



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Alan Clark
Manager, Zoning
Date: January 2, 2003
File: LU 02-212073
Re: **APPLICATION BY BELL MOBILITY INC. TO AMEND LAND USE CONTRACT
LUC 009 (BYLAW NO. 3185) AT 9300 PARKSVILLE DRIVE**

Staff Recommendation

That Bylaw No. 7477, which amends Land Use Contract LUC 009 (Bylaw No. 3185) in order to permit Radio and Television Transmission Facilities at 9300 Parksville Drive provided that this use does not occur within 18 m (59.055 ft.) of the ground, be introduced and given first reading.

Alan Clark
Manager, Zoning

AC:bsm/hb/blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

The subject application involves one of the two seven-storey apartment buildings located southwest of Francis Road and Railway Avenue (**Attachment 1**). Bell Mobility Inc. is proposing to install a wireless telecommunications facility on the rooftop of 9300 Parksville Drive (**Attachment 2**). Both apartment buildings belong to Strata Plan NW 932, who have given their permission to Bell Mobility Inc. to make this application.

Findings of Fact

The Official Community Plan (OCP) designation for this site is residential. There is no area plan for the Seafair Area.

The surrounding development consists mainly of multi-family townhouses, as well as single-family homes.

There are no technical or policy objections to the proposed amendment, as there are similar residential apartment buildings that are permitted to have Radio and Television Transmission Facilities, which form part of the cellular communications network.

Staff Comments

Staff is supportive of the proposed use as this site is similar to other high-rise buildings that provide a cellular service to the residents in the area.

Analysis

This application is to allow an amendment to the Land Use Contract to permit Radio and Television Transmission Facilities, provided that the use does not occur within 18 m (59.055 ft.) of the ground. When the Land Use Contract for Parksville Drive was formulated 28 years ago in the mid-1970's, cellular communications were a non-existent service. In the 21st century, personal cellular phones are commonplace, used for both business and personal use.

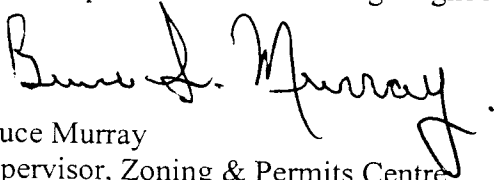
The applicant is proposing a 12 ft. x 16 ft. equipment room near the elevator penthouse, with a series of wall-mounted antennas which will be painted to match and blend in with the existing building. There will be no visual impact to the surrounding multi-family townhouse development or the single-family residents.

Financial Impact

No budgetary impact.

Conclusion

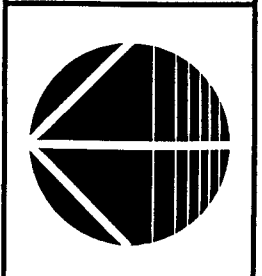
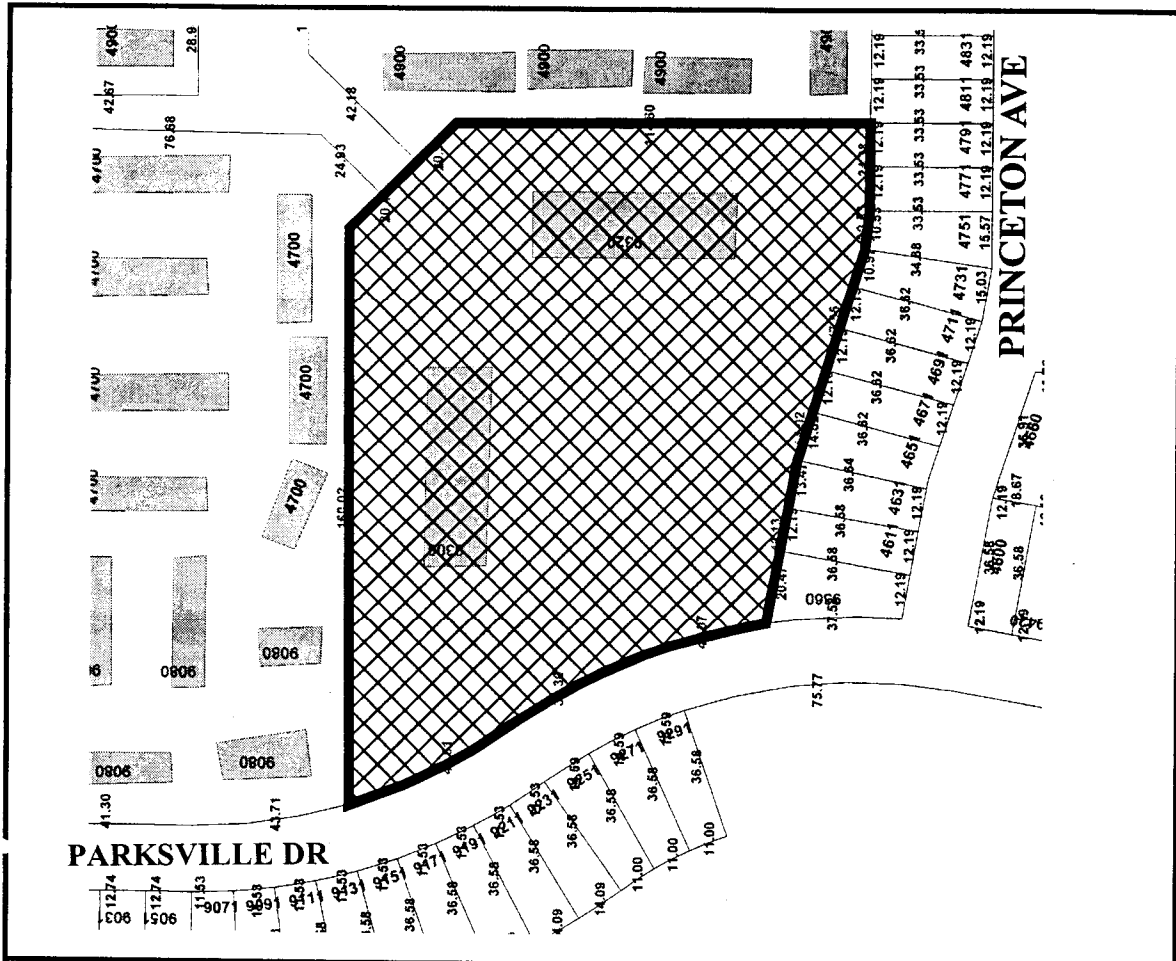
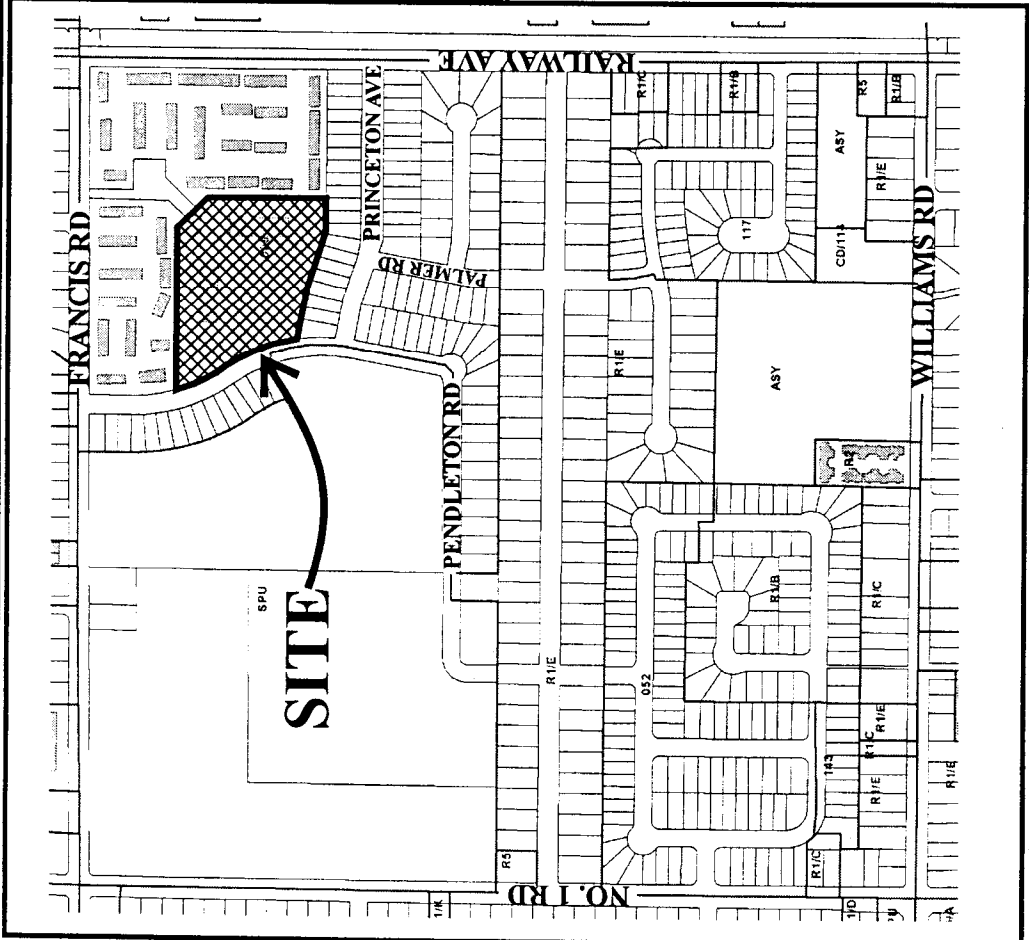
It is a reasonable request to amend the Land Use Contract to provide a similar use to that of other high-rise buildings that allow Radio and Television Transmission Facilities, which will have no visual impact to the surrounding neighbourhood.



Bruce Murray
Supervisor, Zoning & Permits Centre



City of Richmond



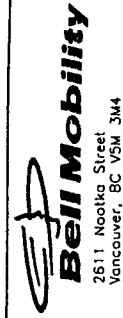
LU 02-212073

Original Date: 10/29/02
 Revision Date:
 Note: Dimensions are in METRES

REVISION/ISSUE HISTORY

B	ADD BETA SECTOR	8/27/02	SH
A	PRELIMINARY	6/27/02	SH

NOTE:
ANTENNAS, CABLE TRAYS, MOUNTS,
VISIBLE CABLES, AND SHELTER
TO BE PAINTED TO MATCH
ADJACENT SURFACE



SITE NAME: No.1 Road
LOCATION: 2611 Nootka Street
Vancouver, BC V5M 3M4

DESCRIPTION: Roof Plan

CELL SITE ID: B0314

PROJECT DESC: Rooftop Antennas
Rooftop Shelter

PROJECT NUM: None

CREATED BY: S.Hondo **DATE:** 6/27/2002

DESIGNED BY: L.Leroux **DATE:** 6/27/2002

APPROVED BY: **DATE:** 6/27/2002

SCALE: 1:200 **V. SCALE:**

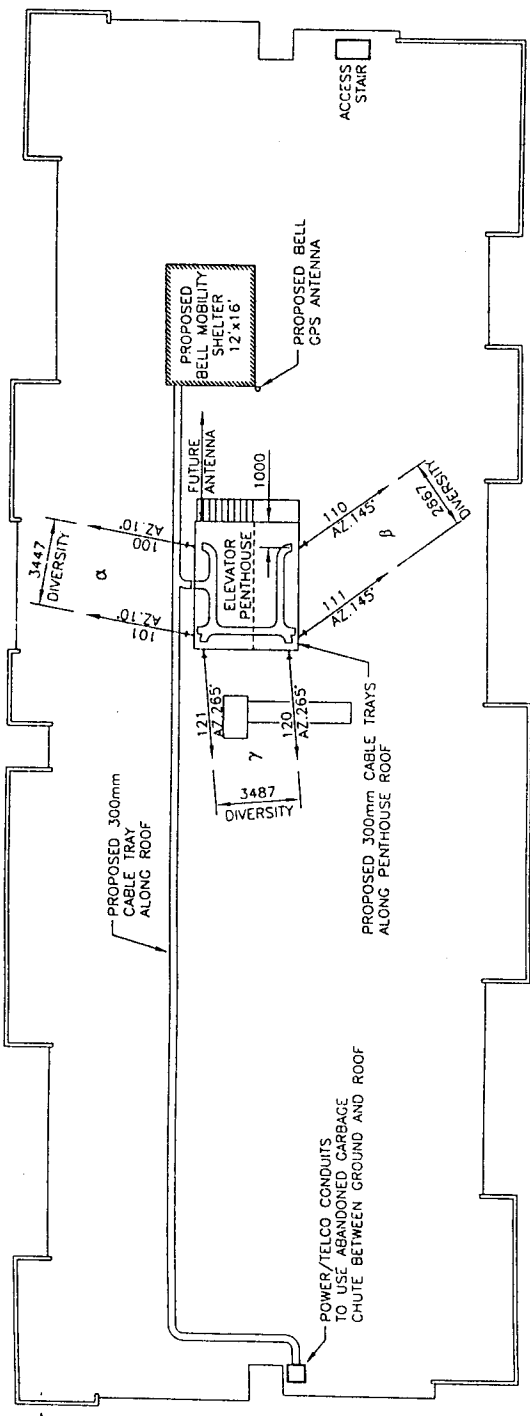
DRAWING NAME:

FILE NAME: B0314-9300 Roof Plan

ANTENNA LIST

No.	SECTOR	* A.G.L.	ANTENNA	DN TILT/AZIMUTH	MAIN CABLE	ESTIMATED LENGTH	ACTUAL LENGTH
100	α	±22.8m WD	PCS-06516-4D	2° 10'	LD75-50	23.0m	
110	β	±22.8m WD	PCS-06516-4D	1° 145'	LD76-50	30.0m	
120	γ	±22.8m WD	PCS-06516-4D	0° 265'	LD75-50	26.0m	
130	-	±21.7m	AROMATIC GPS-N-TNC-02-W	-	LWR-400	±5.0m	

*A.G.L.: ABOVE GROUND LEVEL



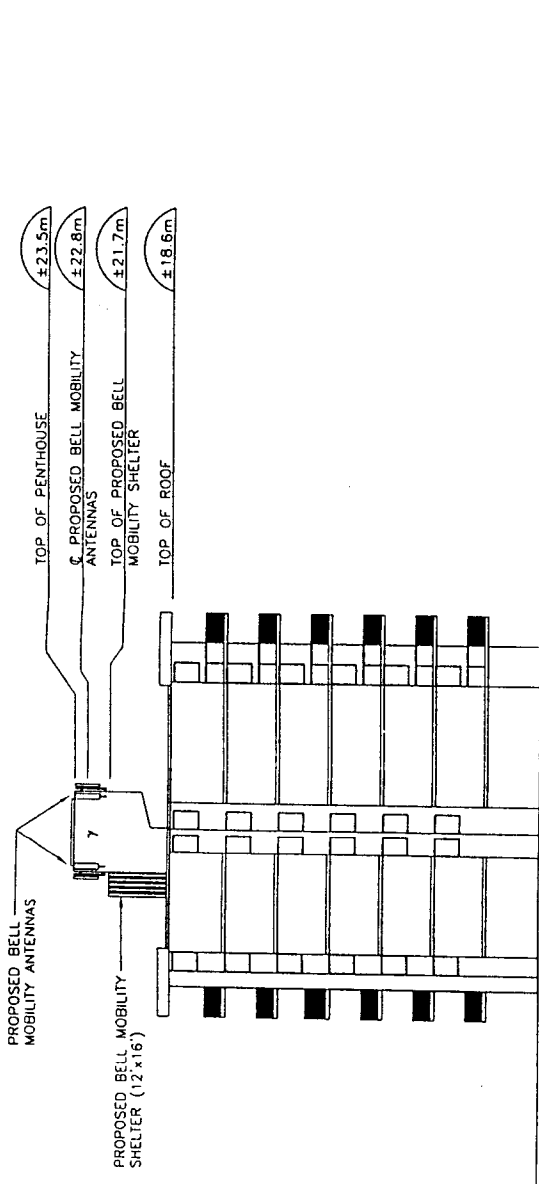
9300 PARKSVILLE DRIVE ROOF PLAN

REVISION/ISSUE HISTORY	
A	PRELIMINARY 6/27/02 SH

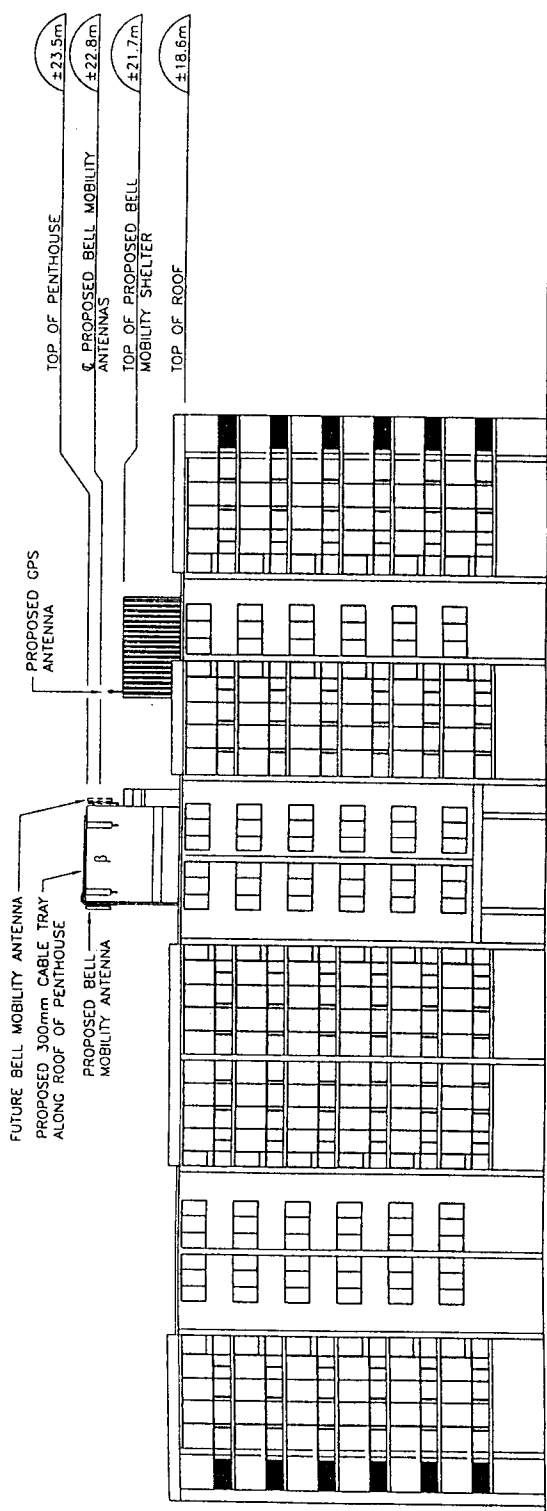
NOTE:
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ADJACENT SURFACE



SITE NAME: No.1 Road LOCATION: 2611 Nootka Street Vancouver, BC V5M 3M4	
DESCRIPTION: Building Elevations Sheet 1 of 2	
CELL SITE ID: B0314	PROJECT DESC: Rooftop Antennas Rooftop Shelter
PROJECT NUM: None	CREATED BY: S.Hando DATE: 6/27/2002
DESIGNED BY: L.Leroux DATE: 6/27/2002	APPROVED BY: DATE: 6/27/2002
SCALE: 1:250 V. SCALE:	DRAWING NAME:
FILE NAME: B0314-9300 Elevations 1 of 2	



WEST BUILDING ELEVATION (LOOKING EAST)



SOUTH BUILDING ELEVATION (LOOKING NORTH)

REVISION/ISSUE HISTORY	
A	PRELIMINARY
	6/27/02
	SH

NOTE:
ANTENNAS, CABLE TRAYS, MOUNTS,
VISIBLE CABLES AND SHELTER
TO BE PAINTED TO MATCH
ADJACENT SURFACE



2611 Nooka Street
Vancouver, BC V5M 3M4

SITE NAME: No.1 Road
LOCATION: 9300 Parksville Drive
Richmond, BC

DESCRIPTION: Building Elevations
Sheet 2 of 2

CELL SITE ID: B0314

PROJECT DESC: Rooftop Antennas
Rooftop Shelter

PROJECT NUM: None

CREATED BY: S.Hando DATE: 6/27/2002

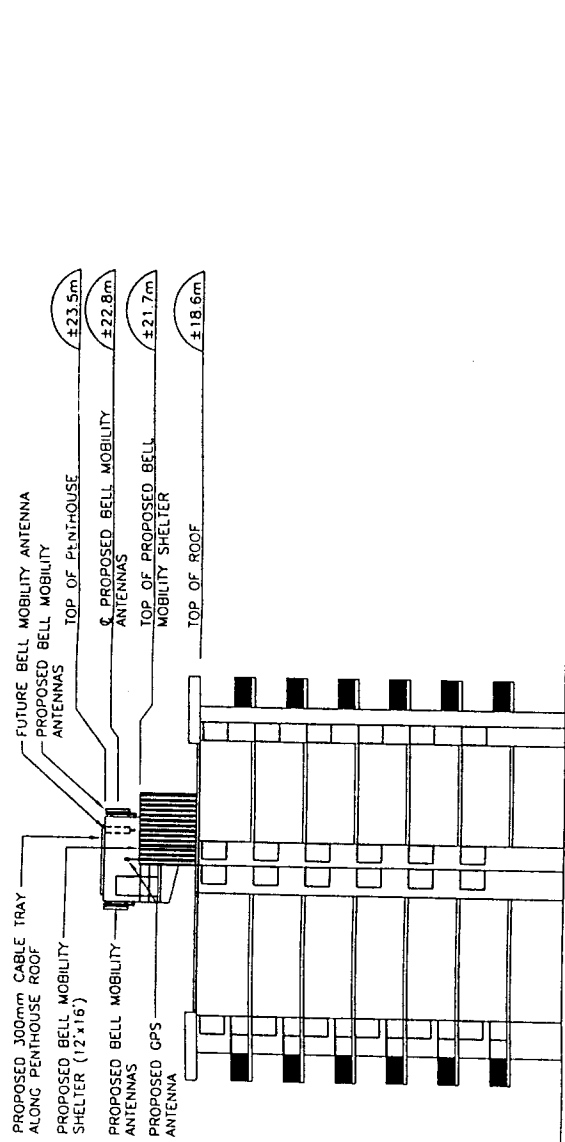
DESIGNED BY: L.Leroux DATE: 6/27/2002

APPROVED BY: DATE: 6/27/2002

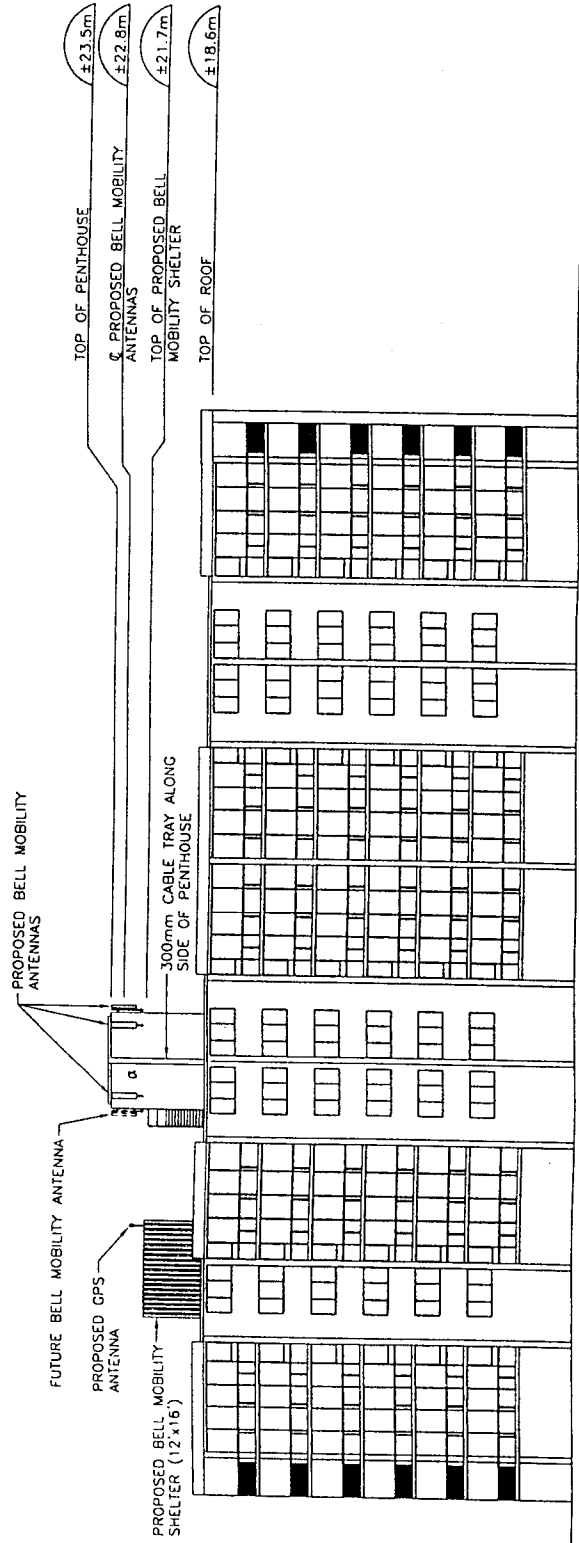
SCALE: 1:250 V. SCALE:

DRAWING NAME:

FILE NAME: B0314-9300 Elevations 2 of 2



EAST BUILDING ELEVATION (LOOKING WEST)



NORTH BUILDING ELEVATION (LOOKING SOUTH)



**LAND USE CONTRACT LUC 009 (BYLAW NO. 3185)
AMENDMENT BYLAW NO. 7477 (LU 02-212073)
9300 PARKSVILLE DRIVE**

Whereas the Owner of 9300 Parksville Drive and the City of Richmond have agreed to amend the Land Use Contract adopted by Bylaw No. 3185 now therefore the Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Land Use Contract LUC 009 (Bylaw No. 3185) is amended by adding the following as a Permitted Use:

“Radio and Television Transmission Facilities at 9300 Parksville Drive, provided that this use does not occur within 18 m (59.055 ft.) of the ground”.
2. This Bylaw may be cited as “**Land Use Contract LUC 009 Amendment Bylaw No. 7477**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CITY CLERK