

# 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** 

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

C \_ /9

Item # \_ /2

Report No. \_ (o (cw)

Council - February 18/14

### 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;



# memorandum

- 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

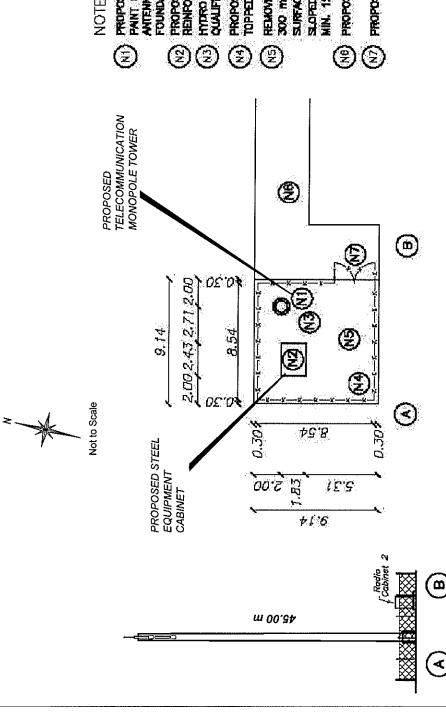
Attachment: Revised Attachment #4 - Compound Layout Plan & Tower Elevation

MA/cm

Copy to: Barbara Cribbett, Interim City Manager

Jeffrey A. Abrams, City Clerk

Grant Uyeyama, Director of Development Planning



PANT COLOUR SUBJECT TO NAY CAMDA REQUIREMENTS. ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED TOUNDATION DESIGN PENDING SOIL REPORT. PROPOSED STEEL, MONOPOLE

PROPOSED RADIO EQUIPMENT CABINET ON PEINFORCED CONCRETE SLAB.

QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY. HYDRO CONNECTION AND ROUTING TO BE DETERMINED BY

TOPPED WITH BARBED WIRE SURROUNDING THE COMPOUND. PROPOSED 2.4 in HIGH CHAIN LINK SECURITY PENCE.

REMOVE EXISTING TOPSON, PROOF ROLL SUBGRADE, ADD

SURFACE, TO BE MINIMUM 150 mm ABOVE EXISTING GRADE AND 300 mm GRANULAR A ACROSS CHAINET AREA. FINISHED GRAVEL MIN. 1% IN ALL SIDES TO PREMIDE ADEQUATE DRAINGE. SLOPED AWAY FROM PROPOSED STRUCTURE AT

PROPOSED GRAVEL ACCESS WAY.

PROPOSED CHAIN LINK GATE.

PROPOSED COMPOUND LAYOUT PLAN

**ELEVATION PLAN** 

# Compound Layout Plan &

Brothers Group Inc. Applicant: Muzzo

Tower Elevation

Location: Part of Lot 31, Concession 2



# Attachment

File: DA.13.007 February 11, 2014