



City of Richmond

Report to Council

To: Richmond City Council
From: Dave Semple
Chair, Development Permit Panel
Date: September 3, 2014
File: 01-0100-20-DPER1-
01/2014-Vol 01
Re: **Development Permit Panel Meeting Held on August 27, 2014**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - i. a Development Variance Permit (DP 13-631844) for the property at 7411 Nelson Road;
be endorsed, and the Permit so issued.
2. That Richmond City Council grant concurrence to the proposed telecommunication antenna installation at 7411 Nelson Road.

Dave Semple
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on August 27, 2014.

DV 13-631844 – TM MOBILE INC. – 7411 NELSON ROAD

(August 27, 2014)

The Panel considered a Development Variance Permit application to vary the provisions of the Richmond Zoning Bylaw 8500 for increased accessory structure height on a site zoned “Industrial (I)”. The proposal includes a request for Council to grant concurrence to the proposed telecommunication antenna monopole installation.

Mr. Matthew McDonagh, of Standard Land Company Inc. and Mr. Chad Marlatt, of Telus Corp., provided a brief presentation regarding the proposed 30 m tall telecommunication antenna monopole to improve cellular coverage:

- The applicant has notified the adjacent property owner: Port Metro Vancouver, with respect to the proposed application.
- The proposed application is located in an industrial area and other communication towers are not in proximity.
- The proposed landscaping includes a fully fenced site and the addition of Maple trees and Cedar shrubs.
- The proposed application includes a Phase 1 Environmental Site Assessment.

In response to Panel queries, Mr. McDonagh and Mr. Marlatt advised:

- The tower’s paint scheme will help the tower blend into the landscape.
- The tower will have the capacity to include additional equipment.
- A reduction in size of the antennae array at the top of the tower is possible; however the tower would have to increase in height in order to compensate for the reduction in the antennae array.
- The landscape plan will include the addition of Maple trees however; screening of the entire tower using vegetation would not be possible.

Discussion then ensued with regard to methods to effectively improve the aesthetics of communication towers.

Staff supported the Development Variance Permit application and noted that the proposal complies with applicable policies contained within the City’s Telecommunication Antennae Consultation and Siting Protocol. The proposal avoids residential, agricultural, and environmentally sensitive areas.

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

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