

## 1955 Western Drive - Development Permit (Additional Information)

### **RECOMMENDATION:**

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

### **PREVIOUS COUNCIL/COMMITTEE ACTION**

November 19, 2019 Committee of Council requested additional information on the application.

### **REPORT SUMMARY**

Further to Committee's consideration of a proposal to screen proposed rooftop telecommunications equipment at 1955 Western Drive, this report brings forward two alternative design options for consideration. The first alternative option is for partial screening of the equipment and the second alternative option is not screen the equipment at all. As the original design of a full shroud is in keeping with the City's policy to screen telecommunications equipment and the character of the overall building design, approval is recommended.

### **BACKGROUND**

At the November 19, 2019 Committee of Council, Committee reviewed a proposal to install shrouding around rooftop cellural equipment. At 1955 Western Drive. Committee also heard from a number of residents who advised that they do not support the installation of this telecommunications equipment given safety concerns about potential health impacts, specifically as it relates to young children. Committee was asked to consider:

- Denying the proposal to install screening, therefore keeping the equipment visible to ensure residents and future tenants are aware of the telecommunication equipment; and,
- Delaying consideration of the Development Permit until such time that residents has been able to relay their concerns to Federal Government (it is important to note, that Industry Canada does not require consultation or provide a public input process for this type of telecommunication proposal).

Staff was directed to work with the applicant to provide alternative design options for the screening of the telecommunication equipment and to provide additional information on the visual context for each screening option.

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### DISCUSSION

The following are two alternative design options for Committee's consideration:

1. Partially screened equipment using half shrouding; and,



2. Unscreened telecommunication equipment (fully visible).



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Shown below is the original proposal that provided full shrouding to screen the telecommunication equipment.



**Original option – full screening of the telecommunications equipment**

The applicant also provided additional context to the visual impact of each option from nearby viewpoints (Attachment 1). After reviewing the alternative design options staff provides the following comments:

*Alternative Option 1:* The design would generally comply with the guidelines of the Intensive Residential Development Permit Area designation, if amended to be of a solid (fiberglass) material rather than slats. However, this design does not meet the guidelines that require an addition to be architecturally coordinated with the existing building and give consideration to visual impact as well as the full screening option.

*Alternative Option 2:* The second design option does not meet the development permit area objectives and guidelines as the design does not achieve a high quality of design within the community and therefore is not supported by staff. Approval of this option would require an amendment to the Intensive Residential Development Permit Area Guidelines of the Official Community Plan to provide alternative design guidelines specific for the screening of rooftop telecommunication equipment.

Approval of the original option continues to be recommended as it best meets the objectives and guidelines of the Intensive Residential Development Permit Area.


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### **FINANCIAL IMPLICATIONS**

None.

### **OPTIONS**

(Check = Staff Recommendation)

	#	Description
	1	Approve Development Permit to provide full screening (original option).
	2	Approve Development Permit to provide partial screening, subject to this screening being of a solid fiberglass material (alternative option).
	3	Request further additional information prior to making a decision.
	4	Refuse Development Permit (if Committee is of the opinion that none of the options would comply with the development permit designation and specify how the options are not in compliance with the guidelines of the Official Community Plan).

### **ATTACHMENT**

Attachment #1: Visual context of design options

Attachment #2: Alternative design options

Attachment #3: Report to Committee November 19, 2019, including the original design option