



## memorandum

**DATE:** JUNE 27, 2016

**TO:** HONOURABLE MAYOR AND MEMBERS OF COUNCIL

**FROM:** JOHN MACKENZIE, DEPUTY CITY MANAGER,  
PLANNING & GROWTH MANAGEMENT

**RE:** COMMUNICATION- COUNCIL MEETING JUNE 28, 2016

ITEM NO. 3, REPORT NO. 27, COMMITTEE OF THE WHOLE- JUNE 21, 2016

SITE DEVELOPMENT FILE DA.14.090  
PRIMA VISTA ESTATES INC.  
WARD 3- VICINITY OF TESTON ROAD AND PINE VALLEY DRIVE

C	<u>12</u>
Item #	<u>3</u>
Report No.	<u>27 (cw)</u>
<u>Council - June 28, 2016</u>	

### Recommendation

The Deputy City Manager, Planning & Growth Management recommends:

1. THAT this Communication, BE RECEIVED as information.

### Background

On June 21, 2016, the Committee of the Whole resolved to defer the above Item to the Council Meeting of June 28, 2016, to allow the applicant to provide streetscape views of the proposed telecommunications tower on the subject lands in light of concerns raised by the local Ward 3 Councillor about visibility of the tower along Pine Valley Drive.

On March 12, 2015, the Proponent held a Community Information Meeting at the Maple Community Centre from 7:00 pm to 8:00 pm. In accordance with the City's Protocol, notice for this meeting was provided by regular mail to residents and property owners within a 120 metre radius, as well as to the local ratepayers association and applicants for the surrounding properties. Notice was provided a minimum of 20 days in advance of the Community Information Meeting. No residents or other members of the area attended the Public Consultation Meeting. To date, no correspondence from members of the community have been received by the Development Planning Department respecting this application.

During the processing of the application the relocation of the telecommunications tower, from the north end to the southeastern edge of the subject lands, was required because of concerns related to the potential conflict with the future Teston Road realignment at Pine Valley Drive and because of concerns raised by the Toronto and Region Conservation Authority (TRCA). The TRCA identified that the initial tower siting was located by a watercourse and potentially within the floodplain and recommended relocation of the tower as far away from the watercourse as possible and outside of the floodplain.

The telecommunications tower is proposed to be sited at the rear of the subject lands and behind an existing single family dwelling.

The Block 40/47 Landowners Group ("the group") reviewed the subject application and on December 2, 2015, representatives from the group provided correspondence to Development Planning staff indicating they were not opposed to the location of the proposed telecommunications tower.

Representatives from Bell have submitted photographic simulations of the existing and future (commercial plaza) Pine Valley Drive streetscape showing the telecommunications tower and how it fits within the local context. The current visuals show a large number of trees along the street, as well as the current single family dwelling unit, which would screen the view of the base portion of the tower and related cabinets. The upper portion of the tower will remain visible (and will include a Canadian flag), which is consistent with other telecommunication towers located in the City of Vaughan.

These lands form part of a future commercial block under the approved Block Plan. In the future when these lands are developed as many trees as possible will be saved, however, some of the trees will need to be removed to facilitate the commercial building and parking areas. Development Planning staff, when evaluating the future development proposal of these lands, will seek to save and add trees to screen the tower base and related cabinets in order to mitigate the visual impact.

The staff report considered by the Committee of the Whole on June 21, 2016 recommended approval of the application subject to a condition, requiring Bell Mobility Inc. to submit a landscape plan showing the details of the addition of a proposed decorative wood fence and landscape screening around the tower base and compound. This requirement will further help address the immediate location of the tower base and related cabinets.

### **Conclusion**

Based on the modifications to the landscape plan and siting of the tower and requisite cabinets, Development Planning staff were satisfied with the relocation of the tower to its current location. Additionally, there are a large number of trees along the street, as well as the current single family dwelling unit, which would screen the view of the base portion of the tower and related cabinets.

The proponent worked with the Block 40/47 Landowners Group, who subsequently signed off on the revised location of the telecommunications tower. The TRCA were also satisfied with the proposed relocation. No residents in the area attended the Community Information Meeting held in March 2015. Cell service is required to serve both the existing and future residents in this community. Bell has tried to relocate the telecommunications tower to other properties in the vicinity, but to no avail.

The recommendation of the technical report respecting the site development application and considered by the Committee of the Whole on June 21, 2016, required the submission of a landscape plan showing the details of the proposed decorative wood fence and landscape screening around the tower base and compound, which Bell has agreed to provide. This requirement addresses the immediate location of the tower.

Given the need for the proponent to provide further details respecting this matter, and the existing streetscape condition where there are a large number of trees along the street, as well as the potential to address this matter at a future date as the redevelopment of these lands occurs, Development Planning staff are satisfied the concerns expressed by the Ward Councillor during the Committee of the Whole meeting can be appropriately addressed and mitigated. Accordingly, should Council concur, the staff recommendation in the Committee of the Whole report can be approved.

Respectfully submitted,



JOHN MACKENZIE  
Deputy City Manager,  
Planning & Growth Management

Attachments: Photographic Streetscape Simulations

Copy to: Jeffrey A. Abrams, City Clerk  
Daniel Kostopoulos, City Manager  
Grant Uyeyama, Director of Development Planning

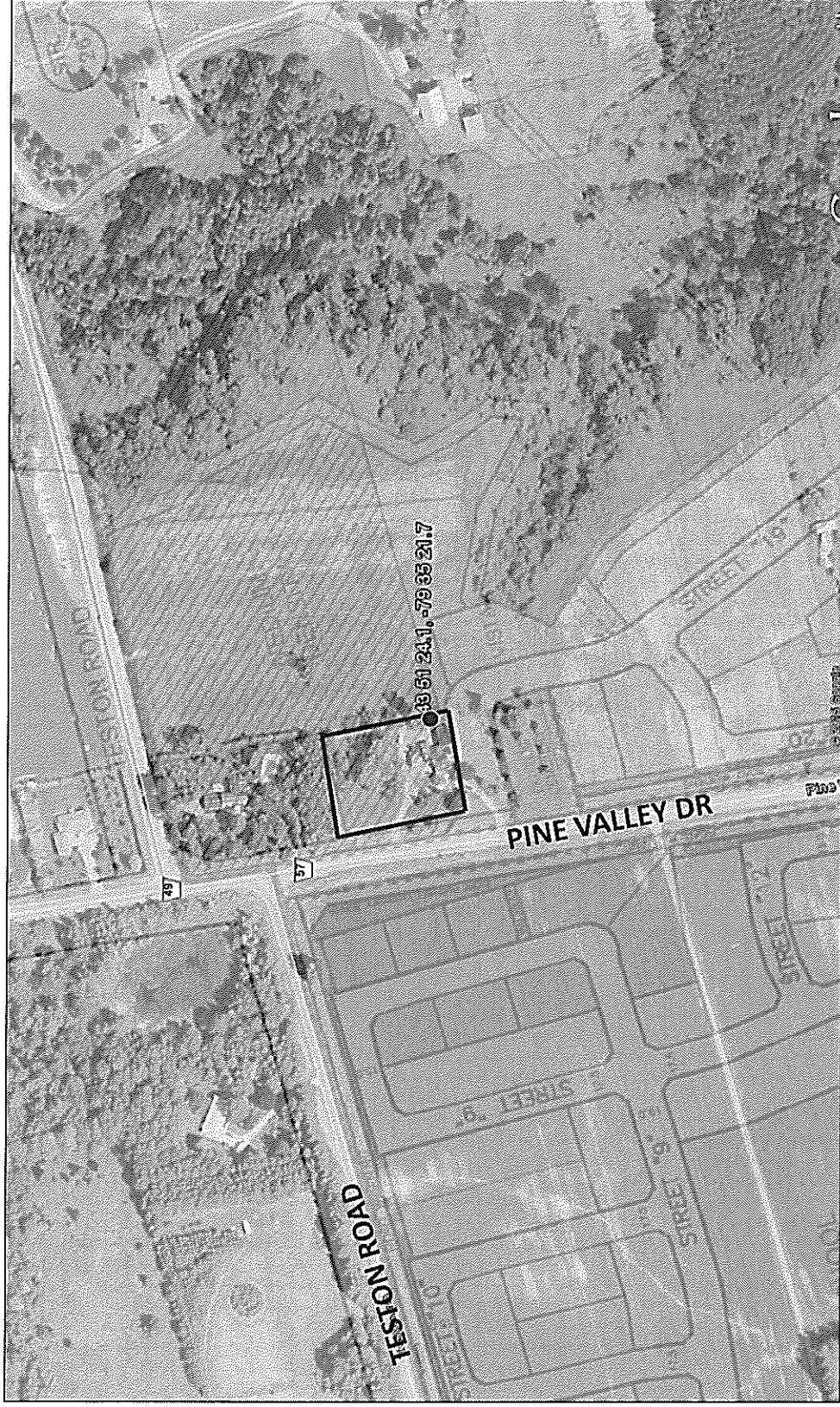
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W5215-10699 PINE VALLEY DR, VAUGHAN, ONTARIO



## KEY MAP



# Bell

W5215-10699 PINE VALLEY DR, VAUGHAN, ONTARIO



## PHOTOGRAPHIC SIMULATION

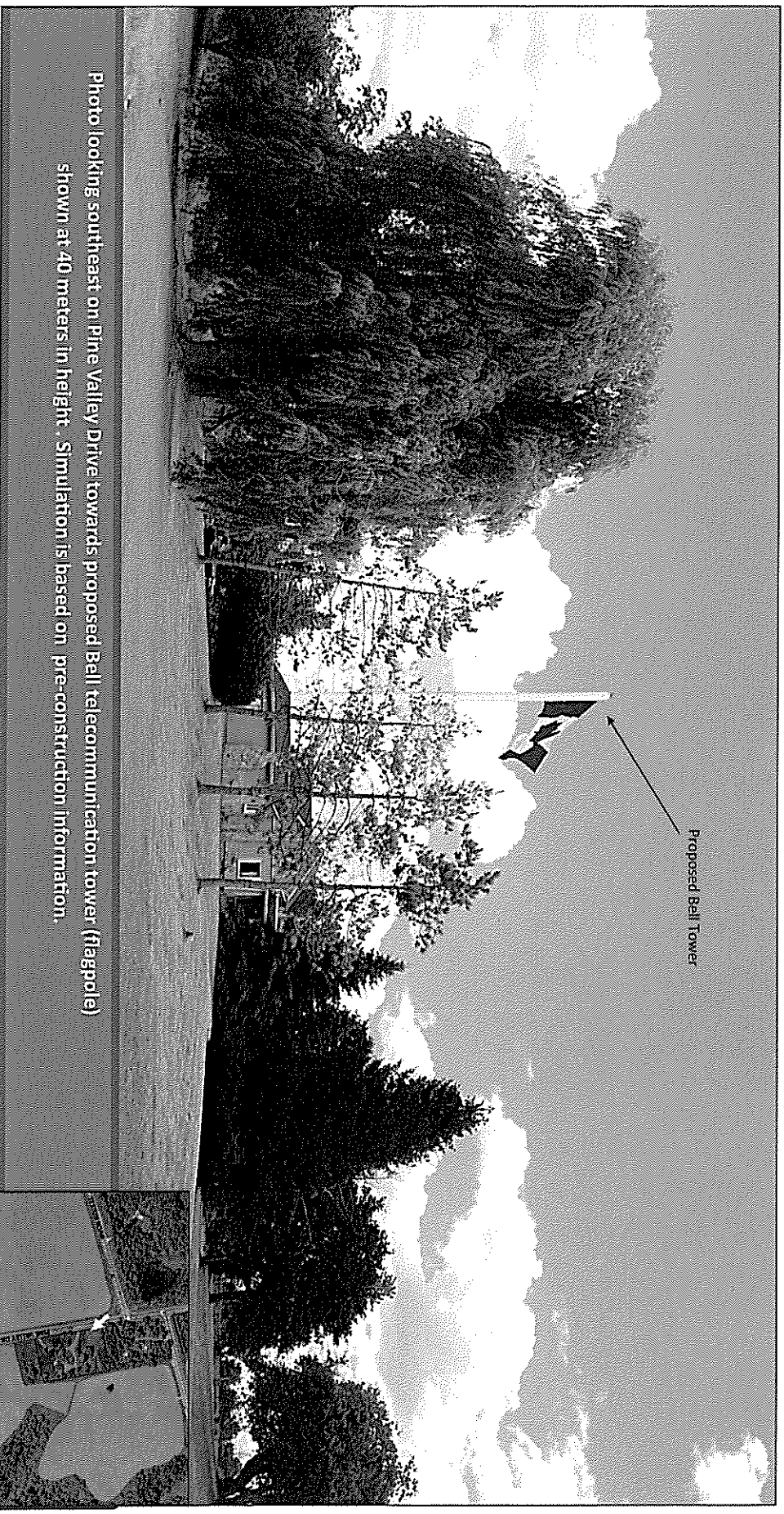


Photo looking southeast on Pine Valley Drive towards proposed Bell telecommunication tower (flagpole) shown at 40 meters in height. Simulation is based on pre-construction information.



# Bell

W5215-10699 PINE VALLEY DR, VAUGHAN, ONTARIO



## PHOTOGRAPHIC SIMULATION

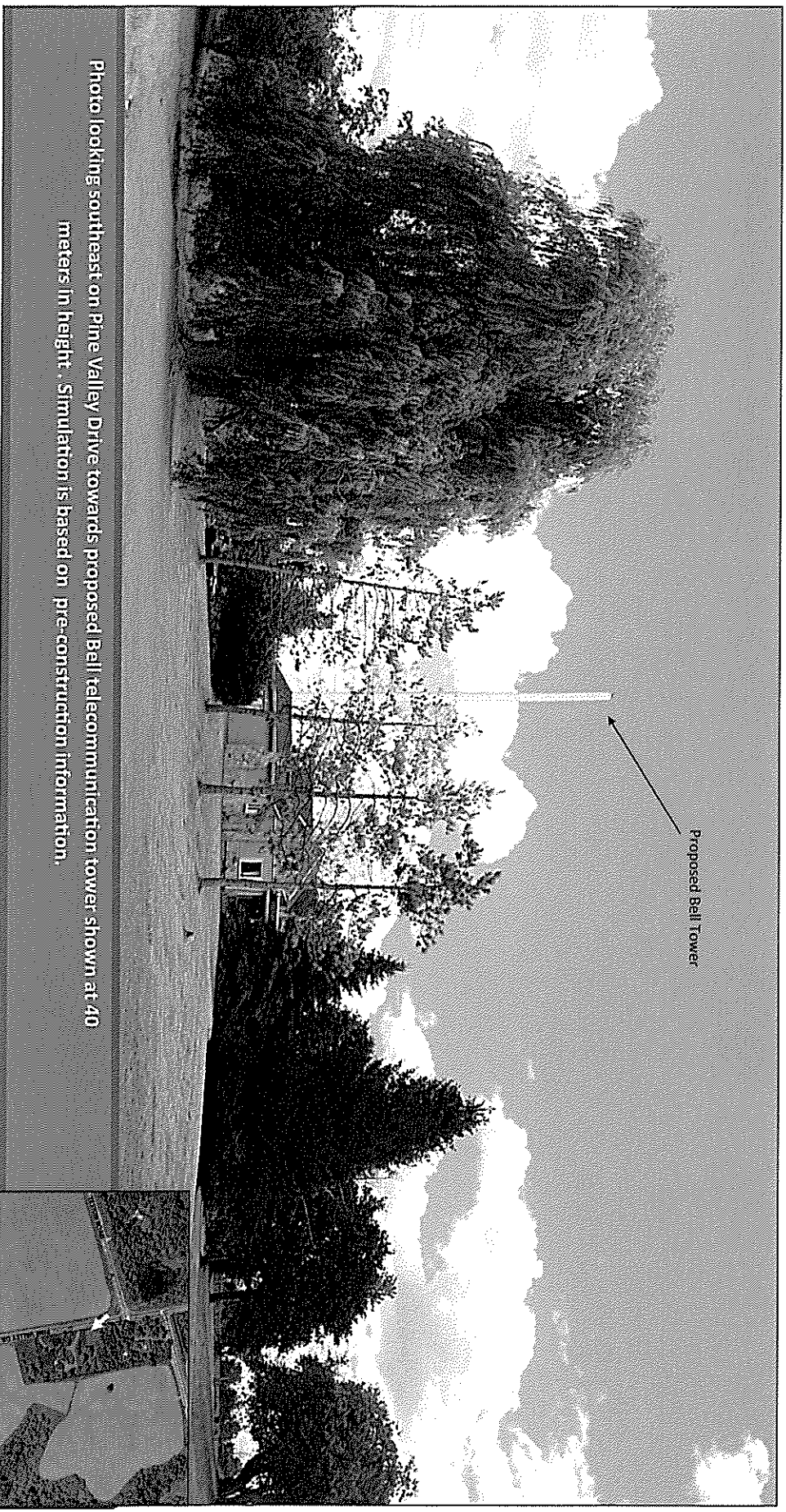


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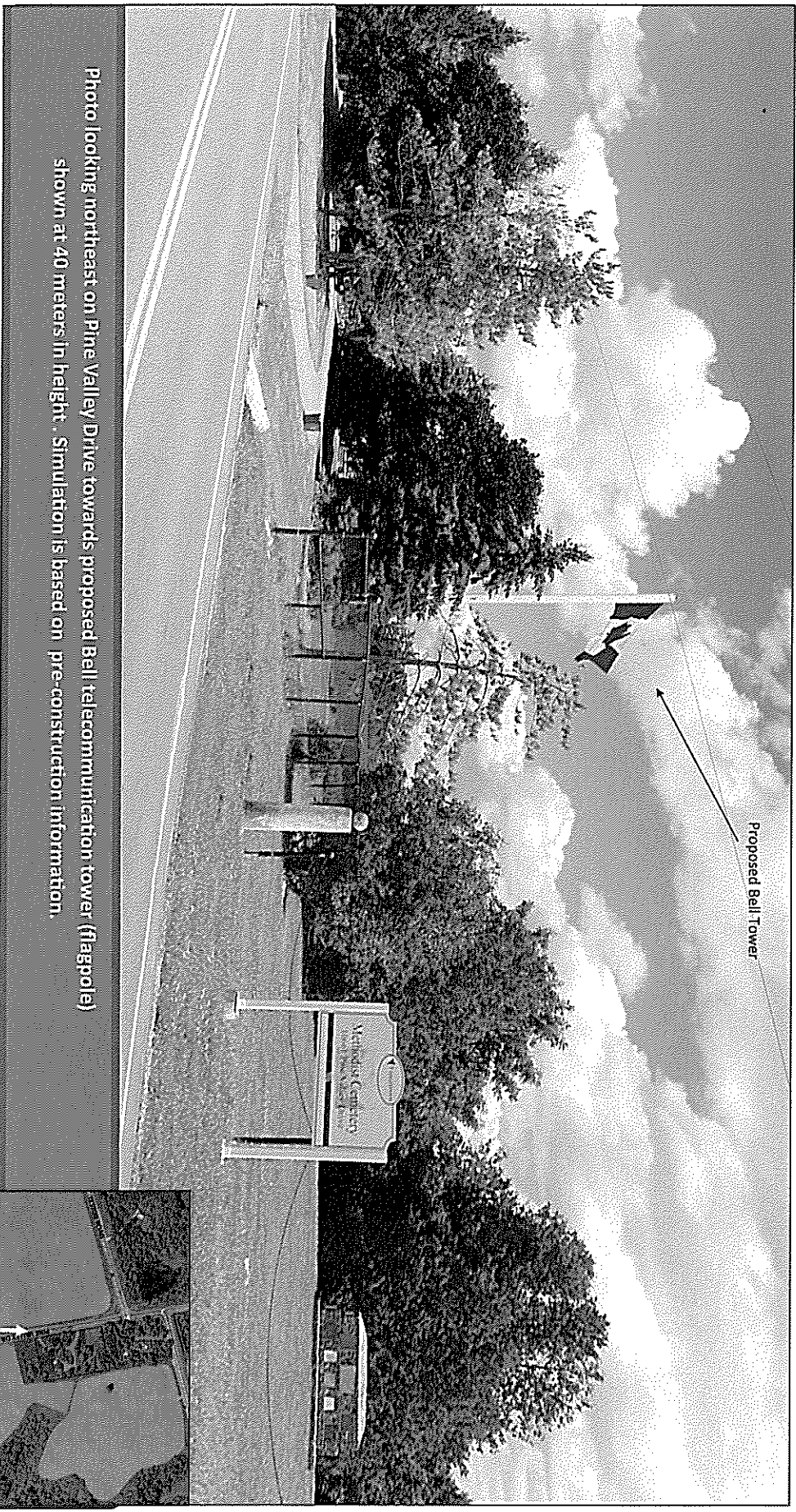


Photo looking northeast on Pine Valley Drive towards proposed Bell telecommunication tower (flagpole) shown at 40 meters in height. Simulation is based on pre-construction information.







W5215-10699 PINE VALLEY DR, VAUGHAN, ONTARIO



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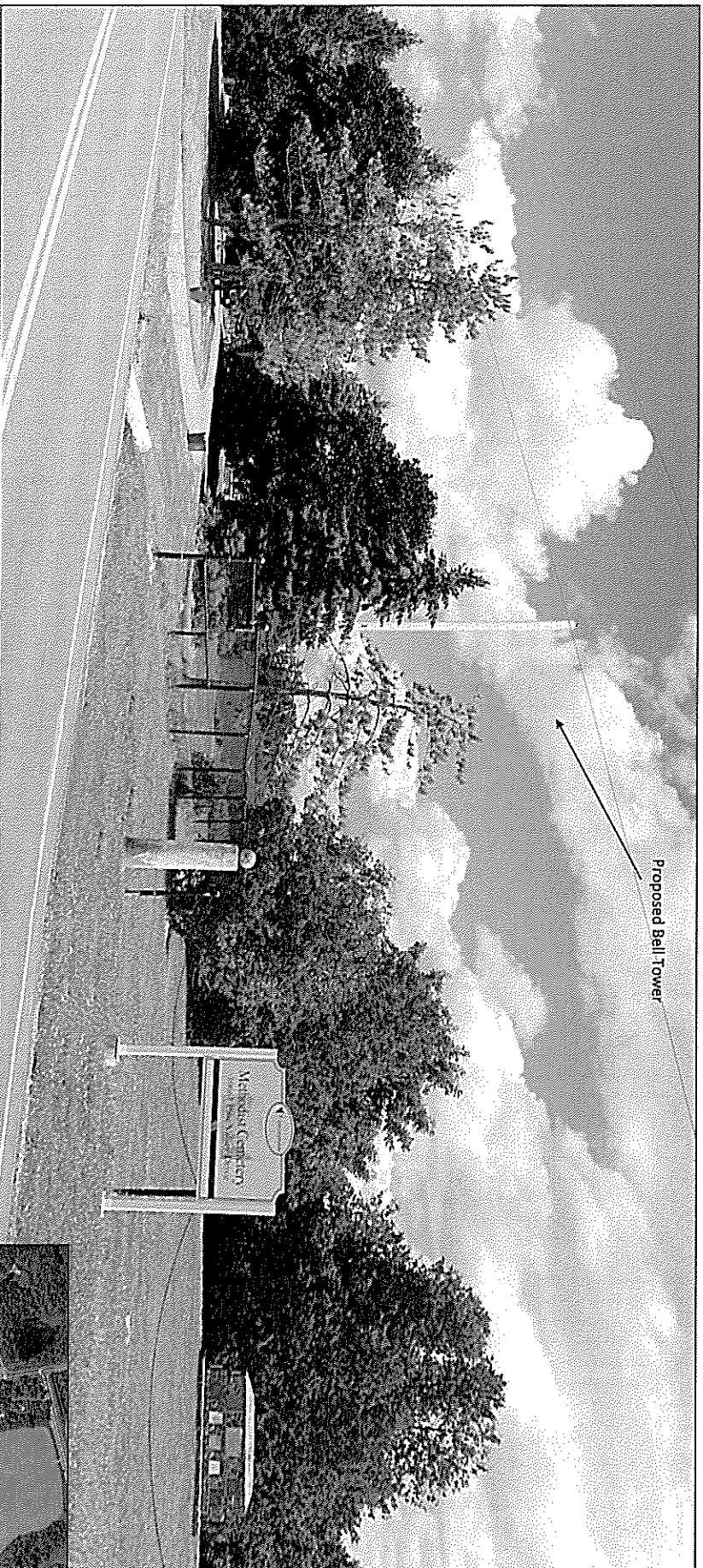
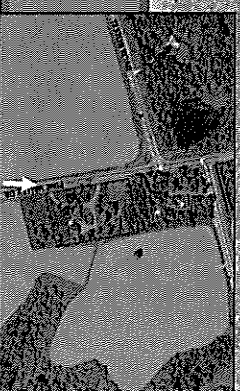


Photo looking northeast on Pine Valley Drive towards proposed Bell telecommunication tower shown at 40 meters in height. Simulation is based on pre-construction information.







W5215-10699 PINE VALLEY DR, VAUGHAN, ONTARIO



### 3D Model Rendering



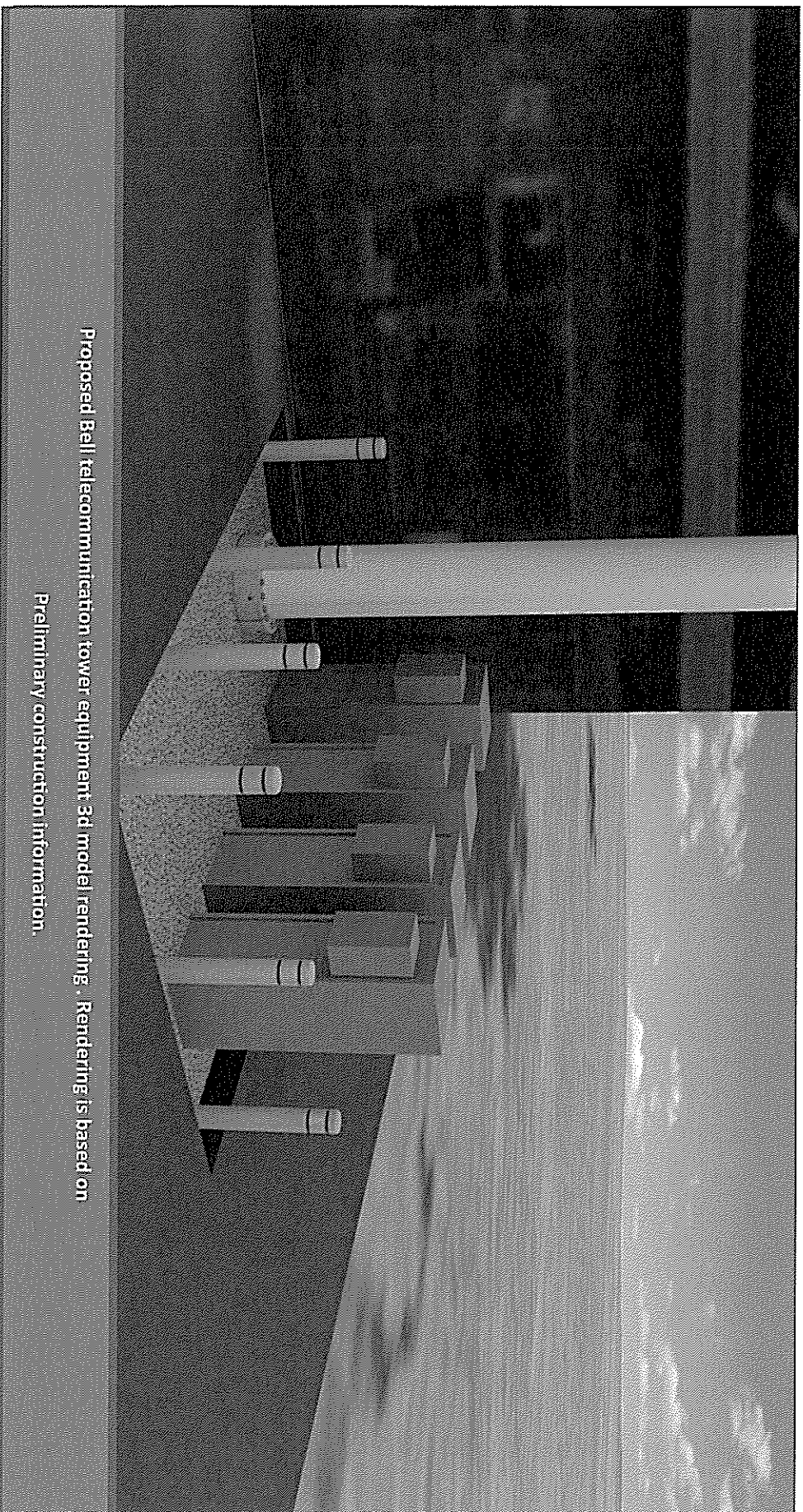
Proposed Bell telecommunication tower 3d model rendering . Rendering is based on Preliminary construction information.



W5215-10699 PINE VALLEY DR, VAUGHAN, ONTARIO



### 3D Model Rendering



Proposed Bell telecommunication tower equipment 3d model rendering. Rendering is based on Preliminary construction information.



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3D Model Rendering



Proposed Bell telecommunication tower 3d model rendering. Rendering is based on Preliminary construction information.