



# City of Richmond

## Report to Council

---

**To:** Richmond City Council  
**From:** Dave Semple  
Chair, Development Permit Panel  
**Date:** April 22, 2014  
**File:** 01-0100-20-DPER1-  
01/2014-Vol 01  
**Re:** **Development Permit Panel Meeting held on April 16, 2014**

---

### Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
  - i. a Development Variance Permit (DV 13-627930) for the property at Highway 99 – Westminster Highway off-ramp;  
  
be endorsed, and the Permit so issued.
2. That Richmond City Council grant concurrence to the proposed telecommunication antenna monopole installation for the site located on a provincially owned highway road right-of-way (Highway 99 – Westminster Highway off-ramp).

Dave Semple  
Chair, Development Permit Panel

**CNCL - 603**

### Panel Report

The Development Permit Panel considered the following item at its meeting held on April 16, 2014.

DV 13-627930 – ROGERS COMMUNICATIONS INC. C/O STANDARD LAND COMPANY INC. – HIGHWAY 99 – WESTMINSTER HIGHWAY OFF-RAMP

(April 16, 2014)

The Panel considered a Development Variance Permit application to vary the provisions of Richmond Zoning Bylaw 8500 for increased accessory structure height on provincially owned highway road right-of-way land zoned “Agriculture (AG1)”. The proposal includes a request for Council to grant concurrence to the proposed telecommunication antenna monopole installation.

Sam Sugita, Rogers Communications Inc., provided a brief presentation regarding the proposed 35 m tall telecommunication antenna monopole to improve cellular coverage.

Staff supported the Development Variance Permit application. In reply to a Panel query, staff advised that the proposal is anticipated to have no significant impact to wildlife habitat and native vegetation and that all trees on the site will be retained.

In response to Panel queries, Mr. Sugita advised that:

- Poles made from trees are more susceptible to wear and tear from the weather and therefore is not an appropriate alternative to the current monopole design.
- Placing the antenna on existing hydro poles would not be possible due to the limitations in the structural design of the hydro poles.
- The proposed compound would be secured using a barbed-wire chain-link fence and screened with cedar hedging.
- The barbed-wire fencing could be masked by the cedar hedges or removed altogether.

Westminster Highway resident, Mr. Mark Watanable, addressed the Panel and raised concern with regard to possible adverse health effects and an increase in noise from the proposed monopole antenna. In response to queries, Mr. Sugita noted that the proposed monopole antenna abides by Health Canada standards and that no significant increase in noise is anticipated since a generator will not be installed.

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

The Panel directed staff to work with the applicant on possible landscaping options to integrate the proposed monopole antenna into the surrounding landscape in an aesthetic manner.

Subsequent to the Panel meeting, the applicant revised the landscaping to include hedge planting around the equipment enclosure and to remove the barbed wire fencing material.

The Panel recommends that the Permit be issued and that Richmond City Council grant concurrence to the proposal.