



City of Richmond

Report to Council

To: Richmond City Council
From: Peter Russell
Chair, Development Permit Panel
Date: October 12, 2021
File: DV 21-930954
Re: **Development Permit Panel Meeting Held on September 29, 2021**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Variance Permit (DV 21-930954) for the property at 5300 No. 3 Road be endorsed and the Permit so issued and concurrence be granted by Richmond City Council to the proposed building mounted telecommunication installation.

Peter Russell
Chair, Development Permit Panel
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SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on September 29, 2021.

DV 21-930954 – ROGERS COMMUNICATIONS INC.
(C/O CYPRESS LAND SERVICES INC.) – 5300 NO. 3 ROAD
(September 29, 2021)

The Panel considered a Development Variance Permit (DV) to vary the provisions of Richmond Zoning Bylaw 8500 to allow a building mounted telecommunication antenna to be located on the roof of the existing building, and to request concurrence be granted by Richmond City Council.

Chad Marlatt, of Cypress Land Services Inc., provided a brief presentation, including:

- The existing Rogers telecommunication antenna at 5400 Minoru Boulevard needs to be relocated as their lease is expiring and the site may be redeveloped in the future.
- The existing telecommunications antenna needs to be replaced to maintain and improve Roger's cellular coverage and network in the area.
- The application is for the temporary installation of building mounted telecommunication antennas at the north western portion of the Lansdowne Mall building roof.
- The antennas will be screened with slatted fiberglass material and will match the existing colour of the building roof.

Staff noted that: (i) the application for the installation of telecommunication antennas is supported by staff as it is consistent with City objectives; and (ii) the proposed variance is a technical variance, as the Lansdowne Mall building roof height is lower than the required 20 m for antenna installations in the "Auto-Oriented Commercial (CA)" zoned subject site.

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

Discussion ensued regarding the proposed material and texture for screening of the telecommunication antennas.

As a result of the discussion, staff was directed to work with the applicant to ensure that the final proposal for the screening material and texture should be consistent with existing building roof materials and texture and duly noted in the drawings prior to the application moving forward for Council consideration.

The Panel then expressed support for the project, noting that the proposal is a good temporary solution for the replacement of an existing telecommunication tower that will be removed.

Subsequent to the meeting, the applicant revised the drawings to include a rendering of the screening with material texture and colour noted.

The Panel recommends the Permit be issued and concurrence to the proposed building mounted telecommunication installation granted.