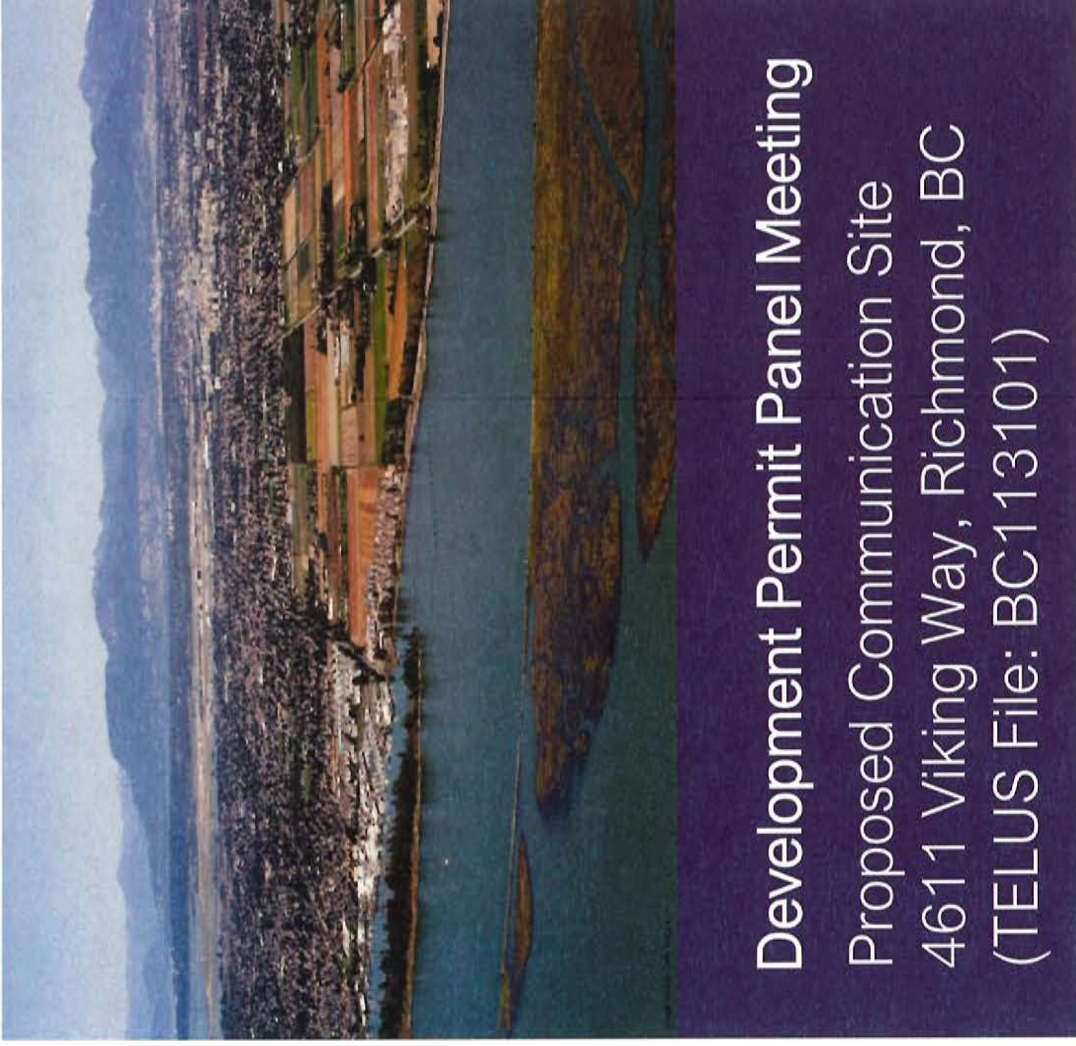




Development Permit Panel Meeting Proposed Communication Site 4611 Viking Way, Richmond, BC (TELUS File: BC113101)

TELUS Communications Inc.

C/O Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.

September 10th, 2025

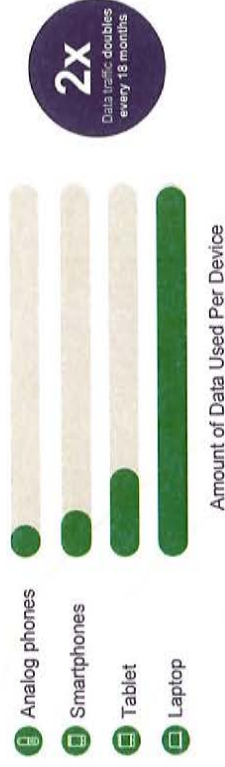


Why is another tower necessary?

The rapidly increasing capabilities of smartphones has changed the way Canadians interact with one another (Statistics Canada).

Mobile data traffic continues to grow

This is driven both by the **rising number of smartphones** and **increasing average data volume** per subscription, fueled primarily by more viewing of video content at higher resolutions.

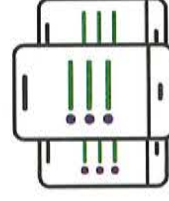


Mobile Phone Subscriptions



As the demand for bandwidth continues to grow, more towers are required to deliver high-quality service.

Mobile Phone Usage



The rapidly increasing capabilities of smartphones has changed the way Canadians interact with one another.

Coverage Objectives

TELUS' primary coverage objective via this proposal is to infill existing coverage gaps in the commercial and light industrial areas on the east and west side of Knight Street to the north of Hwy 91 and south of Bridgeport Rd.

Before



After



Legend
Purple = Good
Service

Note: The above coverage maps are for discussion purposes only. Actual coverage results may vary.

Site Selection Rationale

- The subject property is zoned IB1 – Industrial Business Park.
- The Richmond Zoning Bylaw indicates that "utility, minor" is a permitted use in the IB1 zone and includes unattended equipment needed for the operation of telephone exchange services amongst other utility type services.
- The City of Richmond's *Telecommunication Antenna Consultation and Siting Protocol, Policy No. 5045*, encourages the siting of towers in industrial areas and exempts consultation for towers in industrial zones that are setback greater than 150 meters from residential zoned areas if the towers are less than 30 m tall.
- The tower is proposed to be setback approximately 350 meters from the closest residential uses as depicted in the image below.
- Land Use Context: Knight Street directly to the west and additional light industrial properties to the north, south and east. The subject lot is located within a large light industrial business park.

Zoning Map with Measurement to Closest Residential-Zoned Lots



Existing Site Locations

- Prior to proposing any new tower structure, TELUS always prioritizes opportunities for co-location or sharing of existing antenna structures.
- The closest existing tower is a Rogers tower at 3600 No. 6 Road as depicted below in red. The other nearby antenna installations are small cells, omni antennas or other small scale rooftop installations that are not suitable for co-location and that provide minimal coverage in targeted areas only.
- TELUS explored co-locating on the Rogers tower, however TELUS was limited to just 9.0-meters of height on the tower which would be the same level as a hydro pole. This would make Safety Code 6 compliance challenging and would severely limit coverage for TELUS.

Existing Antenna Site Locations



Tower Design and Site Plan



Survey Plan



Photo Simulations

View Northeast



View Southeast





Questions?