



Public Consultation Package – Wireless Communications Site

Rogers Site: W4453 – Southridge Centre

Location: 22709 Lougheed Hwy, Maple Ridge, BC

Coordinates: N 49.218208°, W 122.591601°

Contact

Rogers Communications Inc.
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May 17, 2019



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Purpose of the Notice

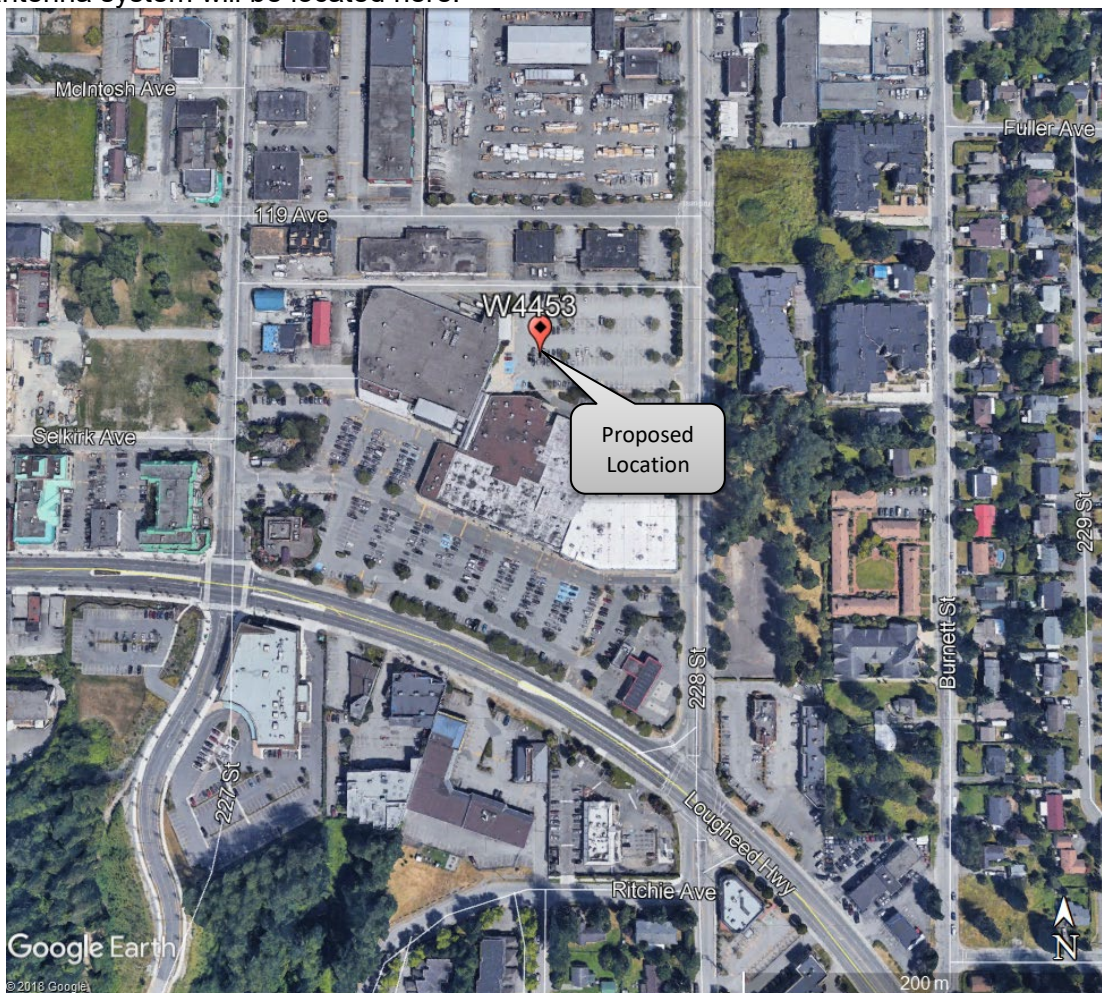
This notification package is an invitation to the public to provide comments regarding a proposed wireless communication site to be installed in the parking lot of the Valley Fair Mall located at 22709 Lougheed Hwy (PID:024-828-009) in Maple Ridge at the coordinates: N 49.218208°, W 122.591601°.

Introduction

Rogers Communications Inc. (“Rogers”) strives to improve coverage and network quality to remain the leading wireless provider in Canada. Rogers has identified a suitable site for the installation Rogers wireless communications facility in order to provide dependable wireless data and voice communication services in the Maple Ridge area.

Rogers is proposing a wireless installation which consists of replacing an existing 11.0 metre light standard in the parking lot of the Valley Fair Mall with a monopole with an antenna array installed at the top and the light reinstalled at the same height. Once completed the antenna system will measure 14.5 metres in height (plus a 2.0 metre lightning rod). Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, is responsible for the approval of this antenna system and requires Rogers to consult with the nearby public and local municipality. After reviewing this proposal, the City of Maple Ridge will make its recommendation to ISED and Rogers.

The antenna system will be located here:



Antennas in the Vicinity

The light standard is an existing structure in the immediate vicinity that can accommodate Rogers' infrastructure in the area in order to properly service their network requirements. The structure can only accommodate one carrier due to the size of the proposed installation, so collocation with other wireless carriers is not an option in this instance. The installation is required to achieve network coverage objectives and to serve the community in this area.

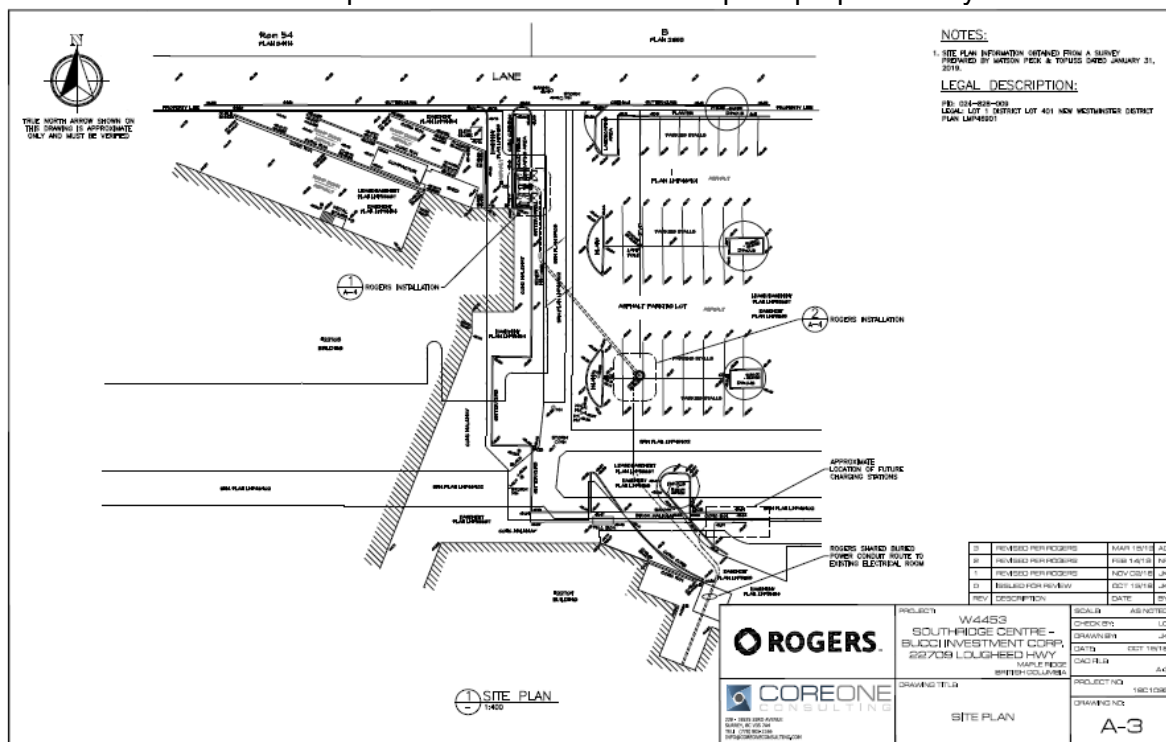
Network Requirements and Site Selection

The proposed site location is a result of many considerations. Existing structures, including towers, were initially reviewed during the site selection process. After careful examination, it has been determined there are no viable existing structures in the area that would be suitable for the operations of Rogers' network equipment.

The proposed location is considered to be appropriate given the surrounding areas and network requirements. The property is a large Town Centre Commercial (C-3) zoned property. Adjacent properties to the north, west and south are zoned CD and CS and consist of commercial business properties similar to the subject site. Properties to the east across 228 Street are zoned RM 2, 3 & 6 and consist of multifamily housing and vacant land

Details of the Proposed Tower

Rogers has completed preliminary design plans and a photo-simulation. These preliminary design plans are subject to final engineered design, land survey and approval of Transport Canada. The Photo-Simulation is a close representation and is for conceptual purposes only.

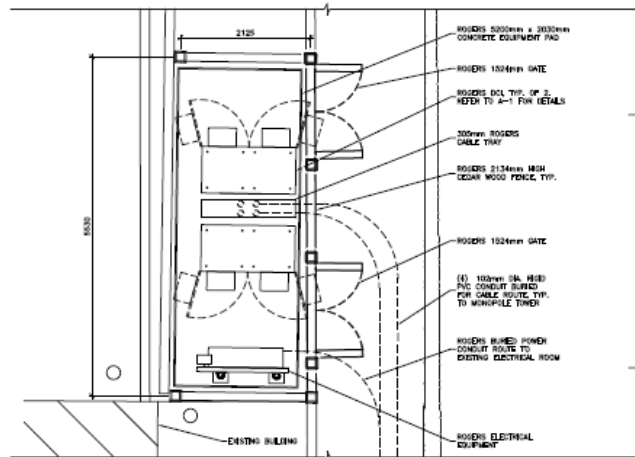




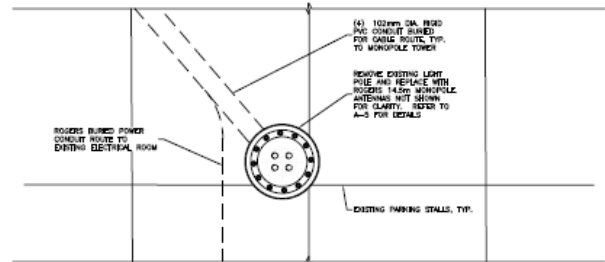
TRUE NORTH ARROW SHOWN ON THIS DRAWING IS APPROXIMATE ONLY AND MUST BE VERIFIED

NOTES:

1. COMPASS LAYOUT INFORMATION OBTAINED FROM SITE MEASUREMENTS TAKEN BY CORE ONE CONSULTING LTD. DATED SEPTEMBER 19, 2016.



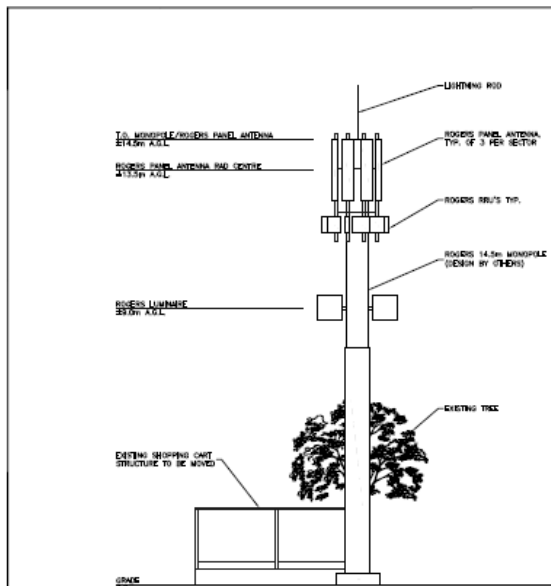
1. COMPOUND LAYOUT
1/50



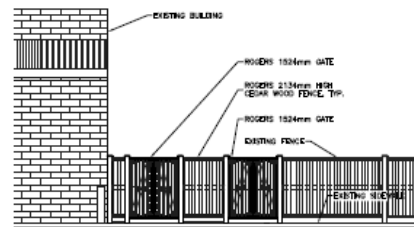
2. COMPOUND LAYOUT
1/50

REV	DESCRIPTION	DATE	BY
D	REVISED PER ROGERS	MAR 15/18	AD
E	REVISED PER ROGERS	FEB 14/18	NH
F	REVISED PER ROGERS	NOV 02/18	JK
G	REVISED FOR REVIEW	OCT 19/18	JK

	PROJECT	W4453 SOUTHFRIDGE CENTRE - BUCCI INVESTMENT CORP. 222709 LOUGHEED HWY	SCALE	AS NOTED
	DRAWING TITLE	COMPOUND LAYOUT	CHECKED BY	LC
	PROJECT NO.	1801088	DRAWN BY	JK
	DRAWING NO.	A-4	DATE	OCT 19/18
		CAD FILE	MAPLE ROAD	DATE
		DATE	DATE	BY



1. WEST ELEVATION
1/100



2. EAST ELEVATION
1/100

NOTES:

1. ELEVATION IS ORNAMENTIC ONLY.
2. IF REQUIRED, PROVIDE ORNAMENTIC LIGHTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.

REV	DESCRIPTION	DATE	BY
E	REVISED PER ROGERS	FEB 14/18	NH
F	REVISED PER ROGERS	NOV 02/18	JK
G	REVISED FOR REVIEW	OCT 19/18	JK

	PROJECT	W4453 SOUTHFRIDGE CENTRE - BUCCI INVESTMENT CORP. 222709 LOUGHEED HWY	SCALE	AS NOTED
	DRAWING TITLE	PROPOSED ELEVATION	CHECKED BY	LC
	PROJECT NO.	1801088	DRAWN BY	JK
	DRAWING NO.	A-6	DATE	OCT 19/18
		CAD FILE	MAPLE ROAD	DATE
		DATE	DATE	BY

PHOTO-SIMULATION



Photo Simulation is a close representation and is for conceptual purposes only – not to scale.

Proposed design is subject to change based on final engineer plans

The tower will be marked in accordance with Transport Canada Obstruction Marking and NAV Canada requirements.

Health Canada's Safety Code 6 Compliance

Health Canada is responsible for research and investigation to determine and promulgate the health protection guidelines/limits for exposure to electromagnetic energy. Accordingly, Health Canada has developed a guideline entitled "Limits of Human Exposure to Radiofrequency Electromagnetic Field in the Frequency Range from 3kHz to 300 GHz – Safety Code 6". Canada's exposure limits are among the most stringent guidelines that are based on established effects.

ISED, under its authority, has adopted Safety Code 6 for the protection of the general public.

As such, ISED requires all proponents and operators to ensure that their installations comply with the Safety Code 6 at all times.

Rogers attests that the radio antenna system described in this notification package will at all times comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier co-locations and nearby installations within the local radio environment.

More information in the area of radiofrequency exposure and health is available at the following web site: http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Transport Canada's Aeronautical Obstruction Marking Requirements

Rogers attests that the radio antenna system described in this notification package will comply with Transport Canada / NAV Canada aeronautical safety requirements. Rogers has made all necessary applications to Transport Canada and NAV Canada; comments are pending.

For additional detailed information, please consult Transport Canada at:
<http://www.tc.gc.ca/eng/civilaviation/regserv/cars/part6-standards-standard621-512.htm>

Canadian Environmental Assessment Act

ISED requires that the installation and modification of antenna systems be done in a manner that complies with appropriate environmental legislation, including the Canadian Environmental Assessment Act. Rogers attests the installation proposed will comply with the Environmental Assessment Act requirements.

Engineering Practices

Rogers attests that the radio antenna system described in this notification package will be constructed in compliance with the National Building Code of Canada and comply with good engineering practices including structural adequacy.

ISED's Spectrum Management

Telecommunication providers are required by Innovation, Science, and Economic Development Canada (ISED), formerly Industry Canada, to consult with the local municipality and the general public regarding new installations. Rogers is committed to meaningful consultation with the City of Maple Ridge and the public. The City of Maple Ridge has adopted Telecommunication Antenna Structures Siting Protocols (V2). The purpose of the Telecommunication Antenna Structures Siting Protocols is to establish procedural standards that will allow the City to effectively participate in, and influence the placement of, telecommunication antenna structures proposed within the City.

This letter provides written notification to adjacent landowners and stakeholders with an opportunity to engage in reasonable, relevant, and timely communication regarding this proposal. You have received a copy of this notification package because your property, or a property you have an interest in, is located within 300.0 metres or less from the proposed installation. The closing period for written comments regarding the proposal is June 17, 2019. Any inquiries that are received as a result of this notification will be logged and submitted to the City as part of our application process.

Closing Date for Submission of Written Public Comments

ISED's rules contain requirements for timely response to your questions, comments or concerns. We will acknowledge receipt of your communication within **14 days** and will provide a formal response to the Municipality and those members of the public who communicated to Rogers, within **60 days**. The members of the public who communicated with Rogers will then have **21 days** to review and reply to Rogers a final response.

Local ISED Lower Mainland District Office

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Proponent's Contact Information

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Contact Information – Local Government

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