

## Development Permit – 1955 Western Drive

### RECOMMENDATION:

That Committee of Council approve Development Permit DP000407, which would regulate rooftop additions at 1955 Western Drive.

### PREVIOUS COUNCIL/COMMITTEE ACTION

None.

### REPORT SUMMARY

This report provides for consideration of a development permit application that would regulate the design of proposed additions to the apartment building at 1955 Western Drive that would screen telecommunications equipment. As the design for these additions is in keeping with the overall design of the building, approval is recommended.

### BACKGROUND

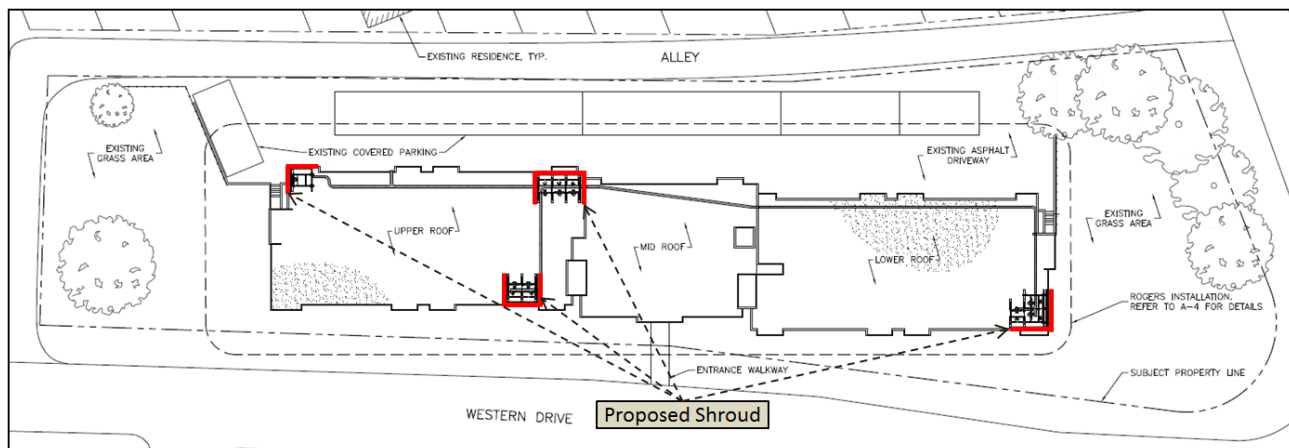
The applicant, Cypress Land Services Inc., on behalf of Rogers Communications Inc., is proposing to install antennas on the flat roof of the existing rental apartment building at 1955 Western Drive and to protect and conceal this equipment with fiberglass shrouding material.

The surrounding neighbourhood context is one of single-family dwellings and École Mary Hill Elementary School is to the east of the property. The land use designation in the Official Community Plan for the site is Apartment Residential and the property is zoned RA1 (Residential Apartment 1). It is designated as an Intensive Residential development permit area to regulate the form and character of the design of a multi-family building.



The applicant proposes to install three antennas and conceal these with a fiberglass shrouding. This shrouding would be painted to coordinate with the existing building by matching the colours of the existing stairwell projections on the roof as shown in the image below. It is also designed to be expanded in the future to accommodate three additional antennas.

## Development Permit – 1955 Western Drive



Aerial view of the proposed antenna and shroud locations at 1955 Western Drive.



Rendering indicating location of equipment at 1955 Western Drive (identified with dashed lines).

Each shroud would be approximately three metres in height and comply with the height regulations of the zoning. The building will be altered internally to include a mechanical room for associated equipment on the ground floor.

### **DISCUSSION**

The following guidelines of the Intensive Residential development permit area designation are applicable to the application for additions to the existing building:

- shall be architecturally coordinated
- should be planned in a comprehensive manner
- should give consideration to visual impact
- should have design compatibility with surrounding development.

Staff consider that the proposed design is in accordance with these guidelines. As the proposal also conforms to the siting and height regulations of the Zoning Bylaw, approval of the application is recommended.

## Development Permit – 1955 Western Drive

### **FINANCIAL IMPLICATIONS**

None.


### **PUBLIC CONSULTATION**

Industry Canada is responsible for administering all federal acts and decisions as they relate to telecommunication systems. As a matter of federal policy, local land use authorities are consulted through the process. As described in Industry Canada's publication, **Radio Communication and Broadcasting Antenna Systems (2014)**, the proposal for 1955 Western Drive may be excluded from Industry Canada's default public consultation process as the non-tower structures attached to the roof of the building do not increase its overall height by more than 25%.

The City requires that a sign be posted to notify residents of the development permit application. A petition has been received from residents of the building indicating they oppose the installation of the equipment due to concerns related to the "unknown effects of radio frequency (RF) and electromagnetic fields (EMF) that these systems produce" further noting the proximity of the site to a children's playground and elementary school. These concerns are unrelated to the City's authority to regulate the form and character of additions on the roof through issuance of a development permit.

### **OPTIONS**

(Check = Staff Recommendation)

#	Description
1 	Approve Development Permit DP000407
2	Request amendments to the application or additional information prior to making a decision
3	Refuse Development Permit DP000407 if the Committee is of the opinion that the proposal does not comply with the development permit designation.

### **ATTACHMENT**

Attachment #1: Petition from residents of 1955 Western Drive