

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 25, 2012

Item 23, Report No. 33, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 25, 2012.

23 **SITE DEVELOPMENT FILE DA.12.030**
CANADA'S WONDERLAND COMPANY
WARD 1 - VICINITY OF JANE STREET AND CANADA'S WONDERLAND DRIVE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 4, 2012, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.030 (Canada's Wonderland Company) BE APPROVED, for the installation of a 60 m high "shrouded" tripole telecommunication tower and accessory radio equipment cabinet (Attachment #4) on the subject lands shown on Attachments #1 and #2.

Contribution to Sustainability

N/A

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

The Proponent (WIND Mobile) has submitted a Site Development Application on the subject lands shown on Attachments #1 and #2 (Canada's Wonderland), for the installation of a 60 m high "shrouded" tripole telecommunication tower and accessory radio equipment cabinet as shown on Attachments #3 and #4.

Background - Analysis and Options

Location

The subject lands are located southwest of Jane Street and Major Mackenzie Drive through to Canada's Wonderland Drive. The proposed tower is located within the theme park known as Canada's Wonderland, as shown on Attachments #1 and #2.

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City of Vaughan's Telecommunication Tower/Antenna Protocol

On June 23, 2003, the City of Vaughan adopted a protocol for establishing telecommunication tower/antenna facilities. In accordance with the City's Protocol, all new tower/antenna systems greater than 16.6 m in height (now 15 m as superseded by Industry Canada's Protocol, January 2008) require consideration by City of Vaughan Council. The proposed 60 m high "shrouded" tripole telecommunications tower exceeds the 15 m maximum height and cannot be co-located on an existing telecommunication tower, and therefore, is subject to site plan approval.

The City's Protocol states that if a telecommunication tower/antenna facility is proposed in a commercial area and located a minimum of 100 m away from a residential area, the proponent is not required to notify the public and is exempt from the public consultation requirements. The proposed telecommunication tower is located in an existing commercial theme park (Canada's Wonderland) and is approximately 205 m (to the south) and over 400 m (to the east) from existing residential uses (Attachment #2), and therefore, the application is not subject to the City's public consultation process.

In accordance with the Protocol, the Proponent had a Pre-Application Consultation meeting with the Vaughan Development Planning Department and submitted the subject application. The Proponent conducted a survey of the surrounding area and determined that there were no existing facilities suitable for co-location within the vicinity network coverage.

On June 7, 2011, Vaughan Council resolved to appoint a Telecommunication Facility Task Force comprised of residents and industry representatives to review the City of Vaughan's existing protocol for establishing Telecommunication Tower/Antenna Facilities. The Telecommunication Task Force is currently conducting a background review and consulting key stakeholders, prior to preparing a Findings Report that will support the development of a new City of Vaughan Telecommunication Facility Siting Protocol. On June 7, 2011, Council also resolved:

"THAT Site Development Applications for new telecommunication facilities submitted prior to approval of a new City protocol be reviewed under the current City of Vaughan Protocol for Establishing Telecommunication Towers/Antenna Facilities."

Official Plan and Zoning

The subject lands are designated "Core Entertainment Area" by site-specific, in-effect OPA #4 as amended by OPA's #74, #114, #138 and OPA #508. The subject lands are also designated "Theme Park and Entertainment" by the new City of Vaughan Official Plan 2010 (VOP 2010), which Vaughan Council adopted on September 7, 2010, and further modified on September 27, 2011, March 20, 2012, and April 17, 2012, and is subject to approval by the Ontario Municipal Board.

The subject lands are zoned TPC Theme Park Commercial Zone by Zoning By-law 1-88, and subject to Exception 9(194). The *Radiocommunication Act* designates Industry Canada as the approval authority for all matters respecting telecommunication towers and antenna facilities and Federal regulations are not subject to Provincial policies, including the *Planning Act* and Building Code Act. As such, it should be noted that telecommunication towers and antenna facilities are exempt from municipal zoning by-law requirements and site plan control (ie. no implementing Site Plan Agreement or Letter of Undertaking).

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Planning Considerations

The 85 m² equipment compound is located within Canada's Wonderland adjacent to the existing parking area. The compound is enclosed by a 1.8m high chain link fence, which can be accessed via lands leased to the Proponent from Canada's Wonderland Drive. The compound houses a 60 m high "shrouded" tripole telecommunication tower and accessory radio equipment cabinet, as shown on Attachments #3 and #4.

The accessory hybrid walk-in radio equipment cabinet is constructed of galvanized steel on a concrete pad. The cabinet is approximately 2.4m x 1.6m, with a height of 2.4m. All hydro requirements to service the equipment shelter for the telecommunications tower must be to the satisfaction of PowerStream Inc.

The Proponent has advised that the 60 m high telecommunications tower is required to accommodate and address existing network coverage issues in the residential areas to the east and for the commuters on Highway #400 to the west. The "shrouded" tripole design allows the initial and future antennas to be placed internal to the antenna mast. The tower will be used by WIND Mobile, Bell Mobility and Public Mobile. The proposed tower will also facilitate future co-location by other licensed carriers, which is consistent with the City's current telecommunication tower/antenna facilities protocol which encourages the use of existing structures.

In consultation with the Development Planning Department, the Proponent revised the original design of the tower to mitigate the impact associated with the tower itself. The colour of the proposed tower will be orange and blue painted to be consistent to the adjacent roller coaster at Canada's Wonderland. In addition, the antennae mast at the top of the tower includes a Canada's Wonderland corporate logo. The Development Planning Department has no objection to the proposed layout, design and location of the compound and telecommunication tower.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Well-being".

Regional Implications

On April 23, 2009, the Region of York adopted Industry Canada's Protocol (CPC-2-0-03) outright to reduce redundancies and permit a more efficient and consistent approach for regulating telecommunication facilities, while providing an opportunity for local municipalities to determine individual procedures and protocols. The proposed compound area and telecommunication tower conforms to the Region of York's adopted Protocol.

Conclusion

The Vaughan Development Planning Department has reviewed the proposal for a 60 m high telecommunication tower and accessory radio equipment cabinet in accordance with the Official Plan, Zoning By-law, the City of Vaughan's Protocol for Establishing Telecommunication Tower/Antenna Facilities, and Industry Canada's Protocol for Radiocommunication and Broadcasting Antenna Systems. The installation of the 60 m high "shrouded" tripole and accessory radio equipment cabinet within an 85 m² compound area is considered acceptable, and accordingly, the Development Planning Department can support the approval of Site Development Application DA.12.030.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 25, 2012

Item 23, CW Report No. 33 – Page 4

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Compound Layout Plan & Tower Elevation

Report prepared by:

Daniel Woolfson, Planner 1, ext. 8213

Christina Napoli, Senior Planner, ext. 8483

Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

COMMITTEE OF THE WHOLE SEPTEMBER 4, 2012

**SITE DEVELOPMENT FILE DA.12.030
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WARD 1 - VICINITY OF JANE STREET AND CANADA'S WONDERLAND DRIVE**

Recommendation

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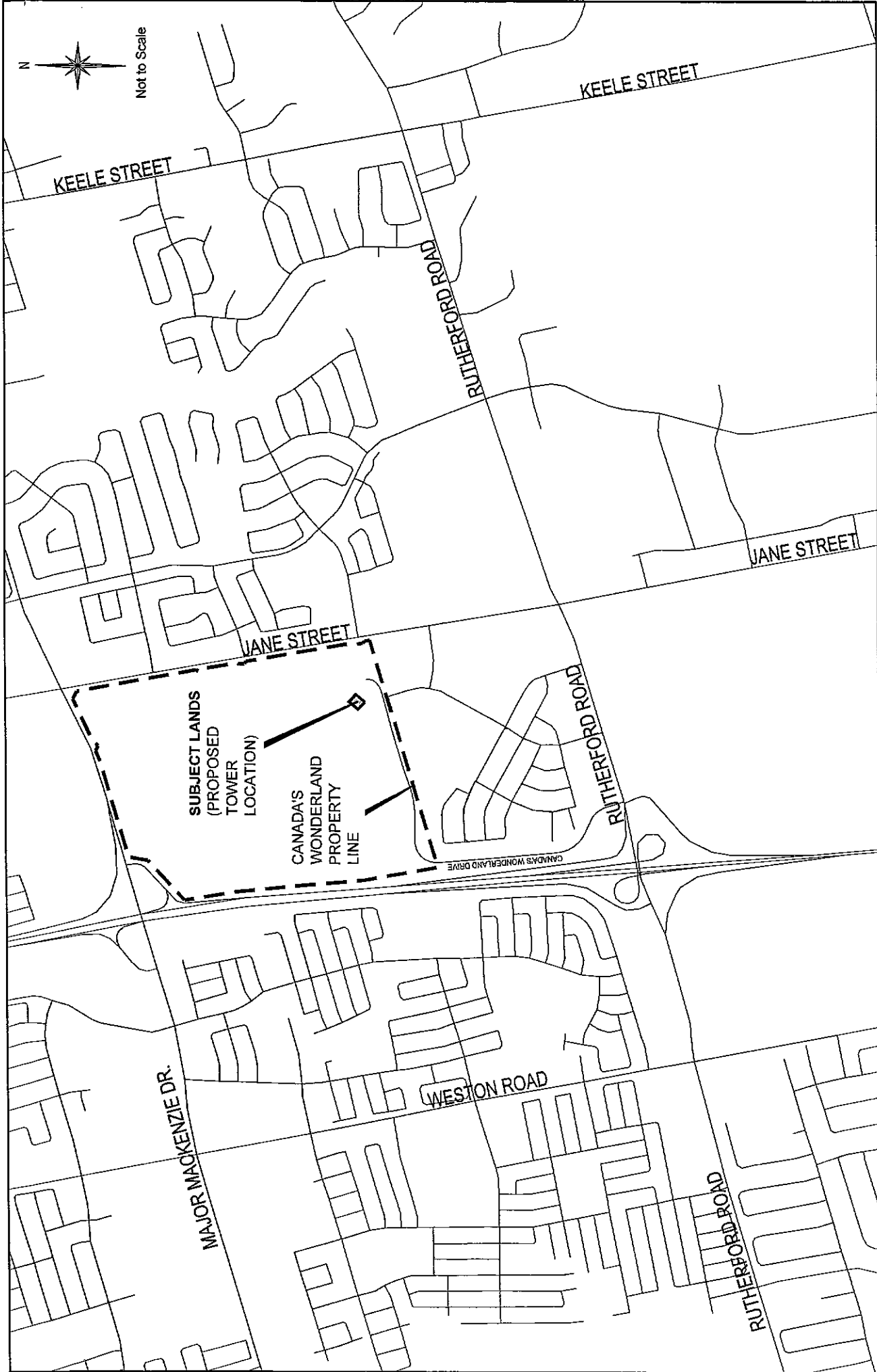
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Attachment 1

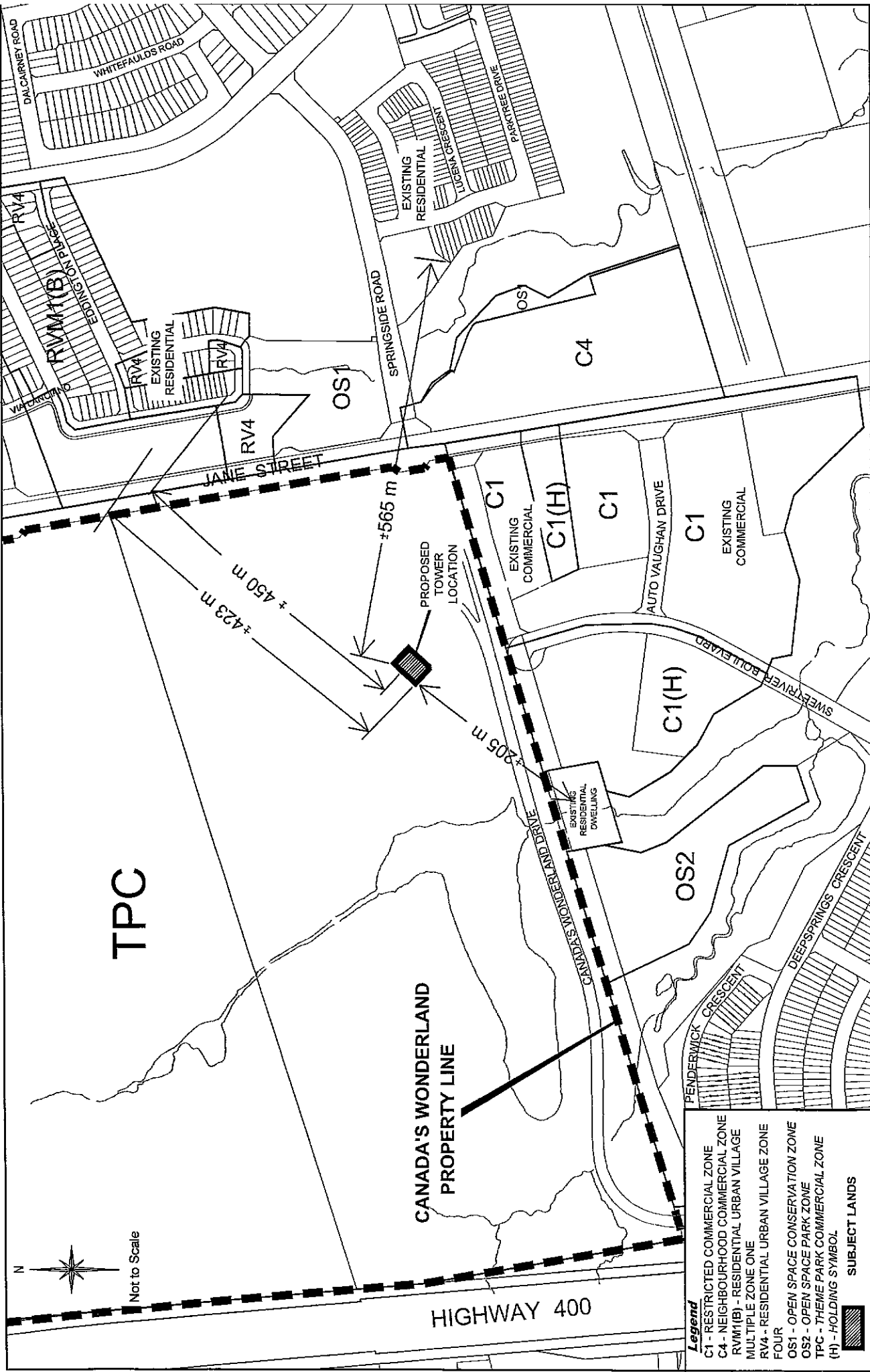
File: DA.12.030
Date: September 4, 2012



Context Location Map

Location: Part of Lot 18,
Concession 5

Applicant:
Canada's Wonderland Company
NA\OPTV1_ATTACH\2015\DA\app.12.030.dwg



Legend

- C1 - RESTRICTED COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- RV4(B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
- RV4 - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- TPC - THEME PARK COMMERCIAL ZONE
- (H) - HOLDING SYMBOL
- SUBJECT LANDS

Location Map

Location: Part of Lot 18,
Concession 5

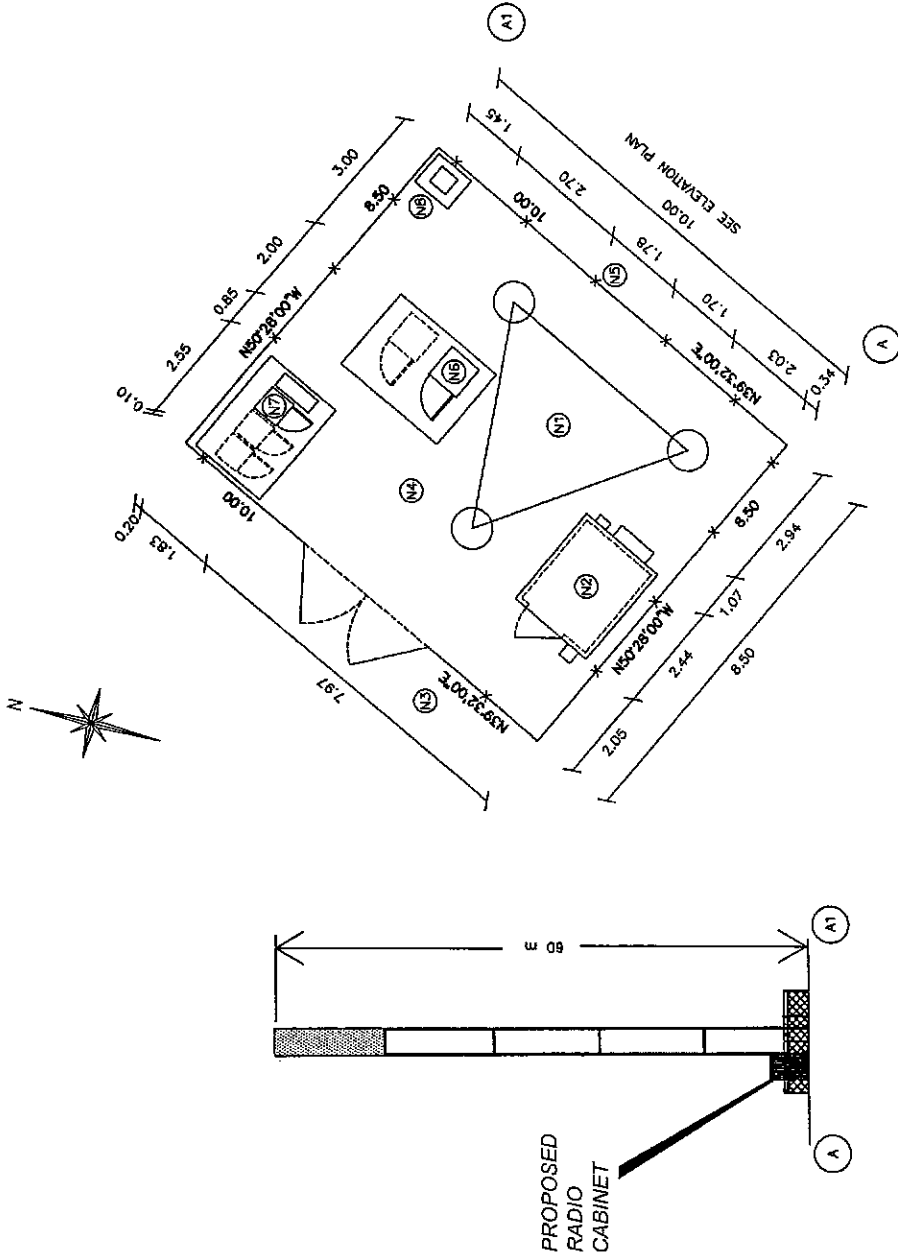
Applicant:
Canada's Wonderland Company
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Attachment

File: DA.12.030
Date: September 4, 2012

2



NOTES

- (N1) PROPOSED STEEL TRIPOLE TOWER, FOUNDATION DESIGN PENDING SOIL REPORT.
- (N2) PROPOSED BELL MOBILITY PREFABRICATED GALVANIZED STEEL EQUIPMENT SHELTER, FOUNDATION DESIGN PENDING SOIL REPORT.
- (N3) HYDRO CONNECTION AND ROUTING TO BE DETERMINED BY QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY.
- (N4) REMOVE EXISTING GRAVEL AND TOPSOIL, PROOF ROLL SUBGRADE AND PLACE 300 mm GRANULAR A CROSS COMPOUND AREA, FINISHED GRAVEL SURFACE TO BE MIN. 150 mm ABOVE EXISTING GRADE AND SLOPED AWAY FROM SHELTER AT MIN. 1% ON ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
- (N5) PROPOSED 2.4 m HIGH CHAIN LINK SECURITY FENCE TOPPED WITH BARBED WIRE SURROUNDING COMPOUND.
- (N6) PROPOSED WIND MOBILE EQUIPMENT CABINETS ON CONCRETE PAD.
- (N7) PROPOSED PUBLIC MOBILE EQUIPMENT CABINETS ON CONCRETE PAD.
- (N8) PROPOSED FUTURE TRANSFORMER ON CONCRETE PAD.
- (N9) FINAL SITE GRADING WILL NOT AFFECT EXISTING DRAINAGE PATTERNS.

PROPOSED COMPOUND LAYOUT PLAN

ELEVATION PLAN

Compound Layout Plan & Tower Elevation

