northern slope of Burnaby Mountain.
- 2.2 The applicant, Simon Fraser Campus Radio Society (CJSF), operates a Canadian Radio-television and Telecommunications (CRTC) and Industry Canada licensed FM Broadcast Undertaking at 90.1 FM. The W.A.C Bennett Library (subject site) hosts the existing radio tower for CJSF, which has been in place for over 20 years and has a height of approximately 17 metres (56 feet) above the highest point of the roof.
- 2.3 After a review of City records, no building permits or Board of Variance (BoV) decisions associated with the existing tower could be located. Prior to 1990, most antennae were erected without consultation or approval from the municipality, and because of this, the exact age of the tower could not be determined.
- 2.4 The applicant would now like to replace the existing tower with a new and shorter tower. The replacement tower would be compliant with current CSA safety standards and would allow for easier repair and modification of the tower and antenna.

3.0 GENERAL INFORMATION

- 3.1 The applicant is seeking to vary Section 6.21(1)(d) of the *Zoning Bylaw*, by varying the height of a proposed antenna from 1 metre (3.2 ft) above the highest point of the building face to 11.67 metres (38.27 feet) above the highest point of the building face.
- 3.2 The applicant has provided the following rationale for why the additional height on the radio tower is being sought:
 - A higher antenna location provides better coverage for FM broadcasting. SFU's location at the top of Burnaby Mountain is an ideal location for hosting a radio tower.
 - The antenna is required to be above and separated from supporting structures (i.e. the WAC Bennett Library building) by space to avoid undesired interference. The FM antenna broadcasts omnidirectionally (360 degrees in all directions). For the tower to operate properly, the tower must be at least 10m tall (3 m for the antenna itself, 3 m clearance from the bottom of the antenna, and 4 m to clear the penthouse structure on the roof.

- If the bottom of the antenna is too close to the rooftop, the antenna cannot comply with Health Canada Safety Code 6 regulations with respect to downward radiation.

3.3 The intent of the antennae height restriction in the *Zoning Bylaw* is to preserve views and prevent obtrusive structures from being erected. Considering the surrounding uses and the scale of development proposed, it is anticipated that the proposed radio tower would integrate well into the surrounding area. More specifically, the supportive rationale for this variance is as follows:

- The existing tower on site has been in place for over 20 years without any identified issues or concerns.
- The proposed replacement tower would be approximately 5.4 metres (17.7 feet) shorter than the existing tower.
- The subject site is surrounded by institutional buildings and the northern slope of Burnaby Mountain. In this case, it is not anticipated that residential views would be impacted if the proposed tower is constructed.

For the reasons outlined above, staff support the variance request to facilitate the construction of a replacement radio tower that is 11.67 metres (38.27 feet) above the highest point of the building face. A copy of Development Variance Permit #23-08 is included (see **Attachment 2**) in this report. If Council approves the issuance of Development Variance Permit #23-08, then staff also request that Council direct the City Solicitor to register notice of the permit in the Land Title Office.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

In accordance with the requirements set out in the Local Government Act and the Burnaby Development Procedures Bylaw, public notice of the subject DVP application was delivered to adjacent property owners and occupants (within 50 m of the subject site) at least ten (10) days before Council considers the application for approval. In accordance with the Burnaby Development Procedures Bylaw, signs were posted along the subject site’s University Drive E and Gaglardi Way frontages.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

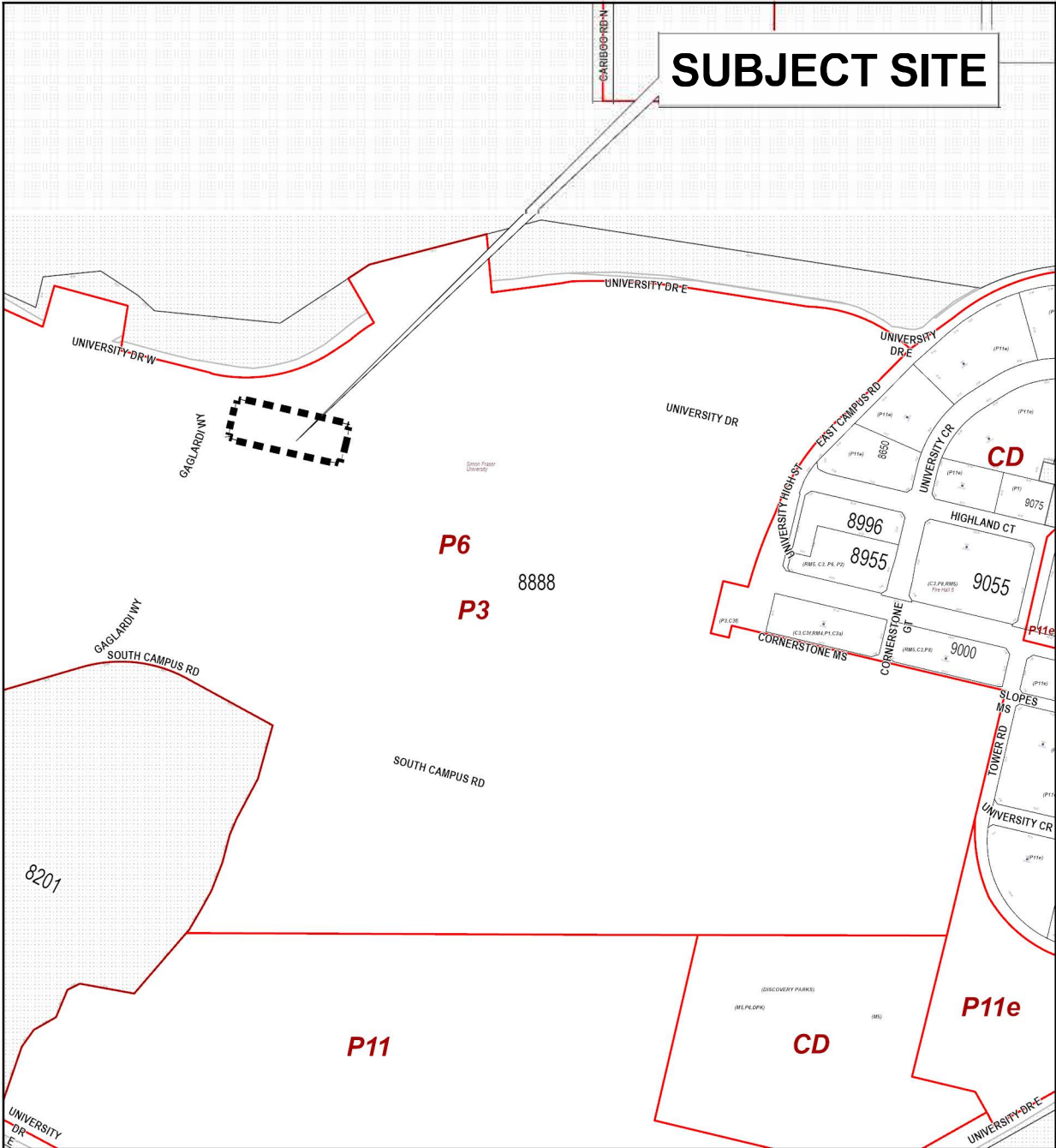
E.W. Kozak, General Manager Planning and Development


ATTACHMENTS

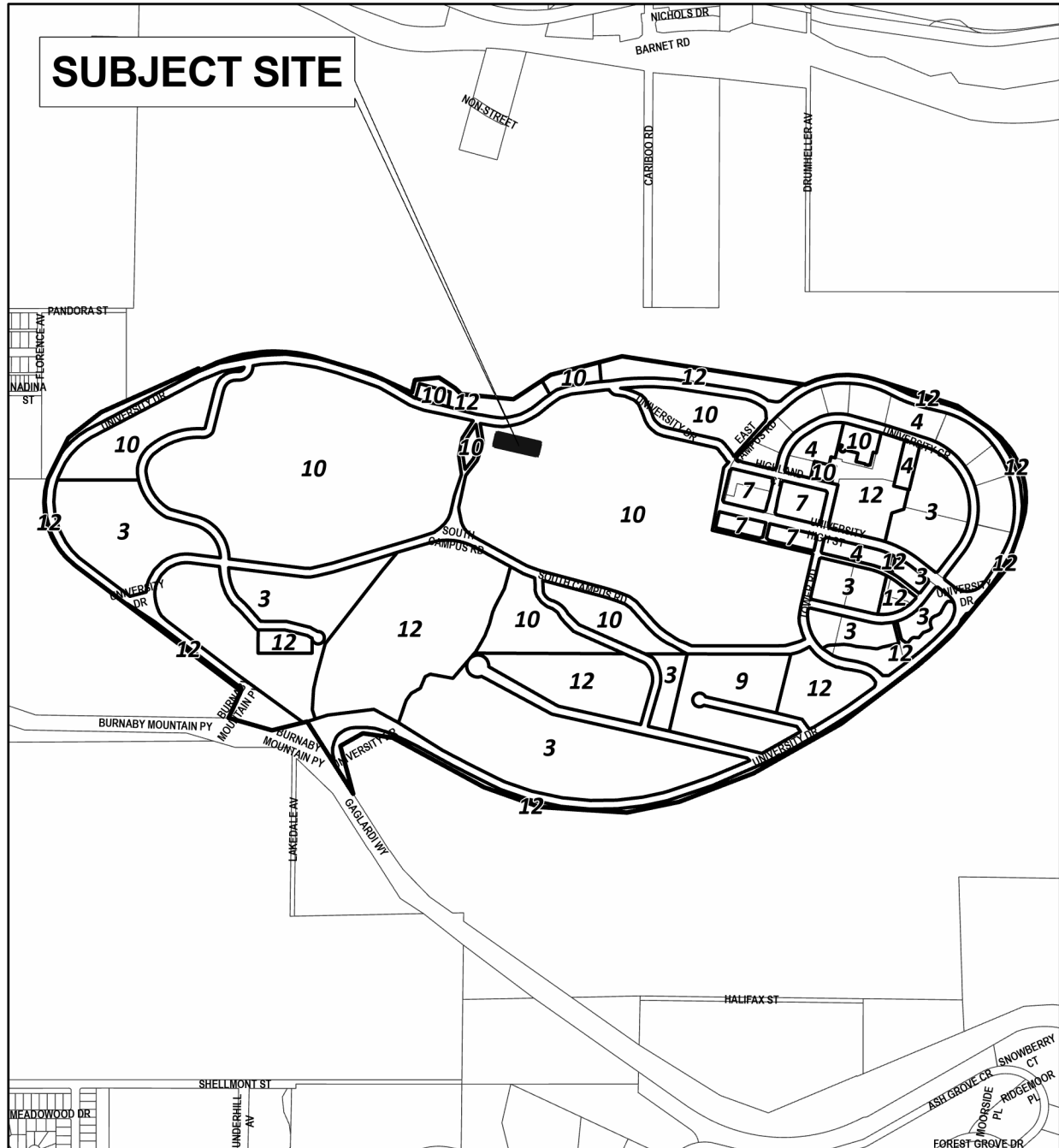
- Attachment 1 – DVP #23-08 Sketch #1 and Sketch 2
- Attachment 2 – DVP #23-08

REPORT CONTRIBUTORS

This report was prepared by Cody Bator, Planning Analyst, and reviewed by Ian Wasson, Senior Development Planner, and reviewed by Jesse Dill, Director Development.



	<p>PLANNING AND DEVELOPMENT DEPARTMENT</p>
<p>Date: JAN 16 2024</p>	<p>DEVELOPMENT VARIANCE APPLICATION #23-08 8888 UNIVERSITY DRIVE</p>  Subject Site
<p>Scale: 1:6,250</p>	
<p>Drawn By: JS</p>	

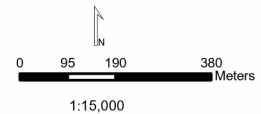


*Simon Fraser University
Community Plan*



PLANNING AND DEVELOPMENT DEPARTMENT

- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 7** High Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use



**CITY OF BURNABY
DEVELOPMENT VARIANCE PERMIT DVP 23-08**

1. This Development Variance Permit (DVP) 23-08 (the “**Permit**”), issued pursuant to s. 498 of the *Local Government Act*, applies only to property with the civic address, parcel identifier, and legal description as follows:

Civic address: 8888 University Drive

Legal Description: PID: 028-300-131, Lot 1 District Lots 31, 101, 102, 141, 144, 147, 209, 210 and 211 Group 1 New Westminster District Plan BCP45523

2. This Permit was applied for by:

Simon Fraser Campus Radio Society dba CJSF 90.1 FM Radio
Sub 1420, Simon Fraser University
Burnaby, BC V5A 1S6

3. This Permit varies the following section of the *Burnaby Zoning Bylaw, 1965*, but only to the extent necessary to allow *the construction of a replacement radio tower and antenna, generally in accordance with Schedule A (Roof Plan and Elevations) attached to this Permit*:
 - Section 6.21(1)(d) by varying the height of a proposed antenna from 1 metre (3.2 ft) above the highest point of the building face to 11.67 metres (38.27 feet) above the highest point of the building face.
4. This Permit shall lapse if the owner does not substantially start any construction with respect to which this Permit is issued, within two (2) years of issuance of this Permit.
5. This Permit is not a building permit, sign permit, preliminary plan approval, or a subdivision approval.

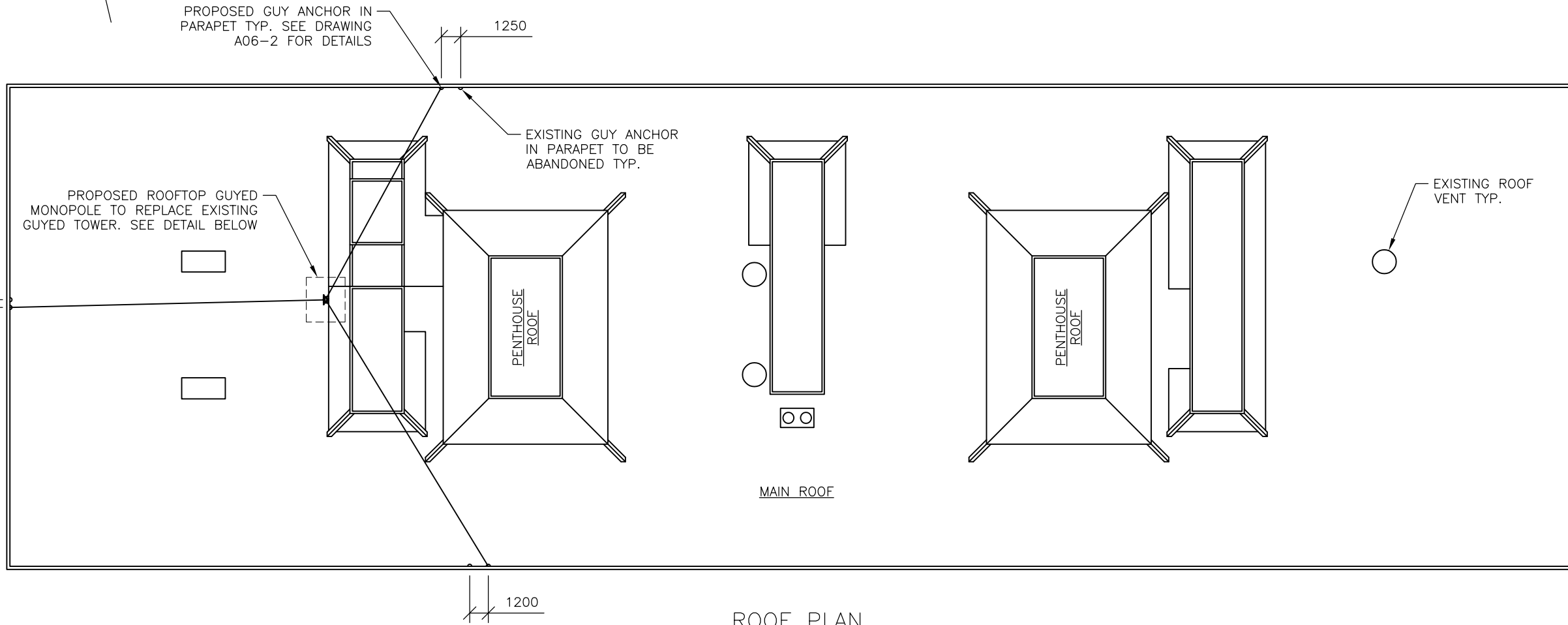
AUTHORIZING RESOLUTION PASSED BY COUNCIL ON ____ DAY OF _____, 20__

THIS PERMIT IS HEREBY ISSUED THIS __ DAY OF _____, 20__

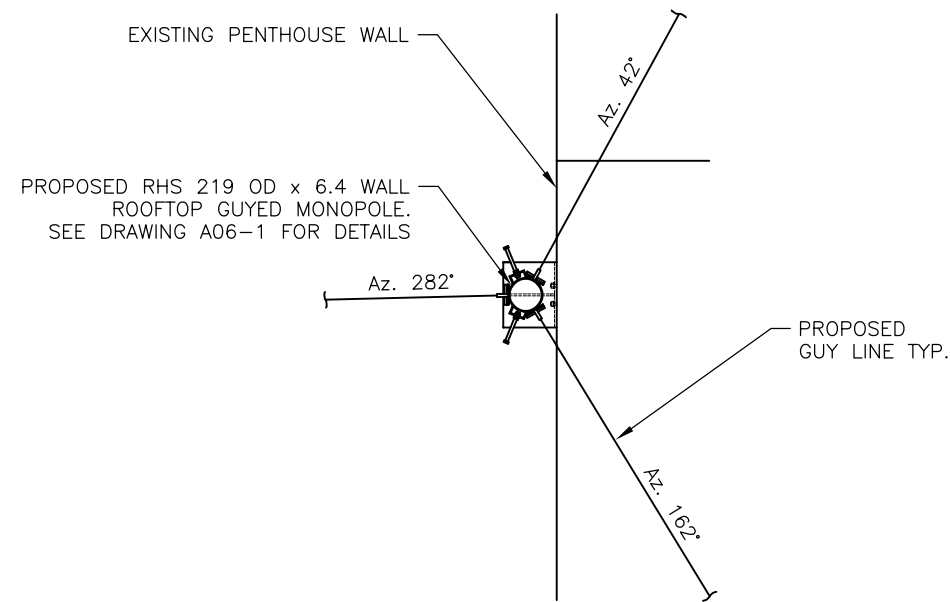
MAYOR

DEPUTY CORPORATE OFFICER

Schedule A to Development Variance Permit DVP #23-08 (Page 1 of 3)



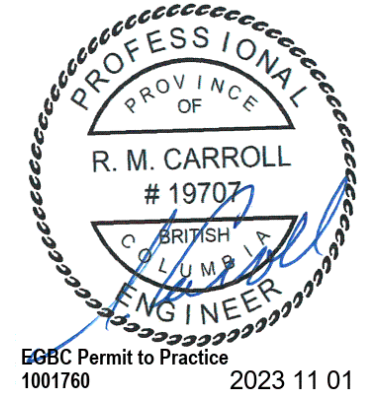
ROOF PLAN



ENLARGED ROOF PLAN

NOTES

1. READ THIS DRAWING WITH A02-1 THRU A02-6.



ENG. RECORD No: 10-20204

APP



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3			
2			
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0	ISSUED FOR REVIEW	SA AT	19JUL23
REV	DESCRIPTION	DWN CHK	DATE



ROOF PLAN - PROPOSED
CJSF 90.1FM
ROOFTOP MONOPOLE
SFU LIBRARY, BC

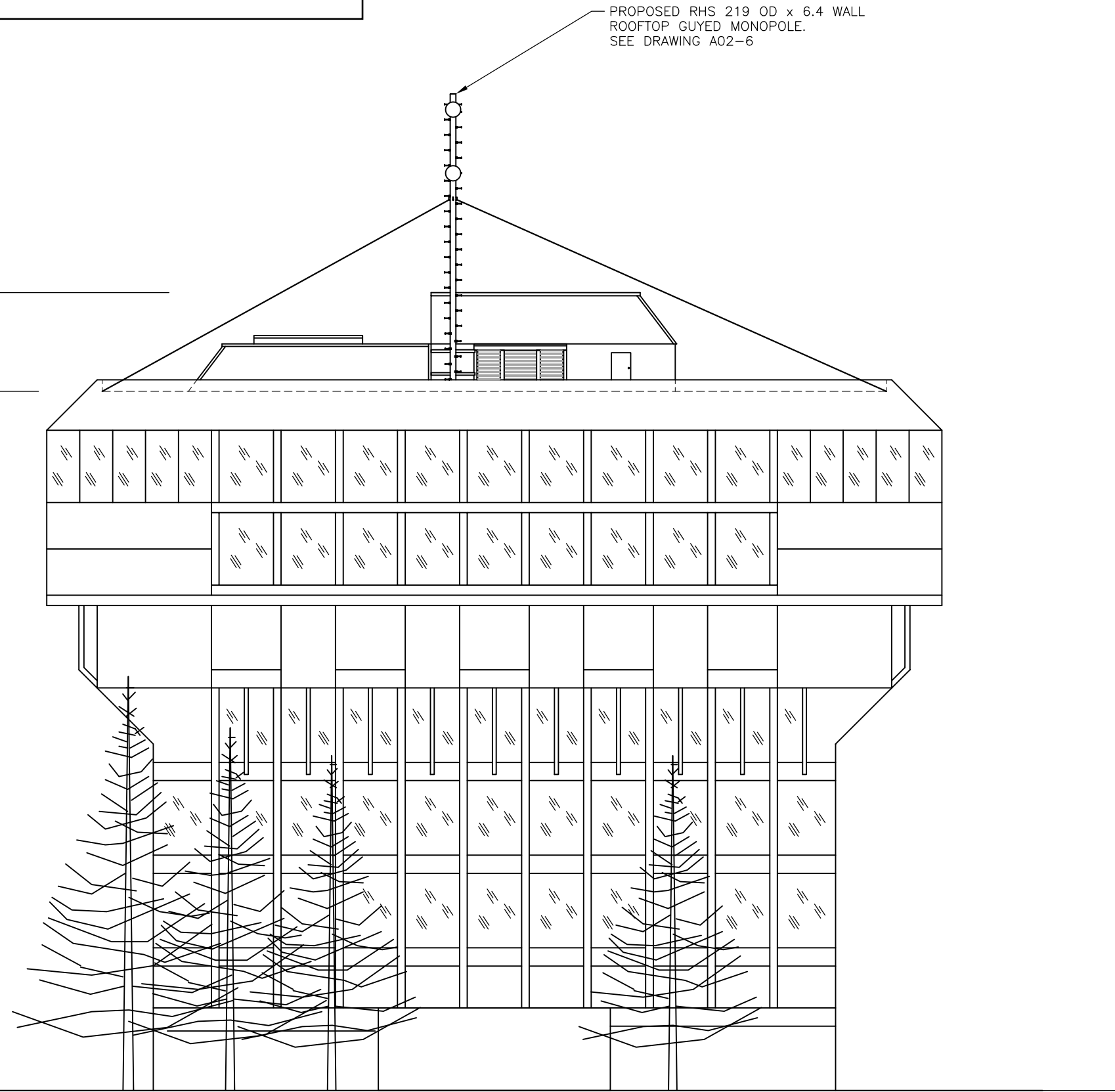
SITE CODE:	DATE:	19JUL23
WTC CODE: WTC03457	DWN: SA	CHK: AT
JOB No: 10-20204	DWG No:	A02-2

Schedule A to Development Variance Permit
DVP #23-08 (Page 2 of 3)

PROPOSED RHS 219 OD x 6.4 WALL
ROOFTOP GUYED MONOPOLE.
SEE DRAWING A02-6

T.O. PENTHOUSE ROOF

T.O. MAIN ROOF



WEST ELEVATION
(PROPOSED)

NOTES

1. READ THIS DRAWING WITH A02-1 THRU A02-6.



ENG. RECORD No: 10-20204

APP



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0	ISSUED FOR REVIEW	SA AT	19JUL23
REV	DESCRIPTION	DWN CHK	DATE

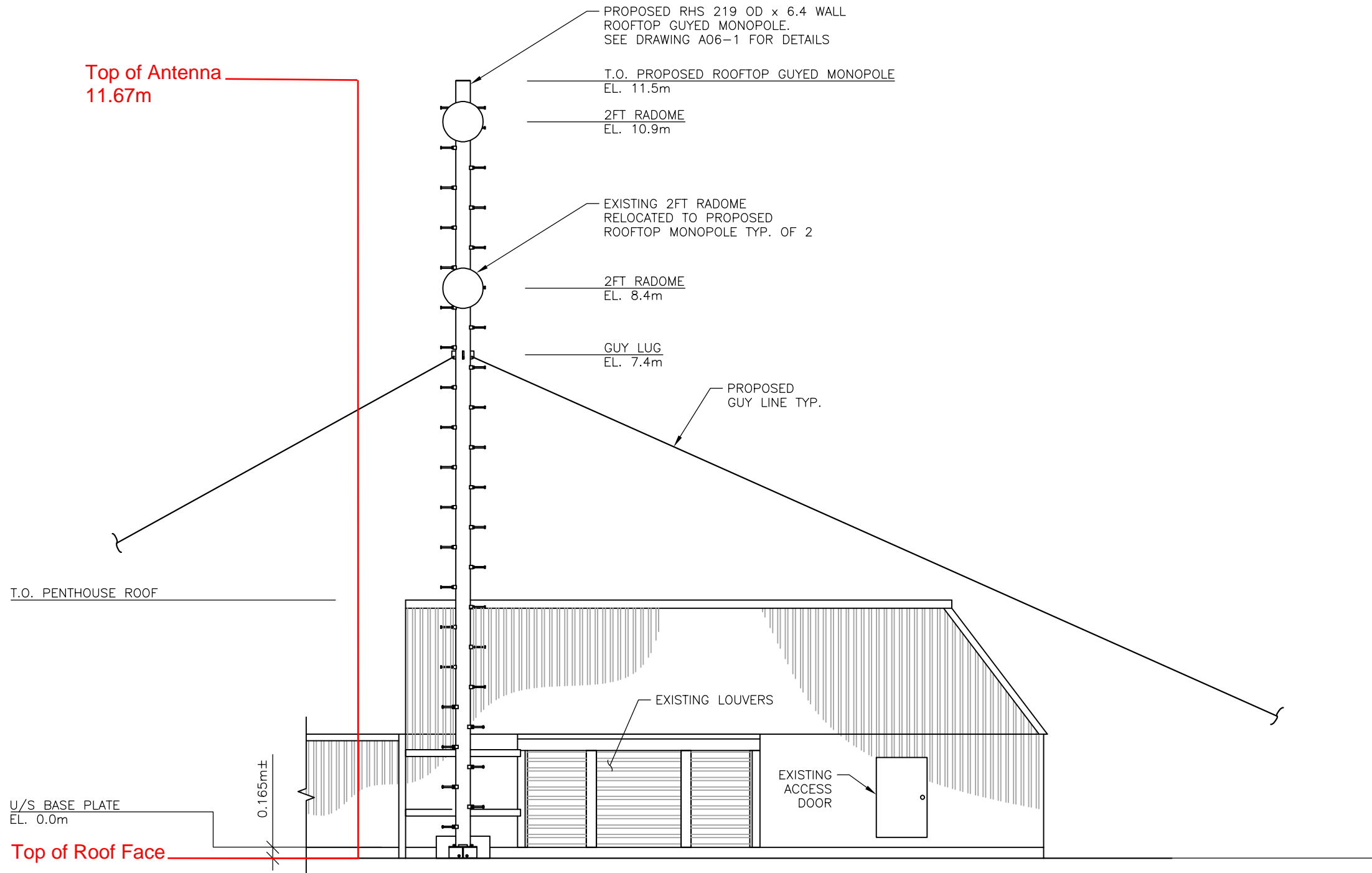


WEST ELEVATION - PROPOSED
CJSF 90.1FM
ROOFTOP MONOPOLE
SFU LIBRARY, BC

SITE CODE:	DATE:	19JUL23
WTC CODE: WTC03457	DWN: SA	CHK: AT
JOB No: 10-20204	DWG No:	A02-4

10/20/2023 2:34:03 PM
COPYRIGHT: DUPLICATION, RECORDING, USE OR DISCLOSURE PROHIBITED WITHOUT WRITTEN AUTHORIZATION OF West Tower Communications LTD.

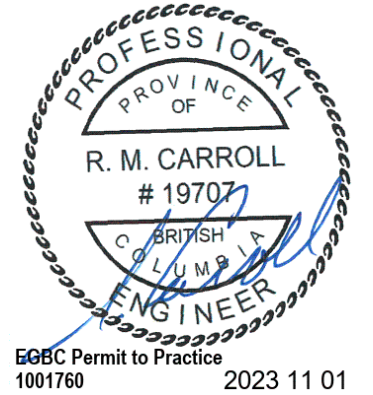
Schedule A to Development Variance Permit
DVP #23-08 (Page 3 of 3)



WEST PENTHOUSE ELEVATION
(PROPOSED)

NOTES

1. READ THIS DRAWING WITH A02-2 THRU A02-5.



ENG. RECORD No: 10-20204

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WEST PENTHOUSE ELEV. - PROPOSED
CJSF 90.1FM
ROOFTOP MONOPOLE
SFU LIBRARY, BC

SITE CODE:	DATE:	19JUL23
WTC CODE: WTC03457	DWN: SA	CHK: AT
JOB No: 10-20204	DWG No:	A02-6