

**F.1.b.a 888 Fort Street: Development Permit with Variance No. 00186
(Harris Green)**

Moved By Councillor Andrew

Seconded By Councillor Thornton-Joe

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

That Council authorize the issuance of Development Permit with Variance No. 00186 for 888 Fort Street in accordance with:

1. Plans date stamped December 16, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements except for the following variance:
 - a. reducing the required setback for the location of a rooftop structure from the outer edge of a roof from 3m to 0m.
3. Final plans to be generally in accordance with plans date stamped December 16, 2021.
4. That the Development Permit, if issued, lapses in two years from the date of this resolution.

CARRIED UNANIMOUSLY

E.1 888 Fort Street: Development Permit with Variance No. 00186 (Harris Green)

Committee received a report dated March 4, 2022 from the Director of Sustainable Planning and Community Development regarding information, analysis and recommendations for a Development Permit with Variance application for the property located at 888 Fort Street.

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

That Council authorize the issuance of Development Permit with Variance No. 00186 for 888 Fort Street in accordance with:

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CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of March 17, 2022

To: Committee of the Whole **Date:** March 4, 2022
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: Development Permit with Variance No. 00186 for 888 Fort Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

That Council authorize the issuance of Development Permit with Variance No. 00186 for 888 Fort Street in accordance with:

1. Plans date stamped December 16, 2021.
2. Development meeting all *Zoning Regulation Bylaw* requirements except for the following variance:
 - a. reducing the required setback for the location of a rooftop structure from the outer edge of a roof from 3m to 0m.
3. Final plans to be generally in accordance with plans date stamped December 16, 2021.
4. That the Development Permit, if issued, lapses in two years from the date of this resolution.

LEGISLATIVE AUTHORITY

Relevant Development Permit considerations relate to the application's consistency with design guidelines.

Enabling Legislation

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the Zoning Regulation Bylaw but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance application for the property located at 888 Fort Street.

The following points were considered in assessing this application:

- Rooftop antenna installations are federally regulated and generally exempt from land use authority and public consultation requirements.
- The proposed equipment screening is considered a change to the exterior of an existing building and, therefore, subject to form and character considerations as required under Development Permit Area 2 (HC) Core Business.
- The proposed equipment screening is consistent with the applicable design guidelines within the Downtown Core Area Plan (DCAP) that require mechanical equipment to be screened with high quality and durable materials that complement the overall building design.

BACKGROUND

Description of Proposal

This proposal is to install communications antennas and associated screening in three locations on the roof of an existing commercial building. The communications antennas are federally regulated and not a consideration of this application. The screening of the equipment is subject to design guidelines as discussed later in this report and are proposed to be clad in materials consistent with the existing building.

One variance is proposed and relates to a reduction in the required setback for the location of a rooftop structure from the outer edge of a roof from 3m to 0m.



Land Use Context

The area is characterized by a mixture of commercial and multi-residential buildings.

Existing Site Development and Development Potential

The site is presently used as a commercial building containing a ground floor café and offices above.

Data Table

The following data table compares the proposal with the CBD-1 Zone, Central Business District-1. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	CBD-1 Zone
Site area (m ²) – minimum	Existing	N/A
Density (Floor Space Ratio) – maximum	Existing	3:1
Height (m) – maximum	14.10	45.00
Rooftop Structure Projection (m) - maximum	4.30	5.00
Rooftop Structure Setback from Edge of Roof (m) – minimum	0.0*	3.0
Rooftop Structure Coverage of Roof (%) – maximum	20	20
Parapet Projection (m) – maximum	Existing	1.0

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on December 24, 2021, the application was referred for a 30-day comment period to the Downtown Residents Association CALUC. At the time of writing this report a letter had not been received.

This application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Official Community Plan: Design Guidelines

The *Official Community Plan, 2012 (OCP)* identifies this property within DPA 2 (HC) Core Business. With respect to local area plans, the *Downtown Core Area Plan, 2011 (DCAP)* applies to the subject site.

The Guidelines require mechanical equipment to be screened with high quality and durable materials that complement the overall building design. The emerging DCAP update is not yet adopted by Council but also has the requirement for rooftop mechanical equipment to have sound attenuation. As noted in the applicant's letter, no noise would be emitted from the antennas and therefore sound attenuation is not considered necessary.

Staff encouraged the applicant to locate the antennas and screening away from the parapet to minimise the visual impact, which would avoid the need for a variance and any consideration by Council. However, as noted in the applicant's letter, if the equipment was located away from the roof edge outside the 3m setback, the installation would not comply with Health Canada's Safety Code 6 as the wireless signal would transmit through the roof or occupied space. The applicant also cites a lack of space on certain portions of the rooftop to achieve the required setback where the antennas need to be located to deliver adequate service. The proposed equipment is located at the outermost corners of the building and is therefore visible from the public realm on both Quadra and Fort Streets. However, the proposed material palette of smooth stucco and teal flashing for the screening is consistent with the overall aesthetic of the building. This helps to mitigate the visual impact from the public realm and staff consider the variance supportable.

Federal Regulations

Radiocommunication and Broadcasting Antenna Systems are regulated through CPC-2-0-03 by Innovation, Science and Economic Development (ISED) Canada. Rooftop antenna installations (referred to as non-tower structures) are generally exempt from land use authority and public consultation requirements, provided that the height above ground of the non-tower structure (antenna), exclusive of appurtenances, is not increased by more than 25%. The proposed height of the tallest antenna projects 4.2m above the rooftop. Industry standards measure the height of the antenna from the top of any existing mechanical penthouse, which in this case is 1.2m or an 8.5% increase to the overall building height. This confirms that the antennas are exempt from municipal consultation. The proposed screening is considered a rooftop structure under the *Zoning Bylaw 2018* definitions and the proposal is within the maximum 5m height allowance.

If the applicant were to install antennas without screening, this matter would not come before Council. However, since the applicant proposes to screen the equipment (as encouraged in the Guidelines) this requires a review of the form and character of the screening as well as consideration of the location of the screening, which is proposed to be located within required setback.

CONCLUSIONS

The only matters under consideration for this application is the supportability of the proposed screening for the rooftop communications equipment. The proposed screening is located on the outermost edge of the existing roof, adjacent to the parapet. Although the proposed screening is tall, at 4.3m in height, it is within the allowable 5m height limit of the zoning bylaw. The proposed material palette is consistent with the existing building and helps to mitigate the visual impact of the screening. Staff therefore recommend Council consider supporting the proposed setback variance.

Respectfully submitted,

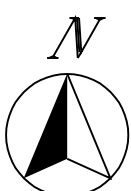
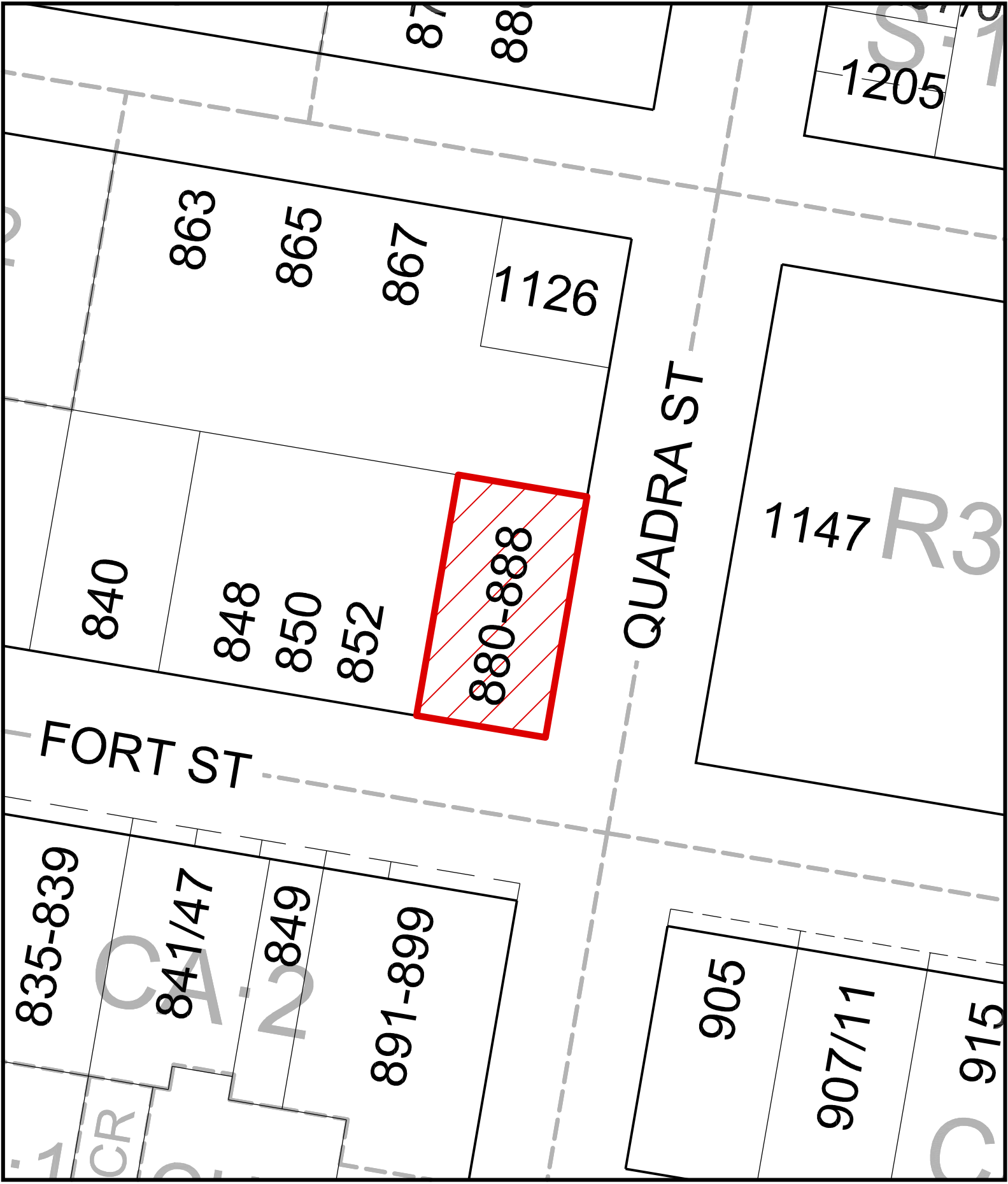
Charlotte Wain
Senior Planner – Development Services
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Plans date stamped December 16, 2021
- Attachment C: Photo visualisations
- Attachment D: Letters from applicant to Mayor and Council dated December 8, 2021 and February 25, 2022.



888 Fort Street
 Development Permit with Variance #DPV00186



DRAWINGS PRODUCED BY:



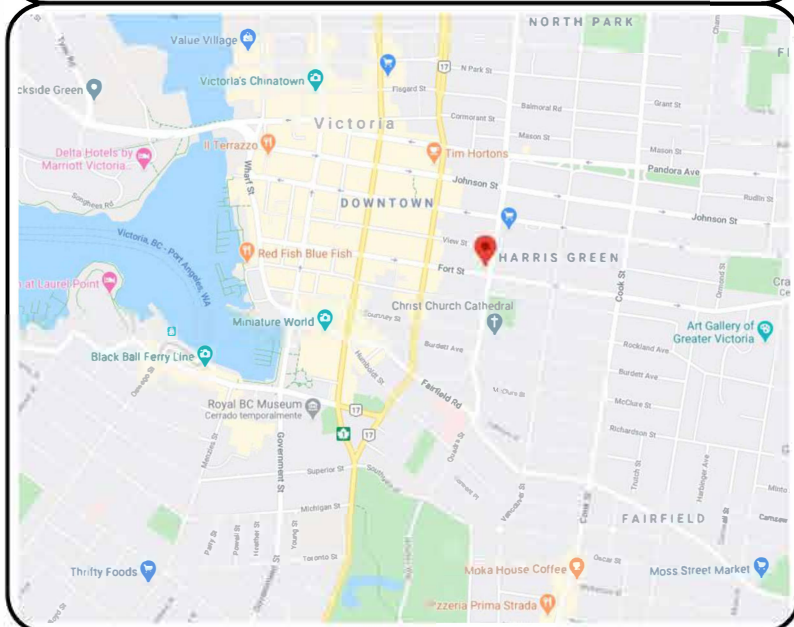
ELECTRICAL | STRUCTURAL | MECHANICAL | TELECOMMUNICATION
ENGINEERING & CONSTRUCTION MANAGEMENT | SALES & PROCUREMENT

#201 - 2951 ELLWOOD DRIVE SW
EDMONTON, ALBERTA, T6X 0B1
TEL: (780) 421-8306 FAX: (780) 702-0612
WWW.FCTELEC.COM

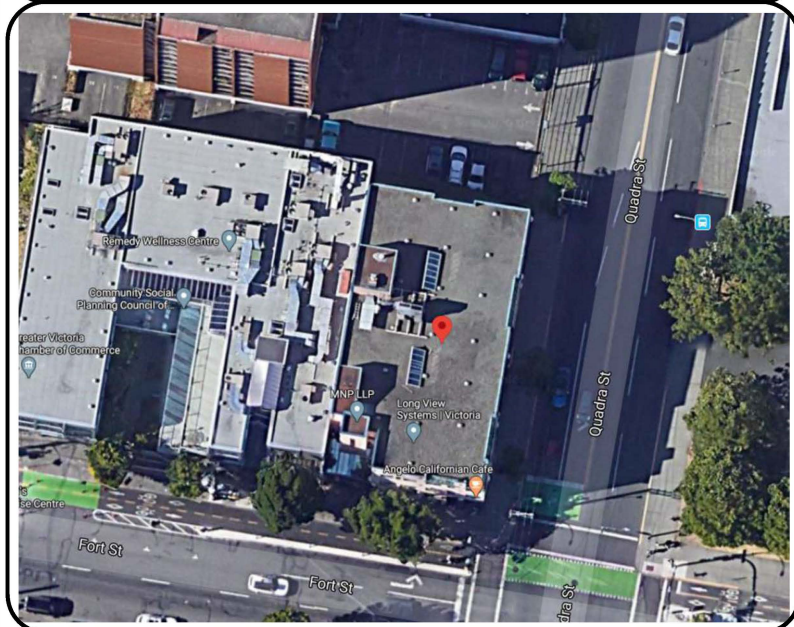
FC TELECOM PROJECT NUMBER:

20062

MAP:



SATELLITE IMAGE:



CLIENT:



PROJECT INFORMATION:

SITE ID: W5008

SITE NAME: QUADRA & VIEW

ADDRESS: 888 FORT ST

MUNICIPALITY: VICTORIA, BRITISH COLUMBIA

LEGAL DESCRIPTION:

SITE COORDINATES: LATITUDE 48° 25' 27.4224" N
LONGITUDE -123° 21' 35.6472" W

INSTALLATION: EQUIPMENT CABINETS & ANTENNAS

CONFIGURATION: ROOFTOP

RE-ISSUED FOR: BUILDING PERMIT
(ARCHITECTURAL & ELECTRICAL)

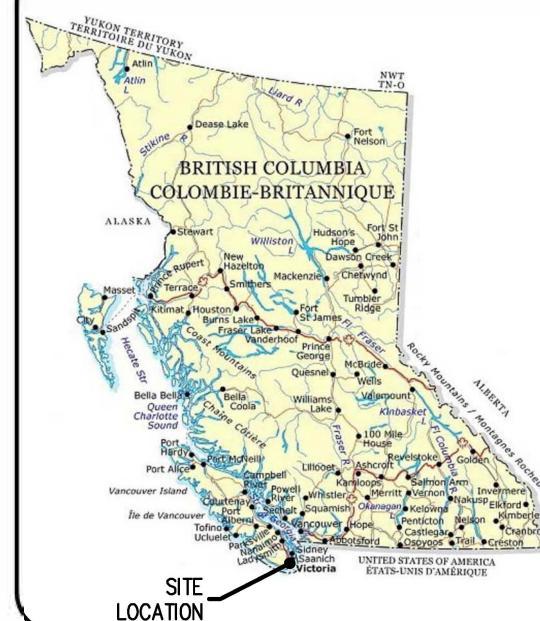
DATE: DECEMBER 16 2021

PROJECT CONTACTS:

ROGERS PROJECT MANAGER:
GARTH JONES
(604) 331-2903

DESIGN ENGINEERS:
FC TELECOM CONSULTANTS LTD.
(780) 421-8306

ALBERTA KEY MAP:



APPROVALS:

DRAWING LIST:

ATTACHMENT B

DRAWING NUMBER → G01 A COVER PAGE ← DRAWING TITLE
DRAWING REVISION

GENERAL DRAWINGS

- G01 2 COVER PAGE
- N01 1 GENERAL NOTES
- C01 1 ANTENNA CHART

ARCHITECTURAL DRAWINGS

- A01 1 SITE PLAN
- A02 1 ROOF PLAN
- A03 1 PARTIAL ROOF PLAN (1 of 2)
- A04 1 PARTIAL ROOF PLAN (2 of 2)
- A05 2 SOUTH BUILDING ELEVATION
- A06 2 EAST BUILDING ELEVATION
- A07 1 BUILDING ISOMETRIC

ELECTRICAL DRAWINGS

- E01 1 ELECTRICAL NOTES
- E02 1 SINGLE LINE DIAGRAM
- E03 1 ELECTRICAL ROUTING
- E04 1 ELECTRICAL ROUTING DETAILS
- E05 1 ROOFTOP GROUNDING PLAN & DETAILS
- E06 1 GROUNDING DETAILS
- E07 1 GROUNDING SCHEMATIC

REV.	DESCRIPTION	DD MMM YY	BY
2	RE-ISSUED FOR BUILDING PERMIT	16 DEC 21	G.M.
1	ISSUED FOR BUILDING PERMIT	21 MAY 21	J.A.
0	ISSUED FOR CONSTRUCTION	01 FEB 21	G.M.
A	ISSUED FOR PRELIMINARY REVIEW	18 JUN 20	G.M.

DRAWING NUMBER:

G01





GENERAL

1. PROVIDE ALL LABOUR AND MATERIALS FOR THE COMPLETE AND OPERATIONAL SYSTEM INDICATED IN THE DRAWINGS ATTACHED.
2. THE CONTRACTOR SHALL PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION FOR THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ARRANGE FOR THE AUTHORITIES HAVING JURISDICTION TO INSPECT THE WORKS FOR CONFORMANCE TO ALL DECREES. A COPY OF ALL PERMITS AND INSPECTION REPORTS SHALL BE FORWARDED TO THE ENGINEER FOR THE RECORD.
3. ALL WORK MUST COMPLY TO THE LATEST EDITIONS OF THE CANADIAN ELECTRICAL CODE, PROVINCIAL BUILDING CODE, NATIONAL FIRE PROTECTION CODE, CANADIAN STANDARDS ASSOCIATION, LOCAL BUILDING BY-LAWS, MUNICIPAL AND PROVINCIAL REGULATIONS AND LOCAL INSPECTION REQUIREMENTS. WHEN MORE THAN ONE STANDARD OR REGULATION APPLY TO A GIVEN ITEM, THE MOST STRINGENT ONE SHALL APPLY.
4. THE TENDERER MUST STUDY ALL PROJECT DOCUMENTS TO MAKE SURE HE FULLY UNDERSTANDS THE SCOPE OF THE WORK AND OBLIGATIONS IMPOSED ON HIM BY THE DRAWINGS AND SPECIFICATIONS. TENDERERS FINDING DISCREPANCIES, AMBIGUITY, OMISSIONS OR HAVE ANY DOUBTS ON THE INTENT OR MEANING OF THE SPECIFICATIONS OR DRAWINGS SHOULD AT ONCE NOTIFY THE ENGINEER WHO WILL SEND WRITTEN INSTRUCTIONS OR CLARIFICATIONS TO ALL TENDERERS. NO ALLOWANCE WILL SUBSEQUENTLY BE MADE FOR FAILURE TO NOTIFY THE ENGINEER.
5. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS, COMPARE WITH THOSE INDICATED ON THE DRAWINGS AND ADVISE THE ENGINEER OF ANY CONFLICT AND/OR OMISSION. THE CONTRACTOR SHALL CARRY OUT THIS VERIFICATION PRIOR TO THE PREPARATION OF SHOP DRAWINGS AND MANUFACTURE OF MATERIALS. ANY DISCREPANCIES IDENTIFIED AFTER THE COMMENCEMENT OF WORK SHALL BE RECTIFIED AT THE EXPENSE OF THE CONTRACTOR AND TO THE SATISFACTION OF THE ENGINEER. THE TENDERER MUST UNDERGO A SITE VISIT TO CAREFULLY EXAMINE AND UNDERSTAND THE SCOPE OF THE WORK REQUIRED BEFORE BID SUBMISSION. NO COMPENSATION IN ANY FORM WILL BE PAID FOR EXPENSES RESULTING FROM FAILURE TO DO SO.
6. ALL MATERIAL USED SHALL BE NEW, CSA APPROVED AND APPROVED FOR A PARTICULAR INSTALLATION. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
7. THE CONTRACTOR SHALL INSTALL SUITABLE PROTECTION (PLYWOOD SHEETS, ETC.) ON THE EXISTING ROOF FOR THE ENTIRE DURATION OF CONSTRUCTION IN ORDER TO AVOID DAMAGE TO THE EXISTING ROOFING. LOADS FROM CONSTRUCTION AND STORAGE OF MATERIALS SHALL NOT EXCEED AN UNIFORMLY DISTRIBUTED LOAD OF 1.0 kPa OR A CONCENTRATED LOAD OF 1.3 kN.
8. ALL SERVICES ARE TO BE ACCURATELY LOCATED PRIOR TO CONSTRUCTION AND ADEQUATE PROTECTION PROVIDED AT ALL TIMES. ANY INTERFERENCE OF EXISTING SERVICES OR UTILITIES WITH THE NEW STRUCTURE OR CONSTRUCTION OPERATIONS IS TO BE REPORTED TO THE ENGINEER PRIOR TO THE CONTINUATION OF CONSTRUCTION.
9. ALL DIMENSIONS ARE IN MILLIMETERS AND ELEVATIONS IN METERS UNLESS NOTED OTHERWISE.
10. FEATURES OF CONSTRUCTIONS NOT FULLY SHOWN ARE OF SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
11. ALL WORK SHALL MEET THE LATEST CLIENT'S TECHNICAL SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS AND CLIENTS SPECIFICATIONS SHALL BE REPORTED TO FC TELECOM CONSULTANTS AND CLIENT PRIOR TO COMMENCEMENT OF WORK.
12. THE CONTRACTOR SHALL PROVIDE 2 (TWO) SETS OF "AS BUILT" DRAWINGS MARKED IN RED. THE CONTRACTOR SHALL ALSO PROVIDE COMPLETE WARRANTY LITERATURE AND A MAINTENANCE MANUAL ON COMPLETION OF THE INSTALLATION. THIS PORTION OF THE CONTRACT TO BE HANDED IN WITHIN 5 (FIVE) WORKING DAYS AFTER COMPLETION OF INSTALLATION.

13. ALL ANTENNA MOUNTS AND EXPOSED MATERIAL SHALL BE PAINTED TO MATCH.
14. THE ENGINEER RESERVES THE RIGHT TO RELOCATE ANY EQUIPMENT WITHIN 3m OF THE LOCATION SPECIFIED ON THESE DRAWINGS PRIOR TO INSTALLATION BY THE CONTRACTOR.
15. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATE INSTALLATION FOR APPROVAL BY THE ENGINEER.
16. CONTRACTOR IS RESPONSIBLE FOR FIELD MEASUREMENTS TO CONFIRM LENGTHS OF CABLE TRAYS, ELECTRICAL LINES, AND ANTENNA CABLES.
17. ALL DAMAGE OR OPENING UP OF THE EXISTING STRUCTURE MUST BE MADE GOOD TO THE PRE-CONSTRUCTION CONDITION OR BETTER.
18. INSPECTION OF COMPLETED WORK IS REQUIRED BEFORE COVERING UP. PROVIDE MINIMUM 24 HRS NOTICE TO ENGINEER.
19. REMOVE AND CLEAN UP ANY DEBRIS OR MATERIAL FROM THE SITE THROUGHOUT THE DURATION OF THE CONTRACT AND ON COMPLETION OF THE WORK AS DIRECTED BY CLIENT.
20. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE PROVINCE OF ALBERTA.
21. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACTOR DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
22. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
23. ACCESS TO THE NEW WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE PROJECT MANAGER.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, PROVINCIAL, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
25. BILL OF MATERIAL AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/OWNER. CONTRACTOR/OWNER SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
26. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
27. RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
28. WHERE INDICATED: "CONFIRM" OR "CONFIRM ON SITE"- INDICATES THAT THE CONTRACTOR SHALL CONFIRM AND REPORT TO THE ENGINEER THE INFORMATION REQUESTED IN THE ASSOCIATED NOTE.
29. FIELD REVIEW: THE CONTRACTOR(S) SHALL GIVE NOTICE THAT APPROPRIATE PORTIONS OF THE WORK ARE COMPLETE AND AVAILABLE FOR FIELD REVIEW. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE FIELD REVIEW INSPECTIONS IN A TIMELY MANNER SUITABLE TO THE METHODS AND SCHEDULE OF CONSTRUCTION. THE ENGINEER SHALL BE GIVEN AT LEAST 24 HRS. ADVANCE NOTICE TO INSPECT. INSPECTIONS SHALL BE DURING NORMAL WORKING HOURS ONLY, INSPECTIONS REQUIRING SUBSTANTIAL TRAVEL TIME MUST BE GIVEN ADEQUATE NOTICE.

30. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO SAFEGUARD ALL EXIST STRUCTURES AFFECTED BY THE CONSTRUCTION. THE CONSTRUCTION LOAD SHALL NOT EXCEED DESIGN LIVE LOADS OF THE EXISTING STRUCTURE.
31. CONTRACTOR MAY PROPOSE MATERIALS AND METHODS OTHER THAN THE ONES SPECIFIED. APPROVAL OF THE ENGINEER AND OWNER MUST BE OBTAINED BEFORE SUCH MATERIALS AND METHODS ARE UTILIZED.
32. SCHEDULE AND COORDINATE ALL WORK WITH OTHER TRADES BEFORE INSTALLATION OF EQUIPMENT TO AVOID CONFLICT DURING OR AFTER INSTALLATION.

DRAWING LEGEND

----	HELIX CABLE		NUMBER OR LETTER INDICATING THE SECTION, ELEVATION, DETAIL OR NOTE.
----	GROUNDING LINE		
— P —	POWER		NUMBER INDICATING REFERENCE DRAWING
— F —	FIBER		
----	TRENCHED POWER		FIRE EXTINGUISHER
----	TRENCHED FIBER	DN	DOWN RUN
— T —	TELEPHONE	UP	UP RUN
----	TRENCHED TELEPHONE		ANTENNA
— C —	CABLE		
----	TRENCHED CABLE		
— A —	ALARM		
----	TRENCHED ALARM		
— F/P —	FIBER & POWER		
----	TRENCHED FIBER & POWER		
— F/T —	FIBER & TELEPHONE		
----	TRENCHED FIBER & TELEPHONE		
— x — x —	WOOD/VINYL FENCE		
— x — x —	CHAINLINK FENCE		

ROGERS CONSTRUCTION SPECIFICATIONS FORM AN INTEGRAL PART OF THESE SPECIFICATIONS. TELUS TO PROVIDE SPECIFICATIONS AS PART OF TENDER PACKAGE TO CONTRACTOR.

REVISION / ISSUE HISTORY:

REV.	DESCRIPTION	DATE	BY
1	ISSUED FOR BUILDING PERMIT	21 MAY 21	J.A.
0	ISSUED FOR CONSTRUCTION	01 FEB 21	G.M.

SEAL:



PERMIT:

PERMIT TO PRACTICE
FC TELECOM CONSULTANTS LTD.
 RM SIGNATURE: 
 RM EGBC ID #: 22715
 DATE: 2021-12-16
PERMIT NUMBER: 1002567
 Engineers and Geoscientists British Columbia (EGBC)

PRODUCED BY:



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ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE

CLIENT:



SITE NAME: **QUADRA & VIEW**
 SITE LOCATION: **888 FORT STREET VICTORIA, BRITISH COLUMBIA**
 SITE NUMBER: **W5008**

DRAWING TITLE:
GENERAL NOTES

DWG. SCALE:	NO SCALE	DRAWN BY:	G. MEJIA
DATE:	JUNE 09 2020	CHECKED BY:	F. CHUNARA
FC TELECOM PROJECT NUMBER:	20062	APPROVED BY:	F. CHUNARA

DRAWING NUMBER: **NO 1**

RADIO ANTENNA LIST

ANT. POS. NO.	CARRIER	ANTENNA ID	STATUS	ANTENNA HEIGHT (CENTER OF ANTENNA)	ANTENNA MOUNT	ANTENNA TYPE ⁽¹⁾	# RRUs ⁽⁵⁾			MDT (°)	MAIN LEAD TYPE ⁽²⁾ (m) ⁽⁴⁾	JUMPER TYPE (m)	ANT. AZ. (°) ⁽³⁾	SECTOR NO.	NOTES		
							(E)	(N)	(R)								
1	ROGERS	LTE	NEW	16.9m A.G.L.	NEW	T2008M6R032-v03	-	3	-	0	POWER + FIBER	67	-	3	0°	1	
2	ROGERS	LTE	FUTURE	16.9m A.G.L.	NEW	AIR6449	-	-	-	TBD	POWER + FIBER	67	-	3	0°	1	
3	ROGERS	LTE OFFSET	FUTURE	16.9m A.G.L.	NEW	T2008M6R032-v03	-	2	-	0	POWER + FIBER	67	-	3	60°	D	
4	ROGERS	LTE	NEW	16.9m A.G.L.	NEW	T2008M6R032-v03	-	3	-	0	POWER + FIBER	67	-	3	120°	2	
5	ROGERS	LTE	FUTURE	16.9m A.G.L.	NEW	AIR6449	-	-	-	TBD	POWER + FIBER	67	-	3	120°	2	
6	ROGERS	LTE OFFSET	FUTURE	16.9m A.G.L.	NEW	T2008M6R032-v03	-	2	-	0	POWER + FIBER	67	-	3	180°	E	
7	ROGERS	LTE	NEW	17.2m A.G.L.	NEW	T2008M6R032-v03	-	3	-	0	POWER + FIBER	67	-	3	240°	3	
8	ROGERS	LTE	FUTURE	17.2m A.G.L.	NEW	AIR6449	-	-	-	TBD	POWER + FIBER	67	-	3	240°	3	
9	ROGERS	LTE OFFSET	FUTURE	17.2m A.G.L.	NEW	T2008M6R032-v03	-	2	-	0	POWER + FIBER	67	-	3	300°	F	
10	ROGERS	GPS	NEW	18.2m A.G.L.	NEW	KRE1012395/2 GNSS	-	-	-	-	POWER + FIBER	68	-	-	N/A	N/A	

MICROWAVE TRANSMISSION LIST

ANT. POS. NO.	CARRIER	ANTENNA ID	STATUS	ANTENNA HEIGHT (CENTER OF ANTENNA)	ANTENNA MOUNT	ANTENNA TYPE ⁽¹⁾	MAIN LEAD TYPE ⁽²⁾		ANT. AZ. (°) ⁽³⁾	NOTES
							(m) ⁽⁴⁾	(m)		
11	ROGERS	M/W	FUTURE	TBD	NEW	TBD	TBD	TBD	TBD	
12	ROGERS	M/W	FUTURE	TBD	NEW	TBD	TBD	TBD	TBD	

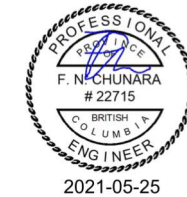
NOTES:

1. ALL ANTENNA SPECIFICATIONS TO BE CONFIRMED IN RADIO SITE QUALIFICATION AS PRODUCED BY ROGERS.
2. ANTENNA CABLES AS SPECIFIED BY ROGERS CIVIL SUBMISSION.
3. ALL ANTENNA AZIMUTHS ARE DETERMINED FROM TRUE NORTH.
4. ANTENNA CABLE LENGTHS HAVE BEEN MEASURED FROM Tx PORT TO EACH ANTENNA.
5. ALL RRUs TO BE MOUNTED WITHIN 3.0m OF ANTENNA EITHER BEHIND OR BELOW ON THE SAME MOUNT IF POSSIBLE UNLESS OTHERWISE NOTED. (E)=EXISTING, (N)=NEW, (R)=REMOVE.
6. ALL CABLES SHALL BE RATED FT6.

REVISION / ISSUE HISTORY:

REV.	DESCRIPTION	DATE	BY
1	ISSUED FOR BUILDING PERMIT	21 MAY 21	J.A.
0	ISSUED FOR CONSTRUCTION	01 FEB 21	G.M.
A	ISSUED FOR PRELIMINARY REVIEW	18 JUN 20	G.M.

SEAL:



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RM SIGNATURE:

RM EGBC ID #: 22715

DATE: 2021-12-16

PERMIT NUMBER: 1002567
Engineers and Geoscientists British Columbia (EGBC)

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SITE NAME: **QUADRA & VIEW**
 SITE LOCATION: **888 FORT STREET
VICTORIA, BRITISH COLUMBIA**
 SITE NUMBER: **W5008**

DRAWING TITLE:

ANTENNA CHART

DWG. SCALE: NO SCALE	DRAWN BY: G. MEJIA
DATE: JUNE 09 2020	CHECKED BY: F. CHUNARA
FC TELECOM PROJECT NUMBER: 20062	APPROVED BY: F. CHUNARA

DRAWING NUMBER:

CO1



REVISION / ISSUE HISTORY:

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1	ISSUED FOR BUILDING PERMIT	21 MAY 21	J.A.
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 SITE LOCATION: **888 FORT STREET
 VICTORIA, BRITISH COLUMBIA**
 SITE NUMBER: **W5008**

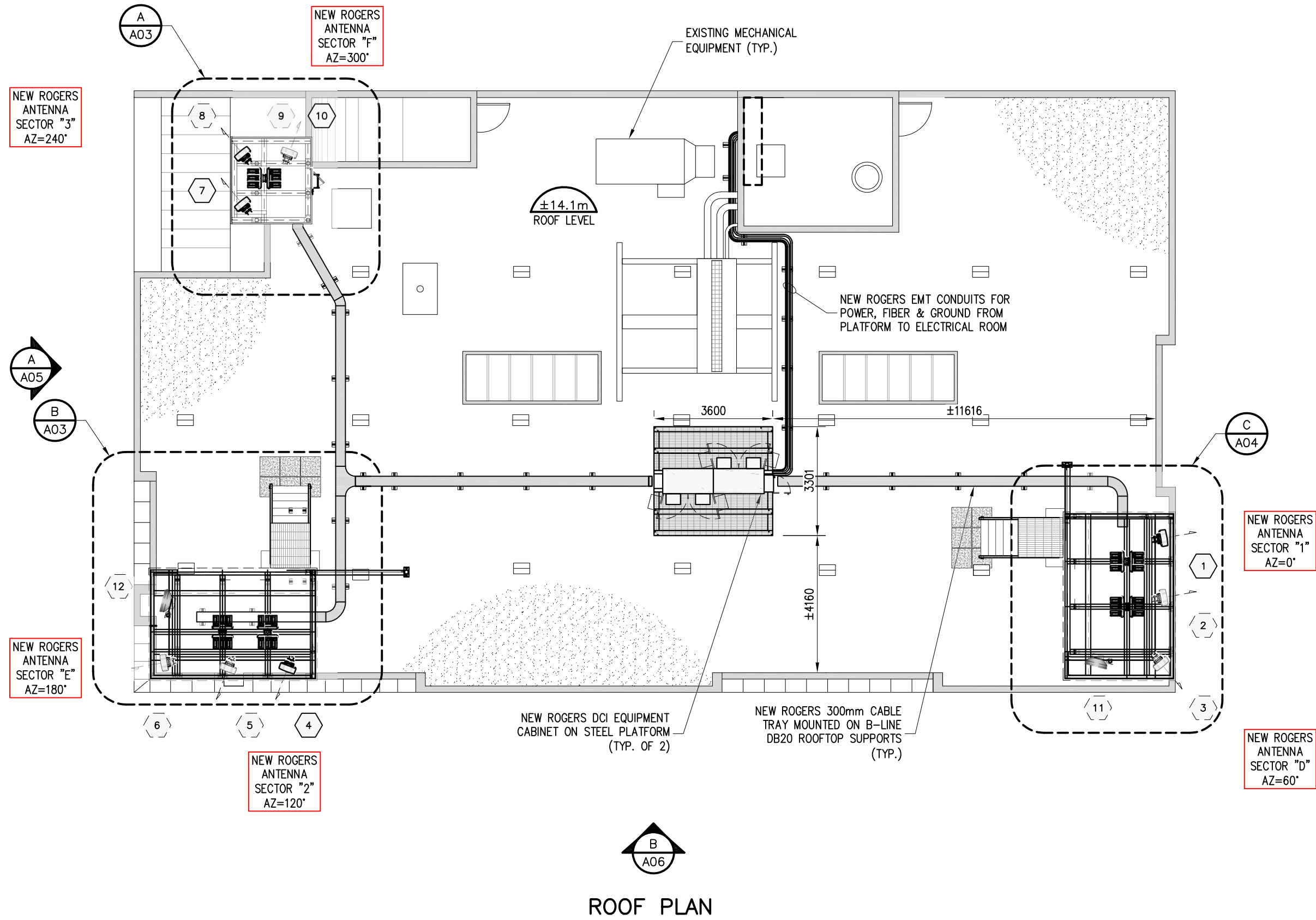
DRAWING TITLE:

SITE PLAN

DWG. SCALE: 1:500	DRAWN BY: G. MEJIA
DATE: JUNE 09 2020	CHECKED BY: F. CHUNARA
FC TELECOM PROJECT NUMBER: 20062	APPROVED BY: F. CHUNARA

DRAWING NUMBER:

A01



ROOF PLAN

REVISION / ISSUE HISTORY:

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1	ISSUED FOR BUILDING PERMIT	21 MAY 21	J.A.
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 RM EGBC ID #: 22715
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PERMIT NUMBER: 1002567
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SITE NAME: **QUADRA & VIEW**
 SITE LOCATION: **888 FORT STREET VICTORIA, BRITISH COLUMBIA**
 SITE NUMBER: **W5008**

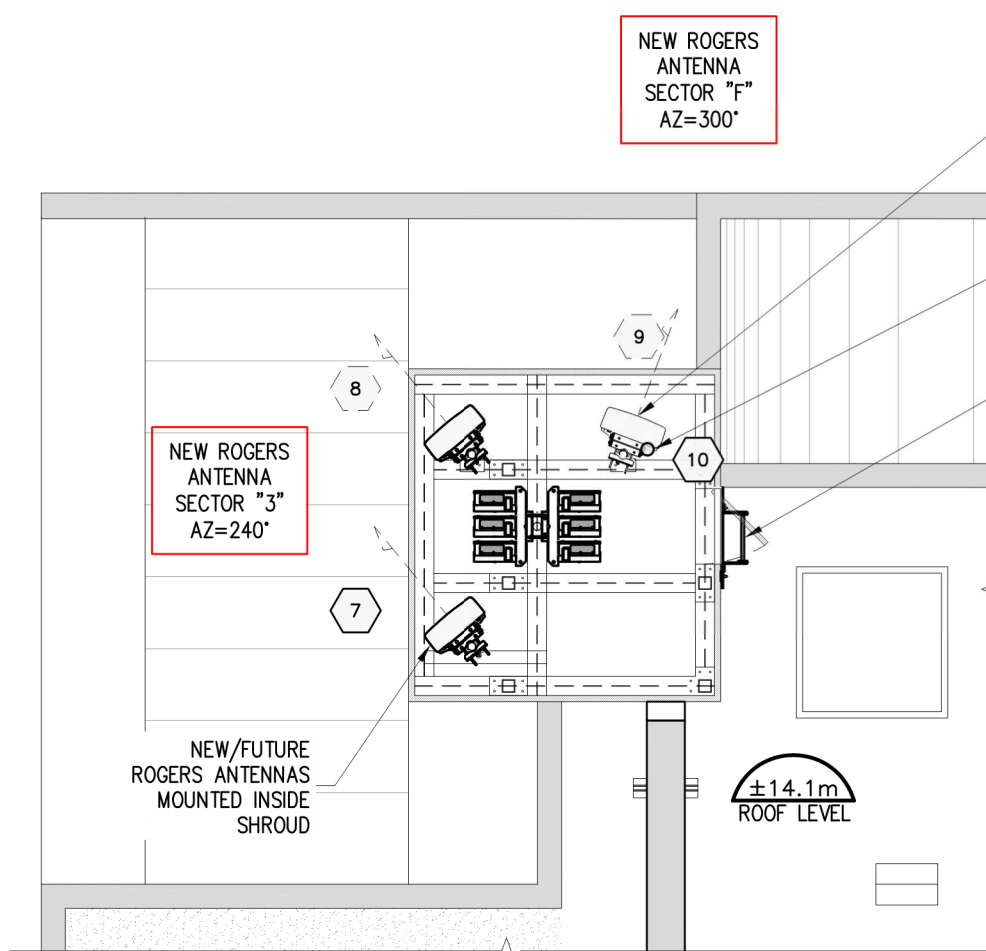
DRAWING TITLE:

ROOF PLAN

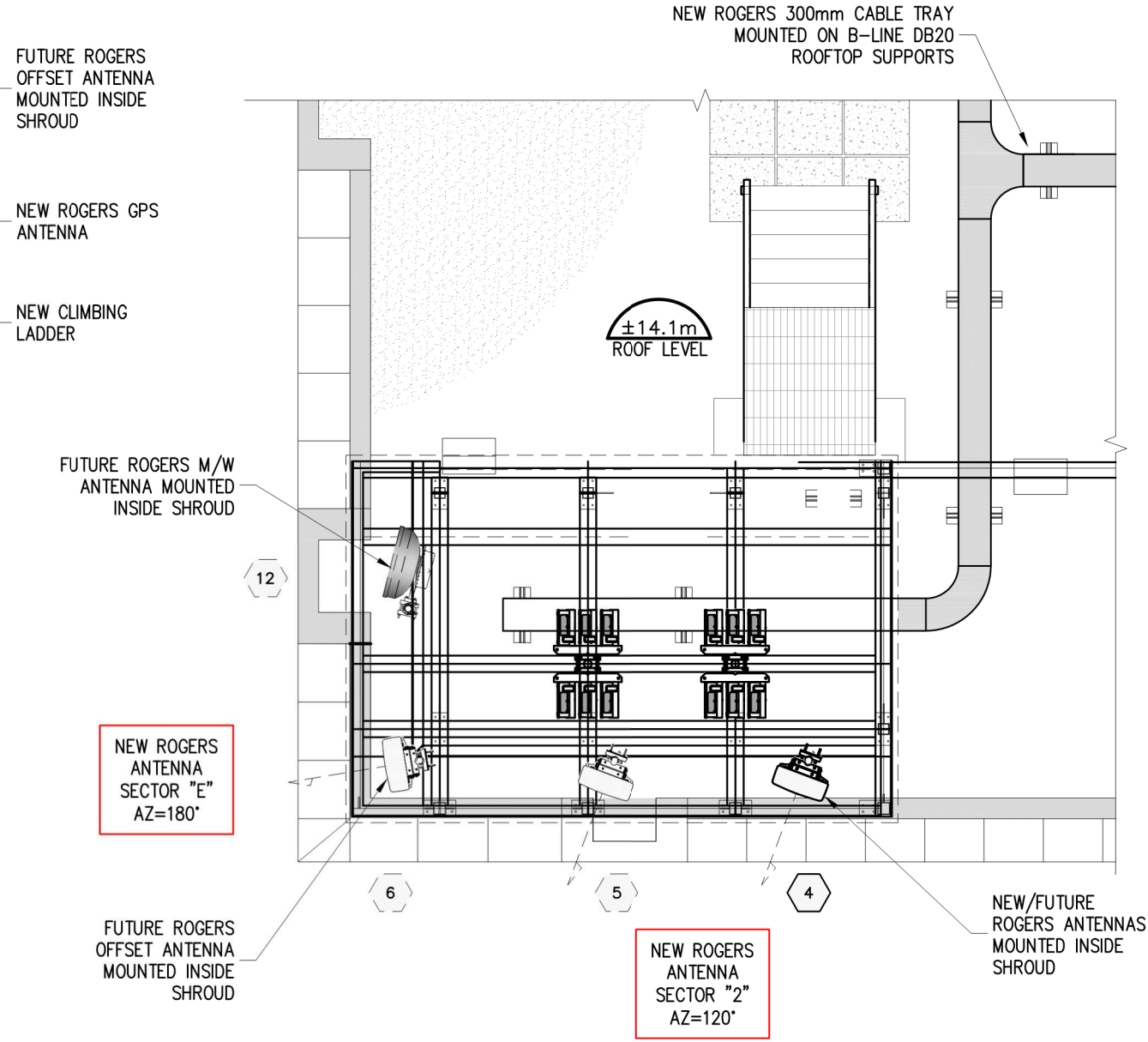
DWG. SCALE: 1:125	DRAWN BY: G. MEJIA
DATE: JUNE 09 2020	CHECKED BY: F. CHUNARA
FC TELECOM PROJECT NUMBER: 20062	APPROVED BY: F. CHUNARA

DRAWING NUMBER:

A02



PARTIAL ROOF PLAN A
A02



PARTIAL ROOF PLAN B
A02

REVISION / ISSUE HISTORY:

REV.	DESCRIPTION	DATE	BY
1	ISSUED FOR BUILDING PERMIT	21 MAY 21	J.A.
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RM EGBC ID #: 22715
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SITE NUMBER: **W5008**

DRAWING TITLE:
**PARTIAL BUILDING PLAN
(1 of 2)**

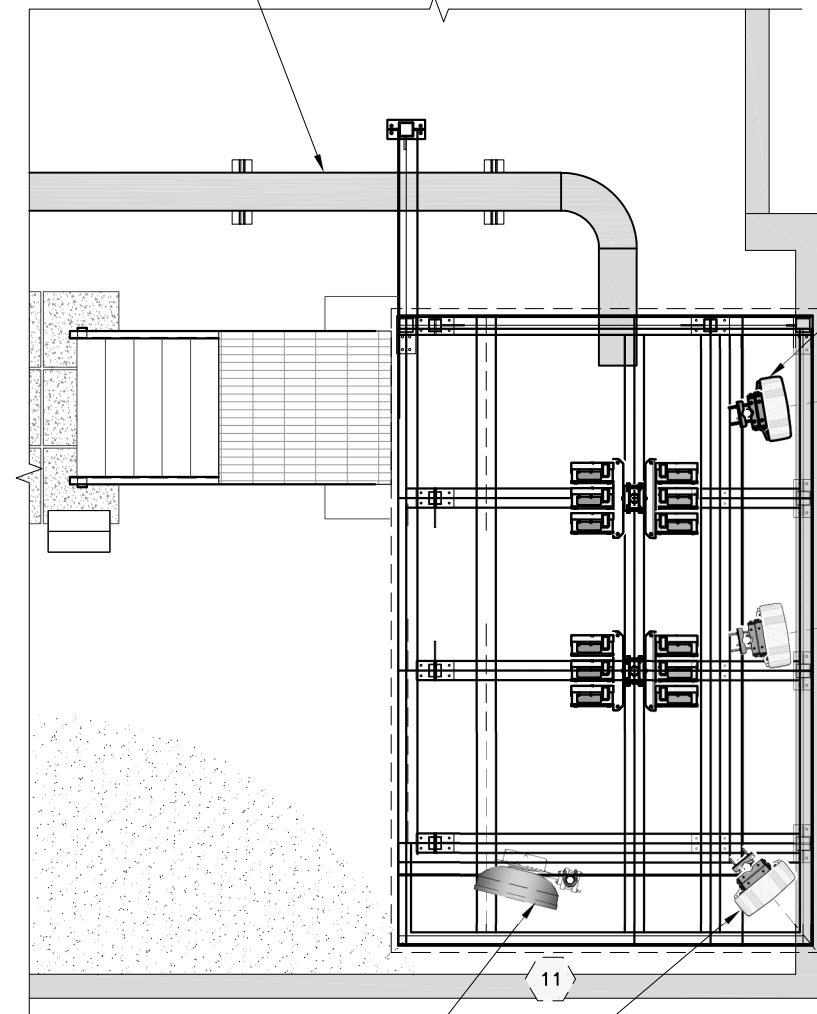
DWG. SCALE: 1:60	DRAWN BY: G. MEJIA
DATE: JUNE 09 2020	CHECKED BY: F. CHUNARA
FC TELECOM PROJECT NUMBER: 20062	APPROVED BY: F. CHUNARA

DRAWING NUMBER:

A03



NEW ROGERS 300mm CABLE TRAY MOUNTED ON B-LINE DB20 ROOFTOP SUPPORTS



PARTIAL ROOF PLAN C
A02

REVISION / ISSUE HISTORY:

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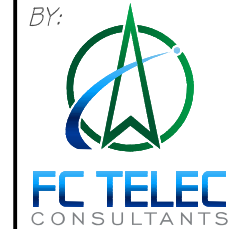
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RM EGBC ID #: 22715

DATE: 2021-12-16

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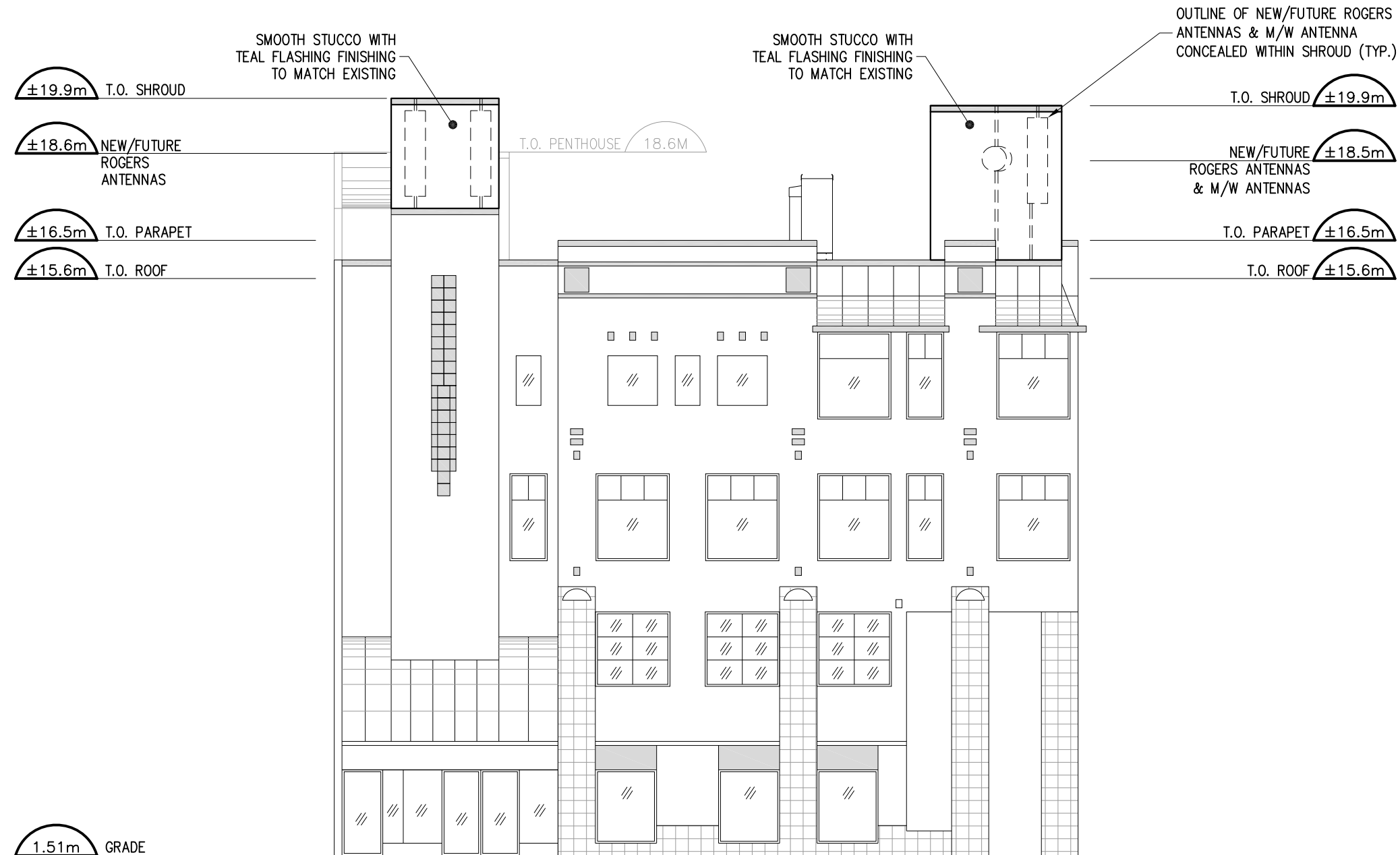
SITE NAME: **QUADRA & VIEW**
 SITE LOCATION: **888 FORT STREET
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 SITE NUMBER: **W5008**

DRAWING TITLE:
**PARTIAL BUILDING PLAN
(2 of 2)**

DWG. SCALE: 1:60	DRAWN BY: G. MEJIA
DATE: JUNE 09 2020	CHECKED BY: F. CHUNARA
FC TELECOM PROJECT NUMBER: 20062	APPROVED BY: F. CHUNARA

DRAWING NUMBER:

A04



SOUTH BUILDING ELEVATION A
A02

REVISION / ISSUE HISTORY:

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2	RE-ISSUED FOR CONSTRUCTION	16 DEC 21	G.M.
1	RE-ISSUED FOR CONSTRUCTION	21 MAY 21	J.A.
0	ISSUED FOR CONSTRUCTION	01 FEB 21	G.M.
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SITE LOCATION: **888 FORT STREET
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SITE NUMBER: **W5008**

DRAWING TITLE:

SOUTH BUILDING ELEVATION

DWG. SCALE: 1:125	DRAWN BY: G. MEJIA
DATE: JUNE 09 2020	CHECKED BY: F. CHUNARA
FC TELECOM PROJECT NUMBER: 20062	APPROVED BY: F. CHUNARA

DRAWING NUMBER:

A05

OUTLINE OF NEW/FUTURE ROGERS ANTENNAS & M/W ANTENNA CONCEALED WITHIN SHROUD (TYP.)

SMOOTH STUCCO WITH TEAL FLASHING FINISHING TO MATCH EXISTING

SMOOTH STUCCO WITH TEAL FLASHING FINISHING TO MATCH EXISTING



EAST BUILDING ELEVATION B
A02

REVISION / ISSUE HISTORY:

REV.	DESCRIPTION	DATE	BY
2	RE-ISSUED FOR CONSTRUCTION	16 DEC 21	G.M.
1	RE-ISSUED FOR CONSTRUCTION	21 MAY 21	J.A.
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 RM EGBC ID #: 22715
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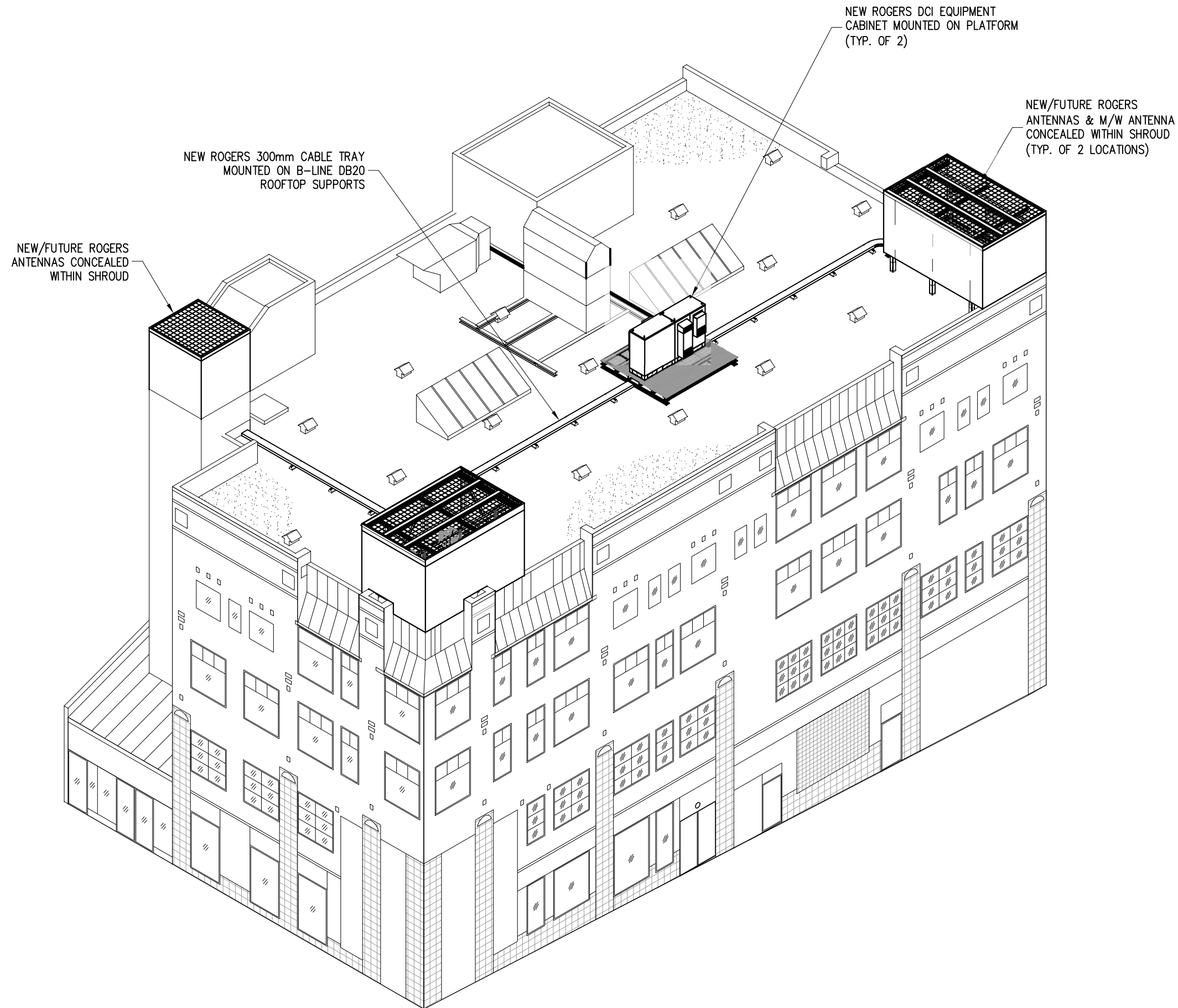


SITE NAME: **QUADRA & VIEW**
 SITE LOCATION: **888 FORT STREET VICTORIA, BRITISH COLUMBIA**
 SITE NUMBER: **W5008**

DRAWING TITLE:
EAST BUILDING ELEVATION

DWG. SCALE: 1:125	DRAWN BY: G. MEJIA
DATE: JUNE 09 2020	CHECKED BY: F. CHUNARA
FC TELECOM PROJECT NUMBER: 20062	APPROVED BY: F. CHUNARA

DRAWING NUMBER: **A06**



BUILDING ISOMETRIC

REVISION / ISSUE HISTORY:

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 RM EGBC ID #: 22715
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 SITE NUMBER: **W5008**

DRAWING TITLE:

BUILDING ISOMETRIC

DWG. SCALE:	NO SCALE	DRAWN BY:	G. MEJIA
DATE:	JUNE 09 2020	CHECKED BY:	F. CHUNARA
FC TELECOM PROJECT NUMBER:	20062	APPROVED BY:	F. CHUNARA

DRAWING NUMBER:

A07

POWER

- ALL ELECTRICAL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE CANADIAN ELECTRICAL CODE AND COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE MUNICIPAL AND PROVINCIAL CODES AND REGULATIONS, AND UTILITY GUIDELINES.
- CONTRACTOR TO OBTAIN ALL NECESSARY ELECTRICAL PERMITS AND PAY ALL FEES AS REQUIRED TO COMPLETE THE ELECTRICAL WORK. UPON PROJECT COMPLETION AND PRIOR TO REQUESTING FINAL INSPECTION, DELIVER A COPY OF THE FINAL ELECTRICAL INSPECTION CERTIFICATE TO THE ENGINEER.
- PRIOR TO CONSTRUCTION, PERFORM ON-SITE VERIFICATION OF THE EXISTING SITE AND ELECTRICAL SYSTEM AND REPORT ANY DISCREPANCIES TO THE ENGINEER. FIELD MEASUREMENTS AND EXACT RACEWAY ROUTING ARE THE RESPONSIBILITY OF THE CONTRACTOR (AND MUST BE CONSIDERED PRIOR TO SUBMITTING BID).
- OBTAIN LOCATES PRIOR TO ANY EXCAVATION AND PROTECT ALL BURIED UTILITIES. REINSTATE ALL DISTURBED SURFACES TO PRE-CONSTRUCTION CONDITIONS.
- REVIEW THE ELECTRICAL DRAWINGS IN CONJUNCTION WITH THE DRAWINGS AND SPECIFICATIONS OF ALL OTHER DISCIPLINES, INCLUDING THE CARRIER TECHNICAL SPECIFICATION PROVIDED BY CARRIER. REPORT ANY DISCREPANCIES TO CARRIER AND CONSULTANT.
- PROVIDE TEMPORARY POWER TO ALL TRADES DURING CONSTRUCTION AS REQUIRED.
- ALL WIRING, DEVICES AND EQUIPMENT SHALL BE NEW AND CSA APPROVED. EQUIPMENT OF SAME TYPE SHALL BE OF THE SAME MANUFACTURER.
- INSTALL A 3mm NYLON PULL CORD IN ALL CONDUITS.
- PROVIDE LAMICOID ON ALL INSTALLED ELECTRICAL EQUIPMENT.
- THE CONTRACTOR SHALL ALIGN EXPOSED CONDUIT RUNS PARALLEL TO AND AT RIGHT ANGLE WITH THE BUILDING WALLS. PRECISELY PLACE, LEVEL AND ADJUST TO PLUMB ALL THE CABLE TRAYS, CONDUITS AND SUSPENDING RODS. CONDUITS AND TRAY SHALL BE SOLIDLY ANCHORED IN CONFORMANCE WITH THIS DRAWING SET. IF DETAILS ARE NOT SUFFICIENT, ENGINEER TO PROVIDE ADDITIONAL DETAILS.
- THE CONTRACTORS SHALL NOT RUN CONDUITS PARALLEL TO HOT WATER OR STEAM LINES. THE CONTRACTOR SHALL MAINTAIN AT LEAST 100mm SEPARATION AT CROSSOVERS. DISSIMILAR METALS SHALL BE GALVANICALLY ISOLATED.
- WHEN ONE OR MORE CONDUIT ARE RUN, THEY SHALL BE MOUNTED NEATLY ON STRUT, UNLESS SHOWN OTHERWISE.
- ALL TRANSFORMERS SHALL BE 'DRY-TYPE' AIR COOLED WITH GRID ENCLOSURE AND TYPE H INSULATION. WHEN INSTALLING TRANSFORMERS, THE CONTRACTOR SHALL RESPECT ALL CLEARANCES FOR VENTILATION AND SEISMIC.
- ALL PANELBOARDS SHALL BE WITH BOLT-ON BRANCH AND MAIN MOULDED CASE CIRCUIT BREAKERS UNLESS SPECIFIED OTHERWISE.
- ALL FUSES TO BE BUSSMAN HRC UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR SHALL RESPECT THE SYMMETRY FOR THE EXPOSED PART OF THE ELECTRICAL INSTALLATION AND SHALL REPORT ANY PROBLEMS TO THE ENGINEER.
- USE ISOLATED NEUTRAL FOR METER GROUND CONNECTION WHERE METERS ARE SHOWN.
- UPON COMPLETION OF THE INSTALLATION, OPERATE AND ADJUST ALL EQUIPMENT AND SYSTEMS TO MEET SPECIFIED PERFORMANCE REQUIREMENTS. ALL TESTING SHALL BE DONE BY QUALIFIED PERSONNEL. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE POWER AND TELEPHONE COMPANIES AND SHALL COMPLY WITH ALL SERVICE REQUIREMENTS FOR EACH UTILITY COMPANY.
- ALL NECESSARY EXCAVATIONS AND BACKFILLING INCIDENTAL TO THE WORK UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWING SHALL BE PROVIDED BY THE CONTRACTOR.
- COORDINATION OF ALL SLEEVES, CHASES, ETS., WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY PORTION OF THE WORK. ALL CUTTING AND PATCHING OF WALLS, PARTITIONS, FLOORS, AND CHASES IN CONCRETE, WOOD, STEEL OR MASONRY SHALL BE DONE AS PROVIDED ON THE DRAWINGS.
- SEAL ALL PENETRATION THROUGH WALL AND FLOORS WITH APPROVED GROUT AND/OR FIRESTOP.
- WHERE INSTALLED ON EXTERIORS AND EXPOSED TO DAMAGE, ALL CONDUIT SHALL BE RIGID STEEL. ALUMINUM CONDUIT SHALL NOT BE ALLOWED.
- NEW CIRCUIT BREAKERS SHALL BE RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AS DETERMINED BY THE LOCAL UTILITY. CONTRACTOR SHALL VERIFY MAXIMUM AVAILABLE FAULT CURRENT, AND COORDINATE INSTALLATION WITH THE LOCAL UTILITY BEFORE STARTING WORK.
- ALL CONDUCTORS SHALL BE COPPER, THE USE OF ALUMINUM CONDUCTORS SHALL NOT BE ALLOWED.
- PRIOR TO ORDERING EQUIPMENT, PROVIDE SHOP DRAWINGS (2 SETS) FOR ALL ELECTRICAL EQUIPMENT SPECIFIED FOR APPROVAL.
- ALL NEW OVERCURRENT DEVICES AND ELECTRICAL EQUIPMENT TO HAVE AN A.I.C. RATING GREATER THAN THE AVAILABLE FAULT CURRENT THEY MAY BE SUBJECTED TO (10KA MIN.)
- WHERE CONDUITS/DUCTS TRANSITION FROM BELOW GRADE TO VERTICAL, PROVIDE (ABOVE GRADE) EXPANSION JOINTS IN ACCORDANCE WITH CEC OR AS PER UTILITY REQUIREMENTS.
- WHEN EQUIPMENT MODIFICATIONS ARE REQUIRED TO FACILITATE CONDUCTOR CONNECTIONS TO AN EXISTING SWITCHBOARD, SPLITTER, BUS DUCT ETC, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY MANUFACTURER, CSA OR THIRD PARTY APPROVALS TO THE SATISFACTION OF LOCAL ELECTRICAL INSPECTION.

GROUNDING

- ALL INDOOR GROUND CONDUCTORS, UNLESS SPECIFIED OTHERWISE, SHALL BE 2/0 COPPER WITH GREEN INSULATED JACKET. ALL OUTDOOR GROUND CONDUCTORS, UNLESS SPECIFIED OTHERWISE, SHALL BE 2/0 TINNED COPPER WITH BLACK INSULATED JACKET.
- ALL GROUND LUGS TO BE 2 (TWO) HOLE LONG BARREL COMPRESSION TYPE. FASTENERS USED TO ATTACH GROUND LUGS TO THE COPPER GROUND BUS ARE TO BE OF COPPER OR SILICON BRONZE ONLY. USE ONLY 'C' TAPS TO CONNECT EQUIPMENT AND OTHER GROUNDS TO MAIN GROUND CONDUCTOR. GROUND CONNECTIONS TO BE MADE IN THE DIRECTION OF BUILDING GROUND. LOCK WASHERS SHALL BE INSTALLED WHERE MECHANICAL CONNECTIONS ARE NECESSARY. ALL CONNECTIONS TO BE TREATED WITH A NON-OXIDANT COMPOUND PRIOR TO INSTALLATION.
- AIR TERMINALS WHEN INSTALLED SHALL BE CONNECTED DIRECTLY TO THE MAIN GROUND RUN.
- WHEN GROUND RODS ARE INSTALLED, THE CONTRACTOR WILL PERFORM A GROUND RESISTANCE TEST USING A METHOD ACCEPTABLE AND APPROVED BY THE ENGINEER AND SUBMIT THE RESULTS TO THE ENGINEER. IF THE GROUND RESISTANCE EXCEEDS 5 (FIVE) OHMS, ADDITIONAL GROUND RODS NEED TO BE INSTALLED.
- WHEN GROUND RODS ARE INSTALLED, THEY SHALL BE 3050mm LONG x 16mm DIAMETER, COPPER PLATED STEEL AND BURIED MINIMUM 150mm BELOW GRADE AND 600mm FROM ANY FOUNDATIONS (UNLESS STATED OTHERWISE). THE CONTRACTOR SHALL VERIFY IN WRITING THAT THE GROUND IS CONTINUOUS AT ANY POINT IN THE GROUNDING SYSTEM BY USE OF GROUND CONTINUITY TESTERS.
- ALL CONNECTIONS TO GROUND RODS SHALL BE EXOTHERMIC WELDS.
- ALL GROUND CONNECTIONS ARE TO BE CLEAN AND FREE OF PAINT AT THEIR MATING SURFACES AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. USE "PENETROX" OR EQUIVALENT ANTIOXIDANT GREASE.
- ALL HORIZONTAL LADDER TRAY AND EMT ENDS ARE TO BE BONDED TO GROUND THROUGHOUT THE INSTALLATION AS PER CODE REQUIREMENTS.
- PROVIDE BUSHINGS ON ALL EMT TERMINATIONS AND BOND TERMINATIONS TO GROUND.
- CONNECT CABLES TO GROUNDING BAR IN COMPLIANCE WITH PANI STANDARD: P-SURGE PRODUCER, A-SURGE ABSORBER, N-NON-ISOLATED CABLES, I-ISOLATED CABLES.
- ALL ELECTRICAL NEUTRALS, RACEWAYS AND NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT AND ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH CEC. THIS SHALL INCLUDE NEUTRAL CONDUCTORS, CONDUITS, SUPPORTS, CABINETS, BOXES, GROUND BUSES, ETC. THE NEUTRAL CONDUCTOR FOR EACH SYSTEM SHALL BE GROUNDED BY ONE POINT ONLY.

COMMUNICATION

- CONTRACTOR TO PERFORM SWEEP TEST IN ACCORDANCE WITH CARRIER REQUIREMENTS TO ENSURE PROPER EQUIPMENT FUNCTIONALITY. TEST RESULTS SHALL BE FORWARDED TO CARRIER. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THE SWEEP TESTS PASS. THE CONTRACTOR SHALL HAVE ALL NECESSARY CREW TO TROUBLESHOOT, REPAIR OR REPLACE FAULTY LINES AND CONNECTORS DURING SWEEPING.
- ALL OUTDOOR CABLES TRAYS SHALL BE LADDER TYPE COMPLETE WITH COVER.
- CABLE TRAYS ON PENTHOUSE WALLS SHALL ALSO BE PAINTED TO MATCH EXISTING BUILDING. CABLE TRAYS ON ROOF SHALL BE MOUNTED ON NON-PENETRATING MOUNTS.
- ALL ANTENNA SUPPORTS, CABLES AND ACCESSORIES SHALL BE SUPPLIED BY THE CONTRACTOR. SHELTER, WICS, RADIOS, ANTENNA AND AUXILIARY CABINET SUPPLIED BY OTHERS BUT PICKED UP BY THE CONTRACTOR.
- ANTENNAS ARE ORIENTED ACCORDING TO THE GEOGRAPHIC NORTH.
- LABEL ANTENNA CABLES AT EQUIPMENT AND AT ANTENNAS AS PER CARRIER REQUIREMENTS.
- ALL JUMPER CABLES TO THE EQUIPMENT CABINETS MUST BE OF PROPER LENGTH WITH LESS THAN 150mm SLACK. IF JUMPER INSTALLATION MUST BE PERFORMED PRIOR TO EQUIPMENT INSTALLATION, THE CONTRACTOR MUST ENSURE THAT THEY ARE CUT TO APPROPRIATE LENGTH AND PROTECTED UNTIL EQUIPMENT IS INSTALLED.
- DOGHOUSES FOR CABLE TRAY PENETRATION THROUGH ROOFS ARE AS PER THE DRAWING DETAILS. IN ALL CASES THE ROOFING REPAIRS MUST BE DONE WITH A CERTIFIED ROOFER AND MUST HAVE A WARRANTY. HOLES TO BE MADE IN THE EXISTING STRUCTURE MUST BE APPROVED BY THE CONSULTANT AND MAY REQUIRE X-RAYING.
- BENDING RADIUS FOR FIBER OPTIC CABLES WHEN PULLING IN CONDUIT SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. USE LONG SWEEP ELBOWS TO COMPLY WITH THE BEND RADIUS REQUIREMENTS.

DRAWING LEGEND

--- · · · · ·	HELIX CABLE		NUMBER OR LETTER INDICATING THE SECTION, ELEVATION, DETAIL OR NOTE.
-----	GROUNDING LINE		NUMBER INDICATING REFERENCE DRAWING
— P — P —	POWER		DOUBLE HEAD 8W EMERGENCY LIGHTING c/w 50W BATTERY PACK
--- P --- P ---	TRENCHED POWER		FIRE EXTINGUISHER
— F — F —	FIBER		HIGH TEMP ALARM
--- F --- F ---	TRENCHED FIBER		LOW TEMP ALARM
— T — T —	TELEPHONE		DOOR CONTACT ALARM
--- T --- T ---	TRENCHED TELEPHONE		4' FLUORESCENT T8 FIXTURE c/w 2x32W T8 FLUORESCENT TUBE AND REMOVABLE WIRE GUARD
— C — C —	CABLE		HEAT DETECTOR
--- C --- C ---	TRENCHED CABLE		SMOKE DETECTOR
— A — A —	ALARM		FIRE ALARM BELL
--- A --- A ---	TRENCHED ALARM		EXISTING MECHANICAL EQUIPMENT
— F/P —	FIBER & POWER		AIR TERMINAL
--- F/P ---	TRENCHED FIBER & POWER		120V. 1# DIRECT CONNECTION TO EQUIPMENT SUPPLIED BY OTHERS DIVISIONS
— F/T —	FIBER & TELEPHONE		TRANSFORMER
--- F/T ---	TRENCHED FIBER & TELEPHONE		TRANSFORMER
— DC —	DC CABLE		JUNCTION BOX
	RECEPTACLE		MANUAL TRANSFER SWITCH
	GROUNDING ROD		15A 120V SWITCH
■	C-TAP CONNECTION		
DN	DOWN RUN		
UP	UP RUN		
	ANTENNA		
●	CADWELD		
	SURFACE MOUNTED PANEL BOARD		
	DENOTES CABLE OR CONDUIT TURNING UP IN PLAN VIEW		
	DENOTES CABLE OR CONDUIT TURNING DOWN IN PLAN VIEW		
	CHANGE IN ELEVATION OF CABLE OR CONDUIT IN PLAN VIEW		

ROGERS CONSTRUCTION SPECIFICATIONS FORM AN INTEGRAL PART OF THESE SPECIFICATIONS. ROGERS TO PROVIDE SPECIFICATIONS AS PART OF TENDER PACKAGE TO CONTRACTOR.

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SEAL:



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FC TELECONSULTANTS LTD.
 RM SIGNATURE:
 RM EGBC ID #: 22715
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PERMIT NUMBER: 1002567
 Engineers and Geoscientists British Columbia (EGBC)

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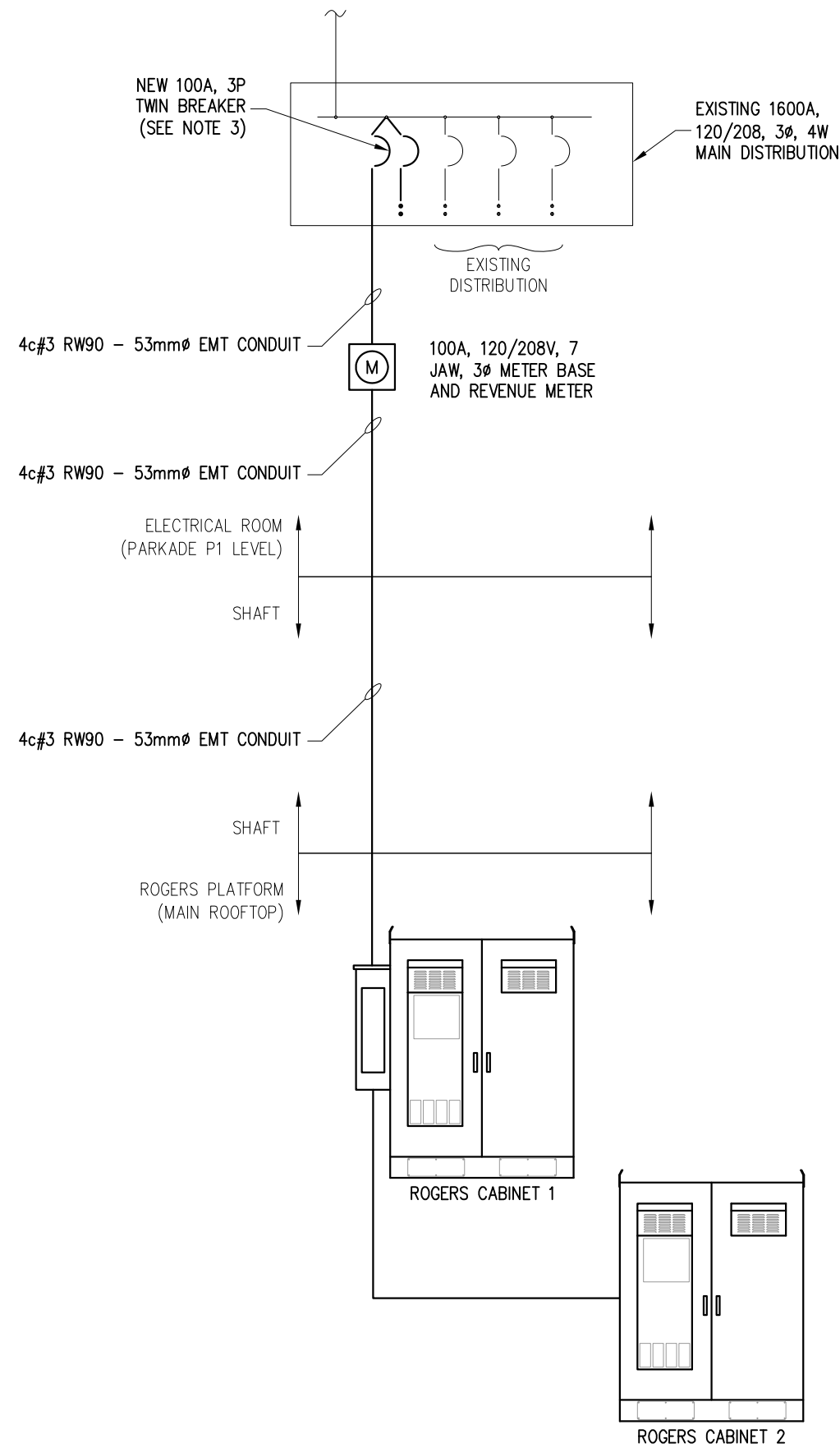


SITE NAME: **QUADRA & VIEW**
 SITE LOCATION: **888 FORT STREET VICTORIA, BRITISH COLUMBIA**
 SITE NUMBER: **W5008**

DRAWING TITLE:
ELECTRICAL NOTES

DWG. SCALE: NO SCALE	DRAWN BY: G. MEJIA
DATE: JUNE 09 2020	CHECKED BY: F. CHUNARA
FC TELEC PROJECT NUMBER: 20062	APPROVED BY: F. CHUNARA

DRAWING NUMBER:
E01



SINGLE LINE DIAGRAM

NOTES:

1. LEAVE PULL ROPE IN ALL CONDUITS.
2. ALL ROGERS EQUIPMENT INCLUDING METER A SHALL BE PROVIDED WITH A LAMICOID LABEL TO IDENTIFY "PROPERTY OR ROGERS".
3. INSTALL TWIN BREAKER. USE (1) TO FEED ROGERS EQUIPMENT AND LABEL (1) AS SPARE.

REVISION / ISSUE HISTORY:

REV.	DESCRIPTION	DATE	BY
1	ISSUED FOR BUILDING PERMIT	21 MAY 21	J.A.
0	ISSUED FOR CONSTRUCTION	01 FEB 21	G.M.

SEAL:



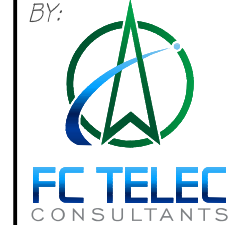
PERMIT:

PERMIT TO PRACTICE
FC TELECOM CONSULTANTS LTD.

RM SIGNATURE: *[Signature]*
 RM EGBC ID #: 22715
 DATE: 2021-12-16

PERMIT NUMBER: 1002567
 Engineers and Geoscientists British Columbia (EGBC)

PRODUCED BY:



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ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE

CLIENT:



SITE NAME: **QUADRA & VIEW**
 SITE LOCATION: **888 FORT STREET VICTORIA, BRITISH COLUMBIA**
 SITE NUMBER: **W5008**

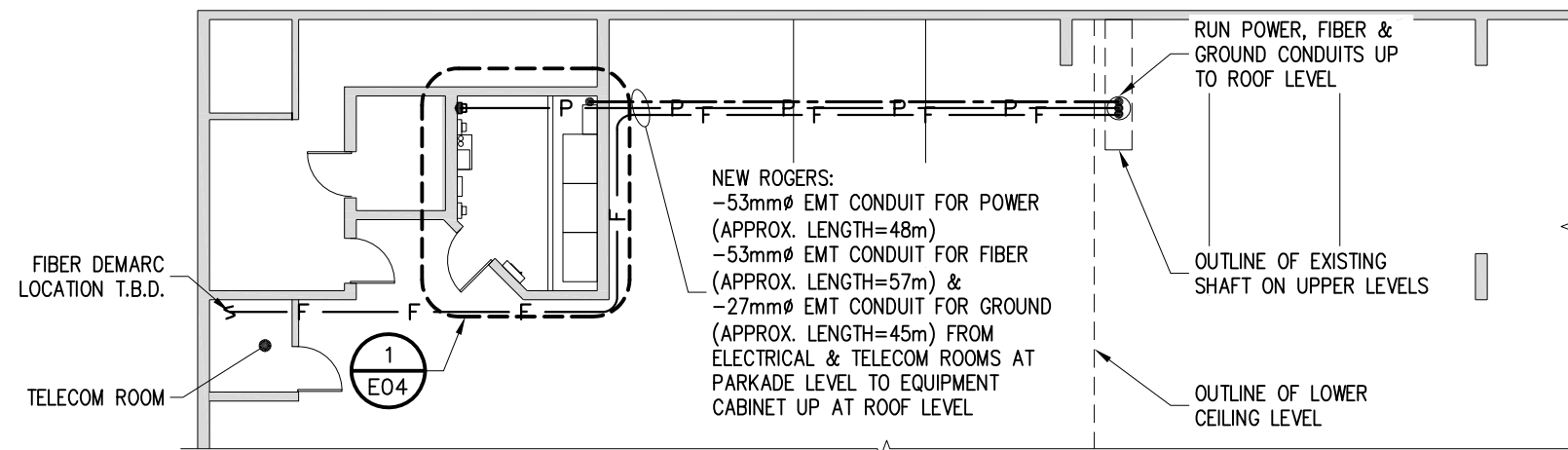
DRAWING TITLE:

SINGLE LINE DIAGRAM

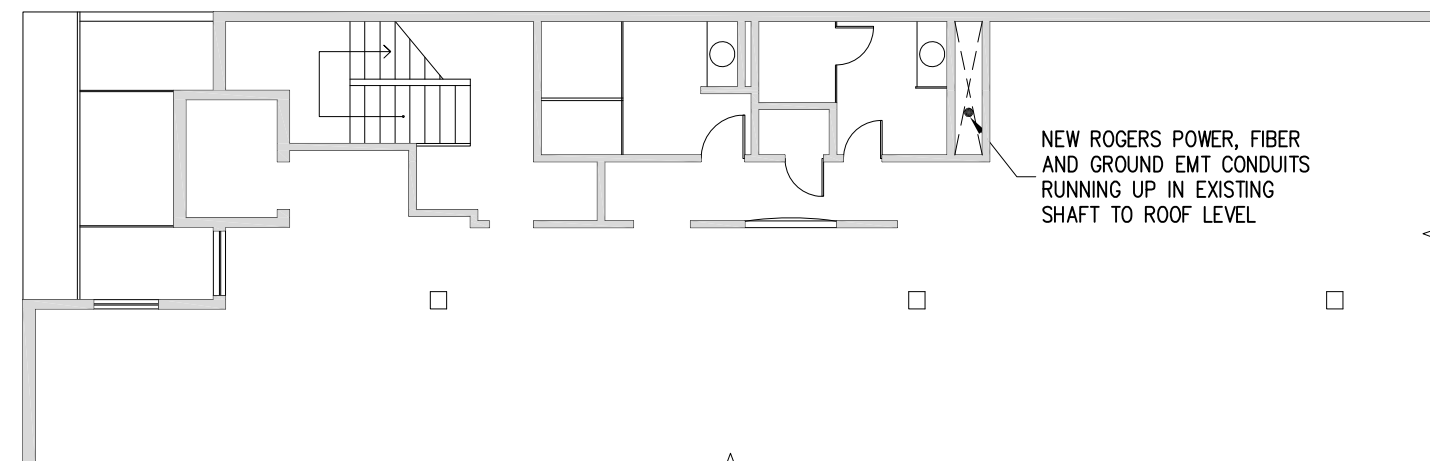
DWG. SCALE: NO SCALE	DRAWN BY: G. MEJIA
DATE: JUNE 09 2020	CHECKED BY: F. CHUNARA
FC TELECOM PROJECT NUMBER: 20062	APPROVED BY: F. CHUNARA

DRAWING NUMBER:

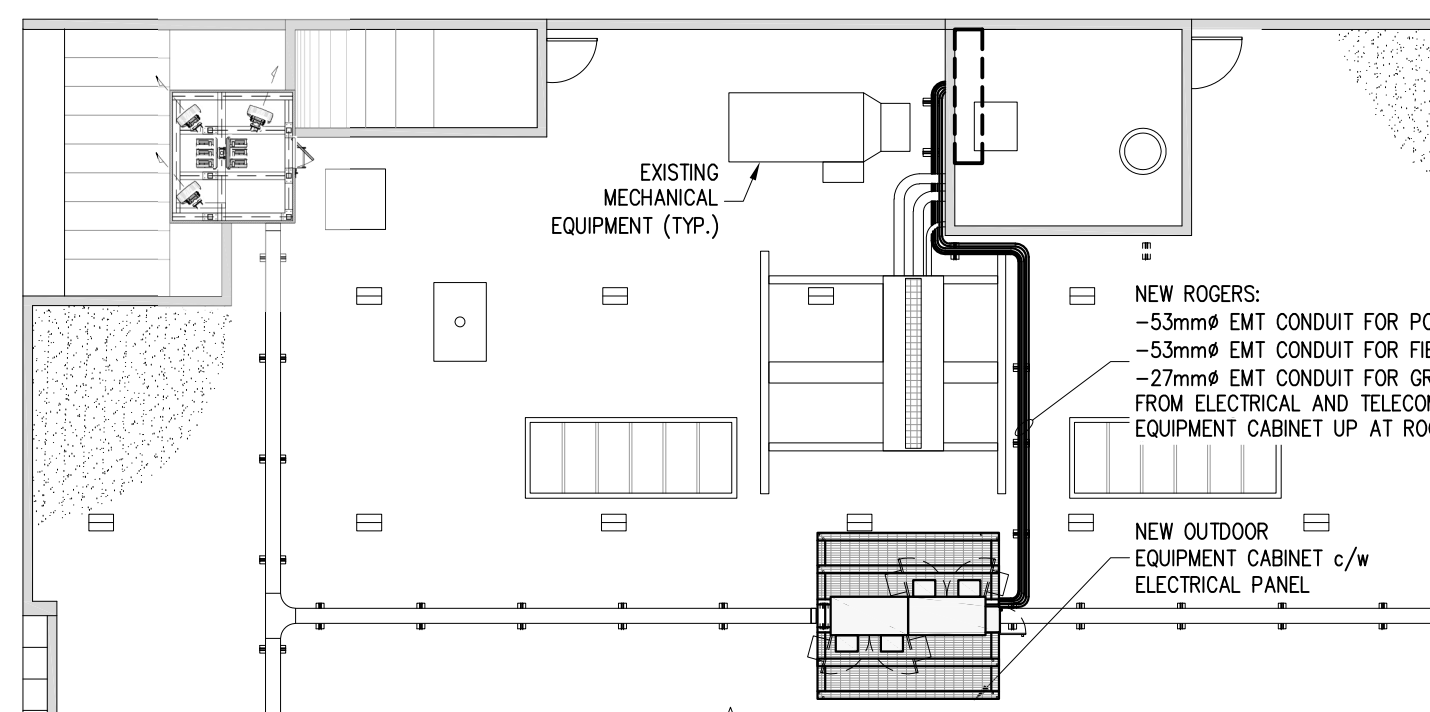
E02



PARTIAL BASEMENT PLAN



PARTIAL LEVEL 1, 2 & 3 OFFICE PLAN



PARTIAL ROOFTOP PLAN

REVISION / ISSUE HISTORY:

REV.	DESCRIPTION	DATE	BY
1	ISSUED FOR BUILDING PERMIT	21 MAY 21	J.A.
0	ISSUED FOR CONSTRUCTION	01 FEB 21	G.M.

SEAL:



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RM SIGNATURE: *[Signature]*
 RM EGBC ID #: 22715
 DATE: 2021-12-16

PERMIT NUMBER: 1002567
 Engineers and Geoscientists British Columbia (EGBC)

PRODUCED BY:



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CLIENT:



SITE NAME: **QUADRA & VIEW**
 SITE LOCATION: **888 FORT STREET VICTORIA, BRITISH COLUMBIA**
 SITE NUMBER: **W5008**

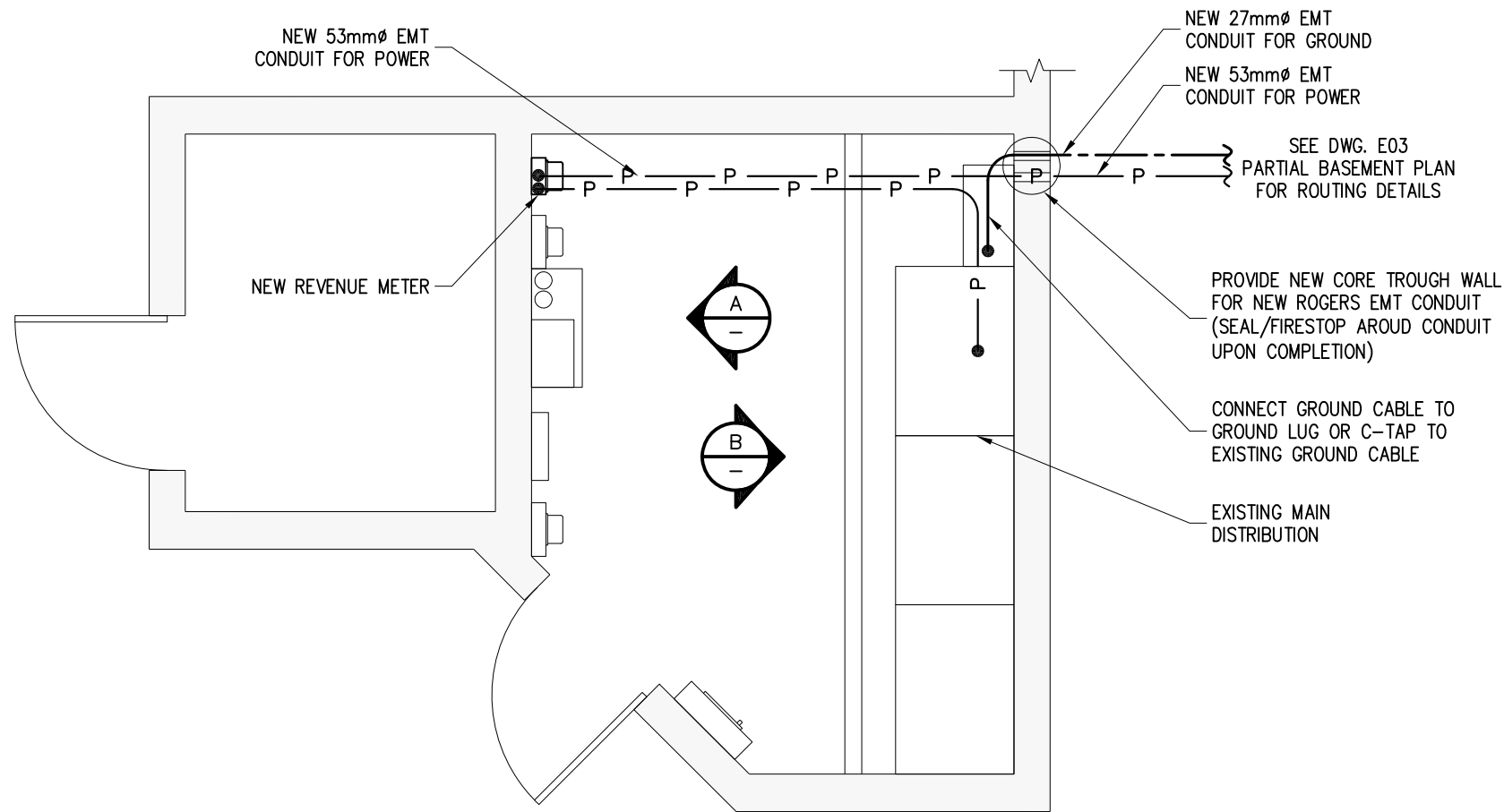
DRAWING TITLE:

ELECTRICAL ROUTING

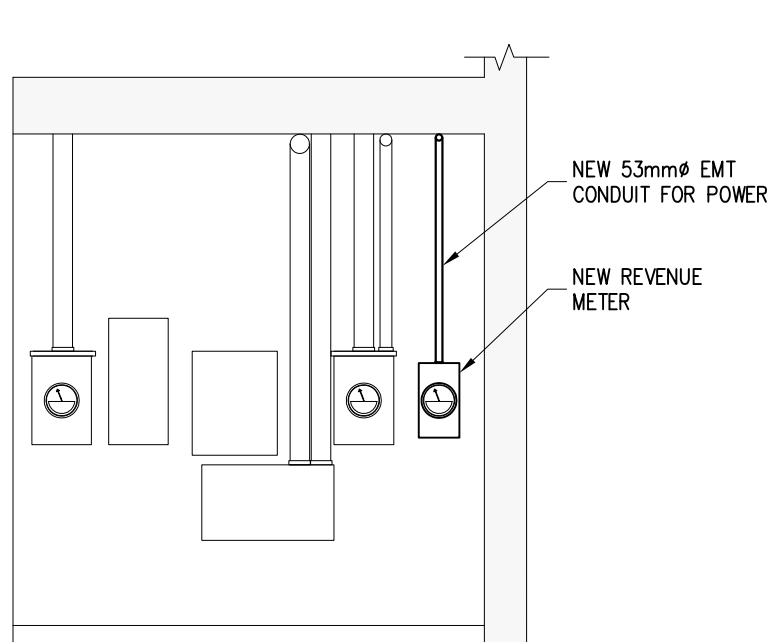
DWG. SCALE: 1:150	DRAWN BY: G. MEJIA
DATE: JUNE 09 2020	CHECKED BY: F. CHUNARA
FC TELECOM PROJECT NUMBER: 20062	APPROVED BY: F. CHUNARA

DRAWING NUMBER:

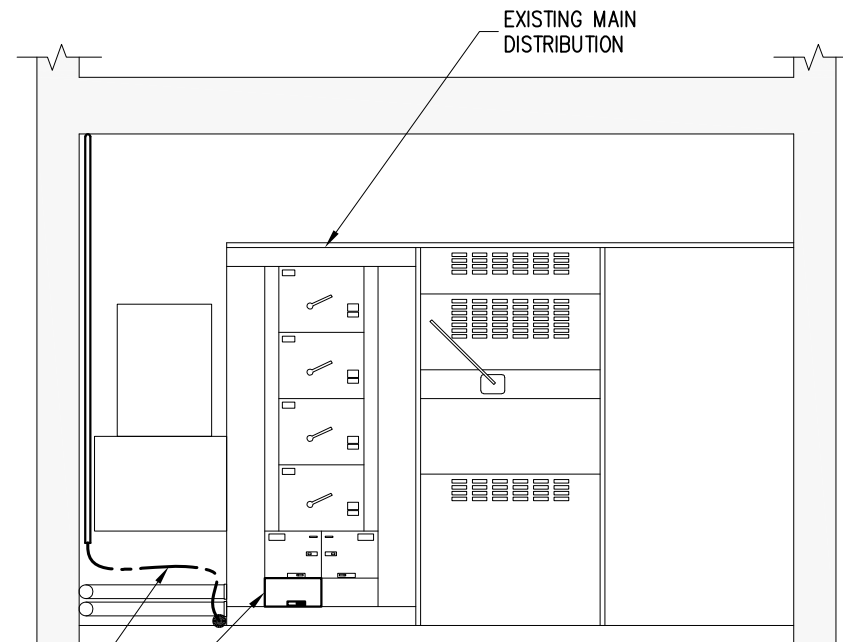
E03



ELECTRICAL ROOM @ PARKADE LEVEL 1
E03



ELEVATION A



ELEVATION B

REVISION / ISSUE HISTORY:

REV.	DESCRIPTION	DATE	BY
1	ISSUED FOR BUILDING PERMIT	21 MAY 21	J.A.
0	ISSUED FOR CONSTRUCTION	01 FEB 21	G.M.

SEAL:



PERMIT:

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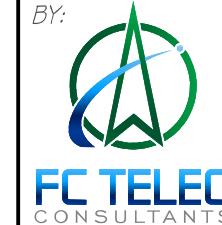
RM SIGNATURE:

RM EGBC ID #: 22715

DATE: 2021-12-16

PERMIT NUMBER: 1002567
Engineers and Geoscientists British Columbia (EGBC)

PRODUCED BY:



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CLIENT:



SITE NAME: **QUADRA & VIEW**

SITE LOCATION: **888 FORT STREET
VICTORIA, BRITISH COLUMBIA**

SITE NUMBER: **W5008**

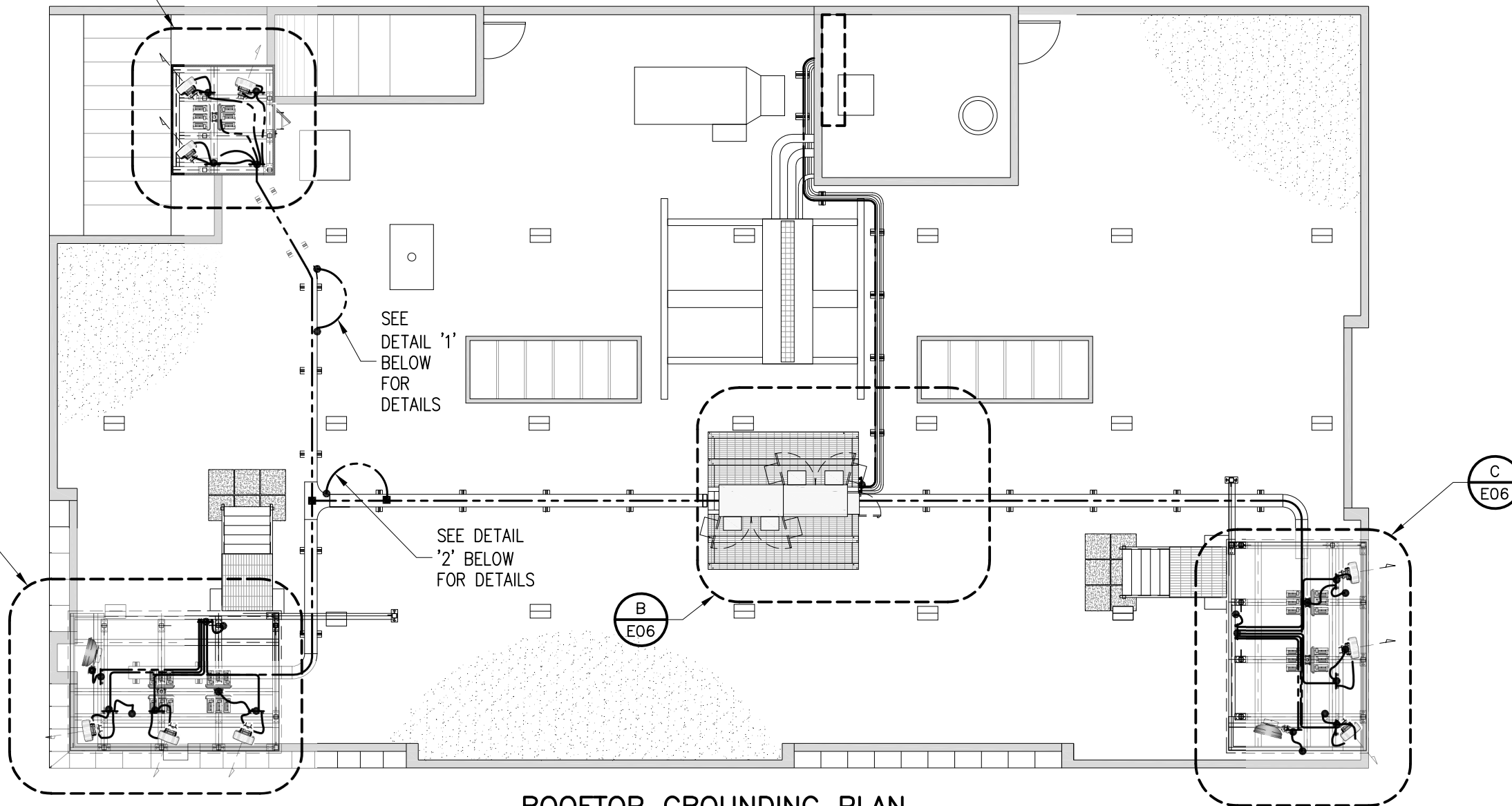
DRAWING TITLE:
ELECTRICAL ROUTING DETAILS

DWG. SCALE: 1:40	DRAWN BY: G. MEJIA
DATE: JUNE 09 2020	CHECKED BY: F. CHUNARA
FC TELECOM PROJECT NUMBER: 20062	APPROVED BY: F. CHUNARA

DRAWING NUMBER:
E04



A
E06



SEE
DETAIL '1'
BELOW
FOR
DETAILS

SEE
DETAIL '2'
BELOW
FOR
DETAILS

C
E06

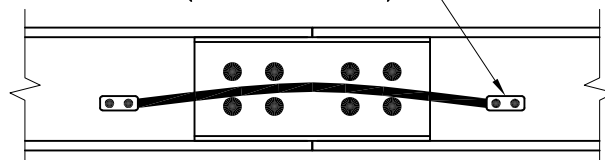
B
E06

C
E06

ROOFTOP GROUNDING PLAN

1:125

LADDER TRAY @ JUNCTIONS CONNECTED WITH 1-#6 TW GREEN GROUND WIRE. (TYP. ALL JUNCTIONS)



NEW CABLE TRAY GROUNDING DETAIL

1
-

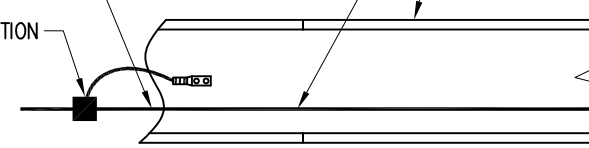
1:10

#6 AWG STRAP CONNECTING CABLE TRAY TO GROUND CABLE EVERY CABLE TRAY SECTION USING TWO HOLE LUGS.

#2/0 TW GREEN STRANDED COPPER CONDUCTOR

NEW ROGERS CABLE TRAY

C-TAP CONNECTION



NEW CABLE TRAY GROUNDING DETAIL

2
-

1:10

NOTES:

1. ALL GROUNDING CONNECTIONS ARE TO BE CLEAN AND FREE OF PAINT AT THEIR MATING SURFACES AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. USE "PENETROX" OR EQUIVALENT ANTI-OXIDANT GREASE.
2. REFER TO LATEST ROGERS "GROUNDING/BONDING & LIGHTNING PROTECTION" SPECIFICATIONS FOR ALL FULL GROUNDING REQUIREMENTS.

REVISION / ISSUE HISTORY:

REV.	DESCRIPTION	DATE	BY
1	ISSUED FOR BUILDING PERMIT	21 MAY 21	J.A.
0	ISSUED FOR CONSTRUCTION	01 FEB 21	G.M.

SEAL:



PERMIT:

PERMIT TO PRACTICE
FC TELECOM CONSULTANTS LTD.

RM SIGNATURE: *[Signature]*
RM EGBC ID #: 22715
DATE: 2021-12-16

PERMIT NUMBER: 1002567
Engineers and Geoscientists British Columbia (EGBC)

PRODUCED BY:



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CLIENT:



SITE NAME: **QUADRA & VIEW**
SITE LOCATION: **888 FORT STREET VICTORIA, BRITISH COLUMBIA**
SITE NUMBER: **W5008**

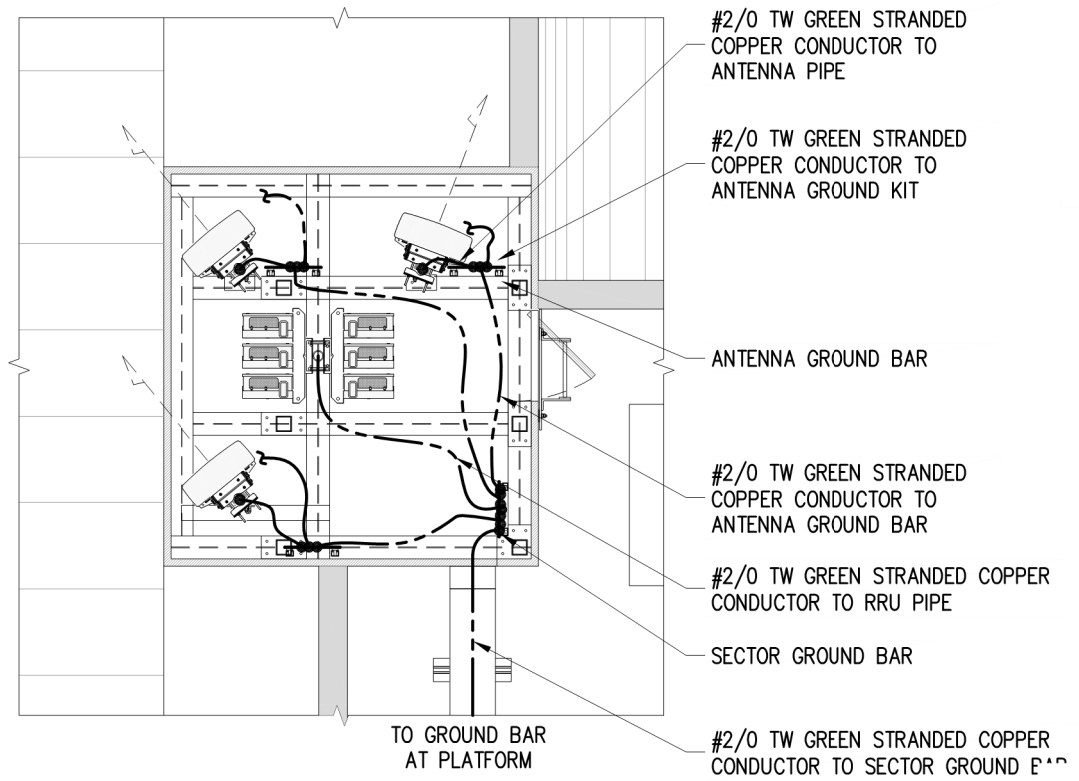
DRAWING TITLE:

ROOFTOP GROUNDING PLAN & DETAILS

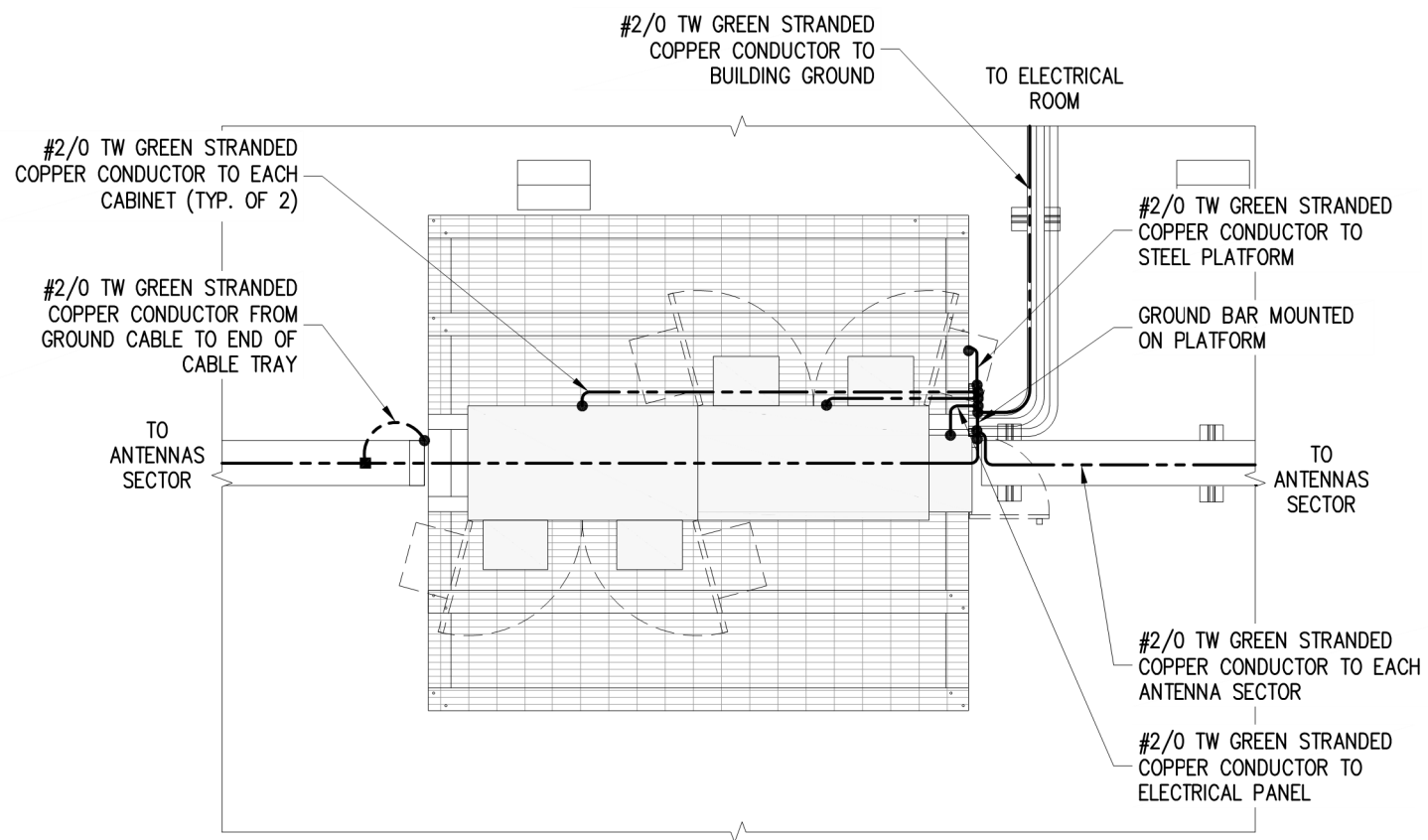
DWG. SCALE: AS NOTED	DRAWN BY: G. MEJIA
DATE: JUNE 09 2020	CHECKED BY: F. CHUNARA
FC TELECOM PROJECT NUMBER: 20062	APPROVED BY: F. CHUNARA

DRAWING NUMBER:

E05



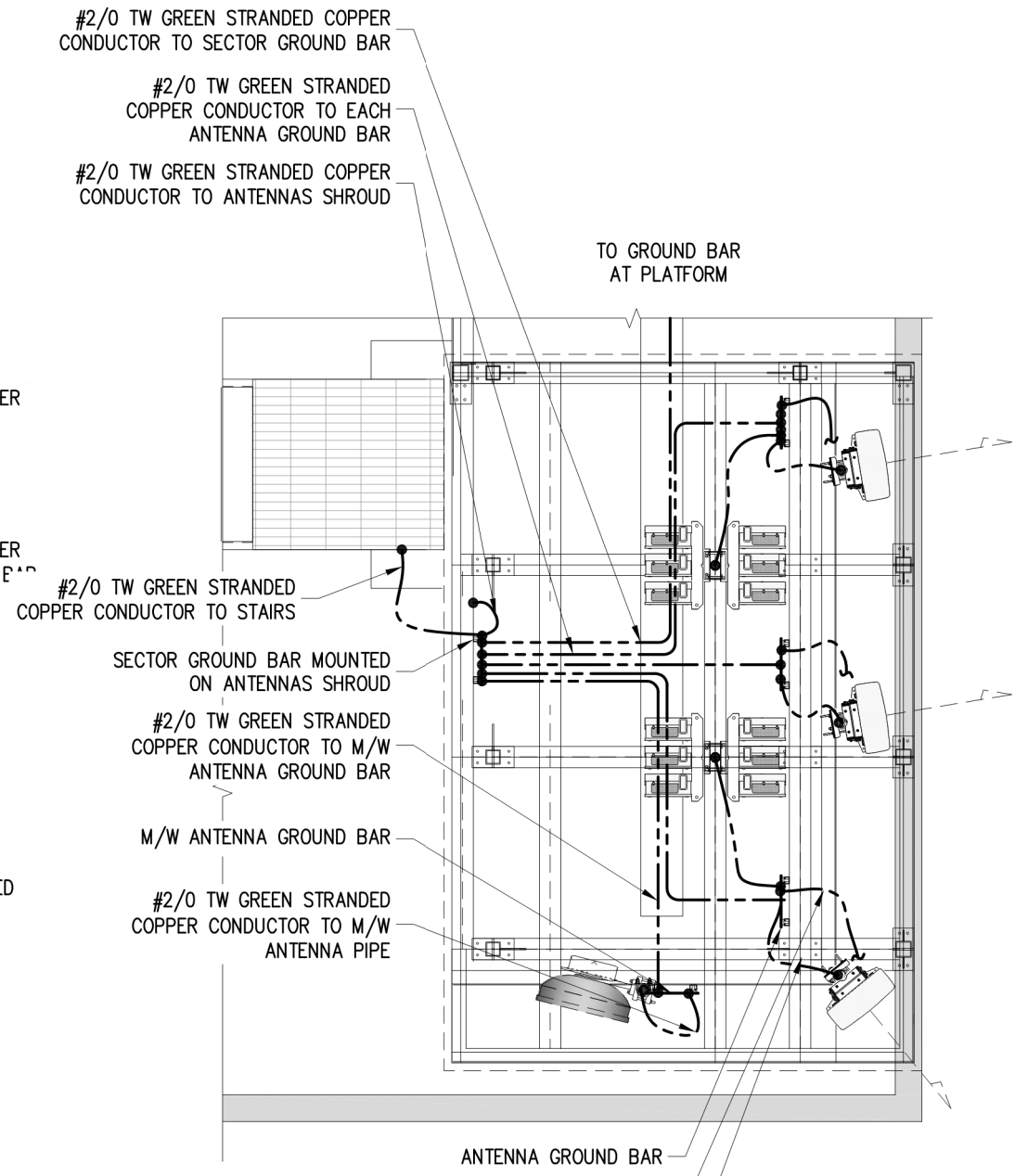
PARTIAL GROUNDING PLAN A
E05



PARTIAL GROUNDING PLAN B
E05

NOTES:

1. ALL GROUNDING CONNECTIONS ARE TO BE CLEAN AND FREE OF PAINT AT THEIR MATING SURFACES AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. USE "PENETROX" OR EQUIVALENT ANTI-OXIDANT GREASE.
2. REFER TO LATEST ROGERS "GROUNDING/BONDING & LIGHTNING PROTECTION" SPECIFICATIONS FOR ALL FULL GROUNDING REQUIREMENTS.



PARTIAL GROUNDING PLAN C
E05

REVISION / ISSUE HISTORY:

REV.	DESCRIPTION	DATE	BY
1	ISSUED FOR BUILDING PERMIT	21 MAY 21	J.A.
0	ISSUED FOR CONSTRUCTION	01 FEB 21	G.M.

SEAL:



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FC TELECOM CONSULTANTS LTD.

RM SIGNATURE: *[Signature]*
RM EGBC ID #: 22715
DATE: 2021-12-16

PERMIT NUMBER: 1002567
Engineers and Geoscientists British Columbia (EGBC)

PRODUCED BY:



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CLIENT:



SITE NAME: **QUADRA & VIEW**
SITE LOCATION: **888 FORT STREET VICTORIA, BRITISH COLUMBIA**
SITE NUMBER: **W5008**

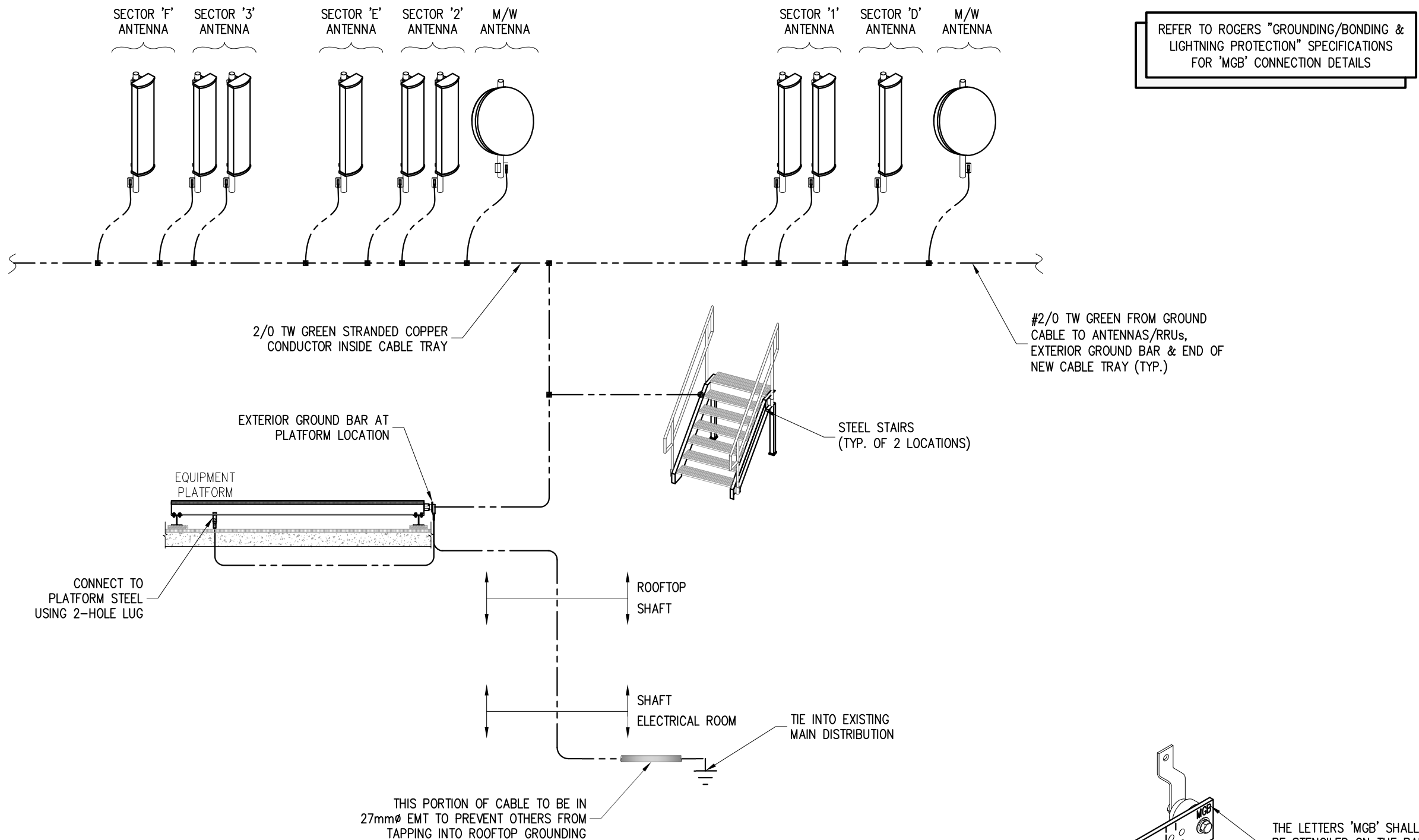
DRAWING TITLE:

GROUNDING DETAILS

DWG. SCALE: AS NOTED	DRAWN BY: G. MEJIA
DATE: JUNE 09 2020	CHECKED BY: F. CHUNARA
FC TELECOM PROJECT NUMBER: 20062	APPROVED BY: F. CHUNARA

DRAWING NUMBER:

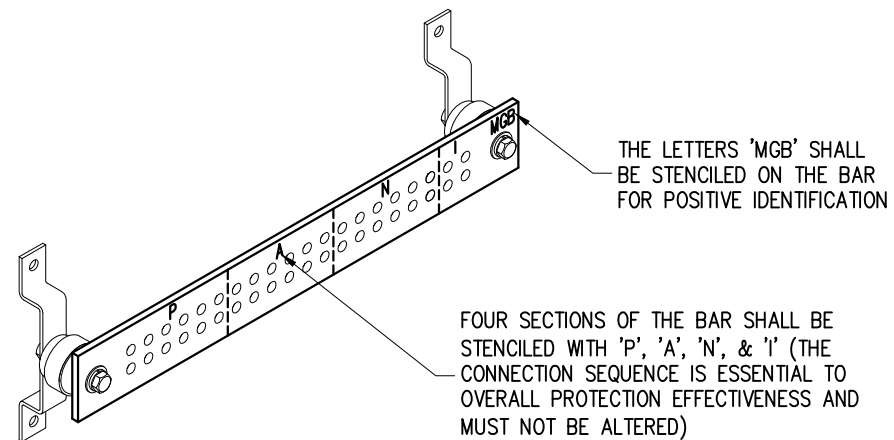
E06



GROUNDING SCHEMATIC
GUIDELINE ONLY

NOTES:

1. ALL GROUNDING CONNECTIONS ARE TO BE CLEAN AND FREE OF PAINT AT THEIR MATING SURFACES AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. USE "PENETROX" OR EQUIVALENT ANTI-OXIDANT GREASE.
2. GROUNDING CABLES SHALL NOT BE ROUTED ON THE CABLE RACK WITH OTHER CABLES, BUT MUST BE ROUTED ON SEPARATE BRACKETS HUNG FROM THE CABLE RACK STRINGER, OR ON THE SIDE OF THE STRINGER FOR SHORT DISTANCES.
3. CONNECTIONS TO MASTER GROUND BAR ARE TO BE 2 BOLT TYPE LUGS THAT HAVE A COMPRESSION OR EXOTHERMIC WELD CONNECTION
4. PROVIDE BUSHINGS ON ALL EMT TERMINATIONS AND BOND TERMINATIONS TO GROUND.
5. REFER TO LATEST ROGERS "GROUNDING/BONDING & LIGHTNING PROTECTION" SPECIFICATIONS FOR FULL GROUNDING REQUIREMENTS.
6. REFER TO EPCOR CUSTOMER CONNECTION GUIDE PAGES 56-58 FOR DETAILS.



MAIN GROUND BAR 'MGB' DETAIL
GUIDELINE ONLY

REVISION / ISSUE HISTORY:

REV.	DESCRIPTION	DATE	BY
1	ISSUED FOR BUILDING PERMIT	21 MAY 21	J.A.
0	ISSUED FOR CONSTRUCTION	01 FEB 21	G.M.

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RM SIGNATURE: *[Signature]*
RM EGBC ID #: 22715
DATE: 2021-12-16

PERMIT NUMBER: 1002567
Engineers and Geoscientists British Columbia (EGBC)

PRODUCED BY:



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CLIENT:



SITE NAME: **QUADRA & VIEW**
SITE LOCATION: **888 FORT STREET VICTORIA, BRITISH COLUMBIA**
SITE NUMBER: **W5008**

DRAWING TITLE:

GROUNDING SCHEMATIC

DWG. SCALE: AS NOTED	DRAWN BY: G. MEJIA
DATE: JUNE 09 2020	CHECKED BY: F. CHUNARA
FC TELECOM PROJECT NUMBER: 20062	APPROVED BY: F. CHUNARA

DRAWING NUMBER:

E07



PREPARED BY:

FC TELECOM
CONSULTANTS

W5008

QUADRA & VIEW PHOTOSIM (SOUTH VIEW)



PREPARED BY:

FC TELECOM
CONSULTANTS

W5008

QUADRA & VIEW PHOTOSIM (NORTHEAST VIEW)



PREPARED BY:

FC TELECOM
CONSULTANTS

W5008

QUADRA & VIEW PHOTOSIM (SOUTHEAST VIEW)



SitePath Consulting Ltd. Representing
Rogers Communications Inc.
2528 Alberta Street
Vancouver, BC V5Y 3L1

778-870-1388 Telephone
604 829 6424 Fax
briangregg@sitepathconsulting.com

December 8th, 2021

City of Victoria

Mayor and Council

1 Centennial Square, Victoria, BC, V8W 1P6

Email: mayorandcouncil@victoria.ca

Re: Rogers Communications Inc. Proposed Shrouded Rooftop Antenna Installation at 888 Fort Street, Victoria, BC (Rogers File: W5008 - Quadra and View)

Dear Mayor and Council:

I am a land use consultant representing Rogers Communications Inc. regarding a proposed rooftop antenna installation at 888 Fort Street, Victoria, BC. If constructed, the proposed rooftop equipment will enable Rogers to deliver dependable voice and data services to an important corridor in the core of Victoria. This is critical for both economic development and public safety, since the vast majority of calls to emergency service providers are now placed through wireless devices.

In order to enable the proposed rooftop installation to proceed in an aesthetically integrated manner, Rogers is proposing to fully shroud or screen the antennas from view. Specifically, the antennas are proposed to be housed within shrouds that match the colour of the existing building on the subject property. However, it has come to our attention via our preliminary discussions with your Planning Department staff that Rogers' proposal will result in a requirement for Rogers to request one (1) variance:

- **Rooftop Setback Variance:** The City's zoning by-law requires that any rooftop equipment be setback a minimum of 3.0 meters from the rooftop edge. Rogers proposes to site the antennas (fully shrouded) at the rooftop edge within the setback. If Rogers were to comply with the setback, the installation would not comply with Health Canada's Safety Code 6 as the wireless signal would transmit through the roof or habitable space. There is also a lack of space on certain portions of the rooftop to achieve the 3.0 meter setback where the antennas need to be located to deliver service.

Rogers respectfully notes that unshrouded or naked antennas would not have triggered any requirement for a variance. In other words, if Rogers had proposed naked or unshrouded antennas (a lower cost solution), the antennas themselves as currently sited would have only required a Building Permit and no Development Permit nor variance. Thus, Rogers is hopeful that Mayor and Council will support the current proposal for shrouding the

antennas as it represents a substantial effort and investment on behalf of Rogers to improve the aesthetics of our rooftop equipment in keeping with community design objectives and property owner preferences.

In closing, Rogers kindly notes that the City may wish to update its antenna siting policies and zoning by-law in the future to ensure that efforts to shroud rooftop antennas do not result in unintended process consequences for proponents that may discourage efforts to shroud. If the status quo prevails in terms of process, the unintended consequence may be in the future that the wireless industry and other related proponents may attempt to avoid shrouding or screening as it results in added approval processes (variance instead of a simple Building Permit), puts our projects at risk (Council approval vs. staff permit), adds costs and ultimately delays greatly needed service upgrades. As an industry, we generally seek to follow the “path of least resistance” in terms of approval processes and in most municipalities shrouded antennas represent that pathway; however, in the City of Victoria, naked or unshrouded antennas appear to represent the simplest pathway to approval in the context of the current policy framework.

Thanks and please feel free to contact me directly at 778-870-1388 should any questions arise.

Sincerely,

Brian Gregg

Brian Gregg, RPP, MCIP

SitePath Consulting Ltd.

Agent of Rogers Communications Inc.

2528 Alberta Street, Vancouver, BC V5Y 3L1

Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com



SitePath Consulting Ltd. Representing
Rogers Communications Inc.
2528 Alberta Street
Vancouver, BC V5Y 3L1

778-870-1388 Telephone
604 829 6424 Fax
briangregg@sitepathconsulting.com

February 25th, 2022

City of Victoria

Mayor and Council
1 Centennial Square, Victoria, BC, V8W 1P6
Email: mayorandcouncil@victoria.ca

Re: Rogers Communications Inc. Proposed Shrouded Rooftop Antenna Installation at 888 Fort Street, Victoria, BC (Rogers File: W5008 - Quadra and View)

Dear Mayor and Council:

At the request of your Planning Department staff and further to our original letter, I am writing to confirm that no noise shall be generated from Rogers' antennas. Rogers' equipment cabinets contain a small fan that will only operate in extreme weather (high heat) scenarios to ensure that the electronics equipment does not overheat. In our experiences, the noise from the fan is negligible and should be inaudible at the street level and from adjacent buildings.

Thanks and please feel free to contact me directly at 778-870-1388 should any questions arise.

Sincerely,

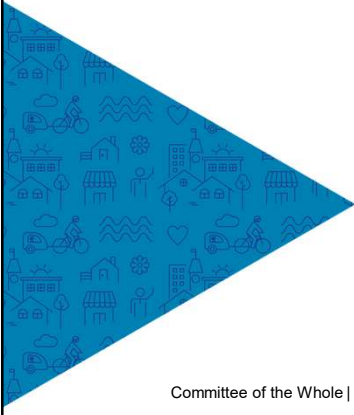
Brian Gregg

Brian Gregg, RPP, MCIP
SitePath Consulting Ltd.
Agent of Rogers Communications Inc.
2528 Alberta Street, Vancouver, BC V5Y 3L1
Cell: 778-870-1388 | Email: briangregg@sitepathconsulting.com

CITY OF VICTORIA | Sustainable Planning and Community Development

888 Fort Street

Development Permit with Variance



Committee of the Whole | March 17, 2022



1

Aerial Photo



888 Fort Street – Committee of the Whole | March 17, 2022



2

Subject Property



888 Fort Street – Committee of the Whole | March 17, 2022



3

Adjacent Context



Fort Street (south-east)



Fort Street (south)



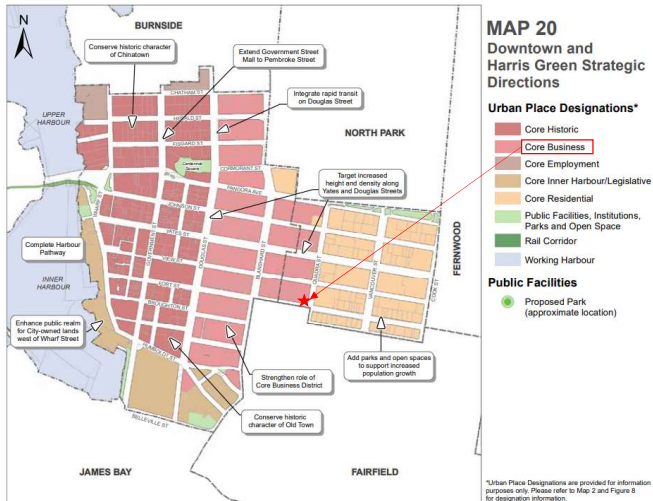
Fort Street (east – across Quadra Street)

888 Fort Street – Committee of the Whole | March 17, 2022



4

Official Community Plan Designation

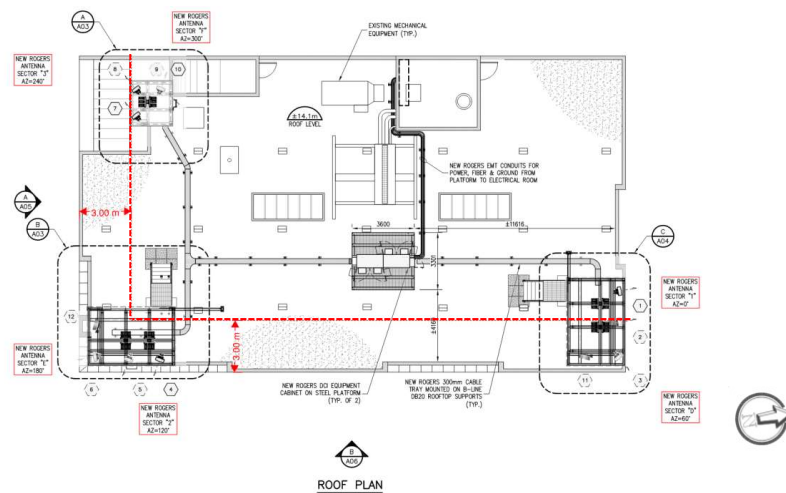


888 Fort Street – Committee of the Whole | March 17, 2022



5

Roof Plan

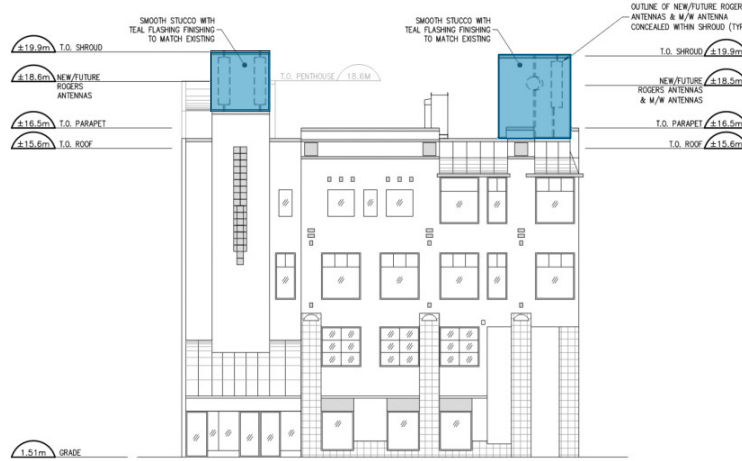


888 Fort Street – Committee of the Whole | March 17, 2022



6

South Elevation



888 Fort Street – Committee of the Whole | March 17, 2022



7

East Elevation

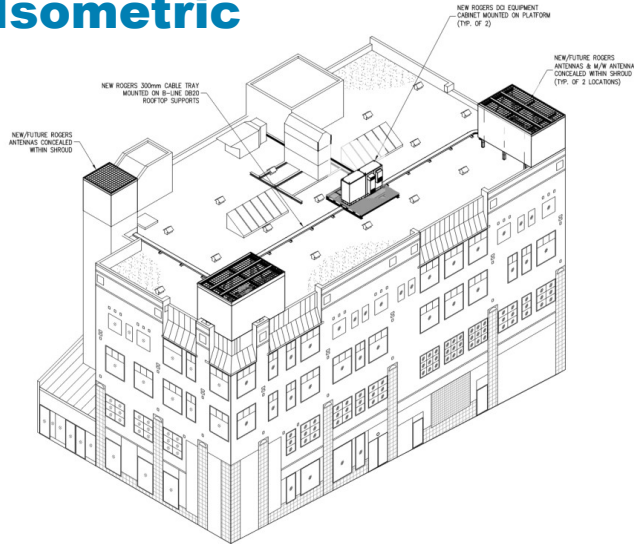


888 Fort Street – Committee of the Whole | March 17, 2022



8

Building Isometric



888 Fort Street – Committee of the Whole | March 17, 2022



9

Renders



Fort Street (looking north)

888 Fort Street – Committee of the Whole | March 17, 2022



10

Renders

Quadra Street
(looking west)



Quadra / Fort Street
(looking north-west)



888 Fort Street – Committee of the Whole | March 17, 2022

