



Cypress Land Services  
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Vancouver, BC V6Z 1G3

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Facsimile: 604.620.0876  
Website : [www.cypresslandservices.com](http://www.cypresslandservices.com)

May 27, 2016

Karen Russell, RPP FCIP  
Manager, Development Services  
Campus and Community Planning  
The University of British Columbia  
Vancouver Campus  
2210 West Mall  
Vancouver, BC Canada V6T 1Z4

**Subject:** WIND Mobile Radiocommunications Facility Proposal  
Written Description  
**Address:** 3055 Westbrook Mall, Vancouver, BC  
**PID:** 015-891-909  
**Coordinates:** 49.255924° N, -123.241842° W  
**WIND Mobile Site:** BVA0585A

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## Overview

Cypress Land Services Inc., in our capacity as agent to WIND Mobile, is submitting this Written Description to as part of the Development Permit ("DP") Application related to the installation and operation of a radiocommunications facility. We have been in preliminary consultation with the UBC Campus and Community Planning to discuss the proposed installation in order to provide dependable wireless data and voice communication services.

## Proposed Site

The proposed site location is identified as 3055 Westbrook Mall, Vancouver, BC. UBC is constructing a new sports field and it is proposed to install a new high-mast light standard, at a location that UBC was planning on installing sports lighting, which can also house WIND's antennas. It is proposed to increase the planned height of the pole by up to 25% with antennas mounted to the top. There are several planned light standards on the sports field complex and this one chosen for accessibility reasons (**Schedule A: Tower Site Location**).

WIND Mobile has completed preliminary design plans which are included in the Development Application package. These preliminary design plans are subject to final engineered design and land survey.

WIND Mobile encourages comments from the UBC Campus and Community Planning regarding the proposed location and design of the tower.

### **Rationale for Site Selection**

WIND Mobile seeks to maintain and improve high quality, dependable network services. In order to improve network performance, WIND Mobile is seeking to add the proposed radiocommunications installation.

The proposed site is a result of many considerations. The site is considered appropriate as it is an existing structure with other antenna installed on the rooftop and is in an area that is suitable, for the operations of WIND Mobile's network equipment.

WIND Mobile is negotiating an agreement with UBC's Department of Athletics. WIND Mobile's radio frequency engineering has identified that the proposed installation will provide service coverage for WIND Mobile's network which extends into the UBC Campus.

### **Consultation Process with the UBC Campus and Community Planning**

Industry Canada requires all proponents to consult with the local land use authority and public, notwithstanding that Industry Canada has exclusive jurisdiction in the licensing of telecommunication sites, such as the proposed rooftop installation. Following Industry Canada's requirements, the proposed rooftop installation is excluded from consultation (as described in the Industry Canada circular, CPC-2-0-03, and commonly referred to as the "CPC"). Information on the "CPC" consultation process developed by Industry Canada may be found on-line at:

<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08777.html>

As per the UBC Campus and Community Planning's Land Use and Permitting (Policy 92), a DP application is required and a DP review process will include:

- Submission of complete DP application.
- Review by the Electromagnetic Interference Committee (ESI)
- Review by the Development Review Committee (DRC) – technical staff review meeting held 2x/month
- Once the review is complete, revisions may be requested prior to DP issuance.

### **Health and Safety**

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at:

Health Canada:

[http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio\\_guide-lignes\\_direct-eng.php](http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php)

### **Conclusion**

WIND Mobile is committed to working with the UBC Campus and Community Planning and the community in determining an appropriate location and design for a radiocommunications tower that will improve wireless services.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604.620.0877 or by email at [tawny@cypresslandservices.com](mailto:tawny@cypresslandservices.com).

Thank you in advance for your assistance and consideration.

Sincerely,  
**CYPRESS LAND SERVICES**  
Agents for WIND Mobile

A handwritten signature in blue ink that reads "Tawny Verigin". The signature is written in a cursive, flowing style.

Tawny Verigin  
Municipal Affairs Specialist

**SCHEDULE A  
TOWER SITE LOCATION**





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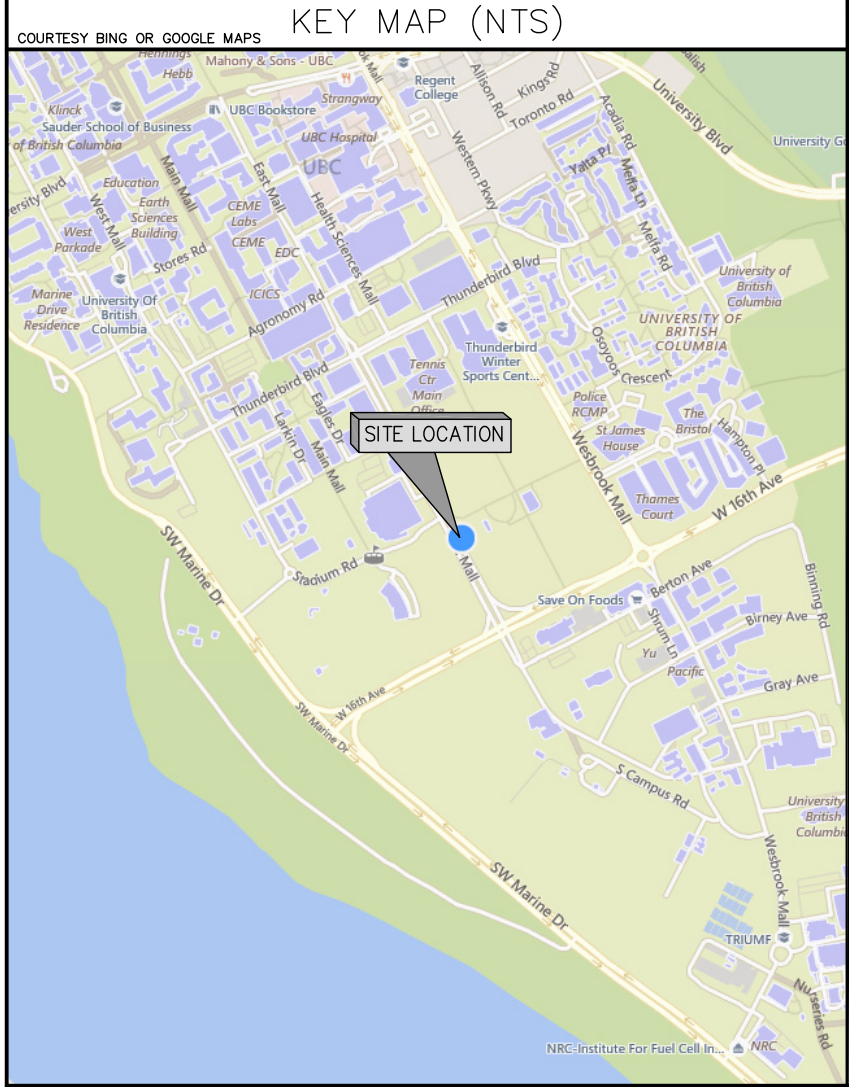
PROJECT NAME:	NEW SITE
PROJECT TYPE:	NEW TOWER & EQUIPMENT INSTALLATION
PROJECT SITE No.:	BVA0585A
TOWER OWNER:	WIND MOBILE
ADDRESS:	3055 WESTBROOK MALL, VANCOUVER, BC

DRAWING INDEX			
SHEET	DRAWING DESCRIPTION	NO.	DATE
COV.	TITLE SHEET & SITE KEY PLAN	0	27 MAY 16
A01	TOWER PROFILE	0	27 MAY 16
A02	SITE PLAN	0	27 MAY 16
A03	COMPOUND LAYOUT – SCH B	0	27 MAY 16
A04	ELEVATION VIEW	0	27 MAY 16
S01	TOWER FOUNDATION	0	27 MAY 16
S02	EQUIPMENT FOUNDATION	0	27 MAY 16
E01	ELECTRICAL ROUTING	0	27 MAY 16



SITE PHOTO

ISSUE		
NO.	DESCRIPTION	DATE
0	PRELIMINARY – SCH B	27 MAY 16



GEOGRAPHIC COORDINATES

LATITUDE: N 49.255924°  
LONGITUDE: W 123.241842°

UTILITY – CONTACT

BRITISH COLUMBIA ONE CALL: (BEFORE YOU DIG) 1-800-474-6886

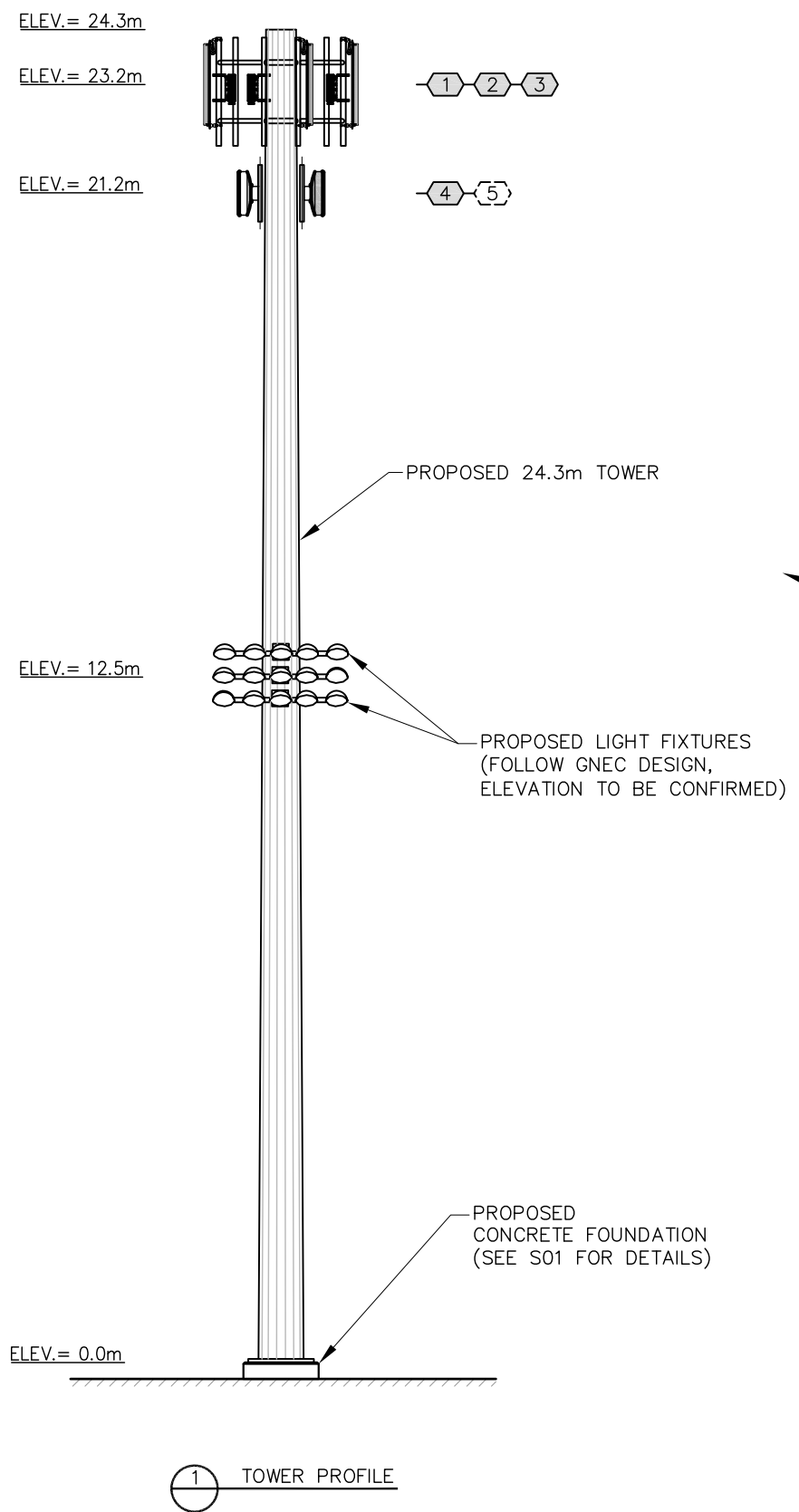
NOTES:

1. ENSURE ALL ASPECTS OF WORK CONFORM TO WIND MOBILE SPECIFICATIONS.
2. CONTRACTOR TO VERIFY NORTH DIRECTION AND REPORT ANY DISCREPANCIES.
3. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
4. READ THESE DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
5. CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE PRIOR TO FABRICATION FOR EXACT FIT. NOTIFY CONSULTANT/ENGINEER REGARDING ANY DISCREPANCIES.
6. DO NOT SCALE DRAWINGS.



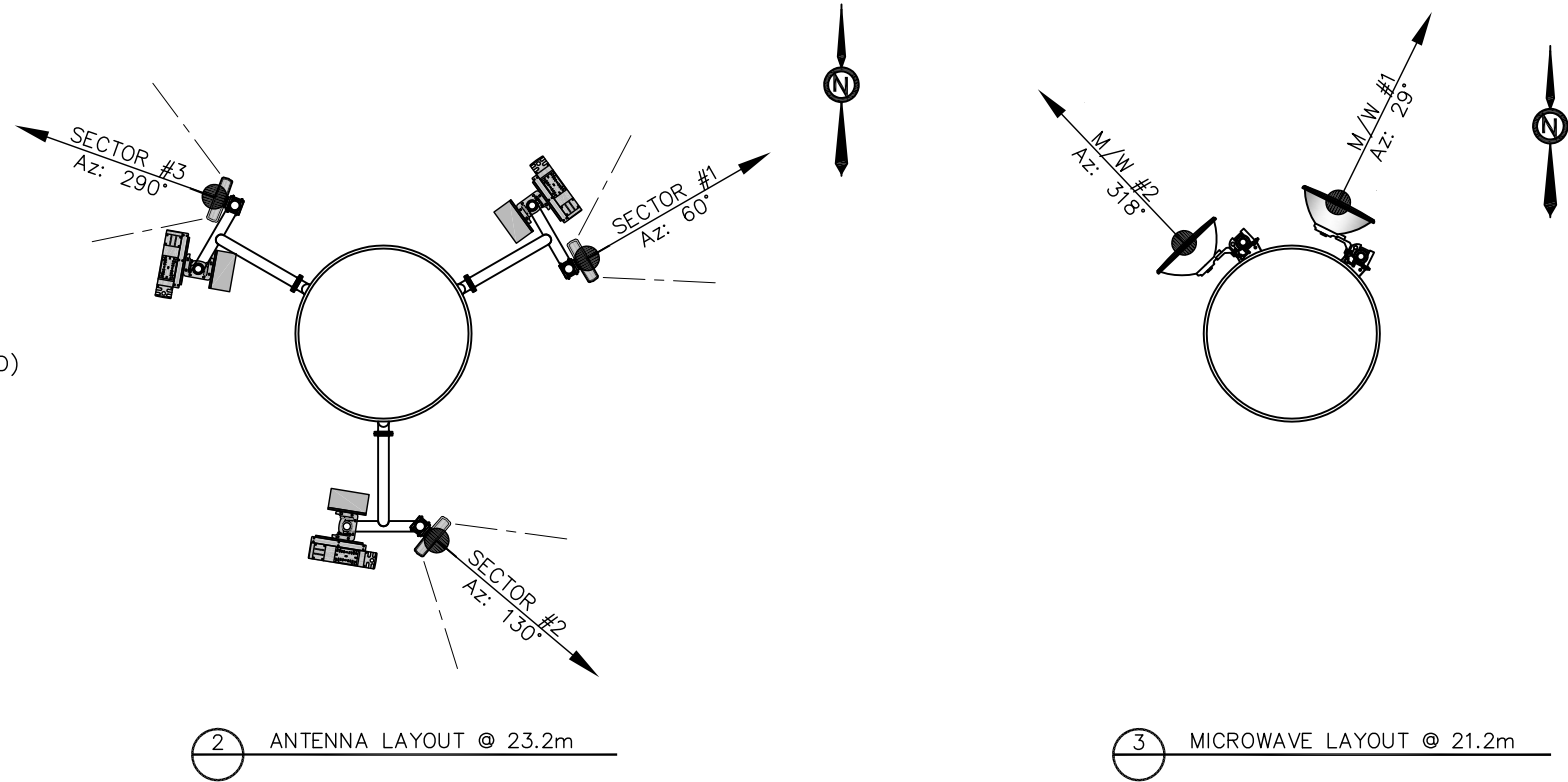
**ROEHAMPTON COMMUNICATIONS LTD.**  
744 WEST HASTINGS ST,  
SUITE 219  
VANCOUVER, BC V6C 1A5  
TEL. (778)300-1233  
TORONTO - CALGARY - EDMONTON - VANCOUVER

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RADIO ANTENNA SCHEDULE								
#	ELEV. (m)	ANTENNA/EQUIPMENT			Tx LINE		OWNER	STATUS
		QTY.	MODEL	AZIMUTH(DEG.)	QTY.	MODEL		
1	23.2	3	KATHREIN KRE 800 10727	60/130/290	6	JUMPERS	WIND	PROPOSED
2	23.2	3	RRH - FRIE	-	1/1	DC/FIBRE	WIND	PROPOSED
3	23.2	3	RRH - FRIJ	-	1/1	DC/FIBRE	WIND	PROPOSED
4	21.2	1	2' M/W	~29 (TO BVA0190)	1	CAT 5E	WIND	PROPOSED
5	21.2	1	2' M/W	~318 (TO BVA0016)	1	CAT 5E	WIND	FUTURE

JUMPERS = LDF4    DC=1/2-3/4"    FIBER = 3/8"-1/2"



- NOTES:
1. ALL WORK TO CONFORM TO LATEST WIND MOBILE SPECIFICATIONS.
  2. VERIFY ALL DIMENSIONS DURING INSTALLATION AND REPORT ANY DISCREPANCIES TO ENGINEER.
  3. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
  4. DRAWINGS ARE NOT TO BE SCALED.

CLIENT:

CARRIER:

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0	CD	PRELIMINARY - SCH B	27 MAY 16
NO.	BY	DESCRIPTION	DATE

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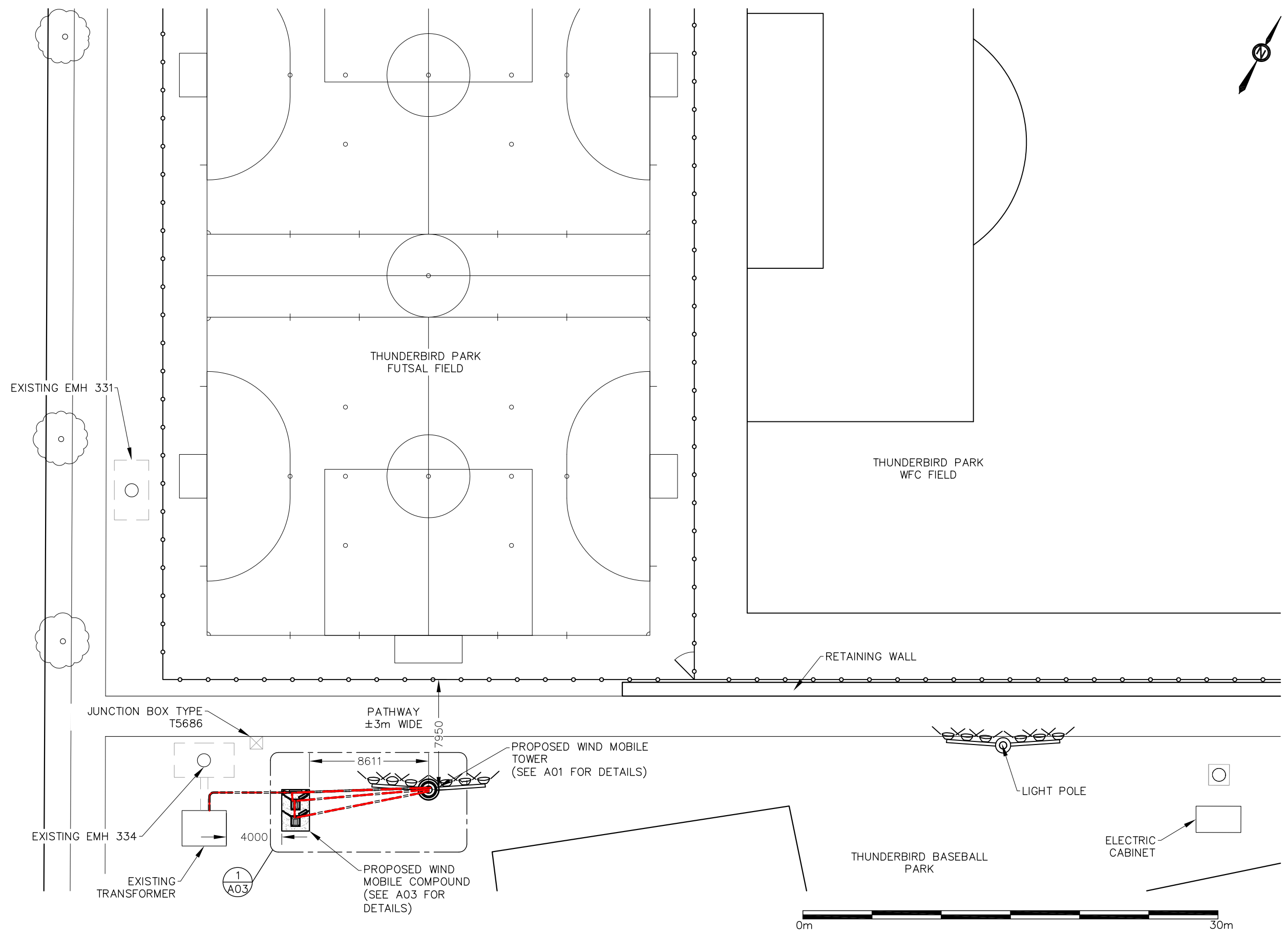
LOCATION:  
3055 WESTBROOK MALL, VANCOUVER, BC

TITLE:  
TOWER PROFILE

PROJECT NAME: NEW SITE	PROJECT NO: BVA0585A	DWG. NO: A01
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E MALL



1 SITE PLAN



NOTES:

1. SITE PLAN OBTAINED FROM GNEC DRAWING #E1 DATED MAY 2015.

CLIENT:

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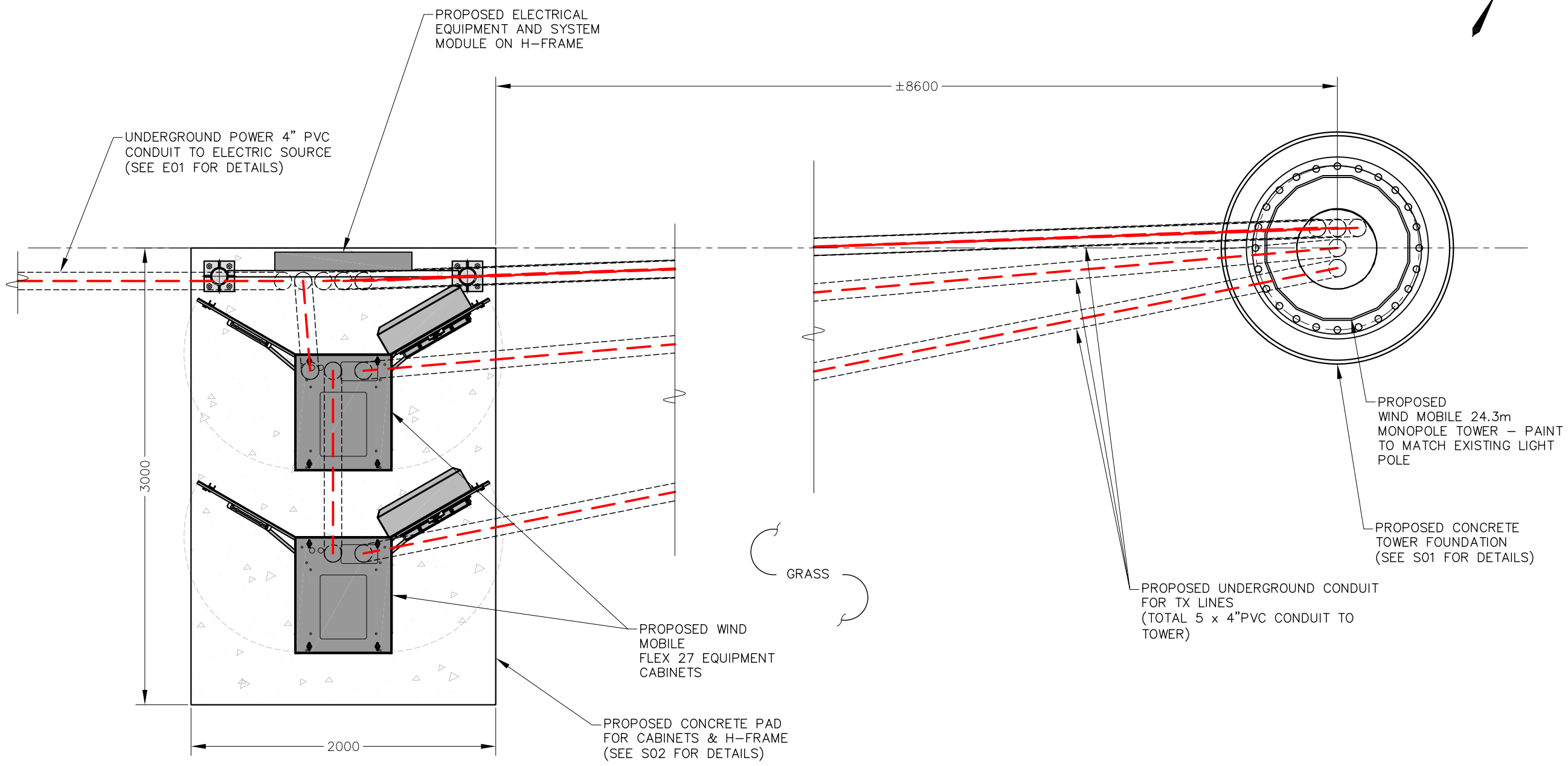
**ROEHAMPTON COMMUNICATIONS LTD.**  
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LOCATION:  
3055 WESTBROOK MALL, VANCOUVER, BC

TITLE:  
SITE PLAN

PROJECT NAME: NEW SITE	PROJECT NO: BVA0585A	DWG. NO: A02
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NOTES:  
 1. COMPOUND PLAN OBTAINED FROM SITE VISIT BY ROEHAMPTON COMMUNICATIONS, DATED 11 FEB 2016.

CLIENT:

CARRIER:

1 COMPOUND LAYOUT

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NO.	BY	DESCRIPTION	DATE

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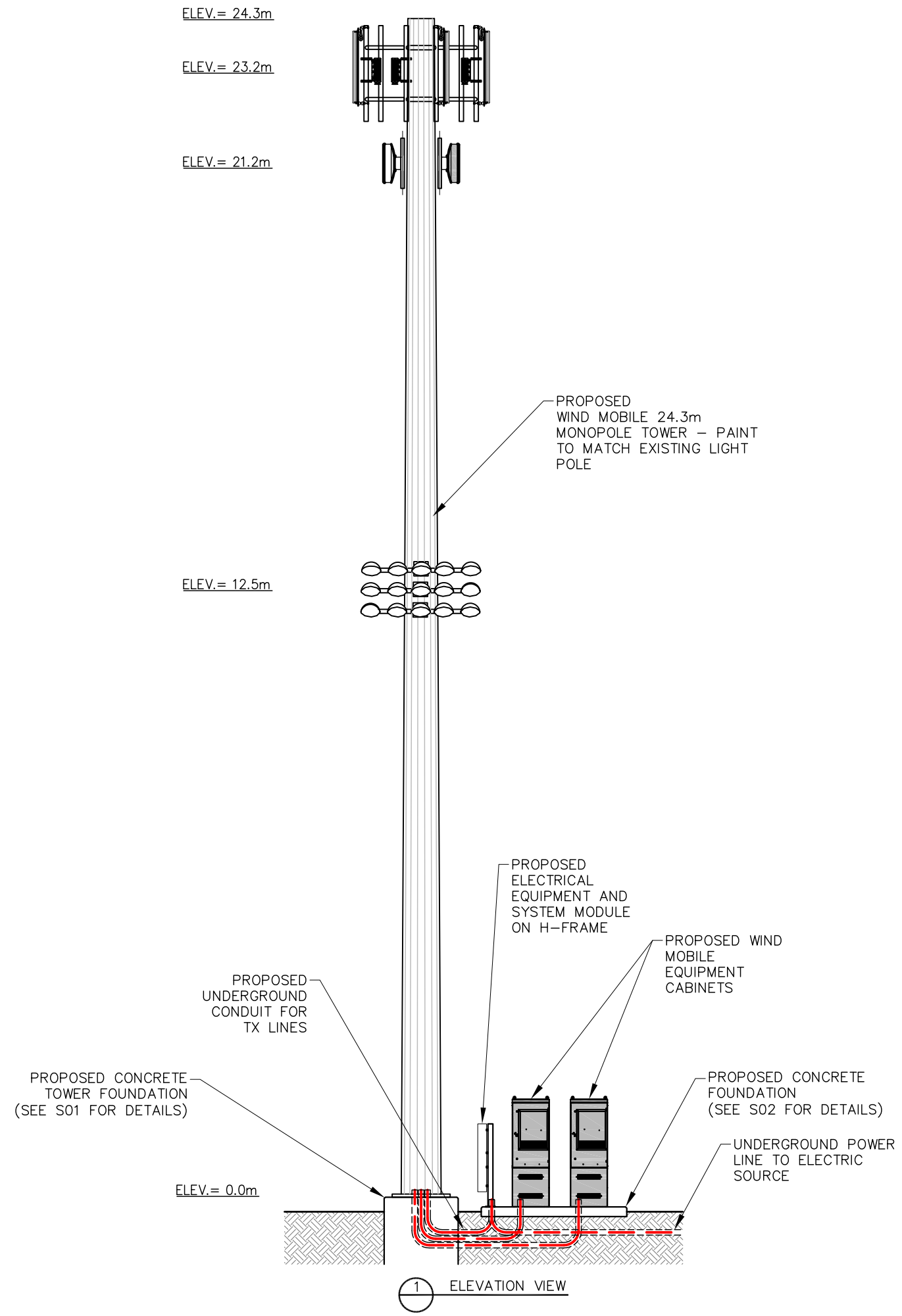
LOCATION:  
 3055 WESTBROOK MALL, VANCOUVER, BC

TITLE:  
 COMPOUND LAYOUT

PROJECT NAME:	PROJECT NO:	DWG. NO:
NEW SITE	BVA0585A	A03



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NO.	BY	DESCRIPTION	DATE

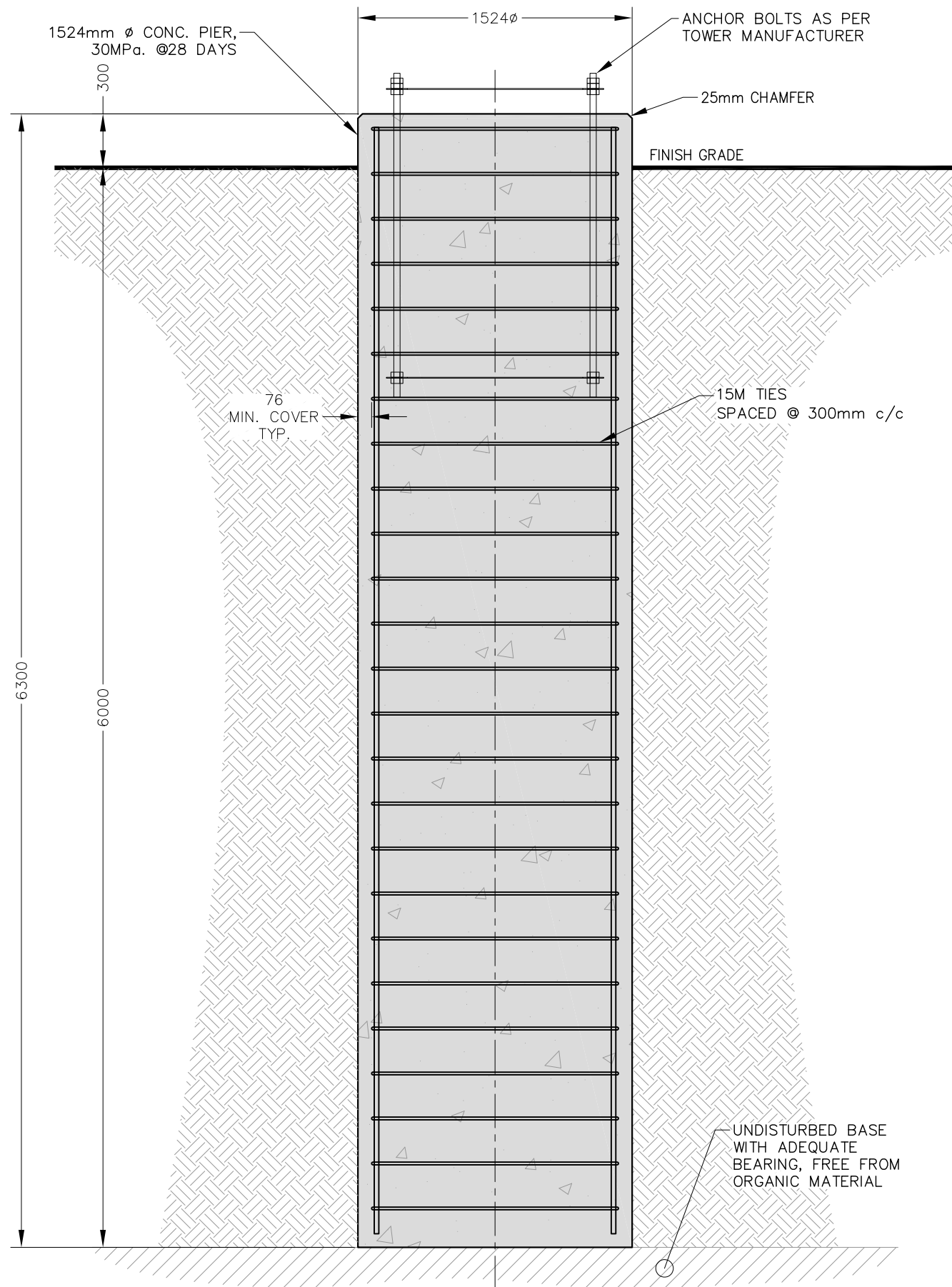
**ROEHAMPTON COMMUNICATIONS LTD.**  
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 TEL. (778)300-1233  
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LOCATION:  
3055 WESTBROOK MALL, VANCOUVER, BC

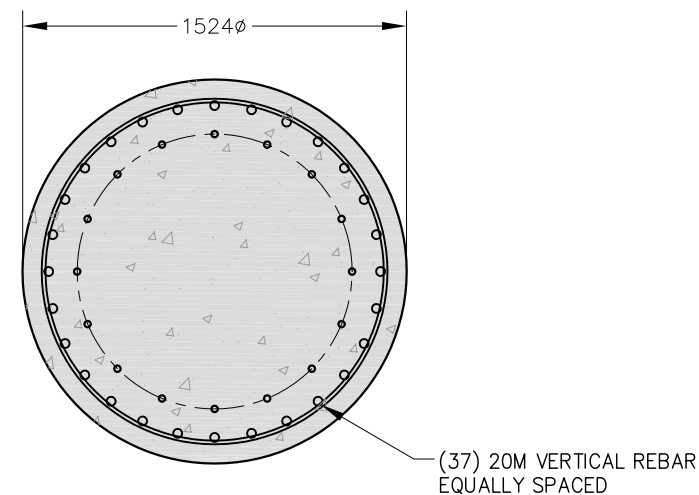
TITLE:  
ELEVATION VIEW

PROJECT NAME: NEW SITE	PROJECT NO: BVA0585A	DWG. NO: A04
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CONCRETE VOLUME: ~11.5cu m



1 TOWER FOUNDATION – SECTION VIEW



2 TOWER FOUNDATION – PLAN VIEW

- NOTE:
1. FOUNDATION DESIGN IS CONCEPTUAL BASED ON NORMAL SOIL FOR PERMIT PURPOSES AND IS NOT FOR CONSTRUCTION-FINAL DESIGN WILL BE BASED ON SOIL REPORT.
  2. CONCRETE STRENGTH – 30MPa.
  3. REINF. TO CSA G30.18 GRADE 400.
  4. CONC. WORKS TO CSA A23.1, 23.2 & 23.3
  5. INSTALLATION MUST MEET ALL REQUIREMENTS OF WIND MOBILE SPECIFICATIONS CONSTRUCTION REQUIREMENTS.

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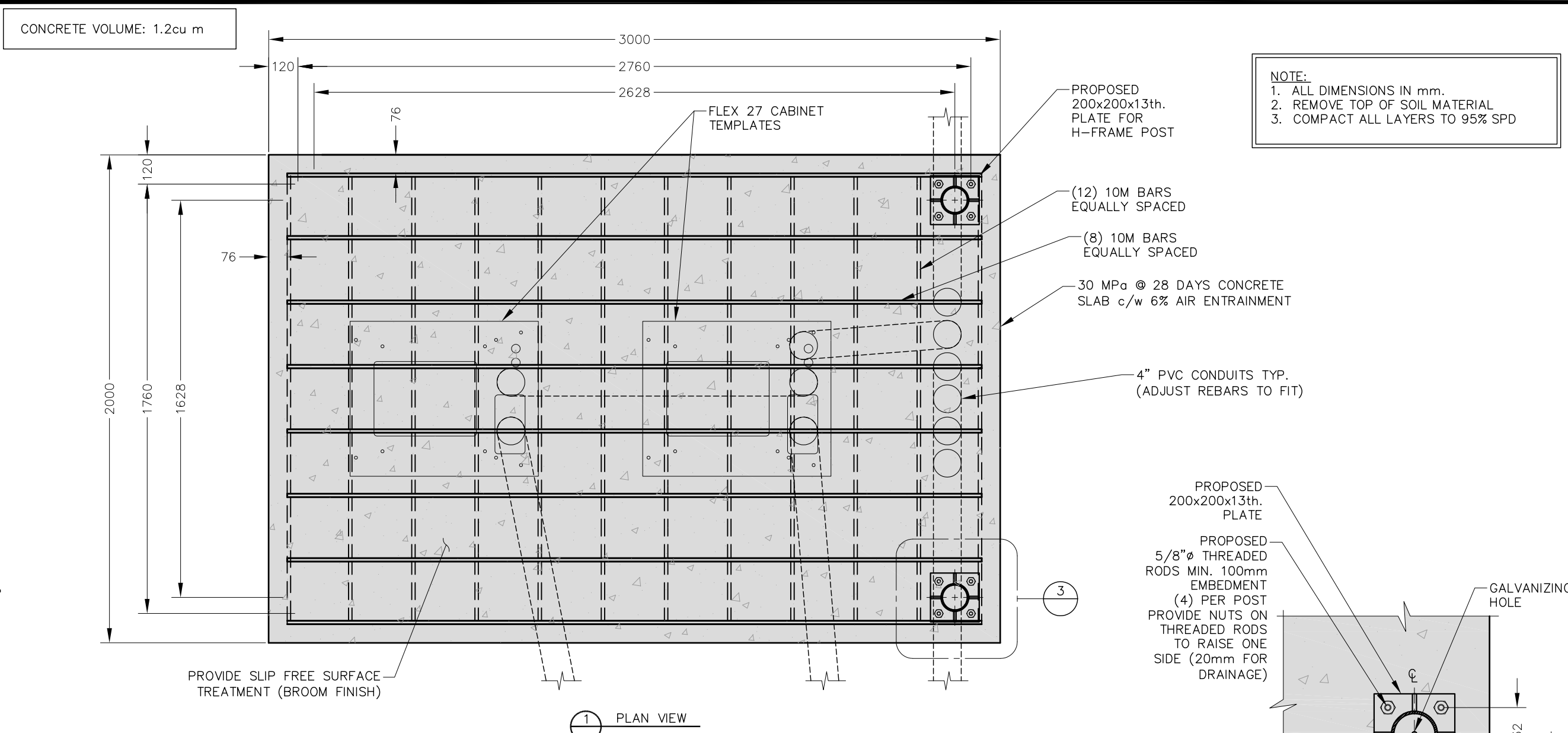
LOCATION:  
3055 WESTBROOK MALL, VANCOUVER, BC

TITLE:  
TOWER FOUNDATION

PROJECT NAME: NEW SITE PROJECT NO: BVA0585A DWG. NO: S01

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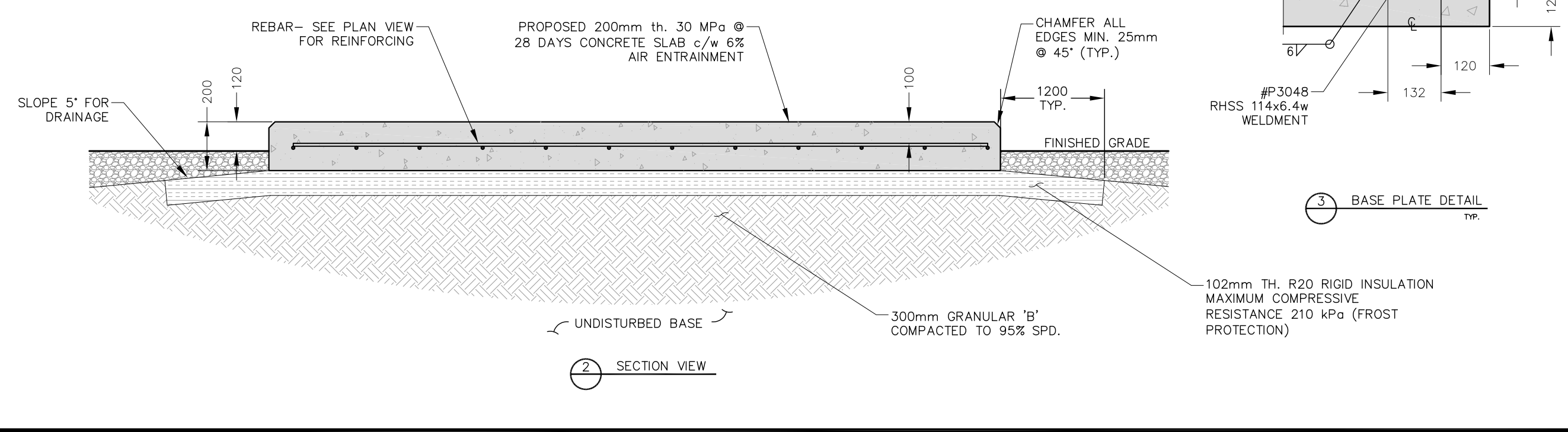


**NOTE:**  
 1. ALL DIMENSIONS IN mm.  
 2. REMOVE TOP OF SOIL MATERIAL  
 3. COMPACT ALL LAYERS TO 95% SPD

**NOTE:**  
 1. FOUNDATION DESIGN IS CONCEPTUAL BASED ON NORMAL SOIL FOR PERMIT PURPOSES AND IS NOT FOR CONSTRUCTION-FINAL DESIGN WILL BE BASED ON SOIL REPORT.  
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 3. REINF. TO CSA G30.18 GRADE 400.  
 4. CONC. WORKS TO CSA A23.1, 23.2 & 23.3  
 5. INSTALLATION MUST MEET ALL REQUIREMENTS OF WIND MOBILE SPECIFICATIONS CONSTRUCTION REQUIREMENTS.

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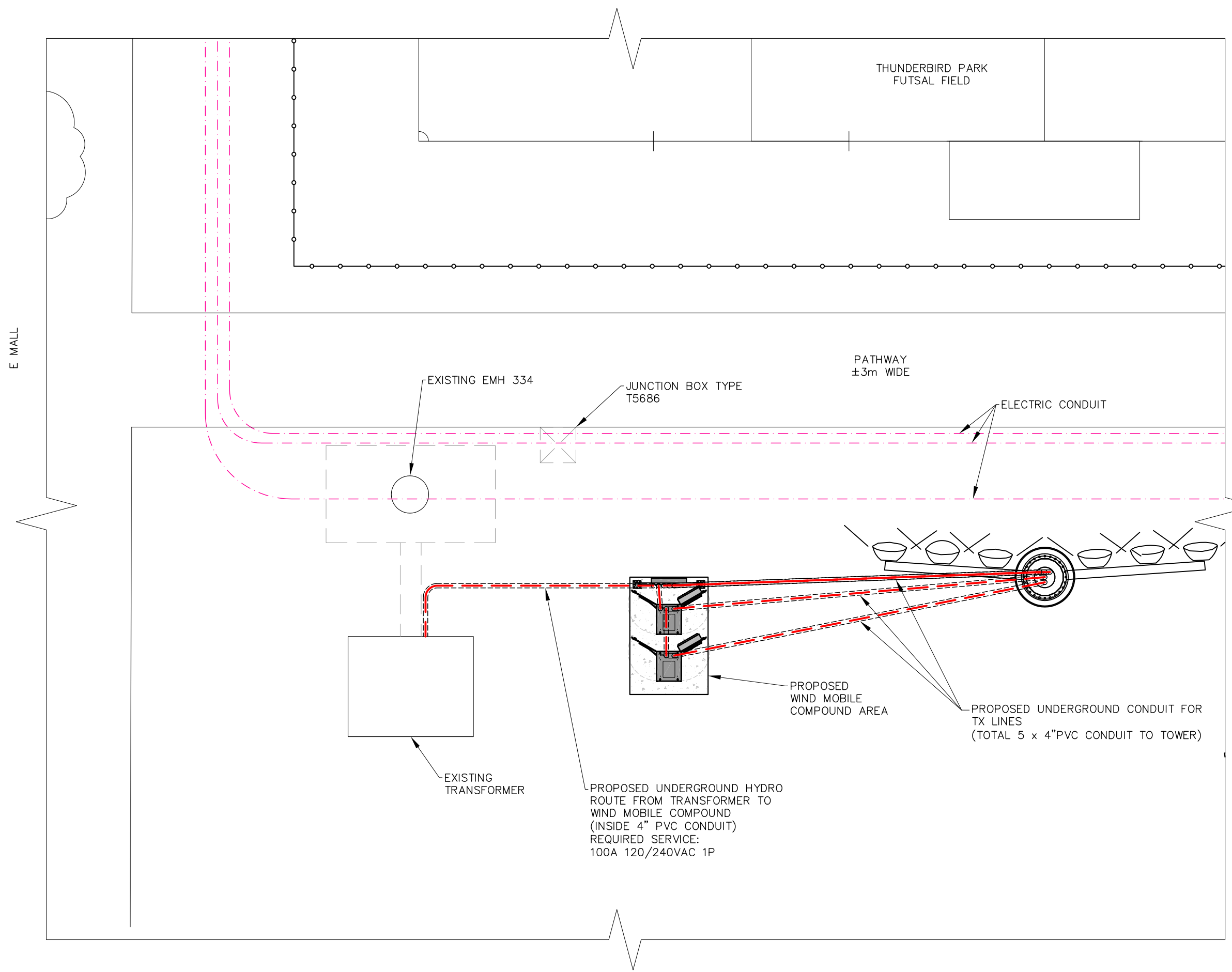
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LOCATION:  
 3055 WESTBROOK MALL, VANCOUVER, BC

TITLE:  
 EQUIPMENT FOUNDATION

PROJECT NAME: NEW SITE      PROJECT NO: BVA0585A      DWG. NO: S02

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E MALL

THUNDERBIRD PARK  
FUTSAL FIELD

PATHWAY  
±3m WIDE

EXISTING EMH 334

JUNCTION BOX TYPE  
T5686

ELECTRIC CONDUIT

EXISTING TRANSFORMER

PROPOSED WIND MOBILE  
COMPOUND AREA

PROPOSED UNDERGROUND CONDUIT FOR  
TX LINES  
(TOTAL 5 x 4" PVC CONDUIT TO TOWER)

PROPOSED UNDERGROUND HYDRO  
ROUTE FROM TRANSFORMER TO  
WIND MOBILE COMPOUND  
(INSIDE 4" PVC CONDUIT)  
REQUIRED SERVICE:  
100A 120/240VAC 1P

1 ELECTRICAL ROUTING

NOTES:

1. SITE PLAN OBTAINED FROM GNEC DRAWING #E1 DATED MAY 2015.

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LOCATION:  
3055 WESTBROOK MALL, VANCOUVER, BC

TITLE:  
ELECTRICAL ROUTING

PROJECT NAME: NEW SITE	PROJECT NO: BVA0585A	DWG. NO: E01
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