



**Development Permit Panel  
Wednesday, September 29, 2021**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Peter Russell, Director, Sustainability and District Energy, Acting Chair  
Milton Chan, Director, Engineering  
Jason Kita, Director, Corporate Programs Management Group

The meeting was called to order at 3:30 p.m.

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on September 15, 2021 be adopted.*

**CARRIED**

**1. DEVELOPMENT VARIANCE 21-930954  
(REDMS No. 6738415)**

APPLICANT: Rogers Communications Inc. c/o Cypress Land Services Inc.

PROPERTY LOCATION: 5300 No. 3 Road

**INTENT OF DEVELOPMENT VARIANCE PERMIT:**

1. 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. Grant of concurrence by the Richmond City Council to the proposed building mounted telecommunication installation for the site located at 5300 No. 3 Road.

## **Development Permit Panel**

### **Wednesday, September 29, 2021**

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#### **Applicant's Comments**

Chad Marlatt, Cypress Land Services Inc., with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 1), provided background information on the subject development variance permit application, highlighting the following:

- the existing Rogers telecommunication antenna at 5400 Minoru Boulevard needs to be relocated as their lease is expiring and the site may be redeveloped in the future;
- the existing telecommunications antenna needs to be replaced to maintain and improve Rogers' cellular coverage and network in the area;
- the subject application is for the temporary installation of building mounted telecommunication antennas at the north western portion of the Lansdowne Mall building roof; and
- the antennas will be screened with slatted fiberglass material and will match the existing colour of the building roof.

#### **Staff Comments**

Wayne Craig, Director, Development, noted that (i) the application for the installation of telecommunication antennas is supported by staff as it is consistent with City objectives, and (ii) the proposed variance is a technical variance as the Lansdowne Mall building roof height is lower than the required 20 meters for antenna installations in the "Auto-Oriented Commercial (CA)" zoned subject site.

#### **Gallery Comments**

None.

#### **Correspondence**

None.

#### **Panel Discussion**

Discussion ensued regarding the proposed material and texture for screening of the telecommunication antennas.

As a result of the discussion, staff was directed to work with the applicant to ensure that the final proposal for the screening material and texture should be consistent with existing building roof materials and texture and duly noted in the drawings prior to the application moving forward for Council consideration.

The Panel then expressed support for the project, noting that the proposal is a good temporary solution for the replacement of an existing telecommunication tower that will be removed.

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**Panel Decision**

It was moved and seconded

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.*

**CARRIED**

**2. New Business**

It was moved and seconded

*That the Development Permit Panel meeting tentatively scheduled on Thursday, October 14, 2021 be cancelled.*

**CARRIED**

**3. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:43 p.m.*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, September 29, 2021.

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Peter Russell  
Acting Chair

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Rustico Agawin  
Committee Clerk

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
September 29, 2021



## Development Permit Panel Meeting

Rooftop Antenna Installation  
5300 No. 3 Road (W4315)



*Rogers Communications Inc.  
c/o Cypress Land Services  
Suite 1051 - 409 Granville Street  
Vancouver, BC V6C 1T2*

# Wireless Trends



Safety

- In many areas, 80% or more are from wireless devices.
- Improved service gives better access to emergency responders (fire, ambulance, police etc.)



Usage

- There are more wireless users than ever before – residents, business and visitors are utilizing wireless data at unprecedented levels
- One smartphone creates as much data traffic as 35 basic-feature phones



Utility

- People have come to expect wireless service as a basic utility requirement. Nearly all Canadian households (99.3%) subscribed to either mobile or landline service in 2016 (Table 1.1 on Open Data), and households owned on average 1.6 mobile phones. Over the last decade, the percentage of households with landlines has decreased, while the percentage with mobile phones has increased.



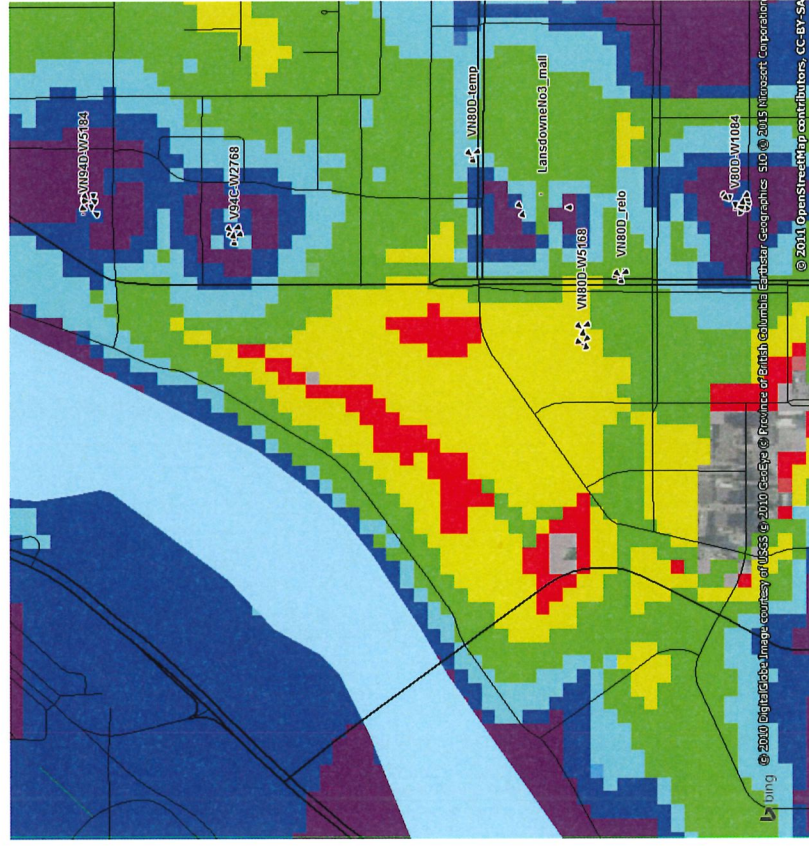
Community

- People have come to expect high quality wireless coverage and data speeds within their communities
- In Canada, mobile data traffic will grow 4-fold from 2017 to 2022, a compound annual growth rate of 34%. ... In Canada, the average mobile connection will generate 4.2 gigabytes of mobile data traffic per month by 2022, up from 1.3 gigabytes in 2017.

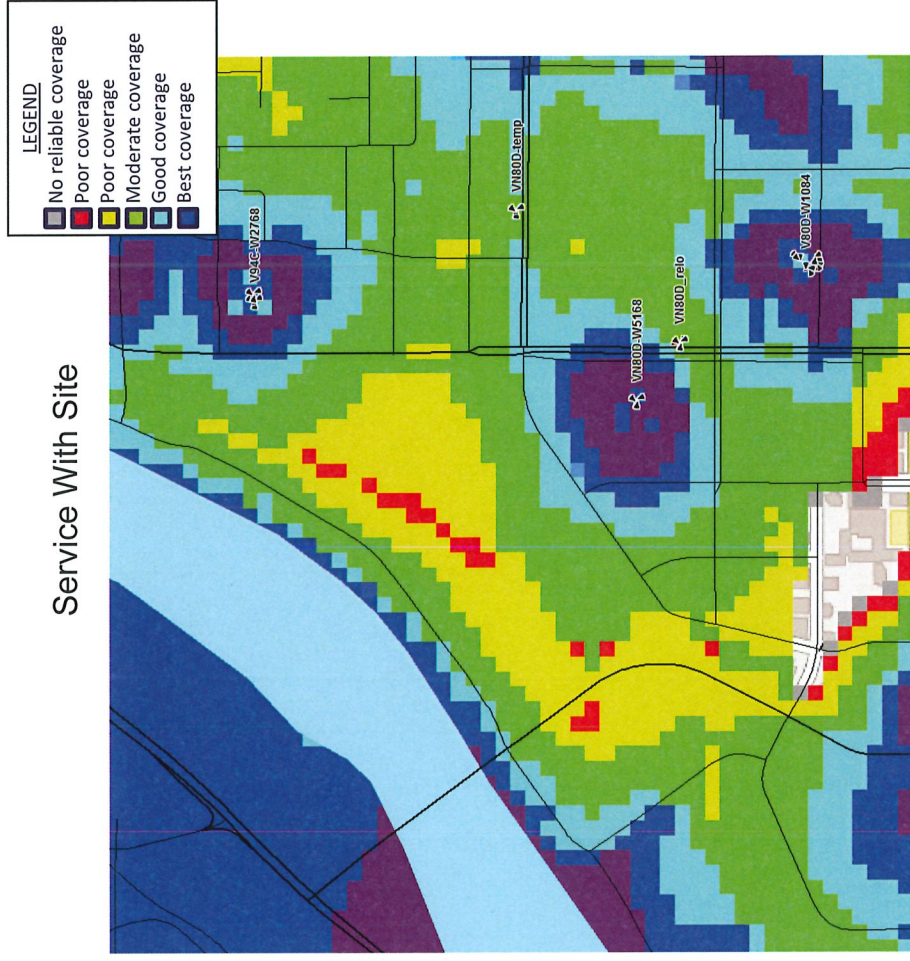
# Coverage Objectives



Service Without Site

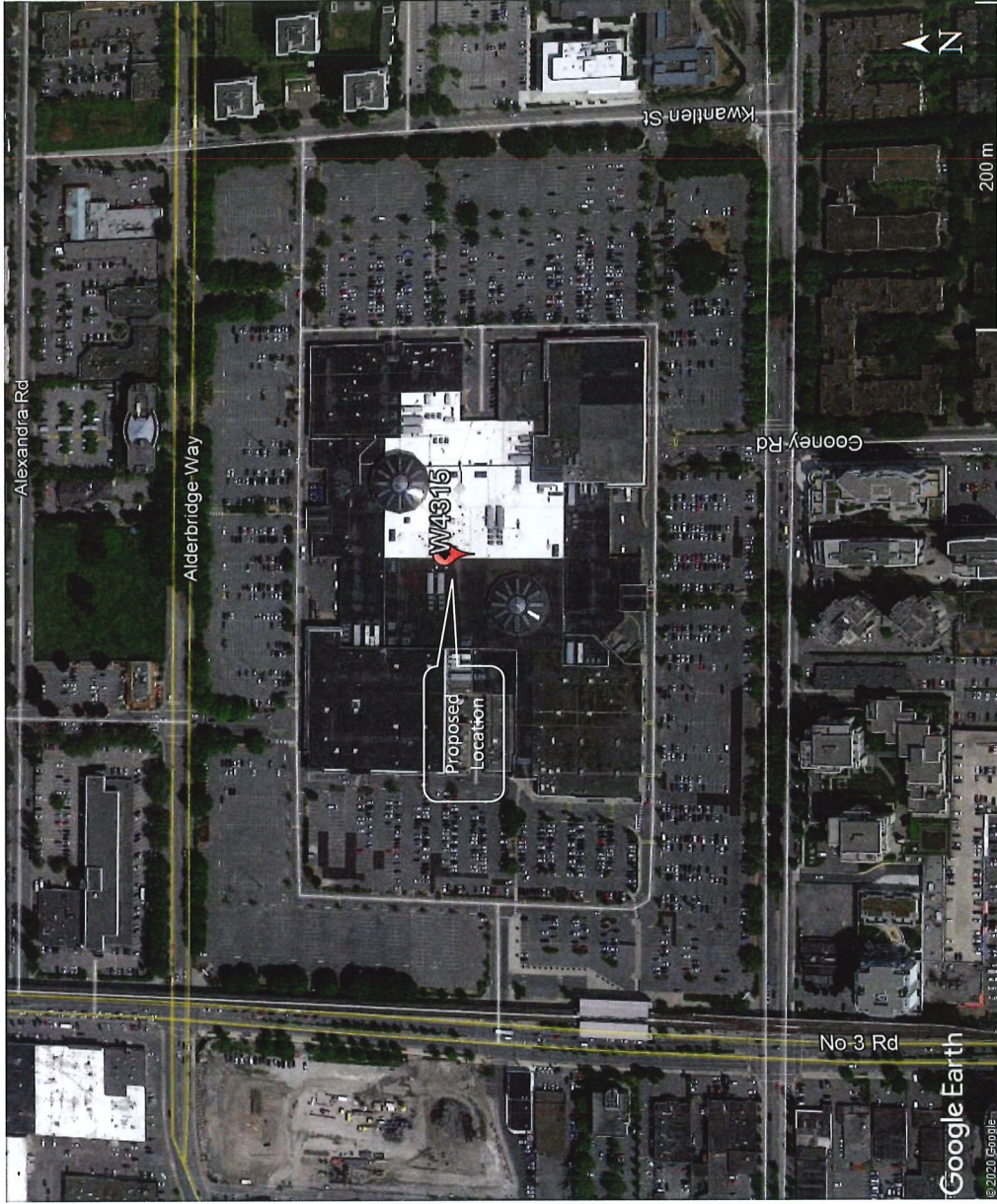


Service With Site



Rogers intends to deliver continuous network coverage to Salt Spring Island by the end of 2021

# Site Selection Factors





Proposed Rooftop Antenna  
Installation at 5300 No. 3 Rd  
(Lansdowne Mall)

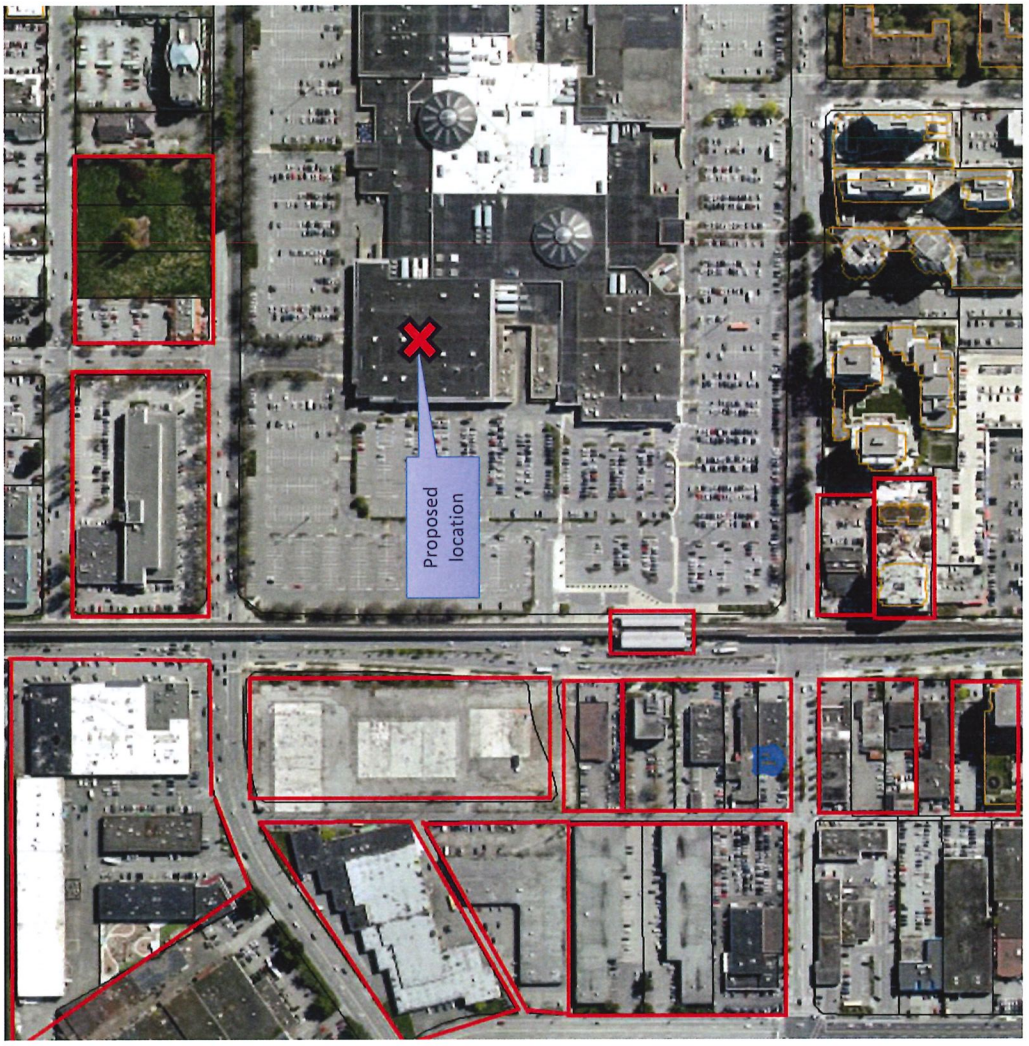


# Map of Other Locations Explored

**LEGEND**

 properties that works for RF but no willing landowner

 Proposed location at 5300 No. 3 Rd

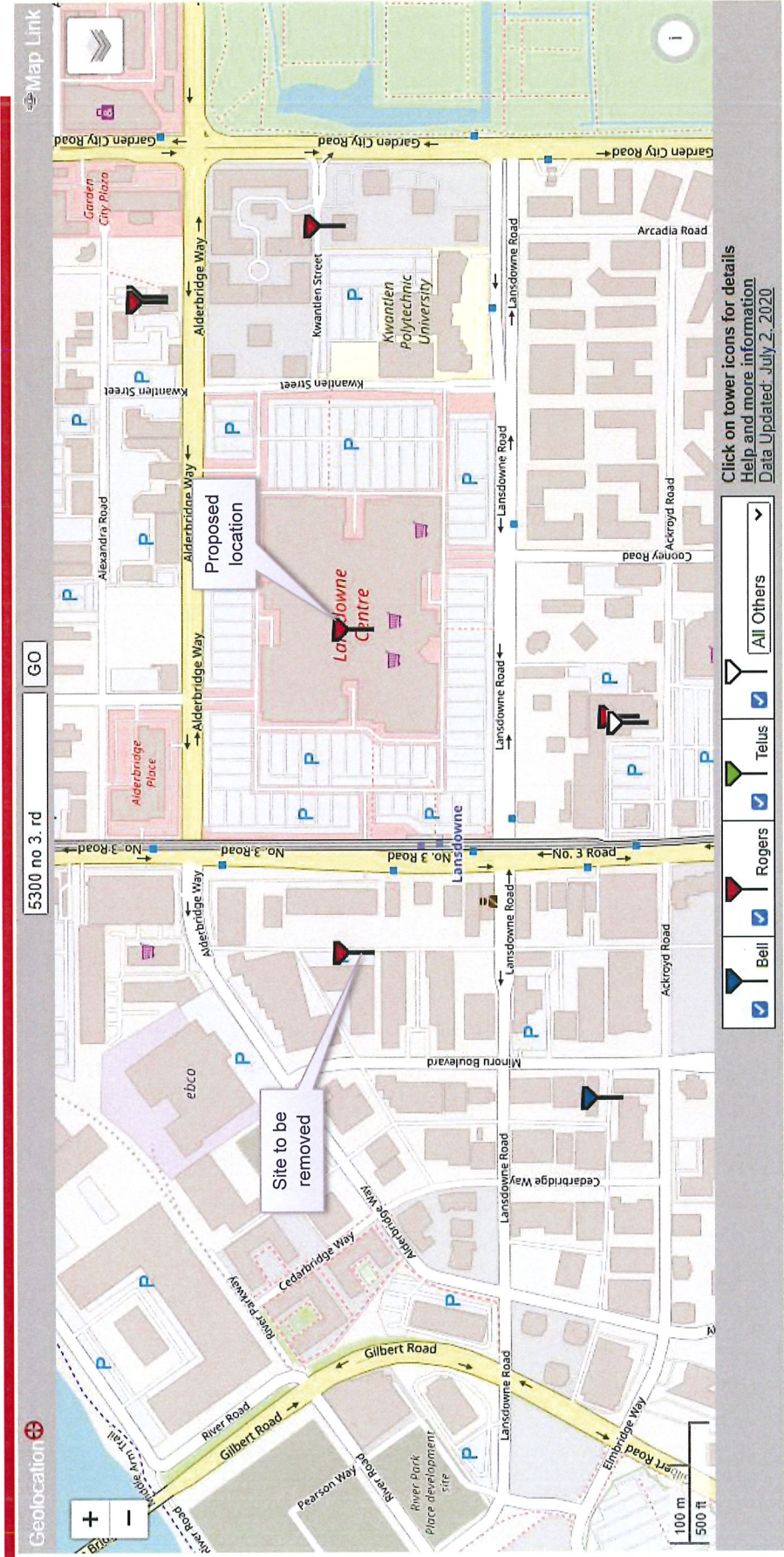


- Proposed Location at 5300 No. 3 Rd (Lansdowne Mall)
- Rogers has approached nearly every property in the area and has been unsuccessful finding a willing landlord.
- There are no co-location opportunities that will work.
- As per the City's suggestion that Rogers explore 6733 Buswell, unfortunately this is too far away from the Lansdowne area to make a difference for coverage purposes in this area.
- However, Rogers is in conversation with the landowner to for an additional site at that location to support upgrading their network further to the south.



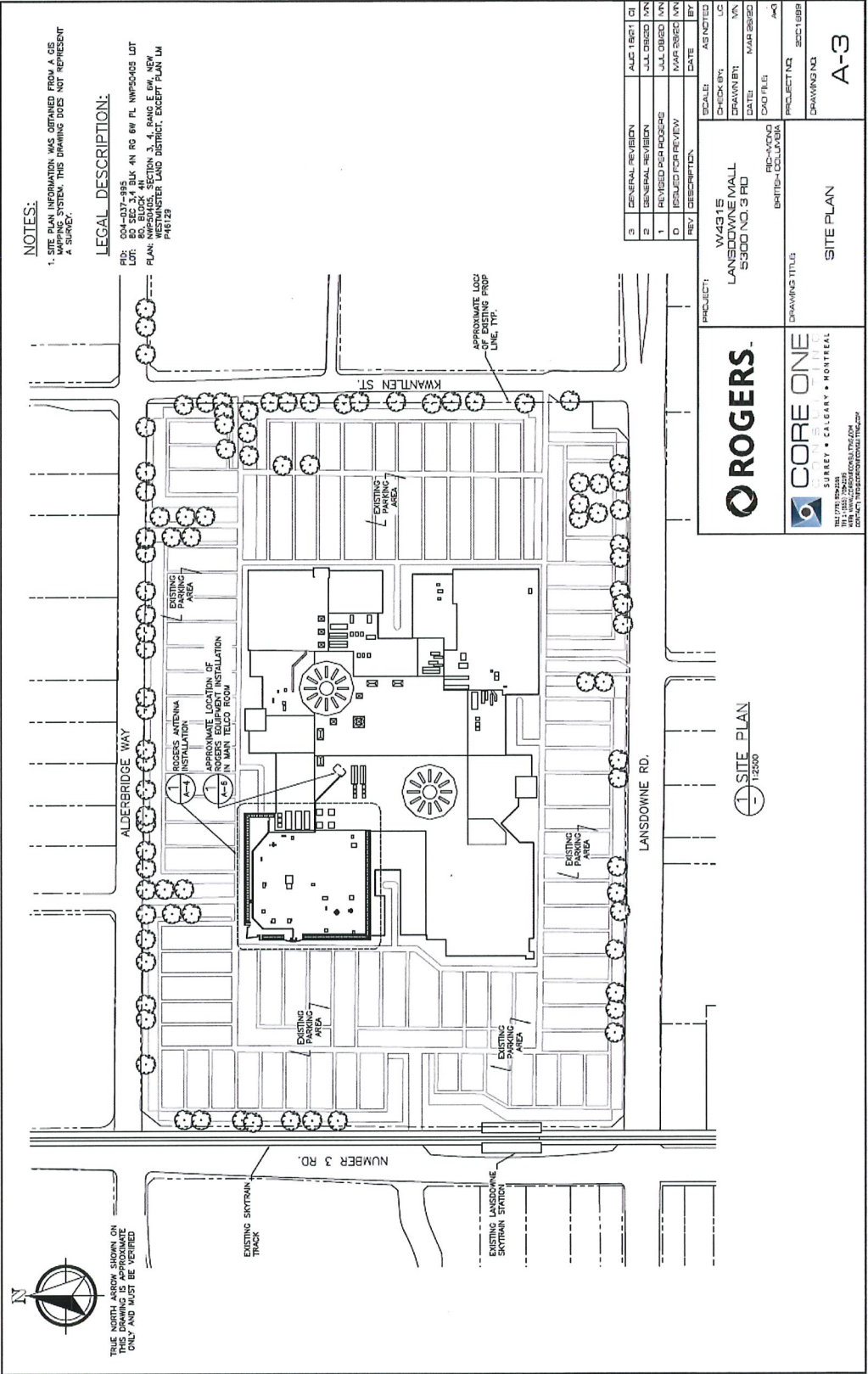


# Existing Site Locations

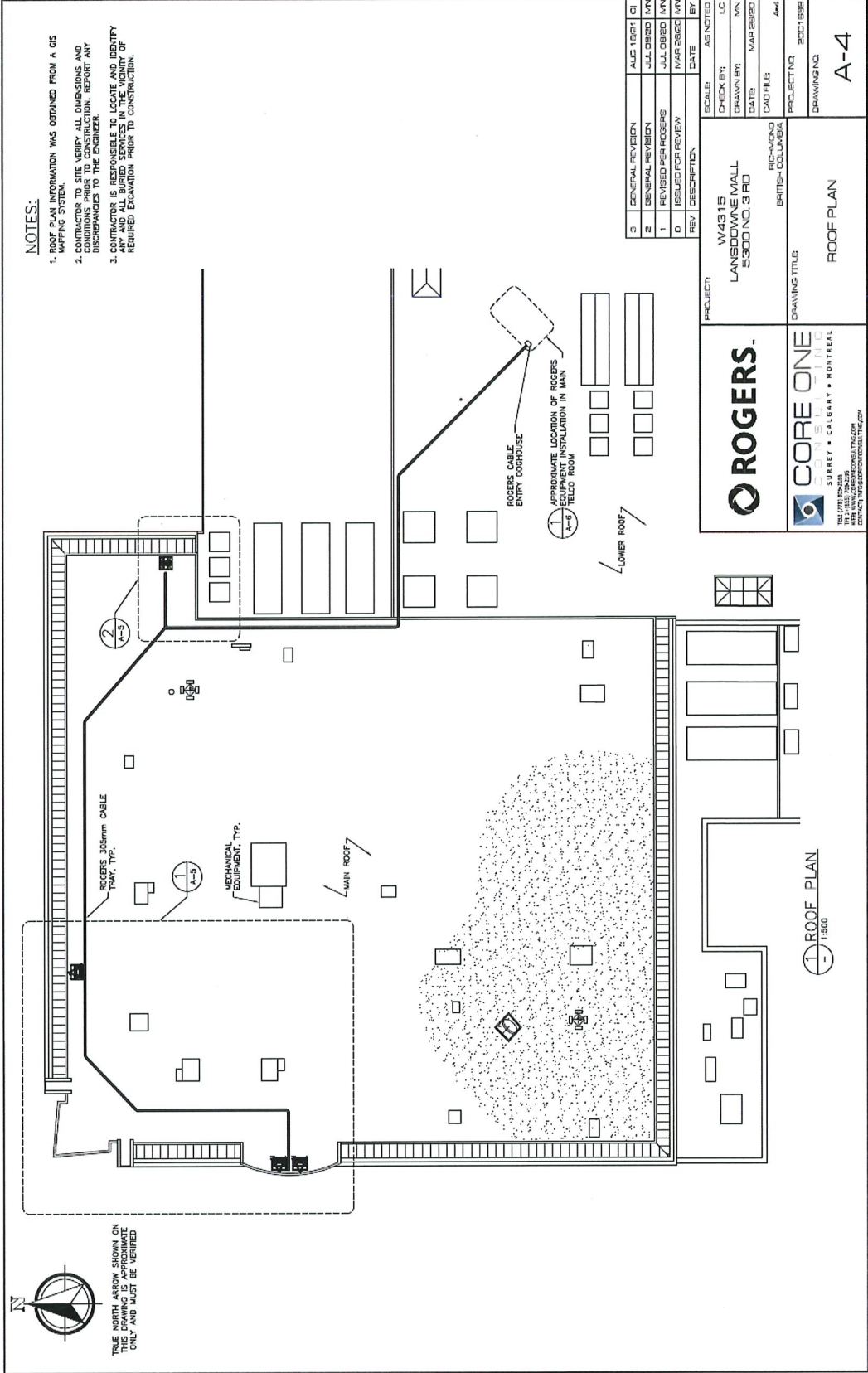


Rogers is proposing a rooftop antenna installation at Lansdowne Mall to service the immediate area because the installation that is currently servicing the area is up for renewal in November, and it is doubtful that current landowner will renew their agreement with Rogers based on terms that Rogers can accept. In order to maintain service, Rogers is proposing this new installation at 5530 No. 3 Rd.

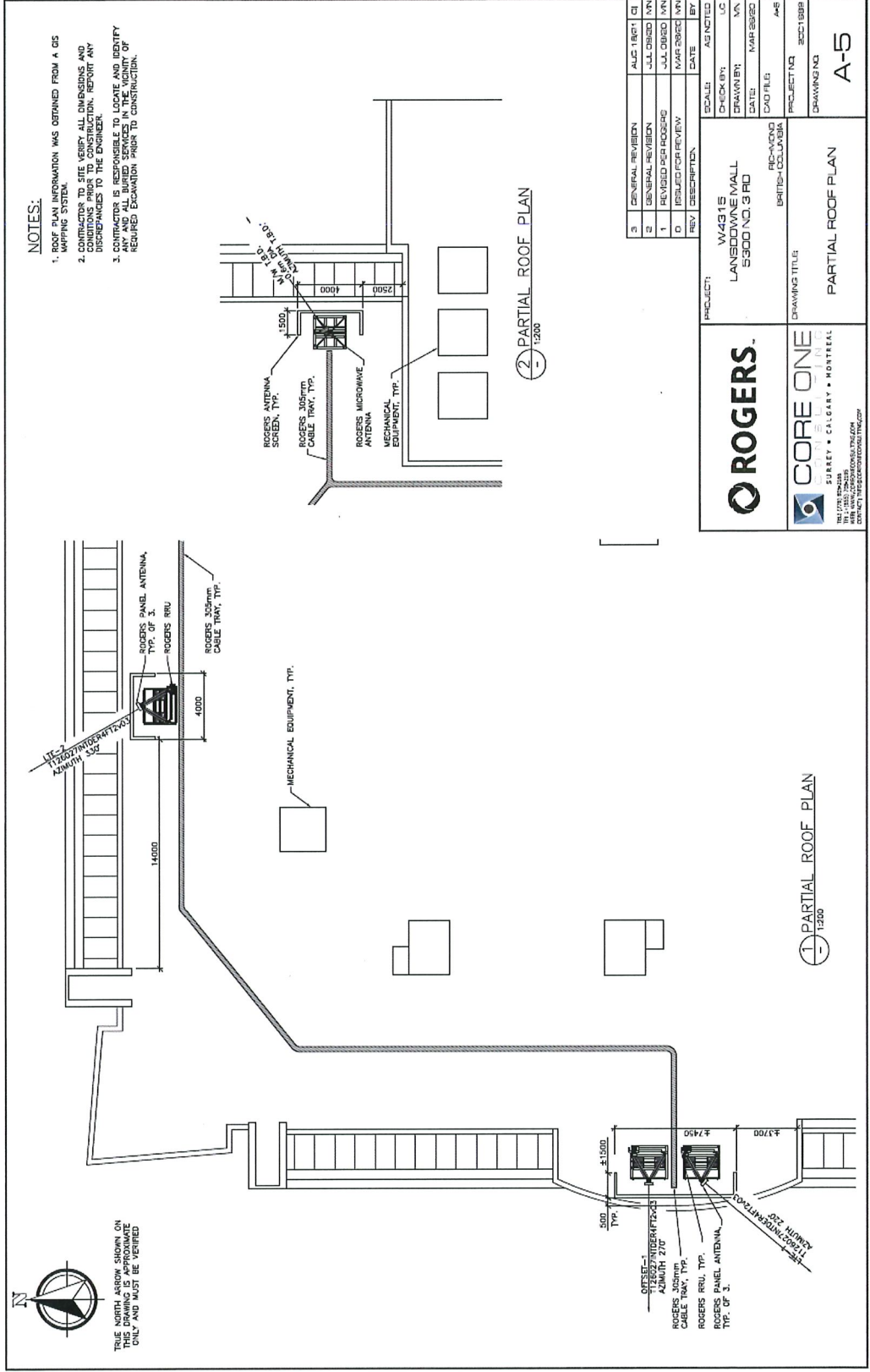
# Site Plan



# Roof Plan



# Partial Roof Plan



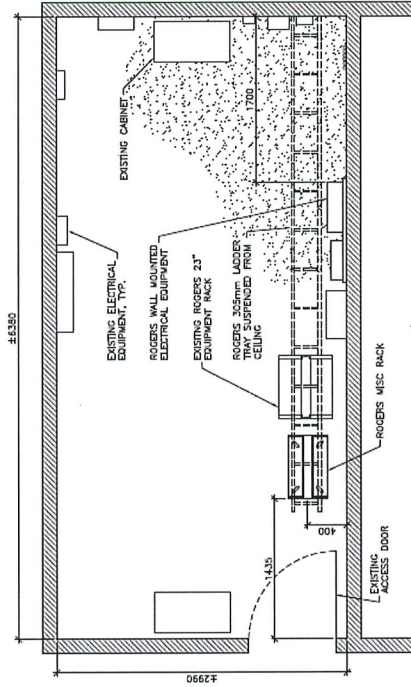
# Equipment Layout



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

**NOTES:**

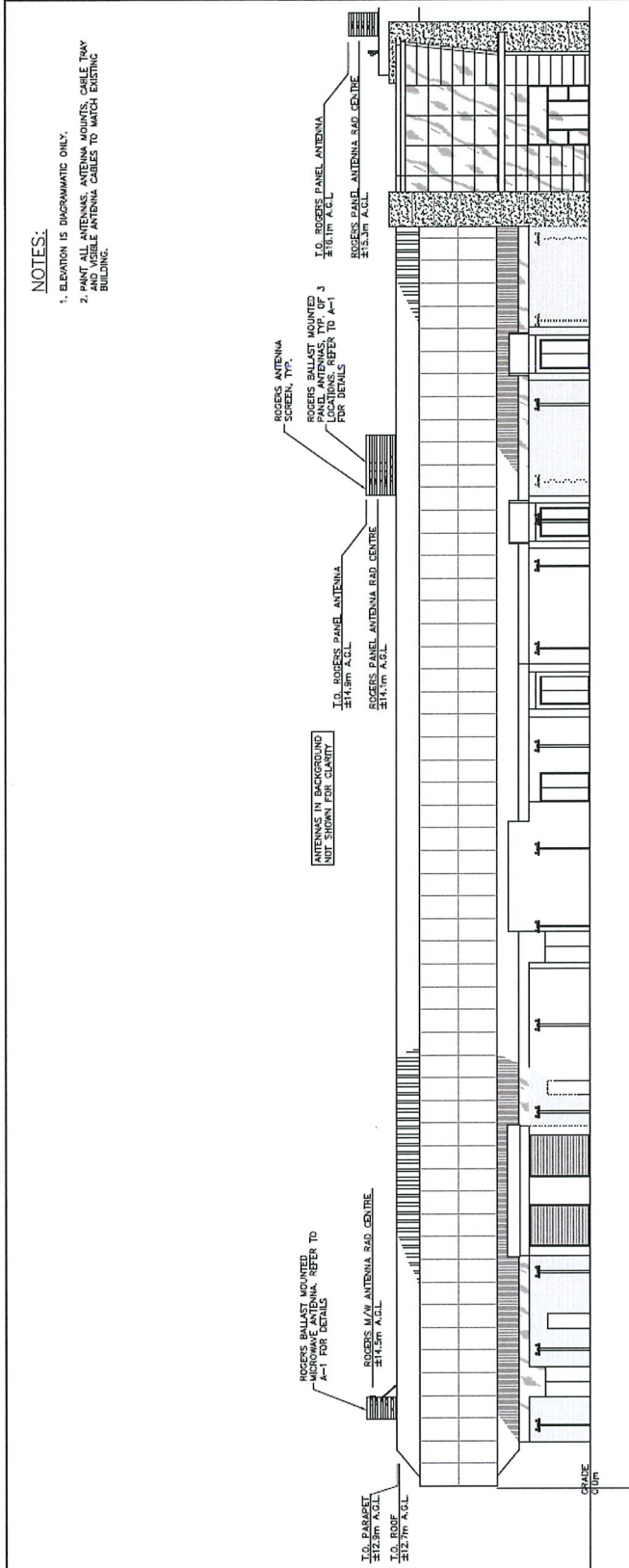
- EQUIPMENT LAYOUT INFORMATION OBTAINED FROM DRAWING EXIST. SITE BY WHAT? PREPARED BY CS-SANVERS CONSULTING LTD. DATED JAN 22, 2020. BY CORE ONE CONSULTING LTD. DATED JAN 22, 2020.
- CONTRACTOR TO SITE VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.



1. EQUIPMENT LAYOUT  
1:40

PROJECT: W429115 LANSDOWNE MALL 5300 NO. 3 RD		DRAWING TITLE: EQUIPMENT LAYOUT	
SCALE: AS NOTED		PROJECT NO: 2021089	
CHECK BY: UC		DRAWN BY: VN	
DATE: MAR 2022		CAD FILE:	
REV: DESCRIPTION:		PROJECT NO: 2021089	
3	GENERAL REVISION	AUCT 18/1	CI
2	GENERAL REVISION	JUL 08/20	VN
1	REVISED PER ROSS/PG	JUL 08/20	VN
0	ISSUED FOR REVIEW	MAR 20/22	VN
		DATE	BY

# North Elevation



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

**NORTH ELEVATION**  
 1255

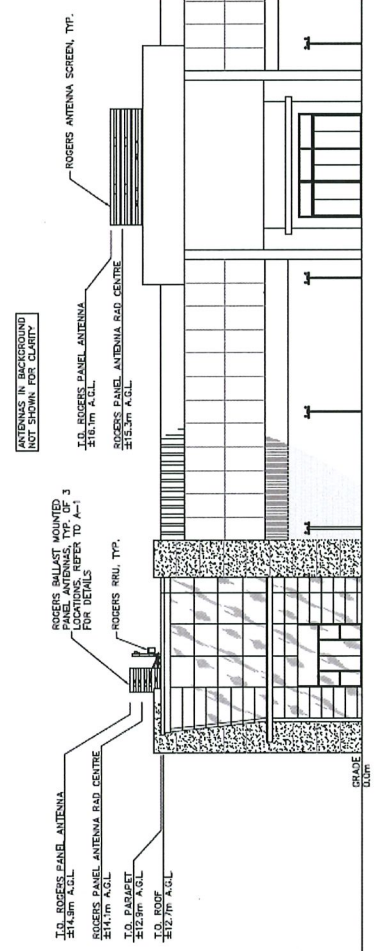
3	GENERAL REVISION	AUG 1 8:21 AM	LC
2	GENERAL REVISION	JUL 28 2012	LN
1	REVISED PER ROGERS	JUL 28 2012	LN
0	ISSUED FOR REVIEW	MAR 28 2012	LN
REV	DESCRIPTION	DATE	BY
SCALE: AS NOTED			
CHECK BY: LC			
DRAWN BY: VA			
DATE: MAR 28 2012			
CADD FILE: REC-V000			
PROJECT NO: 08115-C01-001			
DRAWING NO: 2001-BBB			
PROJECT TITLE: W4315 LANSOWNE MALL 5300 NO. 3 RD			
DRAWING TITLE: NORTH ELEVATION			
DRAWING NO: A-7			



**CORE ONE**  
 CONSULTING ENGINEERS  
 SUDBURY • CALGARY • MONTREAL  
 TEL: (781) 524-2200  
 FAX: (781) 524-2201  
 WWW.COREONECONSULTING.COM

# East Elevation

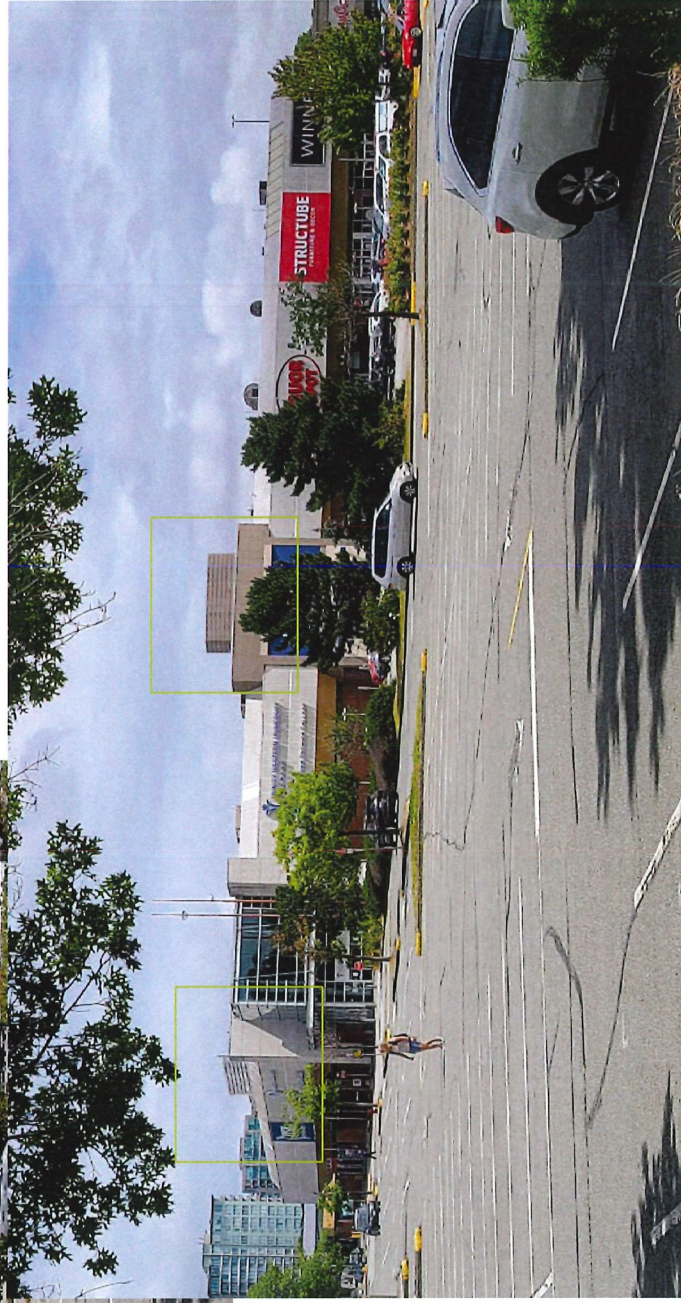
- NOTES:**
- ELEVATION IS DIAGRAMMATIC ONLY.
  - PANT ALL ANTENNAS, ANTENNA MOUNTS, CABLE TRAY AND VISIBLE ANTENNA CABLES TO MATCH EXISTING BUILDING.



EAST ELEVATION  
1:250

		<b>PROJECT:</b> W4315 LANSDOWNE MALL 5300 NO. 3 RD		AUG 1 8:01   C1 JUL 28 2020   MN JUL 28 2020   MN MAR 28 2020   MN	
SURREY • CALGARY • MONTREAL <small>TEL: 778 220-2838                  WWW.COREONE.COM/EN/CONTACT                  CONTACT: 785.922.0000/coreone@coreone.com</small>		<b>DRAWING TITLE:</b> EAST ELEVATION		SCALE: AS NOTED CHECK BY: UC DRAWN BY: VA DATE: MAR 28 2020	
		<b>DRAWING NO:</b> A-8		PROJECT NO: 20201899 DRAWING NO:	

# Photo-Simulation





# DVP Sign



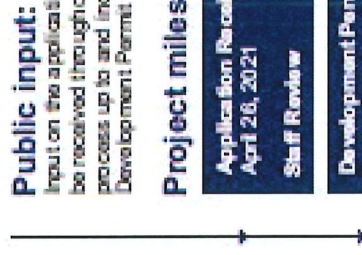
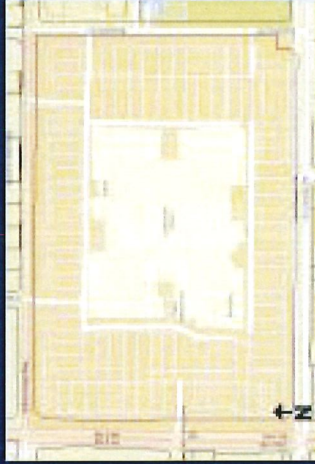
## Development Variance Permit Application Application No. DV 21-930954

### 5300 No. 3 Road

The City of Richmond has received an application to allow building mounted telecommunication antennas to be located on the roof of the existing building at 5300 No. 3 Road.

Applicant: Rogers Communications Inc.  
Contact: Cypress Land Services Inc (Tawny Vergin 604.657.8307)

[richmond.ca](http://richmond.ca)



**Public input:**  
Input on the application may be received throughout the process up to and including the Development Permit Panel.

#### Project milestones

Application Received:  
April 26, 2021

Staff Review

Development Permit Panel:  
September 29, 2021,  
3:30pm City Hall

**For more information  
please contact:**

Planning and Development  
Department  
Richmond City Hall  
6811 No. 3 Road  
604-276-4395  
[DevApps@richmond.ca](mailto:DevApps@richmond.ca)

"The best is yet to come."

*Ted Rogers*

