

## memorandum

**DATE:** FEBRUARY 13, 2014  
**TO:** HONOURABLE MAYOR AND MEMBERS OF COUNCIL  
**FROM:** JOHN MACKENZIE, COMMISSIONER OF PLANNING  
**RE:** COMMUNICATION  
COUNCIL MEETING – FEBRUARY 18, 2014

C	19
Item #	12
Report No.	6 (cw)
Council - February 18/14	

**ITEM #12 - COMMITTEE OF THE WHOLE – FEBRUARY 4, 2014**

**SITE DEVELOPMENT FILE DA.13.007  
MUZZO BROTHERS GROUP INC.  
WARD 1 - VICINITY OF BATHURST STREET AND KING-VAUGHAN ROAD**

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Recommendation

The Commissioner of Planning recommends:

1. THAT Attachment #4 of the Report of the Commissioner of Planning and Director of Development Planning, dated February 4, 2014, with respect to Site Development File DA.13.007 (Muzzo Brothers Group Inc.) be deleted, and replaced with the revised telecommunications tower elevation shown on Attachment #4, attached hereto.

Background

On February 4, 2014, the Committee of the Whole considered Item #12 respecting Site Development File DA.13.007 (Muzzo Brothers Group Inc.), and resolved the following:

“That consideration of this matter be deferred to the Council meeting of February 18, 2014, to allow further consultation with the applicant.”

On February 6, 2014, the Proponent (Bell) submitted revised coloured elevation drawings showing a shrouded monopole telecommunications tower, as shown on revised Attachment #4 to this Communication, instead of a monopole tower with pinwheel antennas that was earlier proposed and included in the staff report. The Development Planning Department is satisfied with the revised design of the telecommunications tower.

On February 6, 2014, the Development Planning Department contacted the Proponent (Bell) and Mr. Cam Milani, the abutting property owner to the south, to schedule a meeting in order to allow further consultation to address Mr. Milani's remaining concerns. On February 10, 2014, Mr. Milani indicated that he was unavailable to meet with the Development Planning Department and the applicant until after March 7, 2014.

Since the submission of the Site Development Application to the Development Planning Department, the applicant has made the following changes to the proposal:

- relocated the telecommunications tower northward to a more central location on the subject lands;

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- relocated the access point and driveway on Bathurst Street from the south end of the subject lands to an existing access point located on the north end of the subject lands, to facilitate a driveway entering the property west from Bathurst Street; and,
- revised the elevations of the telecommunications tower from a monopole design with pinwheel antennas to a shrouded monopole design.

### Conclusion

The Development Planning Department has consulted with the Proponent (Bell), who has agreed to change the elevation of the proposed telecommunications tower to a shrouded monopole design. Accordingly, should Council concur, Attachment #4 of the Report of the Commissioner of Planning and Director of Development Planning, dated February 4, 2014 can be deleted and replaced with Attachment #4, attached hereto to this Communication.

Further consultation between the Development Planning Department with the Proponent (Bell) and Mr. Milani could not occur as Mr. Milani is unavailable to meet until after March 7, 2014.

Respectfully submitted,



JOHN MACKENZIE  
Commissioner of Planning

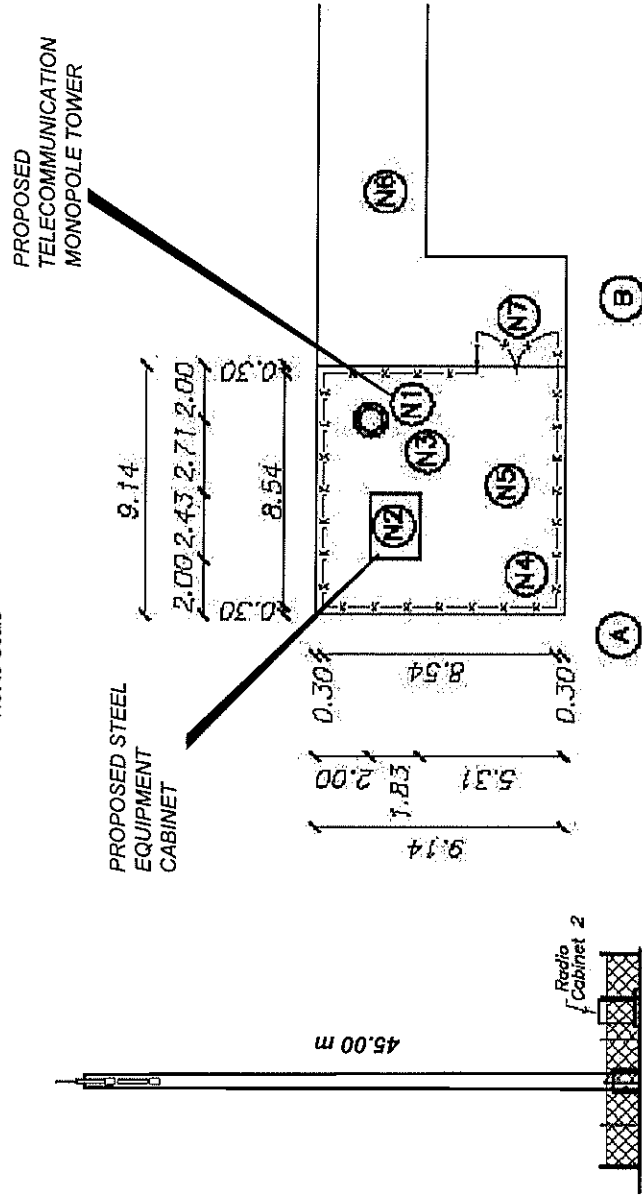
Attachment: Revised Attachment #4 – Compound Layout Plan & Tower Elevation

MA/cm

Copy to: Barbara Cribbett, Interim City Manager  
Jeffrey A. Abrams, City Clerk  
Grant Uyeyama, Director of Development Planning



Not to Scale



ELEVATION PLAN

PROPOSED COMPOUND LAYOUT PLAN

# Compound Layout Plan & Tower Elevation

Applicant: Muzzo Brothers Group Inc.  
Location: Part of Lot 31, Concession 2



Attachment

File: DA.13.007  
Date: February 11, 2014