City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	September 8, 2021
From:	Wayne Craig Director, Development	**File:**	DV 21-930954
Re:	**Application by Rogers Communications Inc. c/o Cypress Land Services Inc. for a Development Variance Permit at 5300 No. 3 Road**		

Staff Recommendation

1. That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to allow building mounted telecommunication antenna to be located on the roof of the existing building at 5300 No. 3 Road; and

2. That Richmond City Council grant concurrence to the proposed building mounted telecommunication installation for the site located at 5300 No. 3 Road.

Wayne Craig
Director, Development
(604-247-4625)

WC:na
Att. 2

Staff Report

Origin

Rogers Communications Inc. c/o Cypress Land Services Inc. has applied to the City of Richmond for permission to allow building mounted cellular antennas to be located on the roof of the existing building located at 5300 No. 3 Rd on a sited zoned "Auto-Oriented Commercial (CA)". Under the CA zoning, telecommunication antenna must be located a minimum of 20 m (65 ft.) above the ground. A variance is being requested as the existing building is only 13 m (43 ft.) tall and the applicant is proposing to locate building mounted antennas on the roof of the building. A total of 4 building mounted telecommunication antenna units (3 panel antennas and 1 microwave dish) are proposed to be located on the northwest corner of the existing mall building.

The purpose of the application is to enable telecommunication antenna to be located on the subject site as the existing telecommunication infrastructure that is currently located at 5400 Minoru Boulevard needs to be relocated.

Proposed Development

The proposed building mounted telecommunication antennas are to be located at the north western portion of the Lansdowne Mall roof. The installation and all supporting equipment will be located within aluminum slatted screening to reduce the visibility of the antenna on the roof from the ground. Telecommunication antenna equipment is proposed to be located within the mall itself to provide access for servicing. The proponent has confirmed that the mounted antennas are capable of co-locating additional telecommunication equipment for future installations.

Background

Development surrounding the subject site is as follows:

- To the north: Across Alderbridge Way, mixed-use and predominantly commercial-oriented properties zoned Land Use Contract ("LUC 040" and "LUC 079"), "Pub & Sales (CP1)", and "Auto-Oriented Commercial (CA)".
- To the east: Across Kwantlen Street, Kwantlen Polytechnic University and residential apartments and on property zoned "School and Institutional Use (SI)" and "Residential/Limited Commercial (RCL1)".
- To the south: Across Lansdowne Road, a mix of residential, mixed-use and commercial properties zoned "Downtown Commercial (CDT1)", "Medium Density Low Rise Apartments (RAM1)" and "High Density Market Rental Residential/Limited Commercial (ZMU45)".
- To the west: Across No. 3 Road, proposed mixed-use developments on properties zoned "High Density Mixed Use (ZMU34) – Lansdowne Village (City Centre)" (DP 16-740262), "High Density Mixed Use (ZMU38) – Lansdowne Village (City Centre)" (DP 18-829141), and an existing commercial building on a property zoned "Auto-Oriented Commercial (CA)".

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Variance Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Auto-Oriented Commercial (CA)" zone except for the zoning variances noted below. The proponents will need to obtain the appropriate Building Permit's from the City prior to the construction of any telecommunication related antenna, structures and/or buildings.

Zoning Compliance/Variances (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- Allow building mounted telecommunication antenna on the roof of the existing building at 5300 No. 3 Road.

Staff support the proposed variance for the following reasons:

- ***The intent of the zoning regulation is to encourage roof top installations. The variance is a technical variance as the building roof is lower than the required 20 m above ground in the CA zone.***
- ***Slatted antenna screening that matches the colour of the building roof will be implemented to mask the 4 antenna clusters and to reduce visibility from street level and other major nearby buildings.***
- ***A maximum projection of 3 m above existing roof height will be maintained as per the Telecommunication Antenna Consulting and Siting Protocol Policy 5045 in section 4.B.d and as per the Section 5.13.8 of Zoning Bylaw 8500.***
- ***The existing telecommunication monopole situated at the south east corner of 5400 Minoru Boulevard is in need of replacement as the landowner has requested it be removed.***
- ***The mall building provides an immediate short term solution for improving telecommunication service and coverage in the neighbourhood.***
- ***With the existing site slated for future redevelopment, permission would be temporary in nature, which would provide Rogers more time to find a permanent location for building mounted antenna at one of the future high rise developments in the area while maintaining service with the removal of the monopole at 5400 Minoru Boulevard.***

Related City Policies

Policy 5045 – Telecommunication Antenna Consultation and Siting Protocol

Council Policy 5045 was approved on February 13, 2012, which guides the City's review and consideration of telecommunication proposals (Attachment 1 – Policy 5045). The following is a summary of applicable provisions of the Policy that apply to this proposal:

> **City Zoning** – Richmond Zoning Bylaw 8500 permits telecommunication antenna installations and related infrastructure in all zones. Individual zoning provision (i.e., setback, height) apply to telecommunication installations.

The subject site is zoned "Auto-Oriented Commercial (CA)" which permits telecommunication antenna with the caveat that the antenna must be located a minimum of 20.0 m above the ground (i.e, on the roof of a building). The proposed building mounted telecommunication antenna meets the intent of the policy but requires a Development Variance Permit to permit the antenna to be situated at roof height of Lansdowne Mall which is approximately 13 m.

- **Locational Siting/Criteria** – The subject site is designated Mixed Use in the 2041 Official Community Plan and is zoned "Auto-Oriented Commercial". The proposal does not require additional public consultation to be undertaken given the current mall conditions as being primarily commercial and the eventual redevelopment of the site.

- **General Location Parameters** – The proposed installation complies with the general location parameters of Policy 5045 as it is located on commercially zoned land with commercial activities in the surrounding area.

- **Public Consultation** – In accordance with the statutory notification requirements for Development Variance Permit applications, a notification sign has been posted on the subject site. To date, no public comments have been received as a result of the posted signage. The City's standard letter notifications and newspaper advertisements will be undertaken for the Development Permit Panel meeting.

- **Design Guidelines:**
  - Locating on other existing towers and structures – Based on the service providers coverage requirements for the area, the proponent undertook a review of existing towers and structures in the surrounding area to determine opportunities for co-location. Although there is an existing telecommunication tower (to the west), the proponent has confirmed that the existing tower and structure is due to be removed as the lease agreement with the property owner cannot be extended as future development is planned for the site.
  - Co-location for other telecommunication service providers – The proposed building mounted antenna is designed to accommodate additional telecommunication antenna to support future installations. The proponent has engaged other service providers for co-location opportunities on the proposed tower; however, at this time no arrangements have been finalized.
  - Design integration – The proposed antenna was designed to provide a significant amount of service coverage and co-location opportunities. To achieve this, antennas and all supporting equipment are fully screened by slatted shrouds. A light grey and beige colour scheme will be used depending on the roof edge to match the existing building colour as per Attachment 2.
  - Equipment Enclosure – The equipment that services the proposed antenna will be located within the mall's telecommunications room which will minimize the need for structures on the roof and provide ease of access for servicing.
  - Landscaping – No landscaping is proposed due to the containment on the roof of the mall.

- Photo simulations of the proposed building mounted telecommunication antenna from the west (along No. 3 Road) can be viewed in Attachment 2.

Analysis

The proposed building mounted telecommunication antennas have been reviewed in coordination with Council Policy 5045 (Telecommunication Antenna Consultation and Siting Protocol) and is compliant with the following relevant components of the Policy.

Conclusions

Staff support the proposed variance for a telecommunication antenna to be located on the roof of the existing building at 5300 No. 3 Road. The proposal complies with and has addressed relevant aspects of Council Policy 5045.

On this basis, staff recommend that:

1. Council grant concurrence to the proposed telecommunication building mounted antenna installation for the subject site; and
2. A Development Variance Permit be issued to vary the provisions of Richmond Zoning Bylaw 8500 to allow building mounted telecommunication antenna to be located on the roof of the existing building at 5300 No. 3 Road.

Nathan Andrews
Planning Technician
(604-247-4911)

NA:blg

Attachments:
Att. 1: Telecom Protocol Policy 5045
Att. 2: Photo Simulations

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm).

City of Richmond

Development Variance Permit

No. DV 21-930954

To the Holder:	ROGERS COMMUNICATIONS INC.
Property Address:	5300 NO. 3 ROAD
Address:	C/O CYPRESS LAND SERVICES INC. 1051 - 409 GRANVILLE STREET VANCOUVER, BC V6C 1T2

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to allow building mounted telecommunication antenna to be located on the roof of the existing building at 5300 No. 3 Road as shown on Plan #1 to #9 attached hereto.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of Richmond

Policy Manual

Page 1 of 10	**Telecommunication Antenna Consultation and Siting Protocol**	**Policy 5045**
	Adopted by Council: February 13, 2012	

POLICY 5045:

It is Council policy that:

POLICY 5045

The Federal *Radiocommunications Act* regulates the telecommunications network (e.g. antennas) and supersedes local zoning powers. Nevertheless, the *Telecommunication Antenna Consultation and Siting Protocol* (**Protocol)** identifies the City's interests in managing network elements, in order for network providers to know and follow them, as long as they do not impair the performance of the telecommunications network.

The Protocol addresses:

A. **City zoning**, acknowledging the authority of the *Radiocommunication Act* **(Act)**, Industry Canada's role, policy and regulations under this Act, and that local zoning is not applied so as to impair the performance of the telecommunications network.

B. **Public consultation** requirements associated with the placement of certain telecommunication antenna installations within the City of Richmond (**City**), including completing the consultation process **within 120 days** of a Protocol application being received by the City.

C. **Siting design guidelines** applicable to all telecommunication antenna installation proposals described under this **Protocol.**

D. The City's process for Council and staff for providing recommendations of concurrence or non-concurrence under the authority of the **Act** as well as exemptions to this process.

1. Federal Authority and City Regulations

   A. **Zoning** - Federal authority over telecommunication antenna **installations** provides that the **City** is not able to prohibit these uses under its zoning, and thus:

      a. **Telecommunication antenna installations (Installations)** are a permitted use in all zones.

      b. **Zoning regulations** apply to the zone in which the **installation** is located (i.e. siting, height, landscaping, etc.).

      c. **Development Variance Permit** applications to vary height or siting provisions under the zoning may be considered if necessary to the extent that they would not reasonably prohibit an Installation.

B. **Siting Design Guidelines** are included in this **Protocol** with a preference for new tower **Installations** to be located outside of the **Residential, Agriculture, Agriculture & Open Space and Public & Open Space** OCP land-use designations or associated zones.

C. **Building permits** are required to be issued by the **City** for foundations for antennas and associated construction of new buildings and building additions to accommodate **Installations**.

D. **Municipal Access Agreements** apply to any **Installations** within the City's roads, rights of way and other public places as defined and permitted in such Municipal Access Agreements.

Notes:

a. For the purposes of this **Protocol**, **"telecommunication antenna Installations"** (**Installations**) can take the form of either antennas mounted on stand-alone towers or building-mounted antennas along with any supporting mechanical rooms, buildings and infrastructure of telephone and data networks that serve public subscribers.

b. **"Residential"** includes all Residential, Neighbourhood Residential, Mixed Use, High-Density Mixed-Use, and Neighbourhood Service Centre land use designations in the OCP and includes all zones consistent with these OCP designations.

c. Subsequent OCP land use designations with similar uses to those described in this Protocol may be used in place of the current OCP land use designations.

d. **"Tower"** includes monopoles, stand-alone towers, masts and similar structures to which antennas are attached, but does not include building-mounted antennas under 6.0m in height.

2. Antennas Requiring Protocol Processing

A. **Situations Where Protocol Consultation Provisions Do not Apply**

Sections 3 (Consultation), 4A(Co-Location) of this Protocol do not apply to:

Industry Canada Exclusions

a. **Maintenance** of existing radio apparatus including the antenna system, transmission line, mast, tower or other antenna-supporting structure.

b. **Addition or modification of an antenna system** (including improving the structural integrity of its integral mast to facilitate sharing), the transmission line, antenna-supporting structure or other radio apparatus to existing infrastructure, a building,

water tower, etc. provided the addition or modification does not result in an overall height increase above the existing structure of 25% of the original structure's height.

c. **Maintenance of an antenna system's painting or lighting** in order to comply with Transport Canada's requirements;

d. **Installation, for a limited duration** (typically not more than 3 months), of an antenna system that is used for a **special event**, or one that is used to support local, provincial, territorial or national **emergency operations** during the emergency, and is removed within 3 months after the emergency or special event; and

e. **New antenna systems,** including masts, towers or other antenna-supporting structure, with a height of **less than 15 metres** above ground level.

City Exclusions

f. **New building-mounted Installations** provided they do not extend more than 3.0m above highest point of the building and meet section 4B of the Design Guidelines.

g. **A new stand-alone tower that replaces an existing tower** provided it does not exceed the height of the existing tower and that the new tower is located **not more than 15m from the existing tower**; the Proponent is required to remove the existing tower along with any unused associated foundations, buildings, fencing and other structures to the extent agreed by the landowner and the **City.**

h. Land that is designated in the OCP as Airport, Business and Industry and that is more than 300m (for new towers over 30m in height) or more than 150m (for new towers between 15m and 30m in height) from land with Residential OCP land-use designations.

i. **Local government Installations** that are solely dedicated to operation of local government utilities and infrastructure.

j. Private receiving antennas and closed telecommunication networks, neither of which serve public subscribers.

B. **Situations Where Both Protocol Consultation and Detailed Design Provisions Apply**

Sections 3 (Consultation) and Section 4 (Design Guidelines) of this Protocol apply to all new stand-alone Installations on sites that are:

a. Within **the Agriculture and Agriculture & Open Space OCP land-use designations/associated zones**[1]**;**

[1] See Notes A and B on page 1.

b. **Residential or Public & Open Space OCP land use designations /associated zones or are within 300m for (new towers over 30m in height) or more than 150m (for new towers between 15m and 30m in height) of such lands.**

Notes:

a. Broadcasters require licensing approval from the Canadian Radio-Television and Telecommunications (CRTC). Where a broadcaster constructs an **installation**, the broadcaster is required to provide documentation to the **City** confirming the initiation of the applicable (CRTC) licensing process and it's decision when made.

b. Where an **installation** is located on a **City** property the proponent may be required to enter into a specific agreement related to that property, or in the case of a road or SROW the proponent may be required to enter into a Municipal Access Agreement with the **City.**

c. **Transport Canada and other federal transportation regulations and policies, including the current YVR maximum height zoning, is to be followed by the Proponent.**

3. Stepped Consultation Process

A. **For those new Installations to which this Protocol applies**, the process will generally involve the following steps:

a. **Proponent** should undertake initial pre-application consultation with the City to ascertain policy and technical issues as well as alternatives to locations that require consultation.

b. **Proponent** submits the **Protocol** application along with a siting plan that addresses this **Protocol's** Design Guidelines (Section 4) and provides written confirmation of compliance with Industry Canada, Nav Canada and other federal regulations. The City confirms whether the consultation process under this Protocol applies and whether a Development Variance Permit (DVP) to relax zoning regulations is required. If neither of these are required for more minor applications, an application for **Design Review: Staff Concurrence** is made under **Process Stream No. 1** under Section 3B below.

c. **City** reviews the application based on the parameters established in this **Protocol** and provides initial comments

d. **Proponent** undertakes **initial public consultation, at his/her cost,** that includes:

i. **Advertising** in at least two consecutive weekly issues of a local newspaper and City Hall Bulletin Board to inform the public of a proposed **installation over 30m in height**; and

ii. **Written notification**, via direct-addressed mail, to all property owners within a radius from the base of the proposed tower equal to 6 times the tower height or adjacent property owners if no other property is located within 6 times tower height (mailing address list is provided by the City).

e. **Proponent receives any public comments, within a 10-day public comment period** commencing on the notice mailing date or second advertisement date (whichever is later), and addresses them with the public via correspondence through explanation or proposed changes to the proposal **within a 10-day Proponent reply period** commencing immediately after the public comment period.

f. Proponent documents all aspects of the public consultation process and provides a summary report to the City not more than 10 days after the end of the Proponent reply period . In addition to highlighting the details of the consultation process, the report must contain all public correspondence received and responses by the proponent to address public concerns and comments. Examples of concerns that proponents are to address, as identified by Industry Canada, include, but are not limited, to issues similar to the following:

- Why is the use of an existing antenna system or structure not possible?
- Why is an alternate site not possible?
- What is the proponent doing to ensure that the antenna system is not accessible to the general public?
- How is the proponent trying to integrate the antenna into the local surroundings?
- What options are available to satisfy aeronautical obstruction marking requirements at this site?
- What are the steps the proponent took to ensure compliance with the general federal requirements including the *Canadian Environmental Assessment Act* (CEAA), Safety Code 6, etc.?

g. **Proponent may be required** to hold a **first public meeting** if there are any outstanding public concerns after responding to any public comments from the initial consultation and reporting them back to the **City.** This meeting may take the form of a general public open house or invitee meeting if there are relatively few people expressing issues of concern. The notification process will be the same of that of initial notification if there is to be a public meeting or notification of only interested parties to an invitee meeting.(As necessary - determined at the discretion of the **City**'s Director of Development, based on public comments from initial mail-out consultation).

h. **Proponent addresses** public comments from the first public or invitee meeting on issues and repeats documentation process as outlined in (e) above.

i. **Proponent may need to make a DVP application** if the proposal does not meet the applicable zoning setbacks, heights or landscaping/screening provisions. The DVP process is coordinated with the **Protocol** consultation process. If the **Installation does not require public consultation as outlined above,** but requires a DVP to relax zoning provisions, the **Proponent** will need to **submit a standard DVP application** following Process Stream 3 below, but with the regular 50m DVP consultation radius.

j. If the proposed **Installation** is located within the ALR, the proposal will also be referred to the City's Agricultural Advisory Committee (AAC) concurrently with the above Proponent consultation process.

B. The application takes one of **Three Process Streams** depending on whether the above public consultation and a DVP are required.

PROCESS STREAMS

1. **Staff Concurrence Design Guidelines Only**	2. **Council Concurrent Regular Consultation Process**	3. **Council Concurrence: Consultation Process With a DVP**
a. If there is no public consultation required as set out above nor a DVP required to relax zoning requirements, City staff will view an application for siting and design.	**a. City undertakes public notification** for formal consideration of application using the consultation area as set out in this **Protocol.**	**a. City undertakes public notification** for formal consideration of a DVP following the **City DVP process,** but using the consultation area as set out in this **Protocol.**
b. Staff prepares a memo reviewing how the proposed **Installation** meets the **Design Guidelines** under Section 4	**b. City staff prepares a report to Planning Committee** that reviews how the proposal meets the **Protocol** Design Guidelines, addresses public comments and provides a recommendation (i.e. endorse; not endorse).	**b. City staff prepares a report to DP Panel** that reviews how the proposal requires a variance to zoning, meets the **Protocol** Design Guidelines, addresses public comments and provides a recommendation (i.e. endorse; not endorse).

c. The Director of Development considers the above memo and either issues a letter with **a recommendation of concurrence or requests changes to design and/or siting.**	**c. City Planning Committee reviews the application and staff report.** This will be the first meeting if no previous proponent-held meeting was required by the City or a second meeting if there was an initial public meeting.	**c. City Development Permit (DP) Panel reviews the application and staff report.** This will be the first meeting if no previous proponent-held meeting was required by the City or a second meeting if there was an initial public meeting.
	d. City Planning Committee makes a recommendation of concurrence or non-concurrence.	**d. City DP Panel makes a recommendation** of concurrence or non-concurrence.
d. Proponent may undertake possible design or siting modifications and/or provides additional documentation on design rationale if required.	**e. Proponent undertakes** possible proposal modifications and commitments, if any, requested by Planning Committee.	**e. Proponent undertakes** possible proposal modifications and commitments, if any, requested by DP Panel.
e. The Director of Development **issues a letter with a recommendation of concurrence or non-concurrence for design and siting.**	**f. Council considers Planning Committee's Recommendation of concurrence or non-concurrence** that is then forwarded to the proponent and Industry Canada to conclude processing.	**f. Council considers DP Panel Recommendation of concurrence or non-concurrence** that is then forwarded to the proponent and Industry Canada to conclude processing.

Note: The City's DVP notification area is expanded, at City cost, beyond the standard 50m-radius area to a radius of equal to 6 times the proposed tower/antenna height measured from the tower/antenna or includes adjacent properties (whichever is greater) to be consistent with the proponent notification area in this **Protocol.**

4. Design Guidelines

These design guidelines apply to all Installations - whether they involve new towers or are co-located on existing towers or erected on existing buildings. Proponents must also comply with Industry Canada design requirements, some of which are included in these guidelines (Please refer to CPC-2-0-03 – Issue 4 or subsequent Industry Canada Policies and Regulations).

A. **Co-Location: The First Choice for <u>All New Installations</u>**

a. Co-Locate on Existing Towers - Each proponent proposing a new **tower Installation** will need to explore opportunities for co-location on existing towers as required by Industry Canada, particularly to the extent that it does not significantly increase the visible bulk of antennas of the tower. Proponents should contact all other relevant telecommunication service providers to confirm opportunities for or agreements to co-locate on an existing **tower installation.**

b. **Planning for Co-Location** - All new **Installations** should be designed and engineered to accommodate additional antennas and related supporting infrastructure (e.g., mechanical buildings) as required by Industry Canada, particularly to the extent that it does not significantly increase the visible bulk of antennas for stand-alone towers or that accommodates multiple antennas on a building consistent with these guidelines.

c. **Confirming Support for Co-Location -** The proponent is to document whether they will **be co-locating on existing towers** Installations or **providing offers to share for future co-location opportunities** if there are no current opportunities for co-location. Appropriate information from the Proponent's professional consultants, may be required to confirm the extent to which co-location is possible under the above sections.

B. **Specific Siting Criteria for <u>All New Installations</u>**

The following guidelines apply **<u>to all new Installations</u>** (whether completely new towers or co-located on existing towers or erected on existing structures/buildings):

a. **Comply with Existing Zoning** - All applicable zoning regulations (height, setback, lot coverage and landscaping) apply to both stand-alone and building mounted **Installations** and supporting utility structures unless a DVP is obtained, while acknowledging the *Radiocommunication Act.*

b. **Integrate With Existing Adjacent Buildings and Landscape** – Stand-alone **Installations** should be properly integrated with existing buildings/structures and landscape in a manner that does not unduly affect their technical performance and be located to minimize the visual impact of the Installation on surrounding land uses.

c. **Integrate Into Building Design** - Building-mounted **Installations** should be architecturally integrated into the design of the building with appropriate screening (that does not unduly add the appearance of building mass) in a manner that does not unduly decrease their technical performance and colour applied to minimize and integrate their appearance to the building. The preference is to have antennas screened only when screening will:

i. Not to increase mass unless appropriately integrated into the building mass; and

ii. Reduce visibility from street level and other major nearby buildings.

d. **Coordinate With Current Building Rooflines** – Building-mounted antennas should not extend beyond 3 m above the highest point of a building nor 3 m above a parapet wall surrounding the main part of a flat-roofed building to which the antenna is affixed. In addition to this guideline, the installation must comply with the maximum permitted building height under the applicable zoning, unless a DVP to relax the height provision is issued by the City.

e. **Conform with Any Applicable Existing Development Permit (DP) and Development Permit Area (DPA) Design Guidelines – Installations** affixed to existing buildings and structures should be consistent with or not defeat the intent of the applicable DP conditions or DPA design guidelines to the extent that conformity does not hamper the functionality of the **Installation**.

C. **General Location for <u>New Stand-Alone Installations</u>**

The following guidelines **<u>apply to new stand-alone Installations</u>** (where they cannot be co-located on existing towers or erected on existing buildings/structures).

a. **Preference to Locate in OCP Industry and Business and Airport Designations** – A new stand-alone **Installation** should be located in the designated or zoned areas provided it is greater than 300m **(for new towers over 30m in height), or more than 150m (for new towers between 15m and 30m in height),** from lands with Residential or Public & Open Space land-use designations or associated zones.

b. **Minimize Environmental Impact** – Do not locate **Installations** in a manner that would negatively impact designated OCP Conservation Areas, Riparian Management Areas, and other areas with ecological habitat.

c. **Minimize Impact to Public & Open Space lands** – Do not locate **installations** in a manner that would negatively impact existing parkland and other public open spaces which include playgrounds, sports fields, trails and other similar recreational features.

d. **Protect and Utilize Existing Vegetation** – **Installations** should be located to minimize disturbance of and maximize screening from existing trees and landscaping with the objective of minimizing the visual impact of the **Installations**.

e. **Minimize Agricultural Impact** – Proponents should avoid locating **Installations** on land within the Agricultural Land Reserve (ALR) or in the OCP Agriculture and Agriculture & Open Space designations or associated zones. If it is deemed necessary for a proposed **installation** to be located in these areas, the following requirements apply:

i. Comply with ALR regulations, including requiring that all tower and related equipment/buildings **not exceed** a maximum footprint area of 100 sq. m.

ii. If this maximum footprint area is exceeded, a "non-farm use" application to the **City and Agricultural Land Commission will be required prior** to going through the **Protocol** consultation and any applicable DVP application processes.

iii. **Installations** should be located in a manner that maximizes land available for farming and minimize negative impacts to existing and future potential agricultural operations.

D. **Screening and Landscaping For <u>New Tower Installations</u>**

Proponents are **encouraged** to construct **any new tower Installations** meeting the following screening guidelines:

a. **Fencing -** Appropriate fencing is to be implemented to properly secure **Installations.**

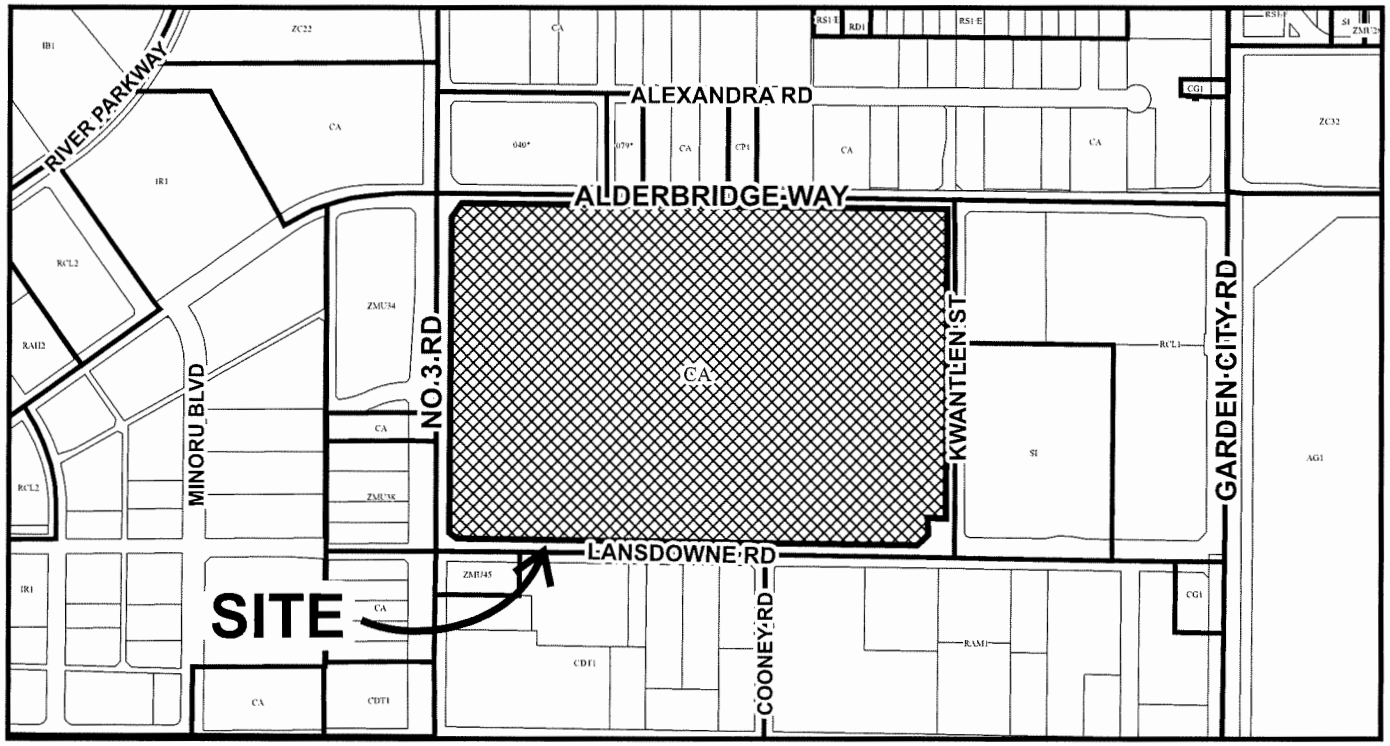
b. **Screening Buffers-** A contiguous, solid decorative fence or planted landscape buffer, consisting of a combination of hedging, trees and shrubs, is to be implemented to screen stand-alone tower **Installations** from **Residential** areas, adjacent buildings and public roads. A minimum height of 2.0 m, and sufficient thickness for vegetation screening to obscure view of the installation, constitutes a landscape buffer.

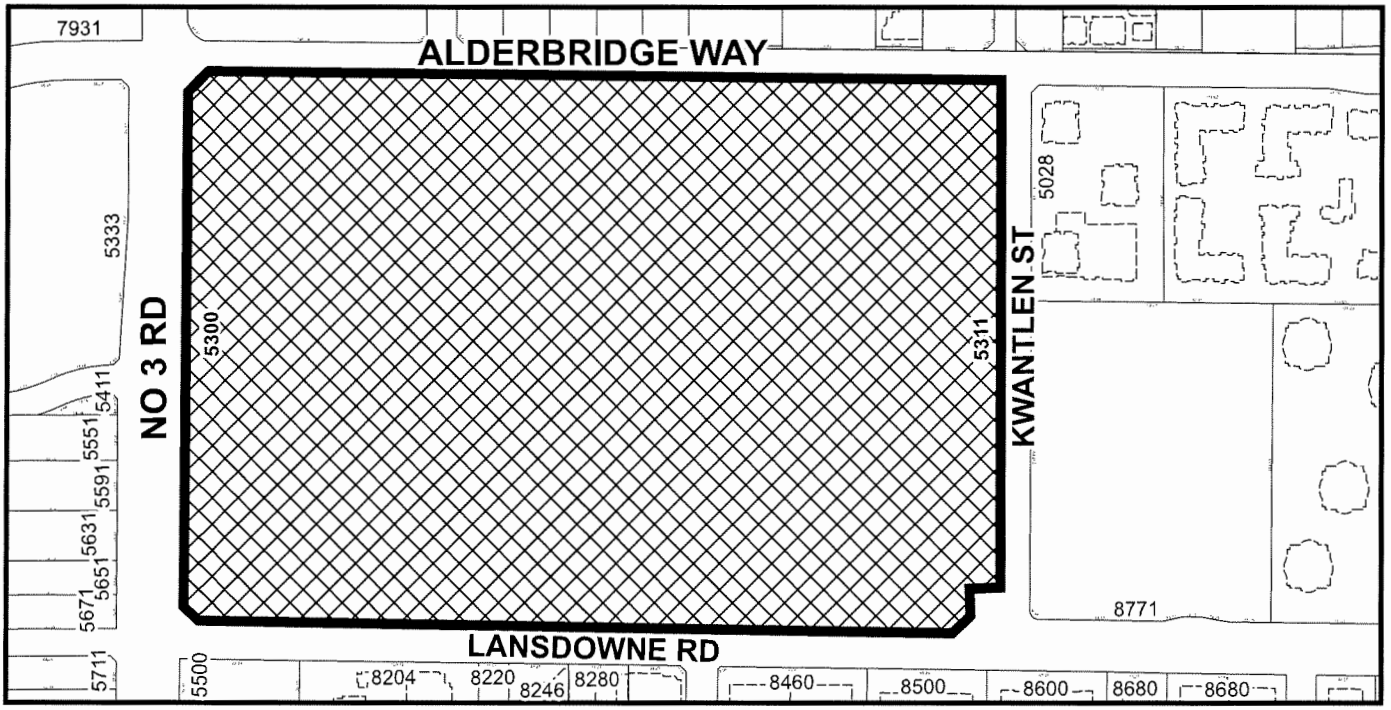
c. **Maintenance** - Proponents should provide for long-term maintenance and upkeep of appropriate landscaping for its stand-alone telecommunication **Installations**.

BEFORE – Looking East from No.3 Road towards Lansdowne Mall

AFTER – Looking East from No. 3 Road towards Lansdowne Mall (full slatted shroud)

City of
Richmond





DV 21-930954
SCHEDULE "A"

Original Date: 05/03/21

Revision Date:

Note: Dimensions are in METRES

DRAWING INDEX		
DWG NO	DRAWING TITLE	REV
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A-3	SITE PLAN	3
A-4	ROOF PLAN	3
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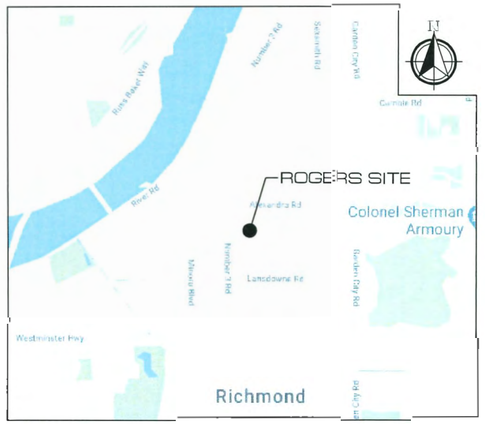
ROGERS™

KEY PLAN



NOT TO SCALE

LATITUDE: N 49.175560° NAD 83

LONGITUDE: W 123.132455°

SITE INFORMATION

SITE ID:	W4315
SITE NAME:	LANSDOWNE MALL
SITE ADDRESS:	5300 NO. 3 RD RICHMOND, BC
LEGAL DESCRIPTION:	PID: 004-037-995 LOT 80 SEC 3,4 BLK 4N RG 6W PL NWP50405 LOT 80, BLOCK 4N, PLAN NWP50405, SECTION 3, 4, RANG E 6W, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN LM P46129
SITE CONFIGURATION:	ROOFTOP - MACRO
APPLICANT:	ROGERS COMMUNICATIONS INC. 1600-4710 KINGSWAY BURNABY, BC V5H 4W4

REV	DESCRIPTION	DATE	BY
3	GENERAL REVISION	AUG 18/21	OI
2	GENERAL REVISION	JUL 09/20	MN
1	REVISED PER ROGERS	JUL 08/20	MN
0	ISSUED FOR REVIEW	MAR 26/20	MN

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PROJECT:
W4315
LANSDOWNE MALL
5300 NO. 3 RD
RICHMOND
BRITISH COLUMBIA

SCALE:	N/A
CHECK BY:	LC
DRAWN BY:	MN
DATE:	MAR 26/20
CAD FILE:	T-1
PROJECT NO:	20C1 569

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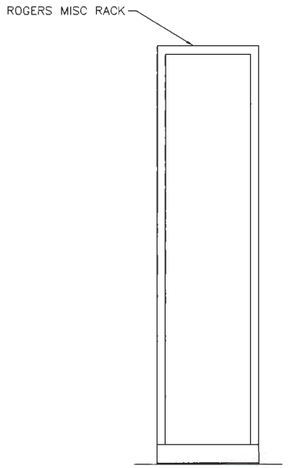
CONTACT: INFO@COREONECONSULTING.COM

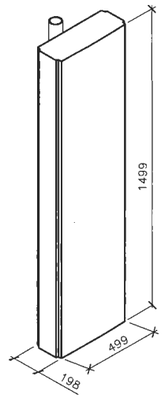
DRAWING TITLE:
TITLE SHEET

DRAWING NO.
T-1

DV 21-930954 PLAN 1

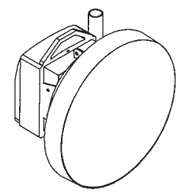


1 EQUIPMENT RACK ELEVATION
N.T.S.



MANUFACTURER: TONGYU
ANTENNA MODEL: T1126027INTDER4FT2v03
HEIGHT: 1499mm
WIDTH: 499mm
DEPTH: 198mm
WEIGHT: 29.5kg

2 ANTENNA ISOMETRIC
N.T.S.



MANUFACTURER: T.B.D.
ANTENNA MODEL: T.B.D.
DIAMETER: 600mm DIA.
WEIGHT: T.B.D.

4 MICROWAVE ISOMETRIC
N.T.S.

REV	DESCRIPTION	DATE	BY
3	GENERAL REVISION	AUG 18/21	CI
2	GENERAL REVISION	JUL 09/20	MN
1	REVISED PER ROGERS	JUL 08/20	MN
0	ISSUED FOR REVIEW	MAR 26/20	MN

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PROJECT:
W4315
LANSDOWNE MALL
5300 NO. 3 RD
RICHMOND
BRITISH COLUMBIA

DRAWING TITLE:
EQUIPMENT AND
ANTENNA DETAILS

SCALE:	N/A
CHECK BY:	LC
DRAWN BY:	MN
DATE:	MAR 26/20
CAD FILE:	A-1
PROJECT NO:	20C1689
DRAWING NO:	A-1

DV 21-930954 PLAN 2

ANTENNA LOADING CHART

#	ANTENNA ID		ANTENNA/HARDWARE TYPE P=PANEL W=WHIP		HEIGHT RAD CENTRE	ANTENNA HEIGHT REF.	POS	AZMIUTH (°)	MDT (°)	MET (°)		DIV (°)	SPACE DIV (m)	RRU'S TOWER LOADING	RRU'S INITIAL INSTALL	JUMPER TYPES	JUMPER LENGTH (m)	STATUS
	TECHNOLOGY	LABEL								700/850	1900/2100/2600							
1	LTE	LTE-1	T126027INTDER4FT2v03	P	±15.3m	CENTRE	T.B.D.	220°	0	T.B.D.	T.B.D.	N/A	N/A	3	3	T.B.D.	T.B.D.	INITIAL
2	LTE OFFSET	OFFSET-1	T126027INTDER4FT2v03	P	±15.3m	CENTRE	T.B.D.	270°	0	T.B.D.	T.B.D.	N/A	N/A	3	3	T.B.D.	T.B.D.	INITIAL
3	LTE	LTE-2	T126027INTDER4FT2v03	P	±14.1m	CENTRE	T.B.D.	330°	0	T.B.D.	T.B.D.	N/A	N/A	3	3	T.B.D.	T.B.D.	INITIAL

MICROWAVE LOADING CHART

#	ANTENNA ID	ANTENNA TYPE	HEIGHT RAD CENTRE	AZIMUTH (°)	LINE TYPE	LINE LENGTH (m)	STATUS
1	T.B.D.	600mm DIA.	±14.5m	T.B.D.	T.B.D.	T.B.D.	INITIAL

MICROWAVE ANTENNA LOADING CHART AS PER TRANSMISSION SITE QUALIFICATION, DATED SEPTEMBER 18, 2019.

ANTENNA LOADING CHART AS PER RADIO SITE QUALIFICATION DATED AUGUST 15, 2019

DV 21-930954 PLAN 3

REV	DESCRIPTION	DATE	BY
3	GENERAL REVISION	AUG 18/21	OI
2	GENERAL REVISION	JUL 09/20	MN
1	REVISED PER ROGERS	JUL 08/20	MN
0	ISSUED FOR REVIEW	MAR 26/20	MN

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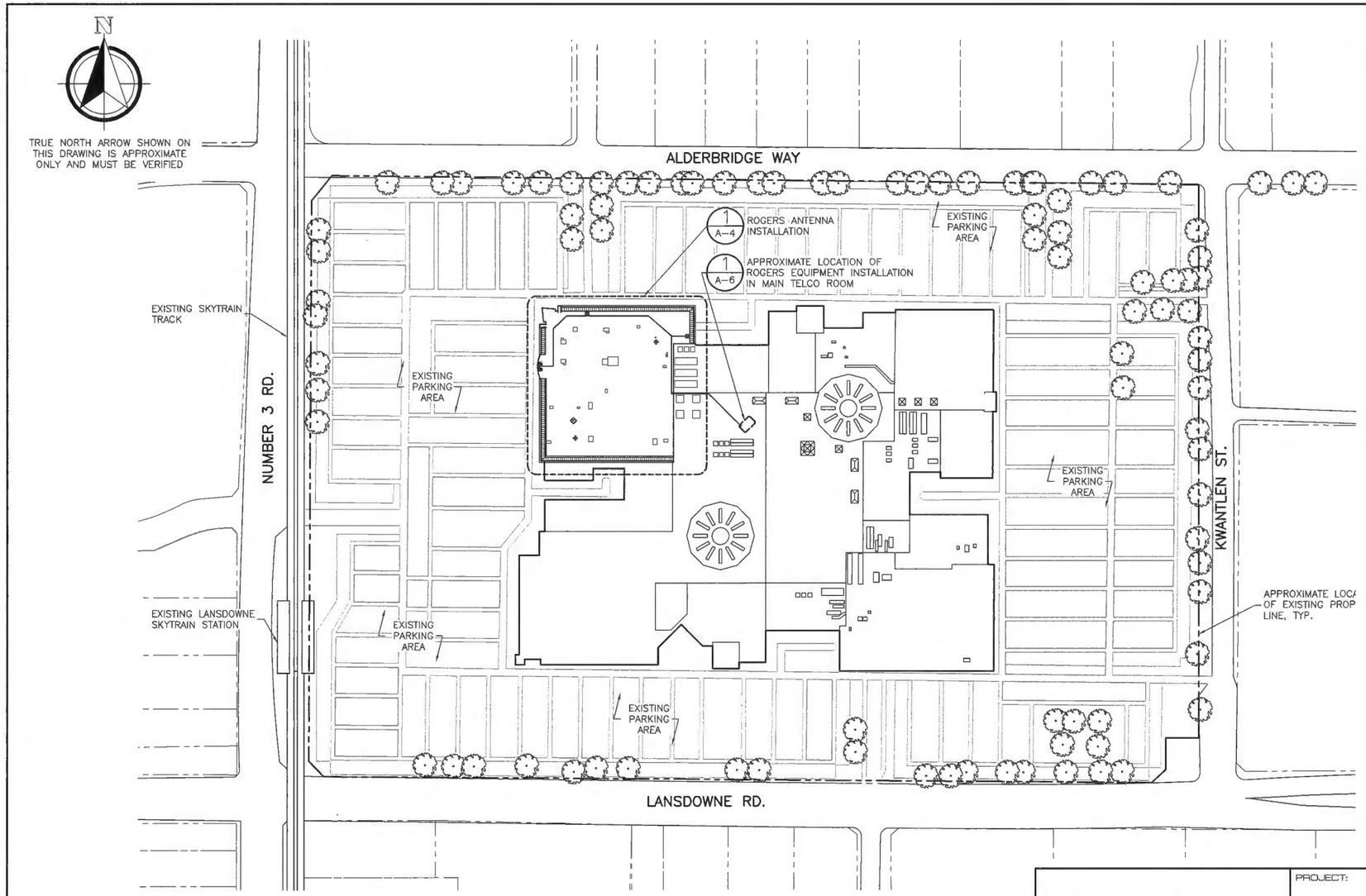
PROJECT:
W4315
LANSDOWNE MALL
5300 NO. 3 RD
RICHMOND
BRITISH COLUMBIA

DRAWING TITLE:
ANTENNA LOADING CHART

SCALE:	N/A
CHECK BY:	LC
DRAWN BY:	MN
DATE:	MAR 26/20
CAD FILE:	A-2
PROJECT NO:	20C1689
DRAWING NO:	A-2



1 SITE PLAN
1:2500

NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM A GIS MAPPING SYSTEM. THIS DRAWING DOES NOT REPRESENT A SURVEY.

LEGAL DESCRIPTION:

PID: 004-037-995
LOT: 80 SEC 3,4 BLK 4N RG 6W PL NWP50405 LOT 80, BLOCK 4N
PLAN: NWP50405, SECTION 3, 4, RANG E 6W, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN LM P46129

REV	DESCRIPTION	DATE	BY
3	GENERAL REVISION	AUG 18/21	DI
2	GENERAL REVISION	JUL 09/20	MN
1	REVISED PER ROGERS	JUL 08/20	MN
0	ISSUED FOR REVIEW	MAR 26/20	MN

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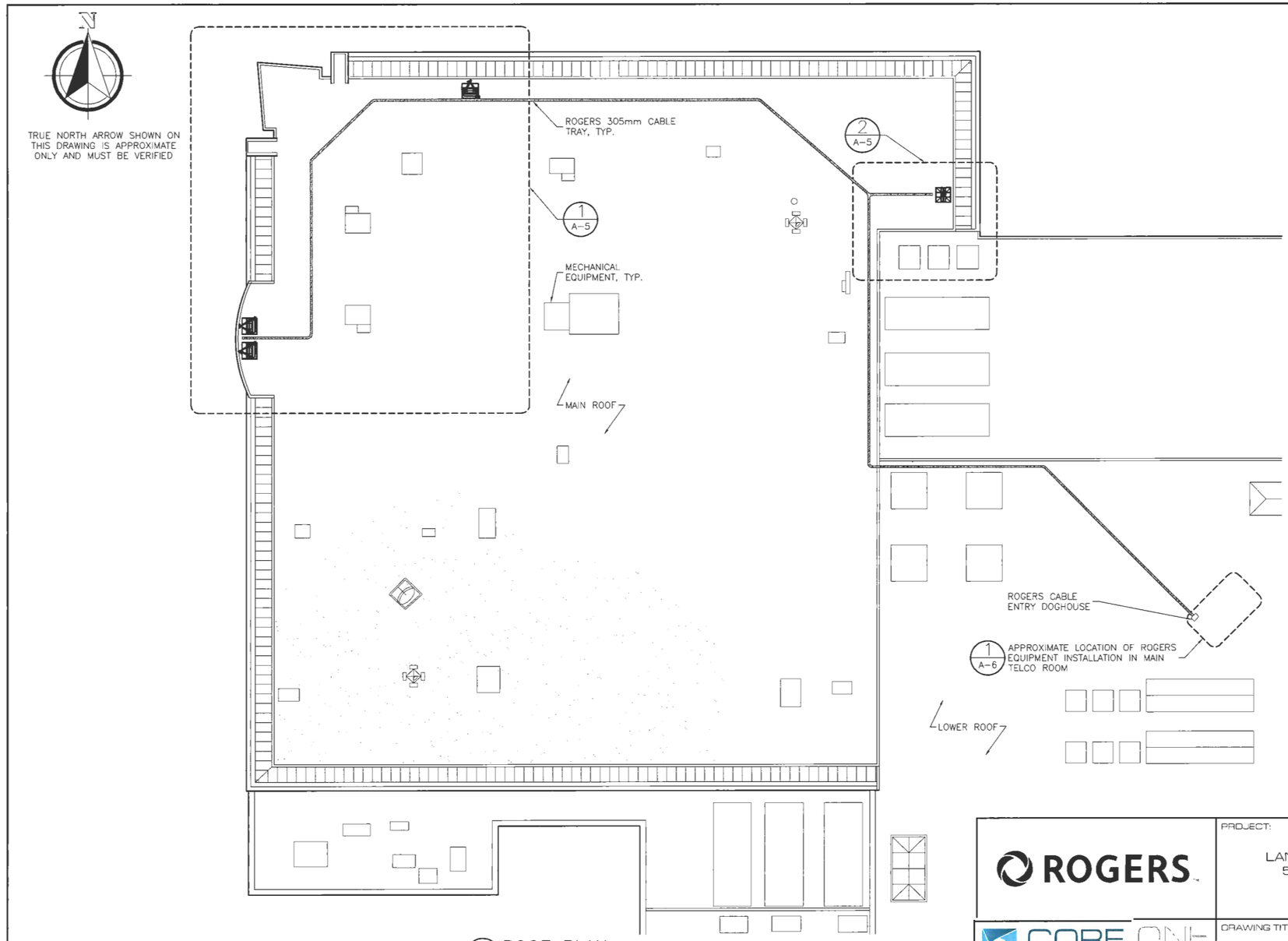
PROJECT:
W4315
LANSDOWNE MALL
5300 NO. 3 RD
RICHMOND
BRITISH COLUMBIA

DRAWING TITLE:
SITE PLAN

SCALE:	AS NOTED
CHECK BY:	LC
DRAWN BY:	MN
DATE:	MAR 26/20
CAD FILE:	A-3
PROJECT NO:	20C1689
DRAWING NO:	A-3

DV 21-930954 PLAN 4



1 ROOF PLAN
1:500

NOTES:

1. ROOF PLAN INFORMATION WAS OBTAINED FROM A GIS MAPPING SYSTEM.
2. CONTRACTOR TO SITE VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.
3. CONTRACTOR IS RESPONSIBLE TO LOCATE AND IDENTIFY ANY AND ALL BURIED SERVICES IN THE VICINITY OF REQUIRED EXCAVATION PRIOR TO CONSTRUCTION.

REV	DESCRIPTION	DATE	BY
3	GENERAL REVISION	AUG 18/21	OI
2	GENERAL REVISION	JUL 09/20	MN
1	REVISED PER ROGERS	JUL 08/20	MN
0	ISSUED FOR REVIEW	MAR 26/20	MN

ROGERS

PROJECT:
W4315
LANSDOWNE MALL
5300 NO. 3 RD
RICHMOND
BRITISH COLUMBIA

SCALE: AS NOTED
CHECK BY: LC
DRAWN BY: MN
DATE: MAR 26/20
CAD FILE: A-4
PROJECT NO: 20C1689

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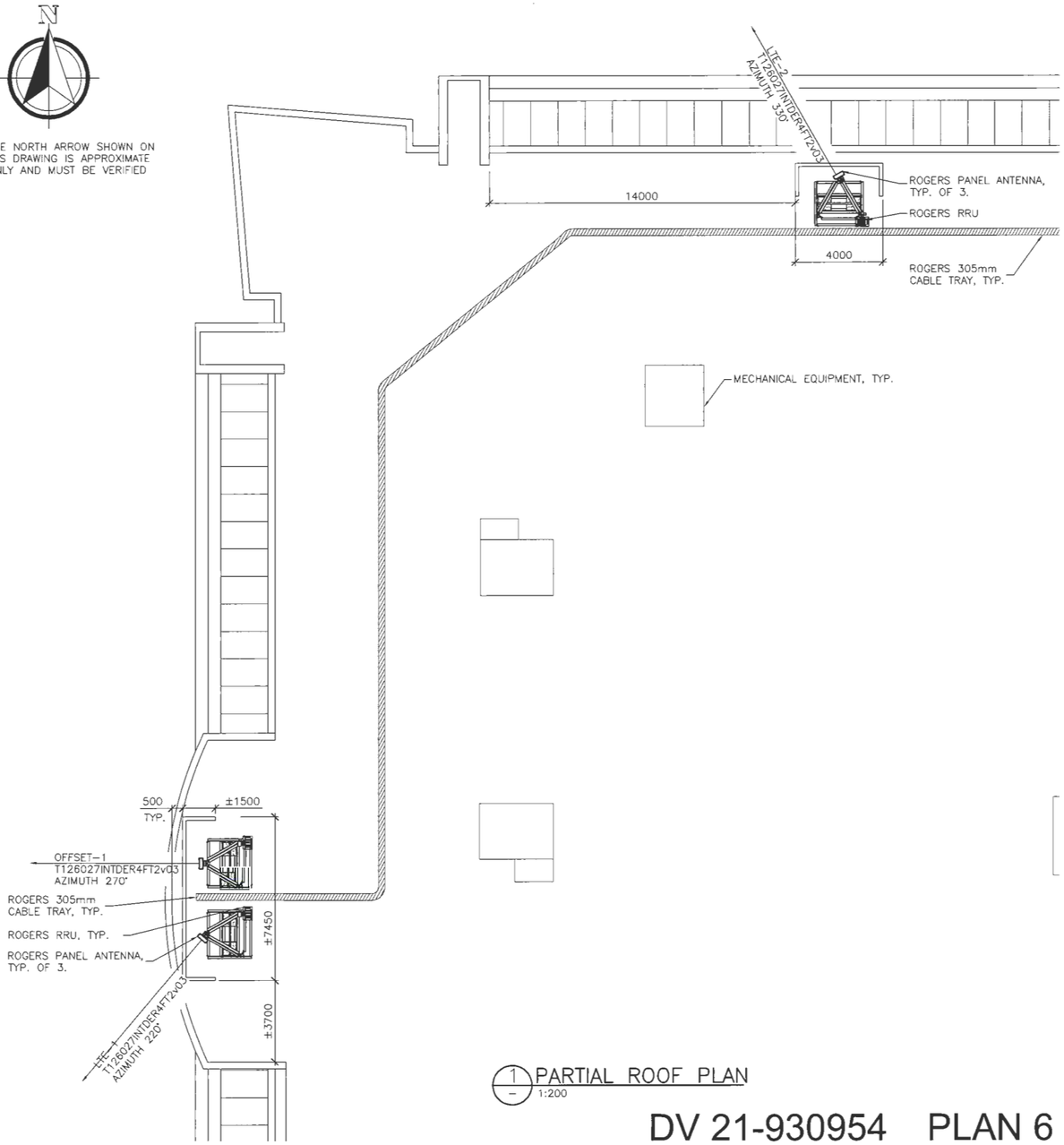
DRAWING TITLE:
ROOF PLAN

DRAWING NO:
A-4

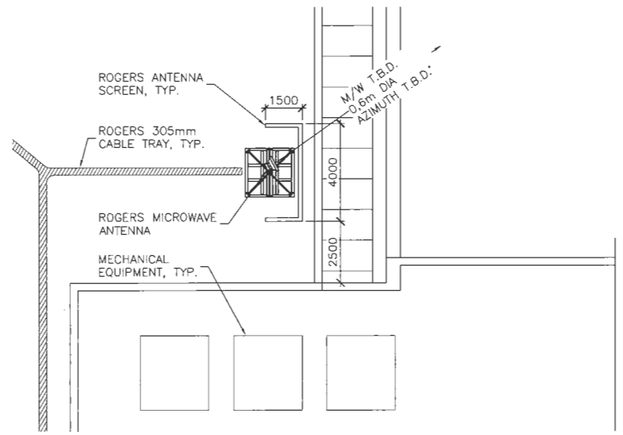
DV 21-930954 PLAN 5

N

TRUE NORTH ARROW SHOWN ON THIS DRAWING IS APPROXIMATE ONLY AND MUST BE VERIFIED



1 PARTIAL ROOF PLAN
1:200



2 PARTIAL ROOF PLAN
1:200

NOTES:

1. ROOF PLAN INFORMATION WAS OBTAINED FROM A GIS MAPPING SYSTEM.
2. CONTRACTOR TO SITE VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.
3. CONTRACTOR IS RESPONSIBLE TO LOCATE AND IDENTIFY ANY AND ALL BURIED SERVICES IN THE VICINITY OF REQUIRED EXCAVATION PRIOR TO CONSTRUCTION.

REV	DESCRIPTION	DATE	BY
3	GENERAL REVISION	AUG 18/21	OI
2	GENERAL REVISION	JUL 09/20	MN
1	REVISED PER ROGERS	JUL 06/20	MN
0	ISSUED FOR REVIEW	MAR 26/20	MN

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PROJECT:
W4315
LANSDOWNE MALL
5300 NO. 3 RD
RICHMOND
BRITISH COLUMBIA

DRAWING TITLE:
PARTIAL ROOF PLAN

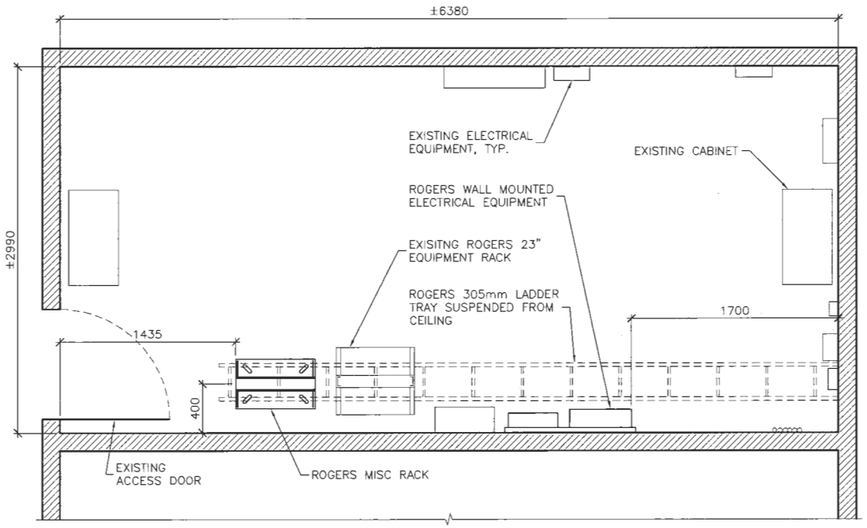
SCALE:	AS NOTED
CHECK BY:	LC
DRAWN BY:	MN
DATE:	MAR 26/20
CAD FILE:	A-5
PROJECT NO:	20C1689
DRAWING NO:	A-5

DV 21-930954 PLAN 6

TRUE NORTH ARROW SHOWN ON THIS DRAWING IS APPROXIMATE ONLY AND MUST BE VERIFIED

NOTES:

1. EQUIPMENT LAYOUT INFORMATION OBTAINED FROM DRAWING E201, SITE ID W4487 PEPARED BY GS.SAYERS DATED MAY, 2019 AND SITE MEASUREMENTS TAKEN BY CORE ONE CONSULTING LTD. DATED JAN 22, 2020.
2. CONTRACTOR TO SITE VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.



1 – EQUIPMENT LAYOUT
1:40

REV	DESCRIPTION	DATE	BY
3	GENERAL REVISION	AUG 18/21	OI
2	GENERAL REVISION	JUL 09/20	MN
1	REVISED PER ROGERS	JUL 08/20	MN
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PROJECT:
W4315
LANSDOWNE MALL
5300 NO. 3 RD
RICHMOND
BRITISH COLUMBIA

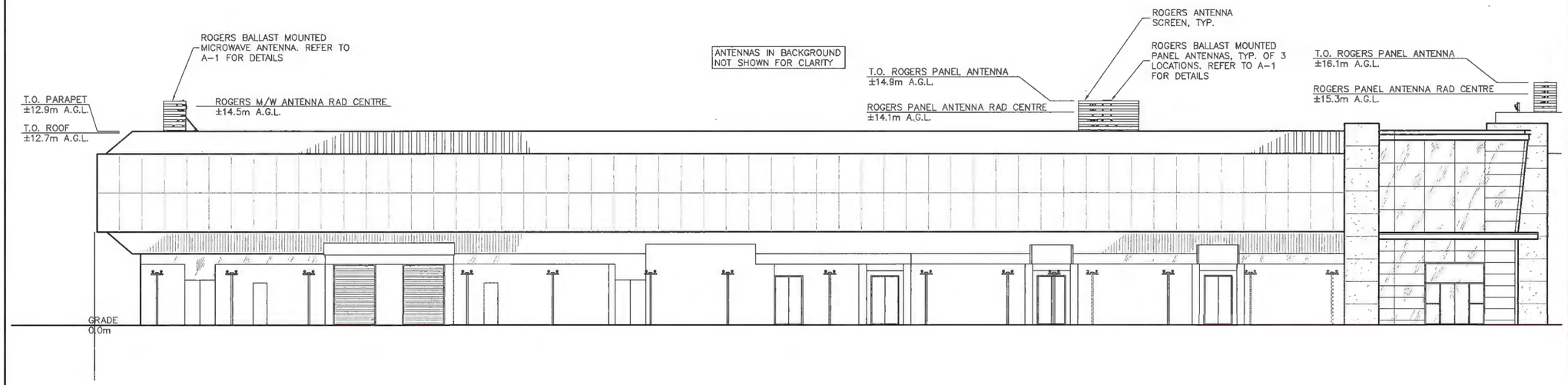
DRAWING TITLE:
EQUIPMENT LAYOUT

SCALE:	AS NOTED
CHECK BY:	LC
DRAWN BY:	MN
DATE:	MAR 26/20
CAD FILE:	A-6
PROJECT NO:	20C1689
DRAWING NO:	A-6

DV 21-930954 PLAN 7

NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.
2. PAINT ALL ANTENNAS, ANTENNA MOUNTS, CABLE TRAY AND VISIBLE ANTENNA CABLES TO MATCH EXISTING BUILDING.



1 NORTH ELEVATION
1:250

REV	DESCRIPTION	DATE	BY
3	GENERAL REVISION	AUG 18/21	OI
2	GENERAL REVISION	JUL 09/20	MN
1	REVISED PER ROGERS	JUL 08/20	MN
0	ISSUED FOR REVIEW	MAR 26/20	MN

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PROJECT:
W4315
LANSDOWNE MALL
5300 NO. 3 RD
RICHMOND
BRITISH COLUMBIA

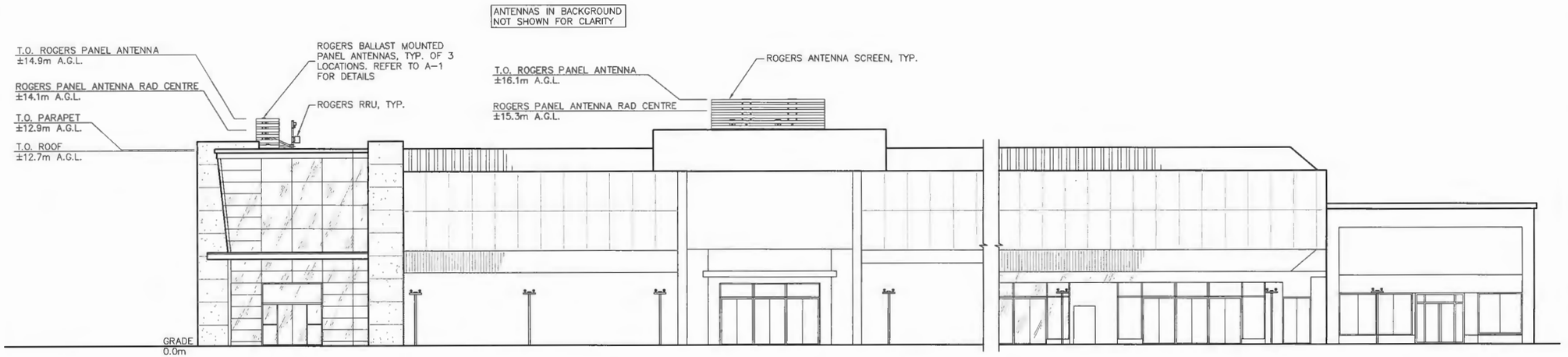
DRAWING TITLE:
NORTH ELEVATION

SCALE:	AS NOTED
CHECK BY:	LC
DRAWN BY:	MN
DATE:	MAR 26/20
CAD FILE:	A-7
PROJECT NO:	20C1689
DRAWING NO:	A-7

DV 21-930954 PLAN 8

NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.
2. PAINT ALL ANTENNAS, ANTENNA MOUNTS, CABLE TRAY AND VISIBLE ANTENNA CABLES TO MATCH EXISTING BUILDING.



1 EAST ELEVATION
1:250

REV	DESCRIPTION	DATE	BY
3	GENERAL REVISION	AUG 18/21	CI
2	GENERAL REVISION	JUL 09/20	MN
1	REVISED PER ROGERS	JUL 08/20	MN
0	ISSUED FOR REVIEW	MAR 26/20	MN

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PROJECT:
W4315
LANSDOWNE MALL
5300 NO. 3 RD
RICHMOND
BRITISH COLUMBIA

DRAWING TITLE
EAST ELEVATION

SCALE:	AS NOTED
CHECK BY:	LC
DRAWN BY:	MN
DATE:	MAR 26/20
CAD FILE:	A-8
PROJECT NO:	20C1689
DRAWING NO:	A-8

DV 21-930954 PLAN 9