

## Development Permit DP000407 – 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

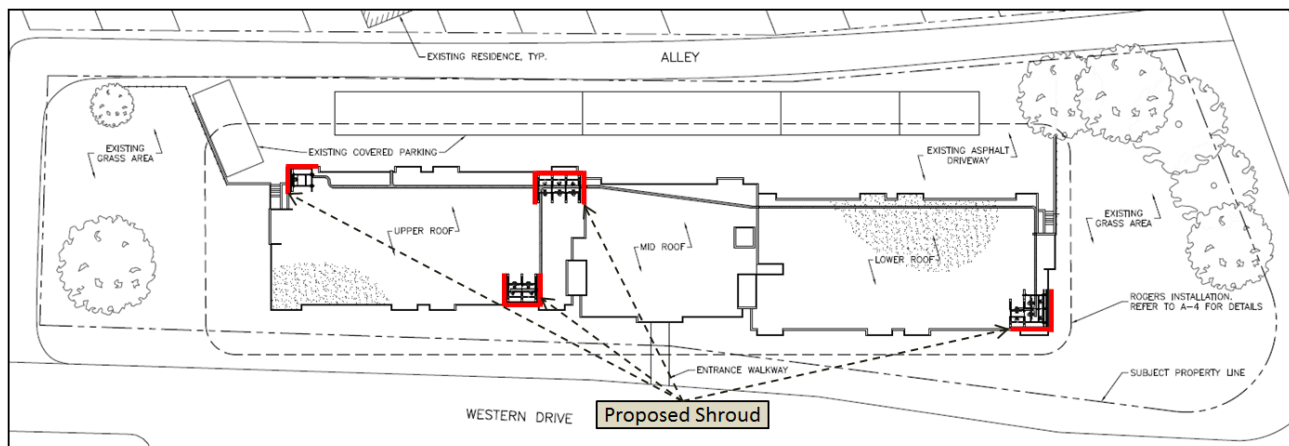
The applicant, Cypress Land Services Inc., on behalf of Rogers Communications Inc., is proposing to install antennas on the flat roof of the existing rental apartment building at 1955 Western Drive and to protect and conceal this equipment with fiberglass shrouding material.

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.

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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.

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### **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

STRONGLY OPPOSE -

THE UNKNOWN EFFECTS OF RADIO FREQUENCY (RF) AND ELECTROMAGNETIC FIELDS (EMF) THAT THESE SYSTEMS PRODUCE, MERE FEET ABOVE OUR CHILDREN IN THE APARTMENT SUITES AND YARDS AWAY FROM A CHILDREN'S PLAYGROUND & ELEMENTARY SCHOOL, IS SIMPLY NOT A SUITABLE LOCATION FOR THIS KIND OF EQUIPMENT.

SIGNATURE

[illegible]



THE CORPORATION OF THE CITY OF PORT COQUITLAM  
“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000407

Issued to: 1955 Western Drive Title Corp., Inc.No. 0917754

Address: 423-1489 Marine Drive  
West Vancouver, BC  
V7T 1B8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structures and other development thereon:

Address: 1955 Western Drive  
Legal Description: Lot 207 DISTRICT Lot 290 Group 1 New Westminster  
District Plan34244  
P.I.D.: 007-002-068

3. The above property has been designated as a Development Permit Area under Section 9.0 – Development Permit Area in the “Official Community Plan Bylaw, 2013, No. 3838”.
4. “Port Coquitlam Zoning Bylaw, 2008, No. 3630” and “Parking and Development Management Bylaw, 2018, No.4078” are varied, supplemented or both in accordance with the following:
  - a. The form and character of the shroud, including the siting, height and general design, shall be as shown on drawings numbered DP000407(X) to DP000407(X) which are attached hereto and form part of this permit.
6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit, which shall form a part hereof.
7. This permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two years of the (issuance) date of this permit.

8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.

9. This permit is not a building permit.

APPROVED BY THE COMMITTEE OF COUNCIL THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS AND  
CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.

\_\_\_\_\_  
Applicant (or Authorized Agent or  
Representative of Applicant)