



# City of Richmond

## Report to Council

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**To:** Richmond City Council

**Date:** February 3, 2015

**From:** Joe Erceg  
Chair, Development Permit Panel

**File:** 01-0100-20-DPER1-  
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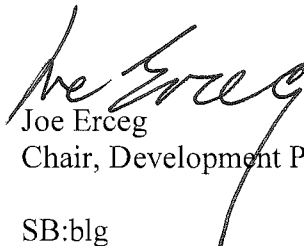
**Re:** **Development Permit Panel Meeting Held on December 10, 2014**

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

1. A Development Variance Permit (DV 12-618411) for the property at 13280 Mitchell Road be endorsed, and the Permit so issued.

  
Joe Erceg  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on December 10, 2014.

DV 12-618411 – GLOBALIVE WIRELESS MANAGEMENT CORP.  
– 13280 MITCHELL ROAD  
(December 10, 2014)

The Panel considered a Development Variance Permit application to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height in the “Industrial (I)” zoning district from 20 m (66 ft.) to 40 m (132 ft.) in order to permit the installation of a telecommunication antenna monopole.

Erika Riglik, of Globalive Wireless Management Corp., briefed the Panel on the proposed application to install a telecommunication antenna and noted the following:

- The proposed telecommunication antenna would be installed in an industrial area.
- The variance would increase the maximum height of the proposed antenna to 40 m.
- The applicant was not able to utilize competitors’ telecommunication antennas.
- The proposed telecommunication antenna will be a thin structure and painted grey to blend with the surrounding landscape.
- There will be a significant buffer surrounding the base of the proposed structure.
- Landscaping will be used to provide screening to the compound.
- The proposed telecommunication antenna (40 m in height) is anticipated to have a significantly larger coverage area compared to an antenna 20 m in height.

In reply to queries from the Panel, Ms. Riglik advised that the proposed telecommunication antenna is not anticipated to be visually prominent from the Knight Street Bridge. She added that the height of the proposed telecommunication antenna is consistent with other telecommunication antennas in the city.

Discussion ensued regarding leasing the proposed antenna to other companies, and, in reply to queries from the Panel, Ms. Riglik noted that the antenna would have available space for future co-location and other companies would be subject to an application process to lease the proposed antenna. She added that telecommunication antennas are regulated so that the criteria for leasing would be based on available capacity.

No correspondence was submitted to the Panel regarding the Development Variance Permit application.

The Panel recommends that the Permit be issued.