

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES DECEMBER 10, 2013

**235. SITE DEVELOPMENT FILE DA.13.056  
TORONTO AND REGION CONSERVATION AUTHORITY  
WARD 2 - VICINITY OF ISLINGTON AVENUE AND KILORAN AVENUE  
(Referred)**

MOVED by Regional Councillor Schulte  
seconded by Regional Councillor Rosati

That the recommendation of the Commissioner of Planning and the Director of Development Planning, dated October 15, 2013, be approved subject to the following:

By amending Recommendation 1. to read as follows:

1. That in an effort to minimize the number of large cell towers along the Islington Corridor, near Rutherford Rd., and to ensure adequate coverage over the widest possible area, that Site Development File DA.13.056 (Toronto and Region Conservation Authority) BE APPROVED, to permit the installation of a no higher than 50 metre high shrouded tripole telecommunication tower and associated radio equipment cabinets (Attachments #3 to #5 inclusive) on the subject lands shown on Attachments #1 and #2, conditional upon the TRCA approving a lease agreement that would result in the existing Boyd tower being decommissioned and dismantled as soon as possible, but no later than 90 days after the expiry of the existing 5 year lease, ensuring that Telus/Bell's current coverage and capacity requirements are maintained;

By adding Recommendation 2. as follows:

2. That the AI Palladini Telecommunication Tower be decommissioned and dismantled by July 2014; and

By receiving the following Communications:

- C16. Mr. Mike Fenning, CEO's Office, Toronto and Region Conservation Authority, dated December 10, 2013; and  
C17. Mr. Giorgio Abbondi, Rogers Communications, Dixie Road, Brampton, dated December 10, 2013.

**CARRIED**

Council, at its meeting of November 19, 2013, adopted the following recommendation (Referred Item #1):

That consideration of this matter be deferred to the Council meeting of December 10, 2013;

That the confidential recommendation of the Council (Closed Session) meeting of November 19, 2013, be approved; and

That the following Communications be received:

- C4. Mr. Sean Galbraith, Proliferate Consulting Group Inc.;  
C5. Commissioner of Planning, dated November 13, 2013

Recommendation of the Council meeting of October 29, 2013

Council, at its meeting of October 29, 2013, adopted the following recommendation (Item 17, CW Report No. 42):

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES DECEMBER 10, 2013

Minute No. 235 – Page 2

*That consideration of this matter be deferred to the Council meeting of November 19, 2013, to allow further consultation with residents; and*

*That staff request comments from TRCA with respect to this matter.*

Committee of the Whole recommendation of October 15, 2013:

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of October 29, 2013, pending further discussions with affected residents.

Report of the Commissioner of Planning and the Director of Development Planning, dated October 15, 2013:

**Recommendation**

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Site Development File DA.13.056 (Toronto and Region Conservation Authority) BE APPROVED, to permit the installation of a 40 m high shrouded tripole telecommunication tower and associated radio equipment cabinets (Attachments #3 to #5 inclusive) 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**

Pursuant to the City's current telecommunication tower/antenna facilities protocol, the Proponent (Rogers Communications Inc.) held a Public Consultation Meeting on September 19, 2013, which is discussed in the Protocol section of this report.

**Purpose**

The Proponent (Rogers Communications Inc.) has submitted Site Development File DA.13.056 on the subject lands shown on Attachments #1 and #2 for the installation of a 40 m high shrouded tripole telecommunication tower and associated radio equipment cabinets, as shown on Attachments #3 to #5 inclusive.

**Background - Analysis and Options**

Location

The subject lands shown on Attachments #1 and #2 are located at 8739 Islington Avenue, known as the Boyd Conservation Area, and is situated south of Rutherford Road on the east side of Islington Avenue, in the City of Vaughan.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES DECEMBER 10, 2013

#### Minute No. 235 – Page 3

##### 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 Vaughan Council. The proposed 40 m high telecommunication tower exceeds the 15 m maximum exemption height and is subject to site plan approval.

In accordance with the Protocol, the Proponent attended a Pre-Application Consultation meeting with the Vaughan Development Planning Department, prior to submitting 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."

The City's Protocol states that applications for telecommunication towers less than 100 m away from residential areas require the Proponent to provide notice of a community meeting by regular mail to all landowners within a radius of 120 m from the tower base. As the subject lands are located adjacent to lands zoned for residential purposes, this application was subject to the City of Vaughan's public consultation process. Given the location of the tower within the Boyd Conservation Area, the notification radius was increased to 180 m and also includes an extended notification area to properties abutting Islington Avenue in proximity to the tower location, as shown on Attachment #2.

On September 19, 2013, the Proponent held a Public Consultation Meeting at the Al Palladini Community Centre from 6:00 pm to 8:00 pm. In accordance with the City's Protocol, notice for this meeting was provided by regular mail to all notified residents a minimum of 20 days in advance of the Public Consultation meeting. No residents attended the Public Consultation Meeting and no concerns by residents have been received by the Development Planning Department.

##### Official Plan and Zoning

The subject lands are designated "Drainage Tributary" by in-effect OPA #240 (Woodbridge Community Plan). The subject lands are also designated "Natural Areas" by the City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), and further modified and endorsed by Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013.

The subject lands are zoned OS2 Open Space Park Zone by Zoning By-law 1-88. The *Radiocommunication Act* designates Industry Canada as the approval authority for all matters respecting telecommunication towers and antenna facilities. Federal regulations are not subject to Provincial policies, which include the *Planning Act* and *Building Code Act*. As such, telecommunication towers and antenna facilities are exempt from municipal official plans and zoning by-law requirements and site plan control (i.e. no implementing Site Plan Agreement or Letter of Undertaking).

EXTRACT FROM COUNCIL MEETING MINUTES DECEMBER 10, 2013

Minute No. 235 – Page 4

Planning Considerations

The proposed 40 m high shrouded tripole telecommunication tower is required due to the pending removal of an existing telecommunication tower installation on the site known as the Al Palladini Community Centre, which is located at the southeast corner of Rutherford Road and Islington Avenue. The installation of a new tower in the Boyd Conservation Area, together with the proposed telecommunication tower at the northeast corner of Rutherford Road and Napa Valley Avenue (Site Development File DA.13.055) will allow for the removal of the existing tower at the Al Palladini Community Centre, while ensuring that network services are maintained in addition to further improving network coverage and capacity in the area.

An existing Bell/Telus telecommunications tower (flagpole design) is located on the subject lands approximately 20 m west of the proposed Rogers tower, as shown on Attachment #3. According to the Proponent, the existing Bell/Telus telecommunications tower does not have sufficient space to provide for appropriate co-location that will facilitate Rogers' equipment. In addition, no other towers or other tall structures that could support antenna facilities are located within the vicinity of the site. On this basis, the Proponent has advised that a new tower is required to appropriately satisfy coverage requirements as a result of the pending removal of the existing tower located at the Al Palladini Community Centre.

The proposed 70.4 m<sup>2</sup> equipment compound is enclosed by a 2.4 m high board fence stained in a green hue to match the existing Bell/Telus compound fence. The compound is accessed via an existing gravel driveway from Islington Avenue on lands leased to the Proponent, as shown on Attachment #3. The telecommunications tower is located approximately 20 m east of the existing Bell/Telus tower. The relatively close proximity of the two towers will assist in mitigating their visual impact from a far distance. The compound includes a 40 m high white tripole and associated radio equipment cabinet, as shown on Attachment #4. The accessory radio cabinet measures approximately 2.4 m x 1.6 m, and is constructed of galvanized steel situated on a 2.55m x 1.83 m concrete pad, as shown on Attachment #5. All hydro requirements to service the equipment cabinets for the telecommunications tower must be to the satisfaction of PowerStream Inc.

The proposed tower has been designed to support future technology and co-location with additional carriers. The Development Planning Department has no objection to the proposed layout, design and location of the compound and telecommunications tower.

**Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the following initiative set forth in the Vaughan Vision 20/20 Strategic Plan:

i) Manage Growth and Economic Well-being

The proposal will support the development of a high-speed telecommunications and data network throughout Vaughan to contribute to economic competitiveness and support widespread access to such services.

**Regional Implications**

On April 23, 2009, the Region of York adopted Industry Canada's Protocol (CPC-2-0-03) 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.



CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES DECEMBER 10, 2013

Minute No. 235 – Page 5

**Conclusion**

The Vaughan Development Planning Department has reviewed the proposal for a 40 m high shrouded tripole telecommunication tower and associated radio equipment cabinets in accordance with the Official Plan, Zoning By-law 1-88, 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 tower and accessory radio equipment is considered acceptable. Accordingly, the Development Planning Department can support the approval of Site Development File DA.13.056.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Compound Layout Plan & Tower Elevation
5. Cabinet Drawings
6. Communication C4 (CL November 19, 2013) from Mr. Sean Galbraith, Proliferate Consulting Group Inc.
7. Communication C5 (CL November 19, 2013) from the Commissioner of Planning, dated November 13, 2013

**Report prepared by:**

Mark Antoine, Planner, ext. 8212

(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.)

Bellisario, Adelina

**From:** Mike Fenning <MFenning@trca.on.ca>  
**Sent:** Tuesday, December 10, 2013 10:28 AM  
**To:** Bevilacqua, Maurizio; Di Biase, Michael; Rosati, Gino; Carella, Tony; Iafrat Sandra; alan.shefman@vaughan.ca; Schulte, Deb; Clerks@vaughan.ca  
**Subject:** Boyd Tower

C	116
Item #	1
Report No.	Referred
Council	December 10/13

Mayor and Members of Council,

We support the concept of minimizing the number of large cell phone towers located along the Islington Avenue Corridor and will initiate discussions with the cell phone providers presently leasing TRCA land adjacent to the Boyd Conservation Area workshop and any proposed providers regarding co-location of all providers on one tower.

Regards,  
Mike Fenning  
Senior Manager, Property Services  
CEO's Office  
Toronto and Region Conservation Authority  
tel: 416-661-6600 ext. 5223  
cell: 647-501-0411  
fax: 416-661-6898  
email: [mfenning@trca.on.ca](mailto:mfenning@trca.on.ca)  
<http://www.trca.on.ca>

\*\*\*PLEASE CONSIDER THE ENVIRONMENT WHEN DECIDING TO PRINT THIS MESSAGE\*

*Toronto and Region Conservation Authority Confidentiality Notice:*

*The information contained in this communication including any attachments may be confidential, is intended only for use of the recipient(s) named above, and may be legally privileged. If the reader of the message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure or copying of this communication is strictly prohibited. If you have received this communication in error, please resend this communication to the sender and delete it permanently from your computer system.*

*Thank you."*



Rogers Communications  
8200 Dixie Road  
Brampton, Ontario L6T 0C1

10 December 2013

Dear Mayor and Members of Council;

Re: City of Vaughan file: DA.13.056  
Rogers file: C3820

Rogers, as required by Industry Canada, is committed to providing co-location opportunities on its telecommunication infrastructure for other licensed carriers.

With respect to the proposed telecommunication facility at Boyd Conservation Area, Rogers provides that the proposed tower, if increased to 50m, will provide for attractive co-location opportunities for other licensed carriers.

Rogers further commits to work with Bell and TELUS to accommodate their antenna equipment on Rogers' proposed Boyd tower at as close to their currently deployed antenna heights on their existing Boyd Conservation Area flagpole tower (TELUS site: ON1193 / Bell site: W2515) as is reasonably possible, within the height and loading constraints of the proposed tower.

Rogers looks forward to continuing to work with the City of Vaughan to bring improved wireless services to its residents, businesses and visitors.

Best regards,

A handwritten signature in black ink, appearing to read 'Giorgio Abbondi'.

Giorgio Abbondi  
Real Estate Manager

C	<u>17</u>
Item #	<u>1</u>
Report No.	<u>Referred</u>
<u>Council - December 10/13</u>	

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**Subject:** FW: DA.13.056 - C3820 - Proposed Rogers tower at Boyd Conservation Area - Co-location commitment  
**Attachments:** C3820-DA-13.056-Rogers-Colocation.pdf

-----Original Message-----

**From:** Sean Galbraith [<mailto:sgalbraith@proliferategroup.com>]

**Sent:** Tuesday, December 10, 2013 10:45 AM

**To:** Bevilacqua, Maurizio; Schulte, Deb; Racco, Sandra; Shefman, Alan; Carella, Tony;

DeFrancesca, Rosanna; Rosati, Gino; Iafrate, Marilyn; Di Biase, Michael; Abrams, Jeffrey

**Subject:** DA.13.056 - C3820 - Proposed Rogers tower at Boyd Conservation Area - Co-location commitment

Dear Mayor and Members of Council,

I apologize for the late time in which this is getting to you, but on behalf of Rogers, please find attached a letter confirming their commitment to additional wireless carriers at the proposed Boyd Conservation Area telecommunication tower, which is on Council's agenda this afternoon.

If you have any questions, please let me know.

All the best,

Sean

--

Sean Galbraith, MCIP, RPP  
Municipal Affairs Manager

LandSquared  
PO Box 69010  
12 St. Clair Avenue East  
Toronto, ON M4T 3A1  
Cell: (416) 732-5069  
Fax: (416) 981-7248

# Proposed Wireless Telecommunication Infrastructure Installation

Boyd Conservation Area – C3820  
DA.13.056

C 4

Item # 1 (Referred)

COUNCIL – November 19, 2013

Submitted by: Sean Galbraith, Proliferate  
Consulting Group, Inc.  
*(Coloured version is available on-line)*



# STATE OF THE CANADIAN WIRELESS INDUSTRY

- 28 million wireless subscriptions
- 81% of Ontario households
- 50% of 18-34 y.o. households have no landline (wireless only)
- 270 million text messages a day
- More than 45% of users have a smartphone (rate is increasing)
- More than 50% of 911 calls made from a wireless device
- Data usage is increasing at a rate of 5% per month
- Within the next 3 years or so, network-wide bandwidth will need to increase 30x to keep up with demand



# PROJECTED DEMAND FOR WIRELESS SERVICES

Smartphone



Exabytes per Month

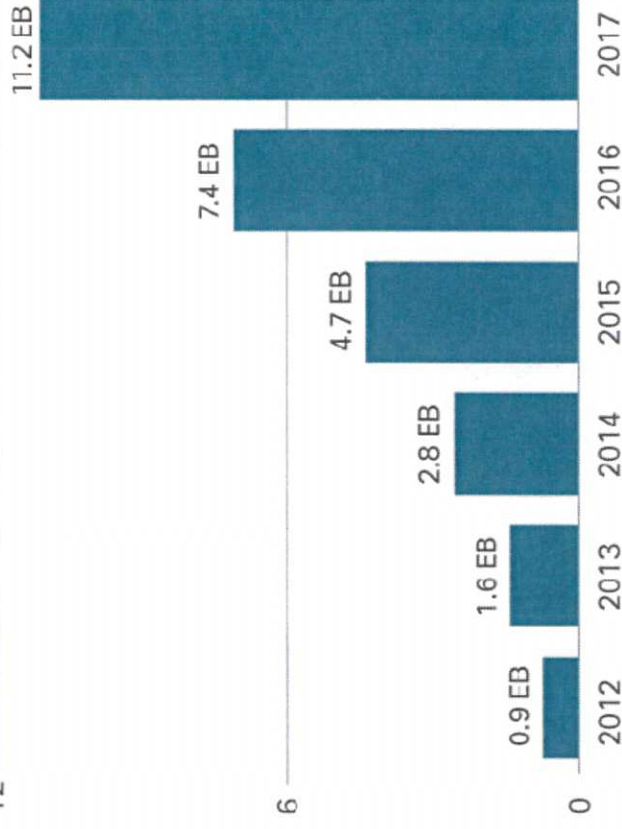
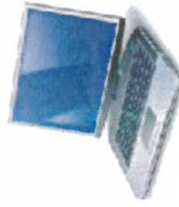
66% CAGR 2012-2017

12

Tablet with Data Plan

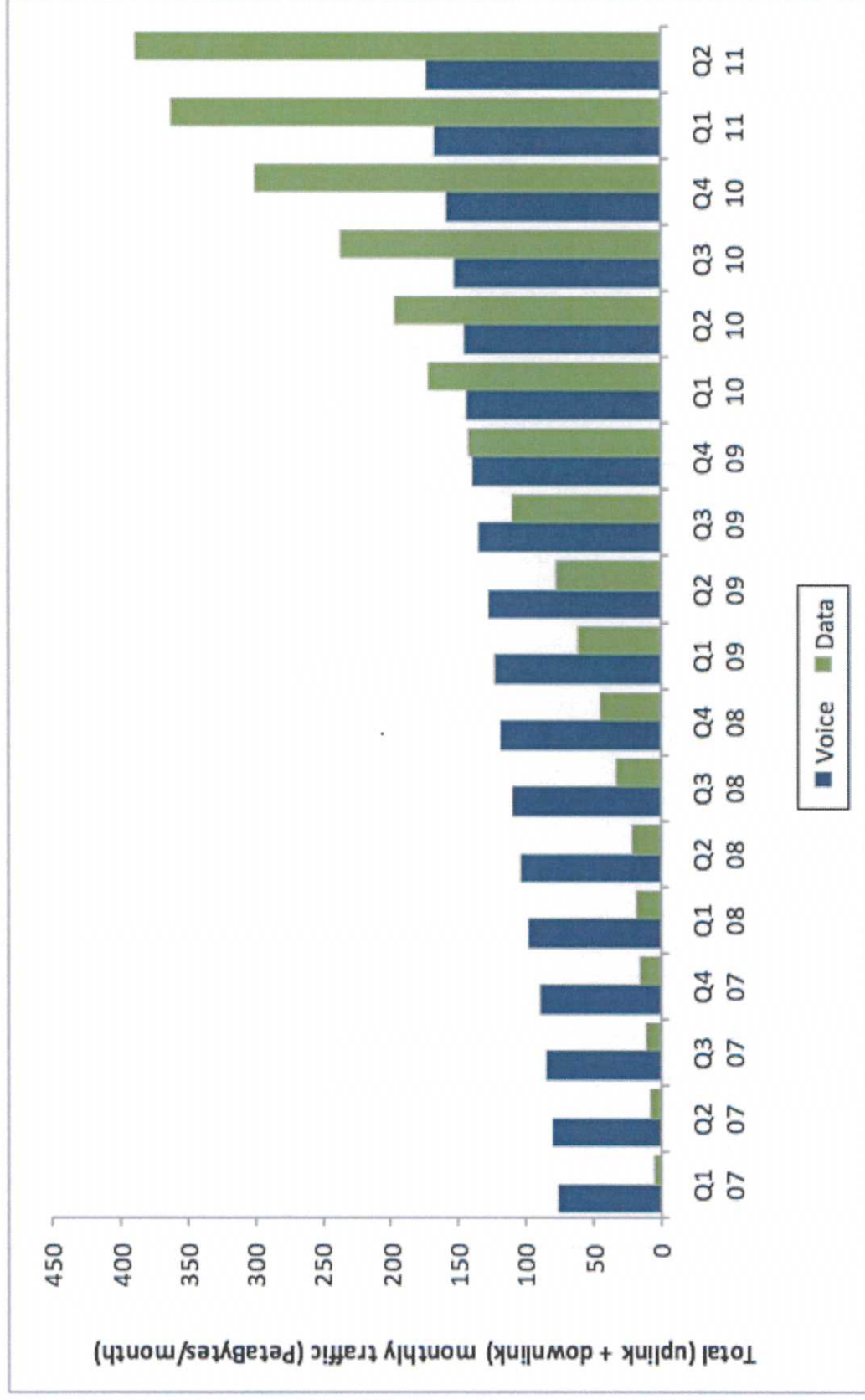


Laptop with Internet Data Stick



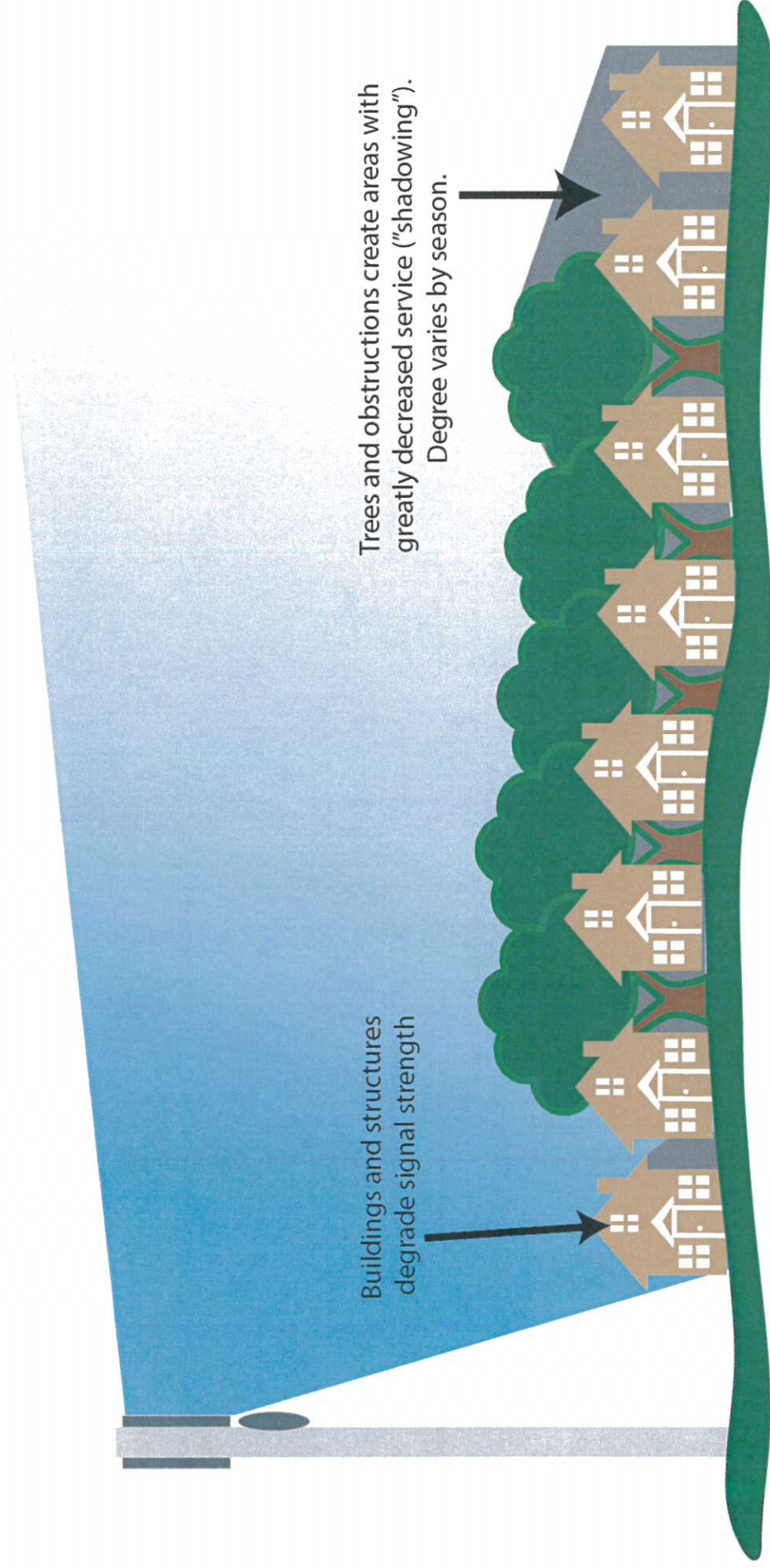
Source: Cisco VNI Mobile Forecast, 2013

# WIRELESS NETWORKS ARE DATA DRIVEN





# SIGNAL STRENGTH CONSIDERATIONS



A high number of users accessing network on the same antenna installation can also reduce the quality of the connection.



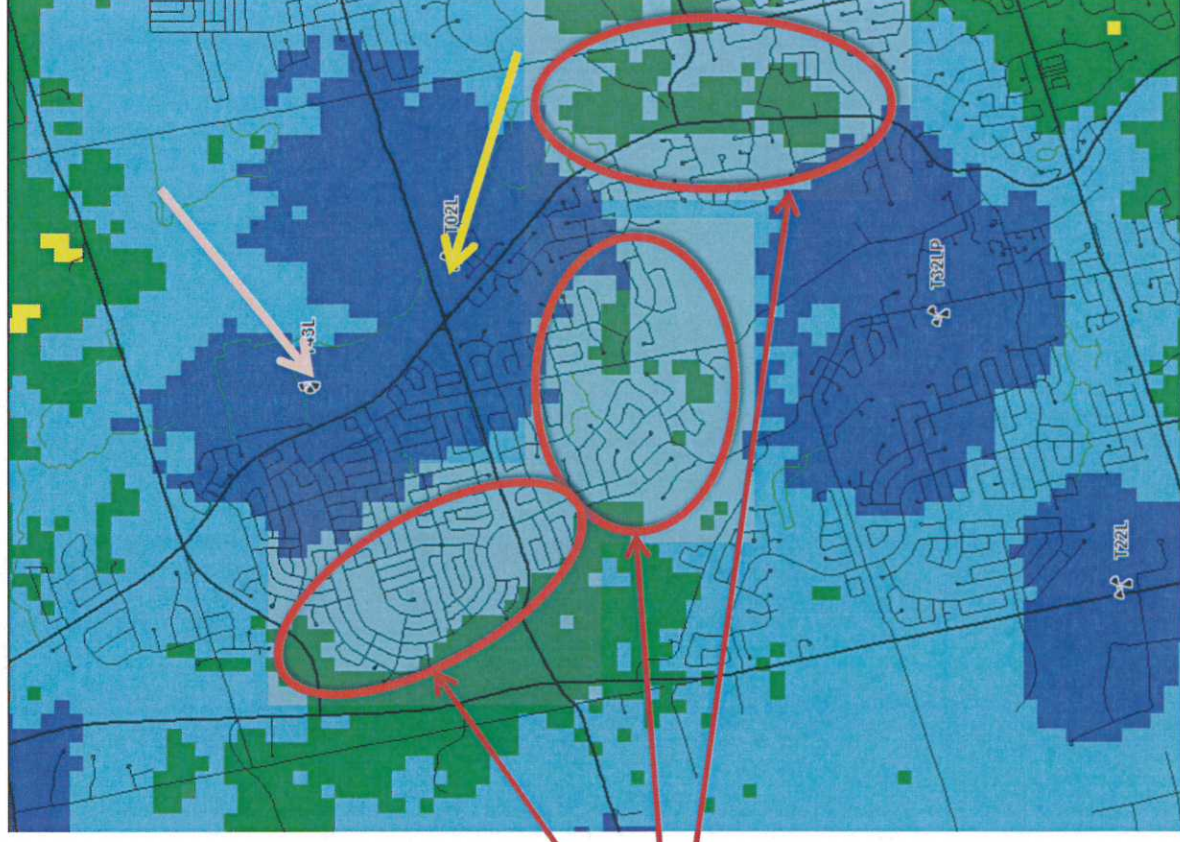
## **Pine Grove / Sonoma Neighbourhoods:**

**Not Enough Coverage or Network Capacity**  
(too many users located too far from too few antennas)



# EXISTING NETWORK DEFICIENCIES

Residential areas have poor coverage and insufficient network capacity





**More Network Coverage and Capacity Needed**

**=**

**More Antennas Needed**



# RELOCATING ANTENNA AT AL PALLADINI CENTRE

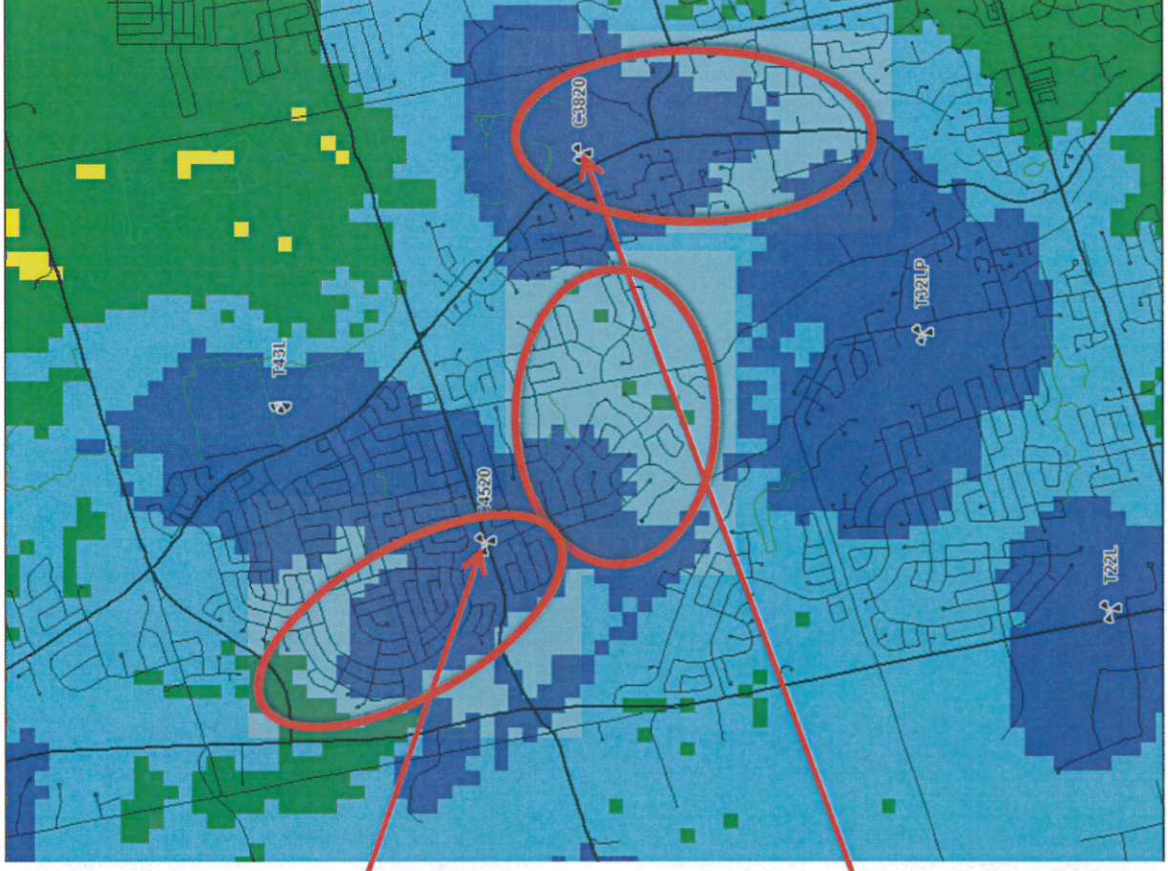


- Existing deficiencies in Sonoma and Pine Grove remain
- New antenna needed south of Boyd



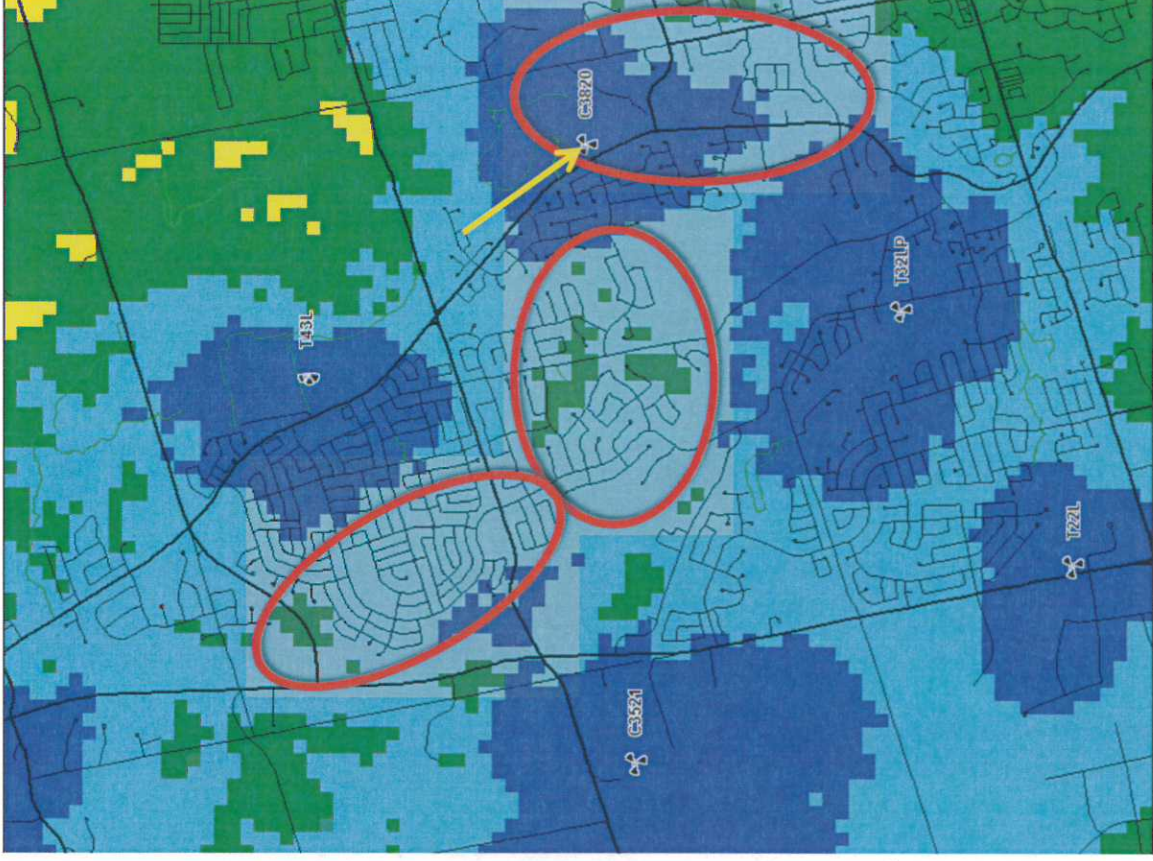
# ORIGINAL PROPOSAL: NAPA VALLEY + BOYD

Refused  
by  
Council





## PLAN B: NEW TOWER AT BOYD



- Palladini Tower removed
- Existing deficiencies in Sonoma and Pine Grove remain
- No new tower south of Boyd required

# PROPOSED BOYD TOWER DESIGN: 40m shrouded tripole

## Who?

Rogers Communications Inc.

## What?

40-metre steel shrouded tripole tower and an equipment cabinet at the base within a fenced enclosure.

## Where?

Maintenance area of Boyd Conservation Area

## Why?

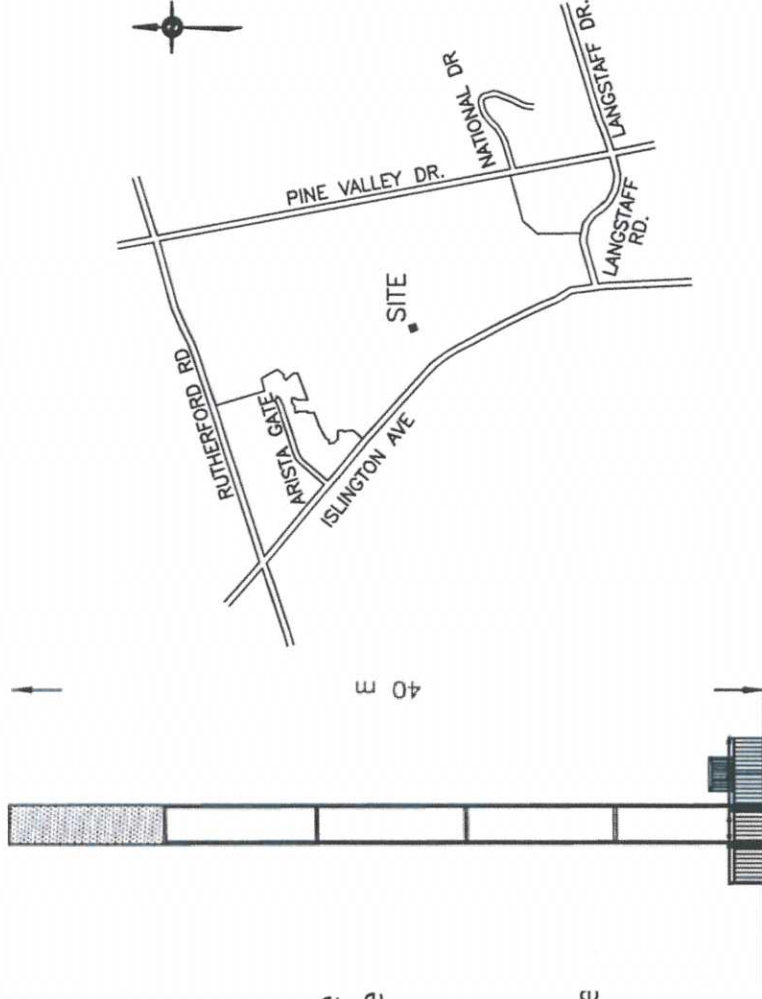
Customer complaints regarding significantly degraded voice and data network in the area and to relieve network pressure from existing antennas that are over-capacity.

## Why here and not elsewhere?

- 1) We need a willing landlord.
- 2) The site has to be able to provide access locally and be able to connect to the wider network.
- 3) The site must satisfy network engineering requirements.

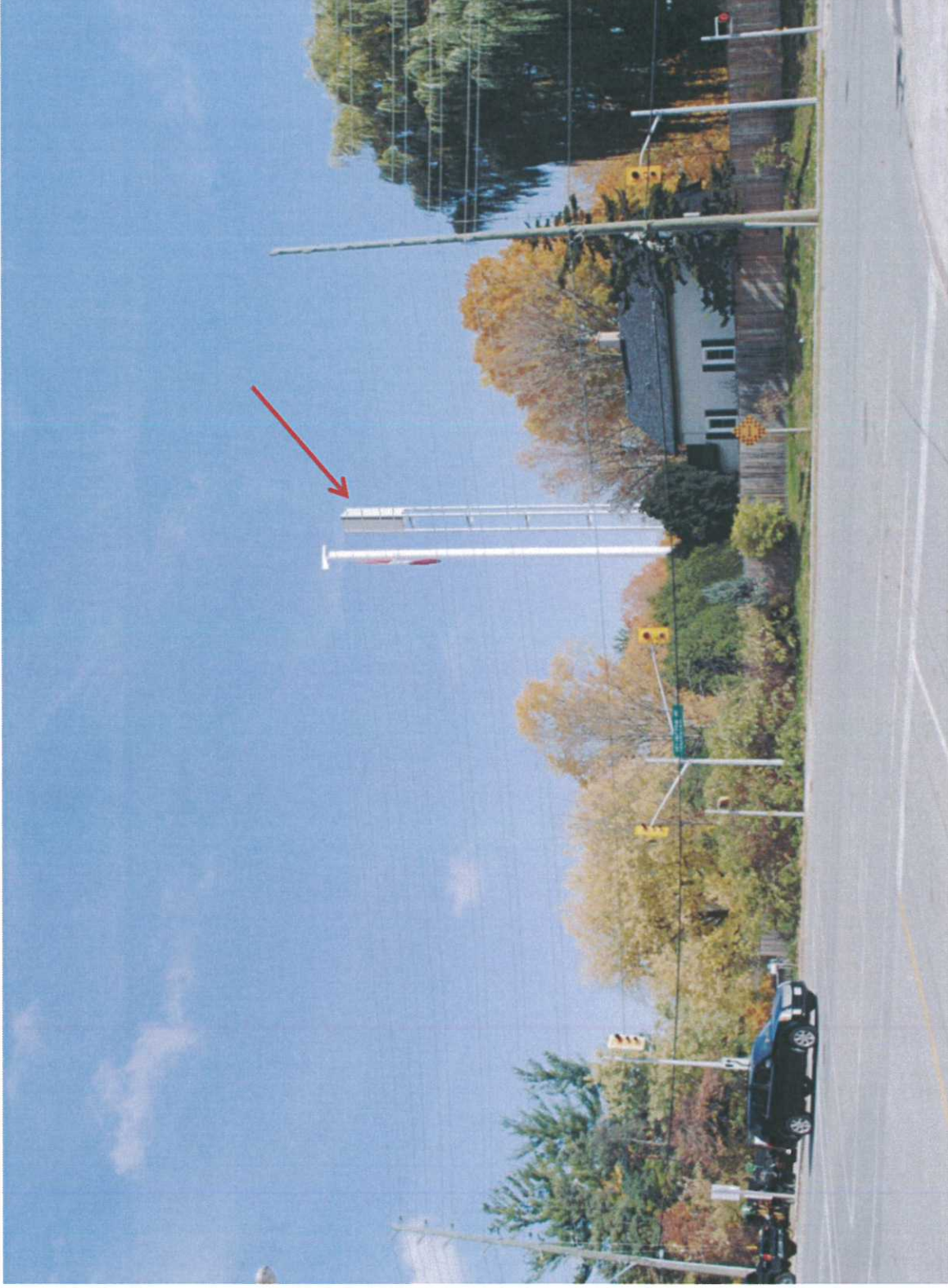
## Who are the Governing Bodies for cellular antenna installations?

Industry Canada (tower)  
Health Canada (emissions)



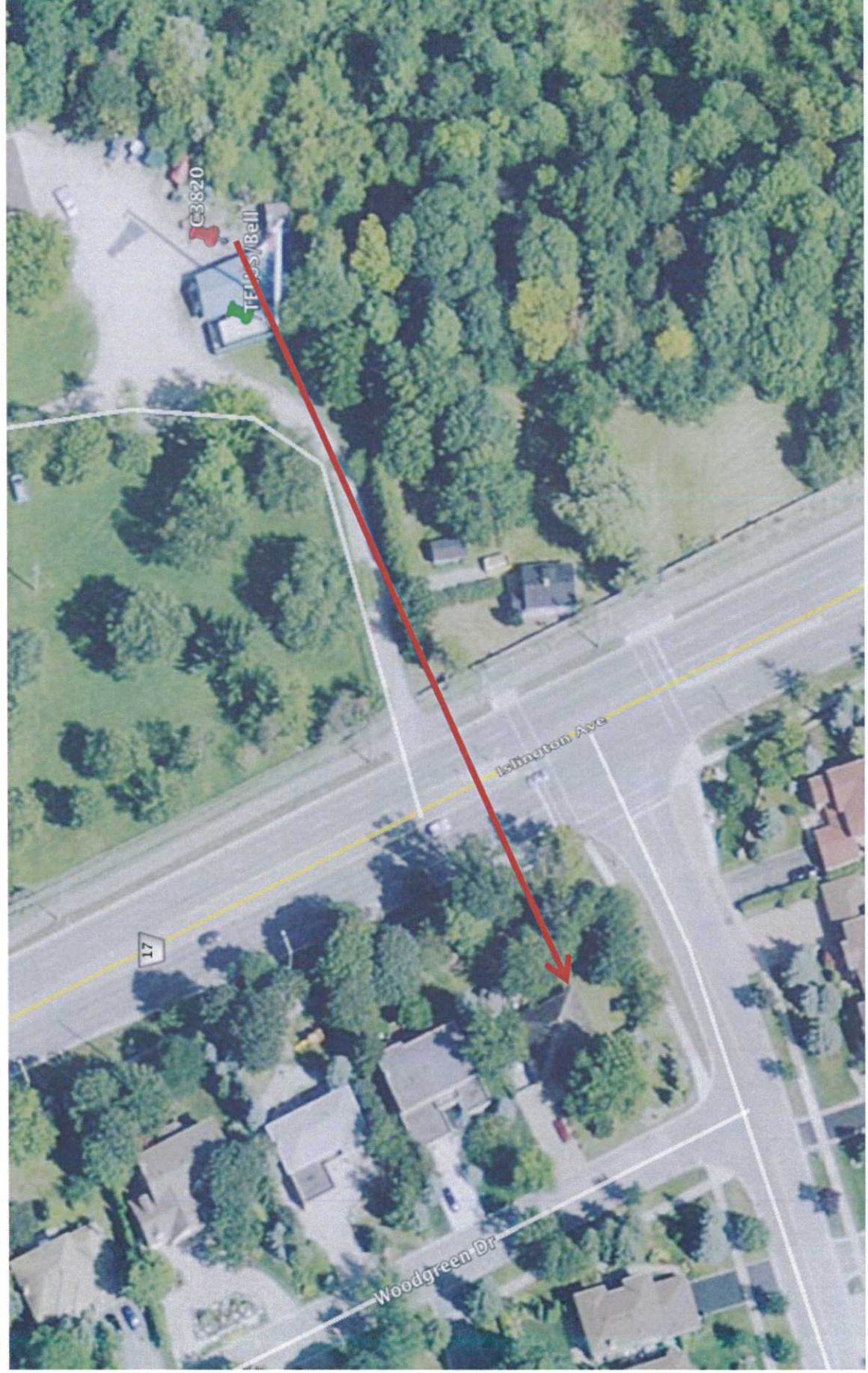


# PROPOSED BOYD TOWER DESIGN: 40m shrouded tripole





**153m TO NEAREST RESIDENCE**





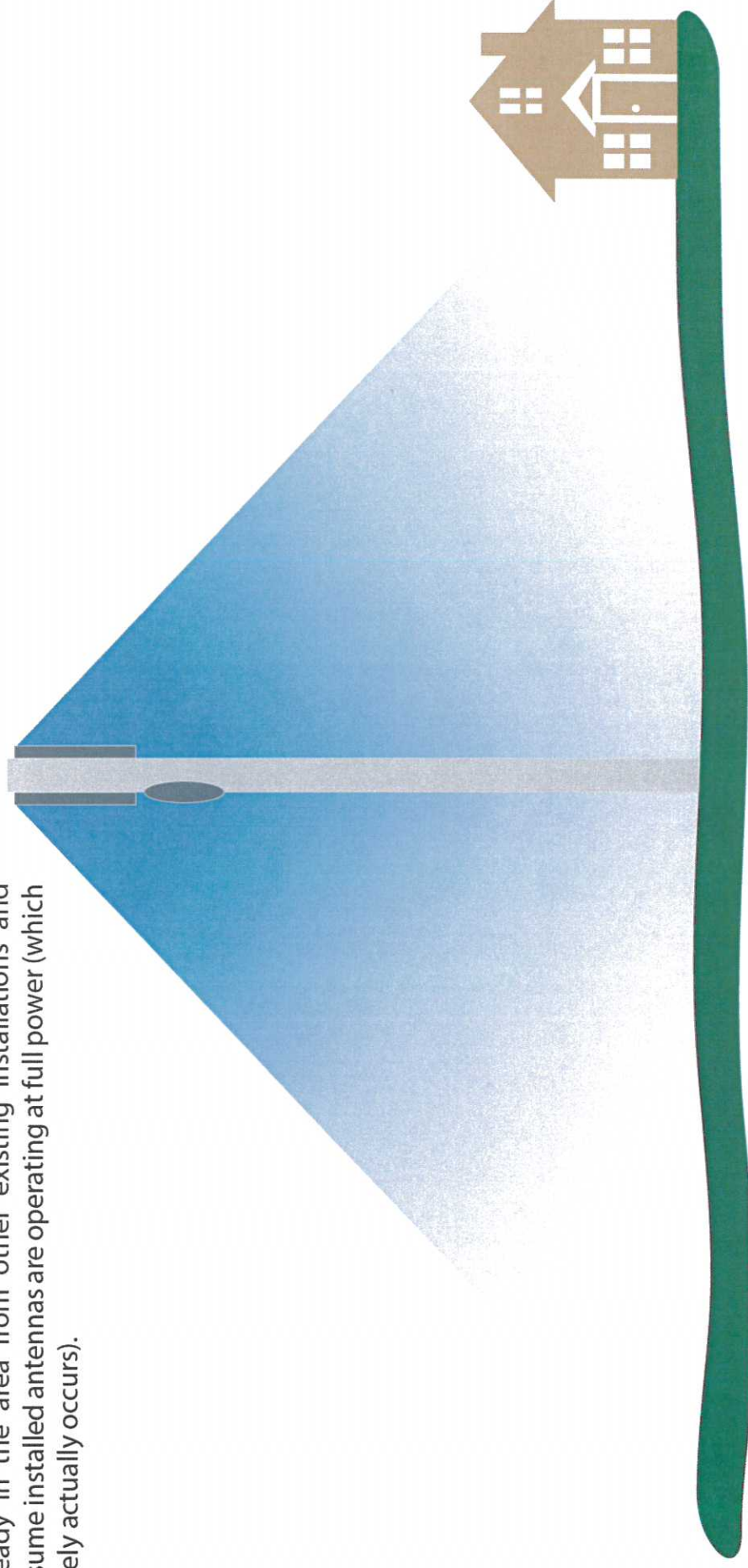
# PUBLIC CONSULTATION

- Information package sent to larger area than required by Vaughan Telecommunication Protocol
- Open House held
- No written comments or questions received by Rogers directly or via City
- No attendees at open house



# HEALTH AND SAFETY

Health Canada regulates electromagnetic and microwave emissions for antenna installations (known as "Safety Code 6"). Cellular antenna tower installations commonly emit significantly lower levels than are considered safe by Health Canada. These emission level calculations include those already in the area from other existing installations and assume installed antennas are operating at full power (which rarely actually occurs).



C	5
Item #	1
Report No.	Referred
Council - November 19/13	

**TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL**  
**FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING**  
**DATE: NOVEMBER 13, 2013**  
**SUBJECT: COMMUNICATION – COUNCIL MEETING, NOVEMBER 19, 2013**  
**ITEM #17, COMMITTEE OF THE WHOLE – OCTOBER 15, 2013**  
**SITE DEVELOPMENT FILE DA.13.056**  
**TORONTO AND REGION CONSERVATION AUTHORITY**  
**WARD 2 – VICINITY OF ISLINGTON AVENUE AND KILORAN AVENUE**

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#### Recommendation

The Commissioner of Planning recommends:

1. THAT this Communication, BE RECEIVED, as information.

#### Background

The above-noted Site Development Application to permit a 40 m high shrouded tri-pole telecommunication tower in the Boyd Conservation Area on lands owned by the Toronto and Region Conservation Authority (TRCA), was considered by the Vaughan Committee of the Whole on October 15, 2013, and deferred to the Council Meeting on October 29, 2013, to allow Members of Council to further discuss the proposal with affected residents. At the Council Meeting on October 29, 2013, Vaughan Council resolved:

“That consideration of this matter be deferred to the Council meeting of November 19, 2013, to allow further consultation with residents; and

That staff request comments from the TRCA with request to this matter.”

On July 9, 2013, the Proponent (Rogers Communications Inc. c/o Proliferate Consulting Group Inc.) submitted a Site Development Application (File DA.13.056) to the Vaughan Development Planning Department for the proposed 40 m high shrouded tri-pole telecommunications tower. The proposed tower is located at 8739 Islington Avenue in the Boyd Conservation Area, which is owned by the Toronto and Region Conservation Authority. The Declaration portion of the application form was signed by the Chief Financial Officer of the TRCA on March 6, 2013, authorizing submission of the application to Rogers Communications Inc. c/o Proliferate Consulting Group Inc., and acknowledging that the information submitted with the application was correct.

Formal comments received from the TRCA advise that they “have no technical concerns with the proposal”.

Conclusion

The Development Planning Department is satisfied that the installation of the telecommunications tower and accessory radio equipment is considered acceptable at this location. Accordingly, should Council concur, the staff recommendation in the Committee of the Whole report of October 15, 2013, can be adopted.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Mackenzie', with a long horizontal line extending from the end of the signature.

JOHN MACKENZIE  
Commissioner of Planning

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

**COUNCIL**      **DECEMBER 10, 2013**

**SITE DEVELOPMENT FILE DA.13.056**  
**TORONTO AND REGION CONSERVATION AUTHORITY**  
**WARD 2 - VICINITY OF ISLINGTON AVENUE AND KILORAN AVENUE**  
(Referred)

Council, at its meeting of November 19, 2013, adopted the following recommendation (Referred Item #1):

**That consideration of this matter be deferred to the Council meeting of December 10, 2013;**

**That the following recommendation of the Council (Closed Session) meeting of November 19, 2013, be approved:**

**That the legal advice be received; and**

**That the following Communications be received:**

- C4. Mr. Sean Galbraith, Proliferate Consulting Group Inc.;**
- C5. Commissioner of Planning, dated November 13, 2013.**

Council, at its meeting of October 29, 2013, adopted the following recommendation (Item 17, CW Report No. 42):

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***That staff request comments from TRCA with respect to this matter.***

Committee of the Whole recommendation of October 15, 2013:

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of October 29, 2013, pending further discussions with affected residents.

Recommendation of the Commissioner of Planning and the Director of Development Planning, dated October 15, 2013:

**Recommendation**

The Commissioner of Planning and the Director of Development Planning recommend:

- 1. THAT Site Development File DA.13.056 (Toronto and Region Conservation Authority) BE APPROVED, to permit the installation of a 40 m high shrouded tripole telecommunication tower and associated radio equipment cabinets (Attachments #3 to #5 inclusive) 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**

Pursuant to the City's current telecommunication tower/antenna facilities protocol, the Proponent (Rogers Communications Inc.) held a Public Consultation Meeting on September 19, 2013, which is discussed in the Protocol section of this report.

### **Purpose**

The Proponent (Rogers Communications Inc.) has submitted Site Development File DA.13.056 on the subject lands shown on Attachments #1 and #2 for the installation of a 40 m high shrouded tripole telecommunication tower and associated radio equipment cabinets, as shown on Attachments #3 to #5 inclusive.

## **Background - Analysis and Options**

### **Location**

The subject lands shown on Attachments #1 and #2 are located at 8739 Islington Avenue, known as the Boyd Conservation Area, and is situated south of Rutherford Road on the east side of Islington Avenue, in the City of Vaughan.

### **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 Vaughan Council. The proposed 40 m high telecommunication tower exceeds the 15 m maximum exemption height and is subject to site plan approval.

In accordance with the Protocol, the Proponent attended a Pre-Application Consultation meeting with the Vaughan Development Planning Department, prior to submitting 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."

The City's Protocol states that applications for telecommunication towers less than 100 m away from residential areas require the Proponent to provide notice of a community meeting by regular mail to all landowners within a radius of 120 m from the tower base. As the subject lands are located adjacent to lands zoned for residential purposes, this application was subject to the City of Vaughan's public consultation process. Given the location of the tower within the Boyd Conservation Area, the notification radius was increased to 180 m and also includes an extended notification area to properties abutting Islington Avenue in proximity to the tower location, as shown on Attachment #2.

On September 19, 2013, the Proponent held a Public Consultation Meeting at the Al Palladini Community Centre from 6:00 pm to 8:00 pm. In accordance with the City's Protocol, notice for



this meeting was provided by regular mail to all notified residents a minimum of 20 days in advance of the Public Consultation meeting. No residents attended the Public Consultation Meeting and no concerns by residents have been received by the Development Planning Department.

#### Official Plan and Zoning

The subject lands are designated "Drainage Tributary" by in-effect OPA #240 (Woodbridge Community Plan). The subject lands are also designated "Natural Areas" by the City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), and further modified and endorsed by Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013.

The subject lands are zoned OS2 Open Space Park Zone by Zoning By-law 1-88. The *Radiocommunication Act* designates Industry Canada as the approval authority for all matters respecting telecommunication towers and antenna facilities. Federal regulations are not subject to Provincial policies, which include the *Planning Act* and *Building Code Act*. As such, telecommunication towers and antenna facilities are exempt from municipal official plans and zoning by-law requirements and site plan control (i.e. no implementing Site Plan Agreement or Letter of Undertaking).

#### Planning Considerations

The proposed 40 m high shrouded tripole telecommunication tower is required due to the pending removal of an existing telecommunication tower installation on the site known as the Al Palladini Community Centre, which is located at the southeast corner of Rutherford Road and Islington Avenue. The installation of a new tower in the Boyd Conservation Area, together with the proposed telecommunication tower at the northeast corner of Rutherford Road and Napa Valley Avenue (Site Development File DA.13.055) will allow for the removal of the existing tower at the Al Palladini Community Centre, while ensuring that network services are maintained in addition to further improving network coverage and capacity in the area.

An existing Bell/Telus telecommunications tower (flagpole design) is located on the subject lands approximately 20 m west of the proposed Rogers tower, as shown on Attachment #3. According to the Proponent, the existing Bell/Telus telecommunications tower does not have sufficient space to provide for appropriate co-location that will facilitate Rogers' equipment. In addition, no other towers or other tall structures that could support antenna facilities are located within the vicinity of the site. On this basis, the Proponent has advised that a new tower is required to appropriately satisfy coverage requirements as a result of the pending removal of the existing tower located at the Al Palladini Community Centre.

The proposed 70.4 m<sup>2</sup> equipment compound is enclosed by a 2.4 m high board fence stained in a green hue to match the existing Bell/Telus compound fence. The compound is accessed via an existing gravel driveway from Islington Avenue on lands leased to the Proponent, as shown on Attachment #3. The telecommunications tower is located approximately 20 m east of the existing Bell/Telus tower. The relatively close proximity of the two towers will assist in mitigating their visual impact from a far distance. The compound includes a 40 m high white tripole and associated radio equipment cabinet, as shown on Attachment #4. The accessory radio cabinet measures approximately 2.4 m x 1.6 m, and is constructed of galvanized steel situated on a 2.55m x 1.83 m concrete pad, as shown on Attachment #5. All hydro requirements to service the equipment cabinets for the telecommunications tower must be to the satisfaction of PowerStream Inc.

The proposed tower has been designed to support future technology and co-location with additional carriers. The Development Planning Department has no objection to the proposed layout, design and location of the compound and telecommunications tower.

### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the following initiative set forth in the Vaughan Vision 20/20 Strategic Plan:

i) **Manage Growth and Economic Well-being**

The proposal will support the development of a high-speed telecommunications and data network throughout Vaughan to contribute to economic competitiveness and support widespread access to such services.

### **Regional Implications**

On April 23, 2009, the Region of York adopted Industry Canada's Protocol (CPC-2-0-03) 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**

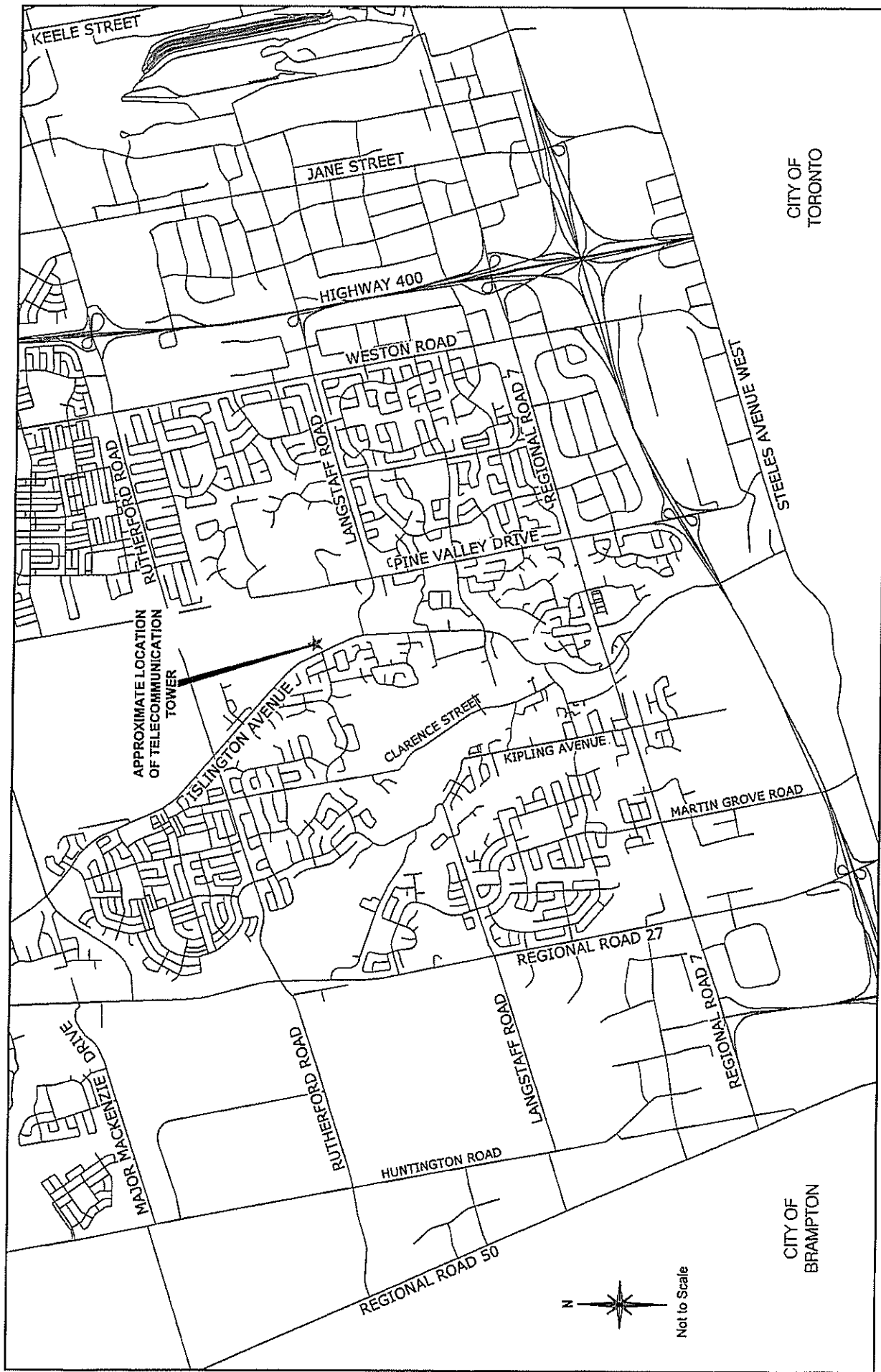
The Vaughan Development Planning Department has reviewed the proposal for a 40 m high shrouded tripole telecommunication tower and associated radio equipment cabinets in accordance with the Official Plan, Zoning By-law 1-88, the City of Vaughan's Protocol for Establishing Telecommunication Tower/Antenna Facilities, and Industry Canada's Protocol for Radiocommunication and Broadcasting Antenna Systems. The installation of the tower and accessory radio equipment is considered acceptable. Accordingly, the Development Planning Department can support the approval of Site Development File DA.13.056.

### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Compound Layout Plan & Tower Elevation
5. Cabinet Drawings
6. Communication C4 (CL November 19, 2013) from Mr. Sean Galbraith, Proliferate Consulting Group Inc.
7. Communication C5 (CL November 19, 2013) from the Commissioner of Planning, dated November 13, 2013

### **Report prepared by:**

Mark Antoine, Planner, ext. 8212



## Context Location Map

Location: Part of Lot 12,  
Concession 7

Applicant:  
Toronto & Region Conservation Authority

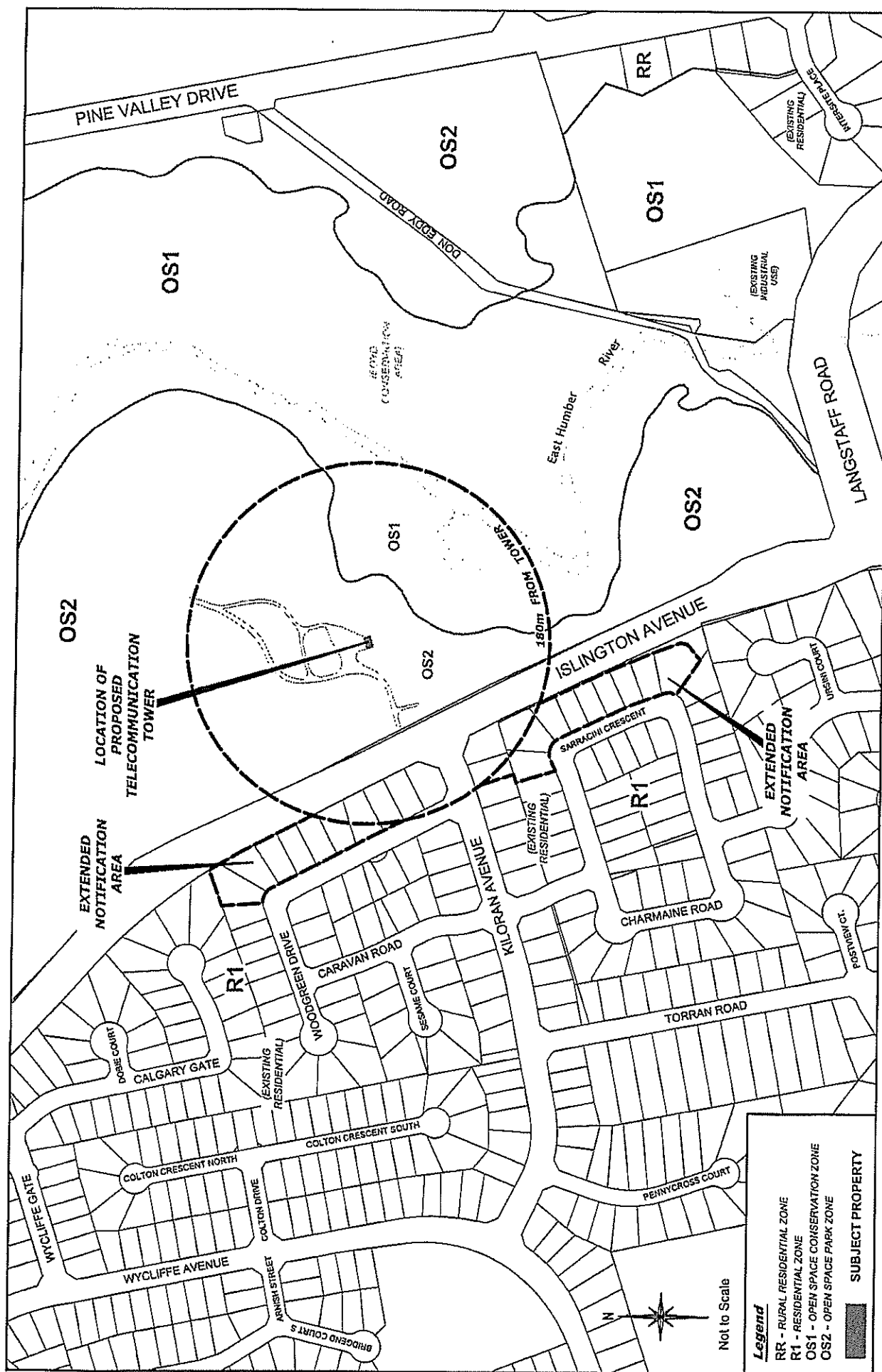
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## Attachment

File:  
DA.13.056

Date:  
July 26, 2013



## Location Map

**Location: Part of Lot 12,  
Concession 7**

Applicant:  
Toronto & Region Conservation Authority  
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## Attachment

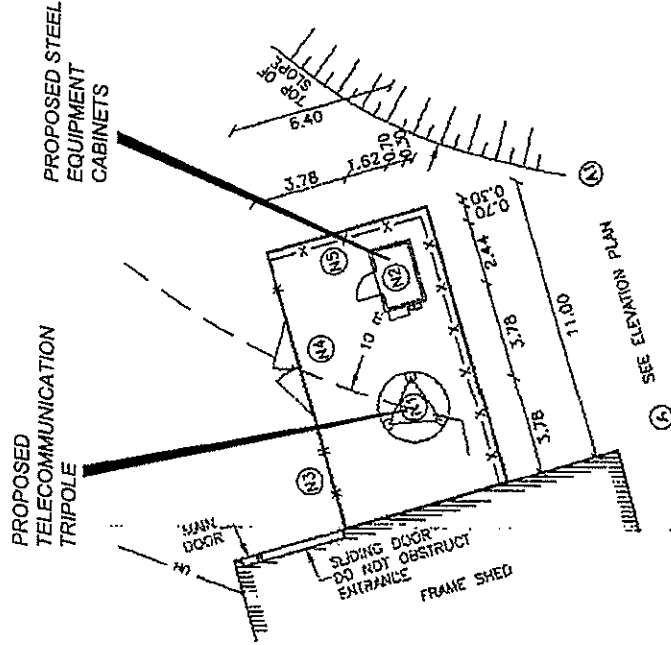
File: DA.13.056  
Date: July 26, 2013







Not to Scale

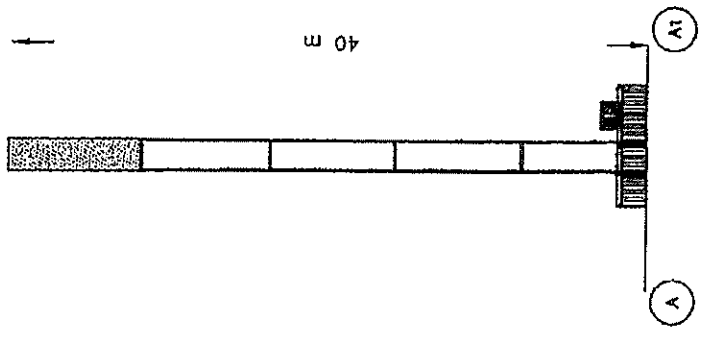


### NOTES

- (N1) PROPOSED SHROUDED TELECOM TRIPOLE. ORIENTATION PENDING FINAL RF DESIGN. FOUNDATION DESIGN PENDING SOIL REPORT.
- (N2) PROPOSED PREFABRICATED GALVANIZED STEEL WALK-IN RADIO EQUIPMENT CABINET ON CAST IN PLACE REINFORCED CONCRETE SLAB. ORIENTATION PENDING FINAL TRIPOLE DESIGN.
- (N3) HYDRO AND FIBRE CONNECTIONS AND BURIED ROUTING TO BE DETERMINED BY QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY.
- (N4) REMOVE EXISTING TOPSOIL. PROOF ROLL SUBGRADE AND PLACE 300 mm GRANULAR A CROSS COMPOUND AREA. FINISHED GRAVEL SURFACE TO BE MIN. 300 mm ABOVE EXISTING GRADE AND SLOPED AWAY FROM PROPOSED STRUCTURES AT MIN. 1% ON ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
- (N5) PROPOSED 2.4 m HIGH 1X6 PT BOARD FENCE STAINED GREEN TO MATCH EXISTING TELUS/BELL MOBILITY COMPOUND FENCE.
- (N6) ROGERS TO REMOVE EXISTING SAND STORAGE SHED AND RELOCATE WASTE MATERIALS TO TRCA MATERIALS YARD.

### PROPOSED COMPOUND LAYOUT PLAN

### ELEVATION PLAN



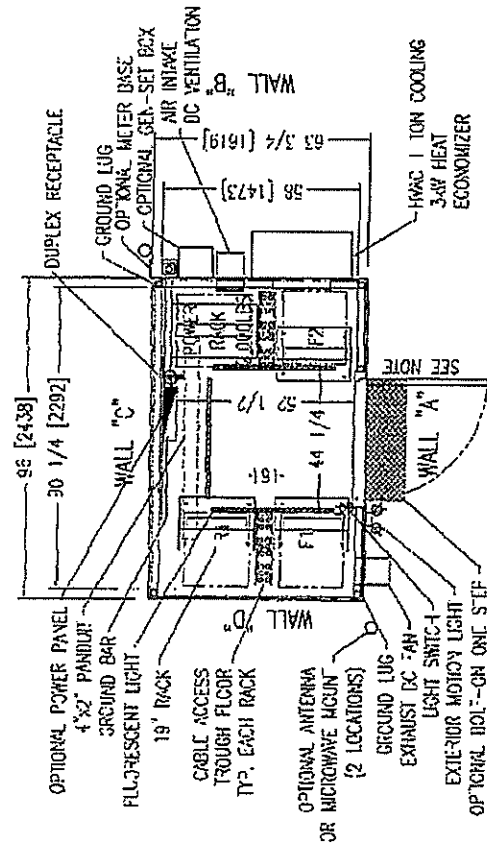
## Compound Layout Plan & Tower Elevation

Applicant: Toronto & Region Conservation Authority  
Location: Part of Lot 12, Concession 7

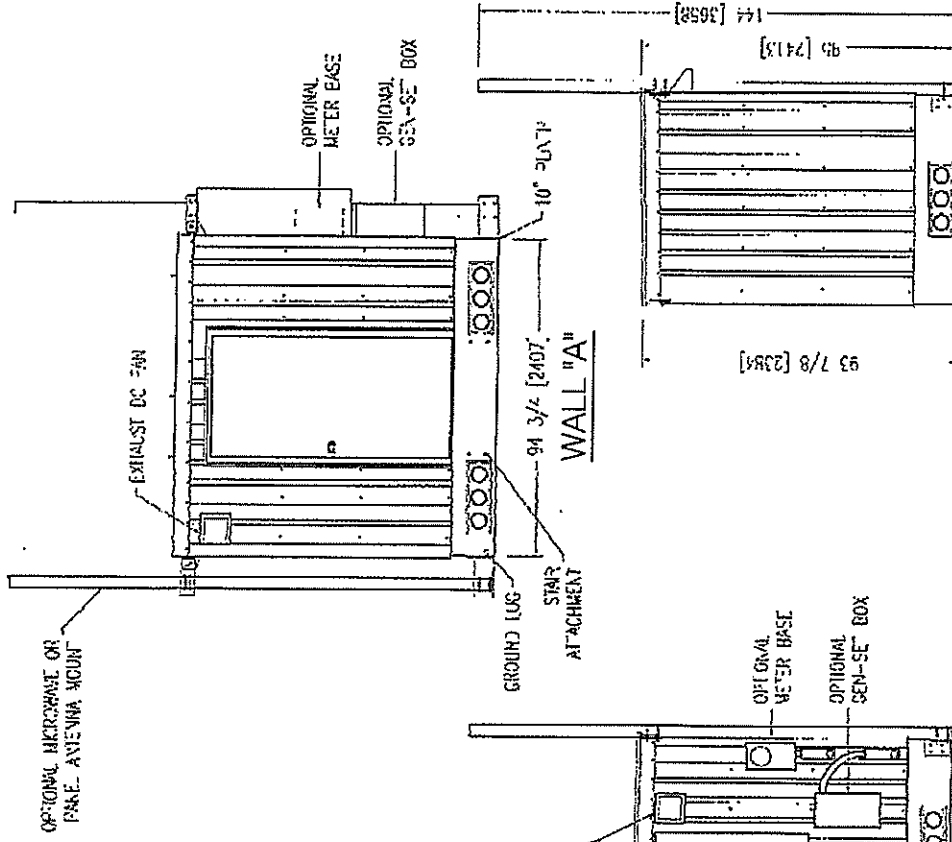


## Attachment

File: DA.13.056  
Date: July 26, 2013



PLAN VIEW



WALL "B"

WALL "D"

Not to Scale

# Cabinet Drawings

Location: Part of Lot 12,  
Concession 7

Applicant:  
Toronto & Region Conservation Authority  
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## Attachment

File:  
DA.13.056  
Date:  
July 26, 2013

5

# Proposed Wireless Telecommunication Infrastructure Installation

Boyd Conservation Area – C3820  
DA.13.056

ATTACHMENT # 6



C 4

Item # 1 (Referred)

COUNCIL – November 19, 2013

Submitted by: Sean Galbraith, Proliferate  
Consulting Group, Inc.  
*(Coloured version is available on-line)*

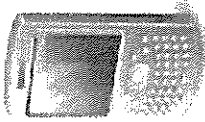
# STATE OF THE CANADIAN WIRELESS INDUSTRY

- 28 million wireless subscriptions
- 81% of Ontario households
- 50% of 18-34 y.o. households have no landline (wireless only)
- 270 million text messages a day
- More than 45% of users have a smartphone (rate is increasing)
- More than 50% of 911 calls made from a wireless device
- Data usage is increasing at a rate of 5% per month
- Within the next 3 years or so, network-wide bandwidth will need to increase 30x to keep up with demand



# PROJECTED DEMAND FOR WIRELESS SERVICES

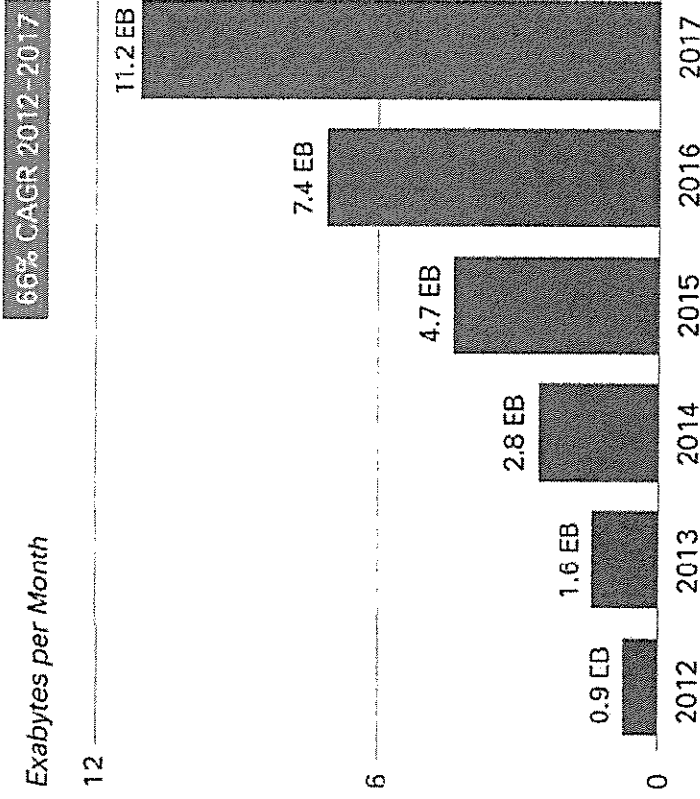
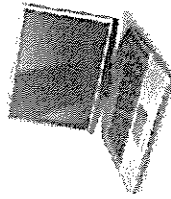
Smartphone



Tablet with Data Plan

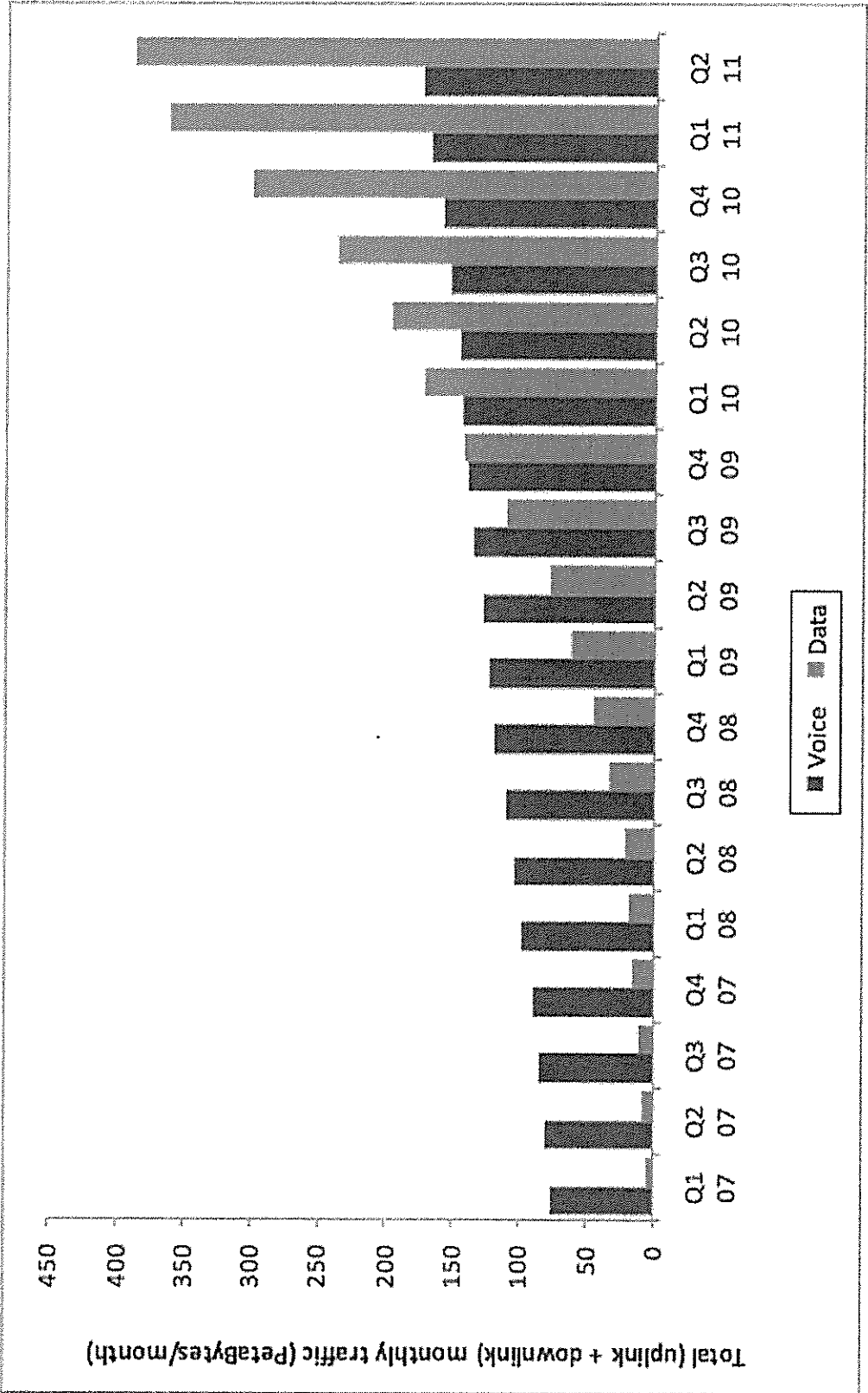


Laptop with Internet Data Stick

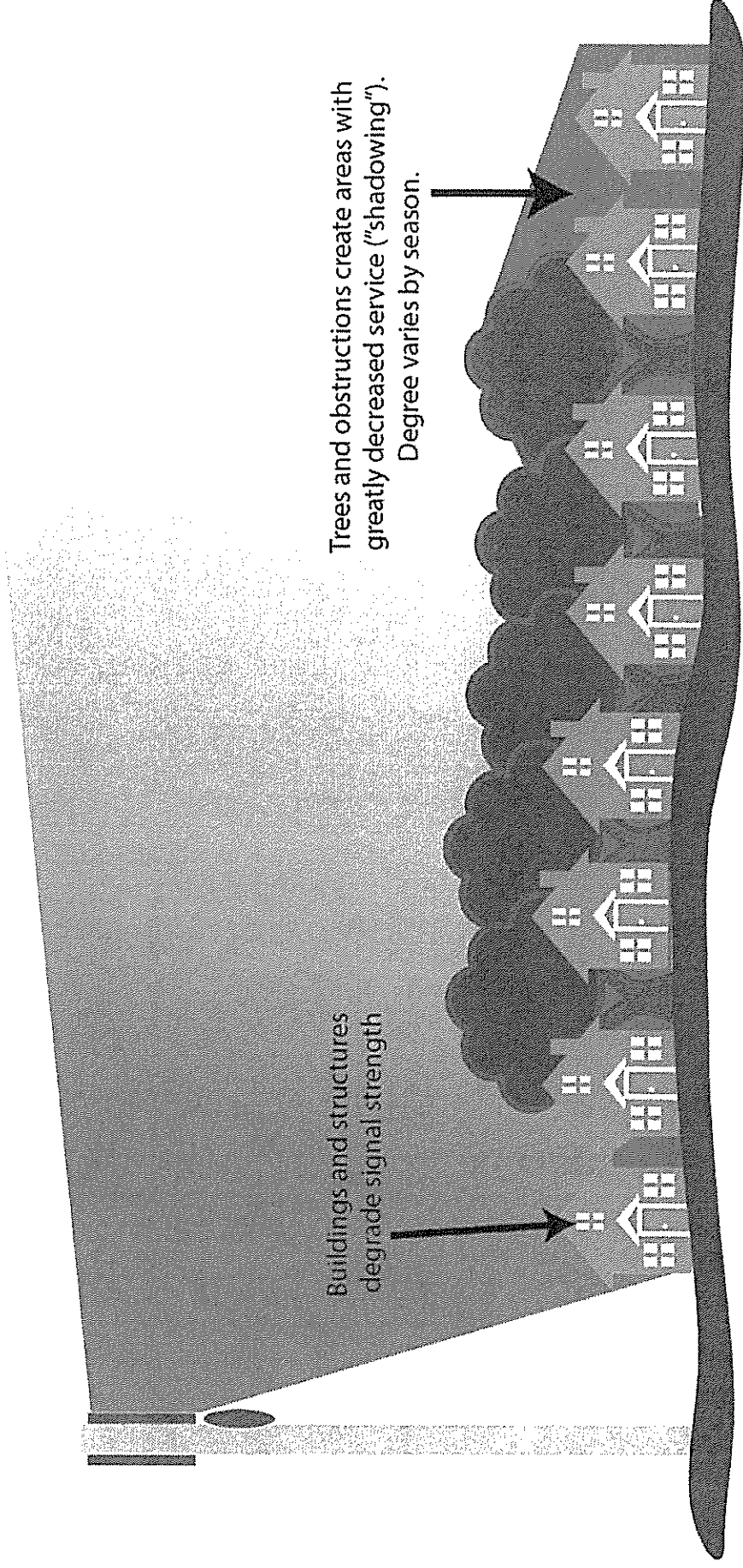


Source: Cisco VNI Mobile Forecast, 2013

# WIRELESS NETWORKS ARE DATA DRIVEN



# SIGNAL STRENGTH CONSIDERATIONS



A high number of users accessing network on the same antenna installation can also reduce the quality of the connection.

**Pine Grove / Sonoma Neighbourhoods:**

**Not Enough Coverage or Network Capacity**  
(too many users located too far from too few antennas)



# EXISTING NETWORK DEFICIENCIES

Residential areas have poor coverage and insufficient network capacity



**More Network Coverage and Capacity Needed**

**=**

**More Antennas Needed**

# RELOCATING ANTENNA AT AL PALLADINI CENTRE

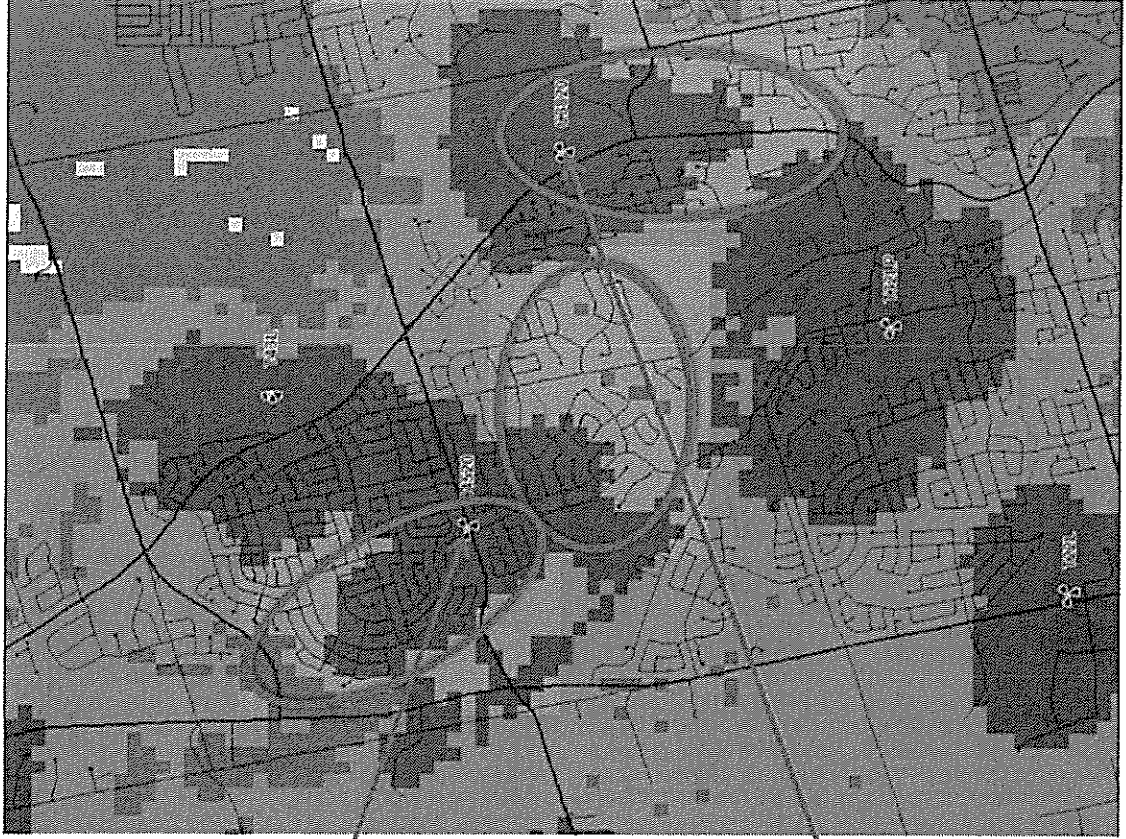
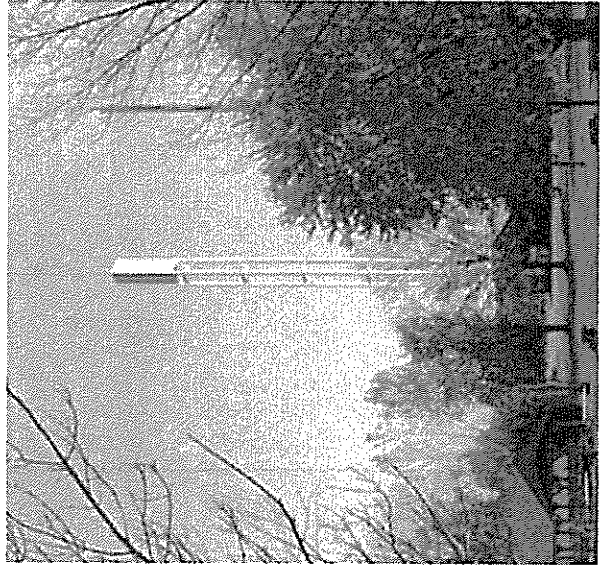
- Existing deficiencies in Sonoma and Pine Grove remain

- New antenna needed south of Boyd



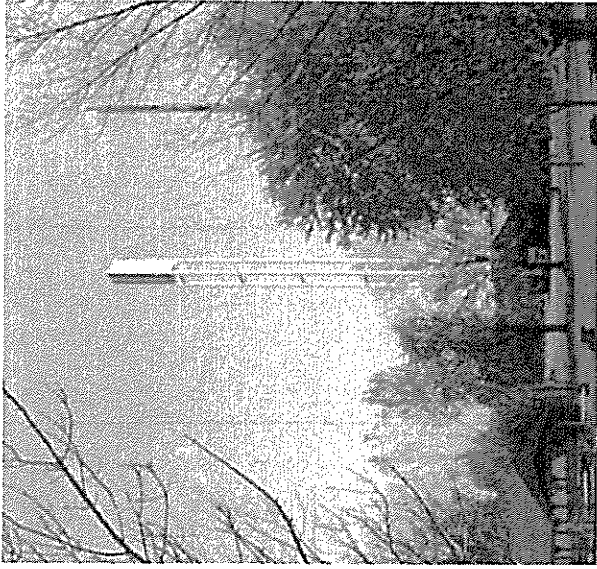
# ORIGINAL PROPOSAL: NAPA VALLEY + BOYD

Refused  
by  
Council





## PLAN B: NEW TOWER AT BOYD



- Palladini Tower removed
- Existing deficiencies in Sonoma and Pine Grove remain
- No new tower south of Boyd required

# PROPOSED BOYD TOWER DESIGN: 40m shrouded tripole

## Who?

Rogers Communications Inc.

## What?

40-metre steel shrouded tripole tower and an equipment cabinet at the base within a fenced enclosure.

## Where?

Maintenance area of Boyd Conservation Area

## Why?

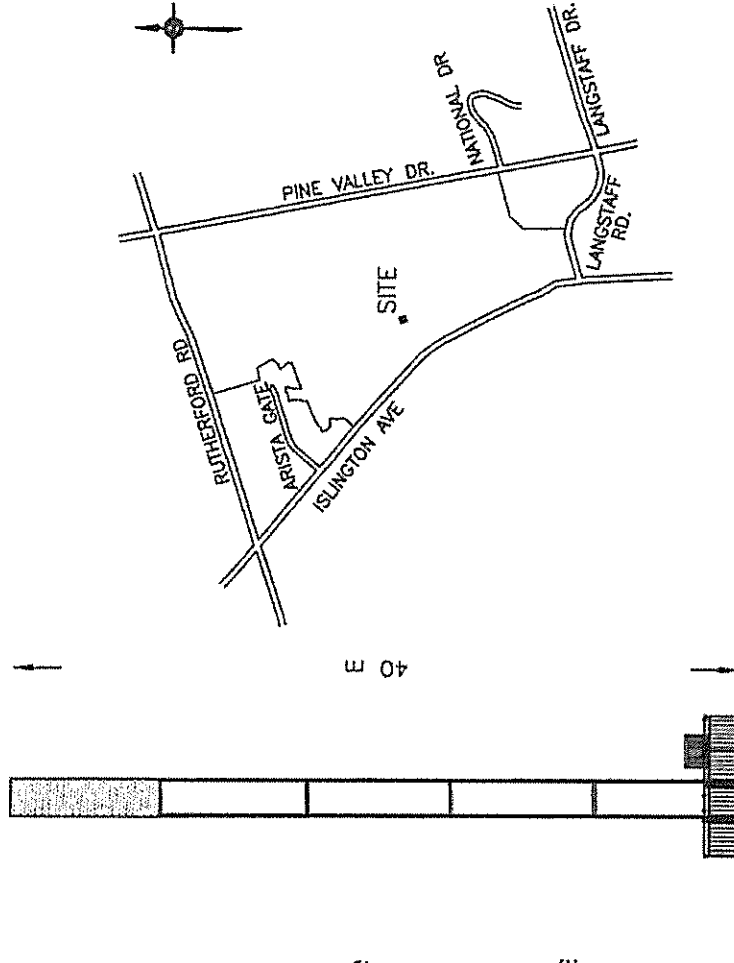
Customer complaints regarding significantly degraded voice and data network in the area and to relieve network pressure from existing antennas that are over-capacity.

## Why here and not elsewhere?

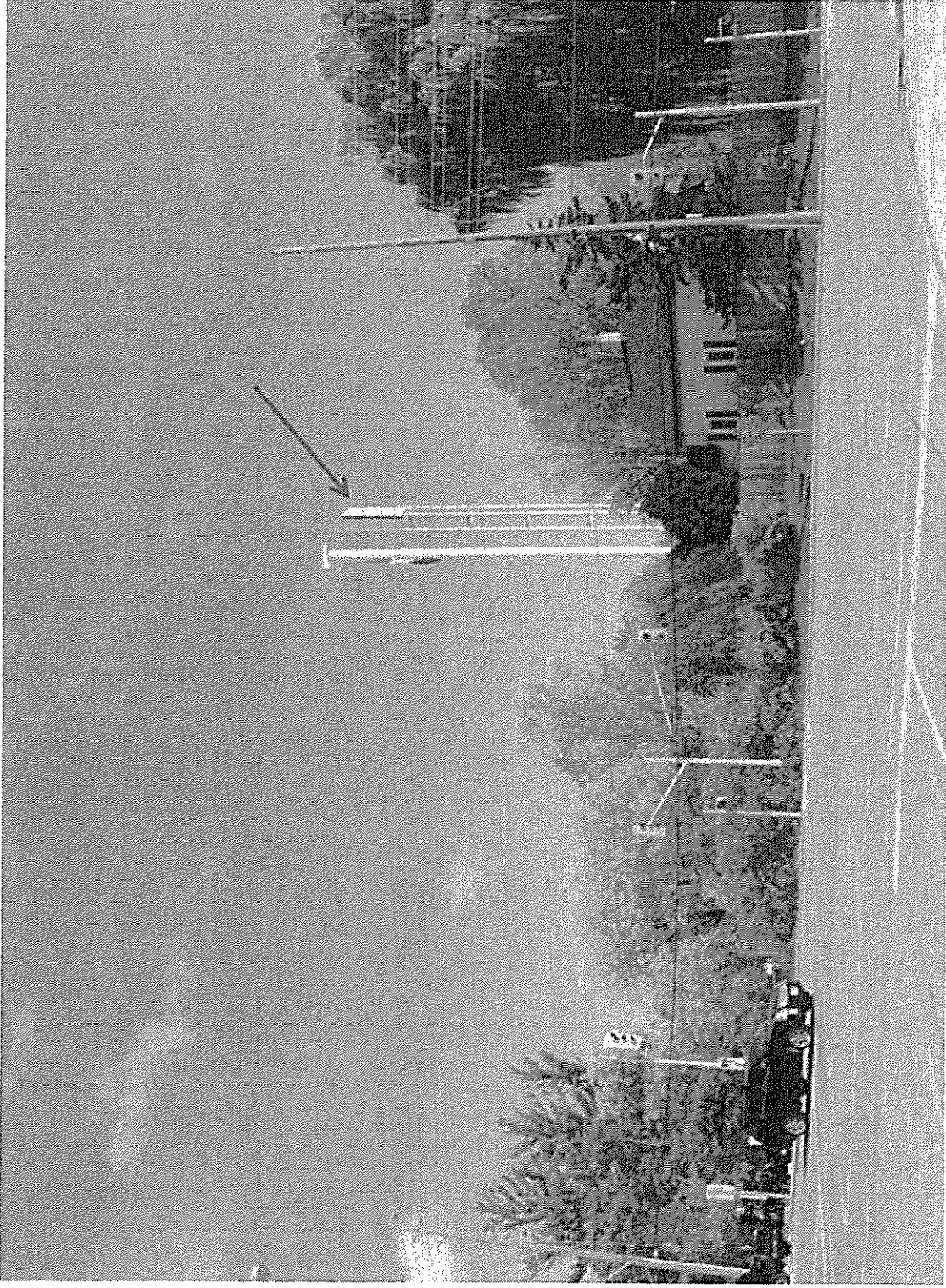
- 1) We need a willing landlord.
- 2) The site has to be able to provide access locally and be able to connect to the wider network.
- 3) The site must satisfy network engineering requirements.

## Who are the Governing Bodies for cellular antenna installations?

Industry Canada (tower)  
Health Canada (emissions)



# PROPOSED BOYD TOWER DESIGN: 40m shrouded tripole





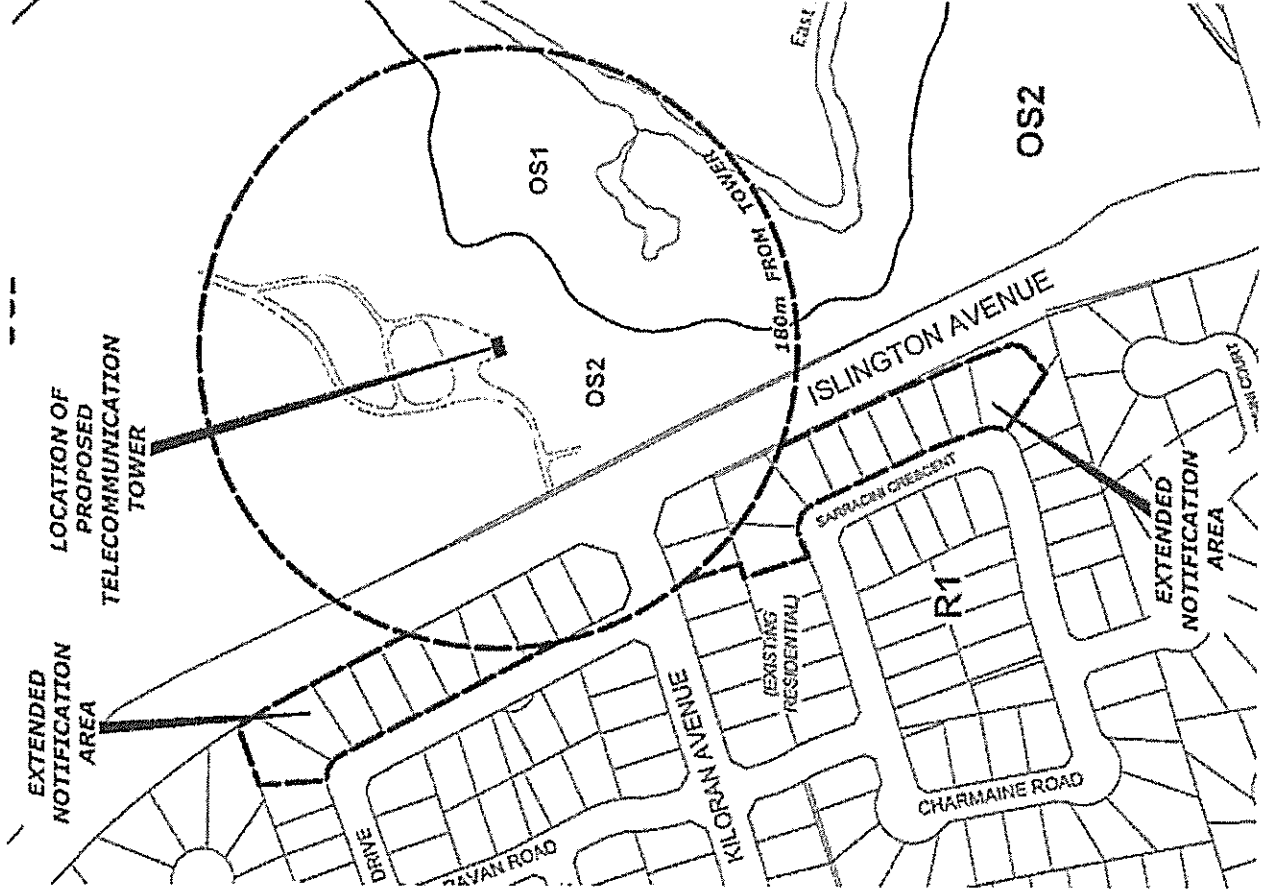
## 153m TO NEAREST RESIDENCE





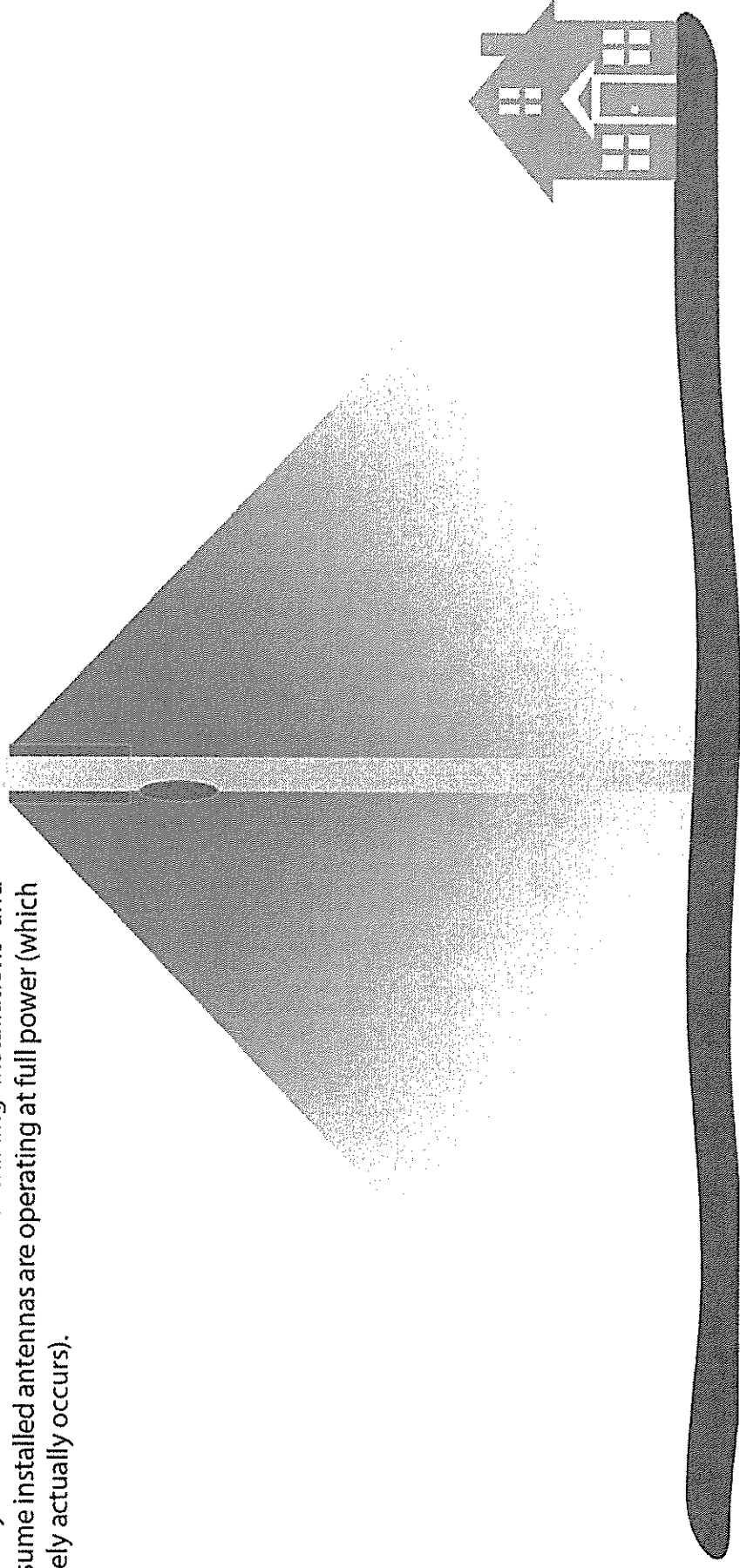
# PUBLIC CONSULTATION

- Information package sent to larger area than required by Vaughan Telecommunication Protocol
- Open House held
- No written comments or questions received by Rogers directly or via City
- No attendees at open house



# HEALTH AND SAFETY

Health Canada regulates electromagnetic and microwave emissions for antenna installations (known as "Safety Code 6"). Cellular antenna tower installations commonly emit significantly lower levels than are considered safe by Health Canada. These emission level calculations include those already in the area from other existing installations and assume installed antennas are operating at full power (which rarely actually occurs).





ATTACHMENT # 7

## memorandum

C	<u>5</u>
Item #	<u>1</u>
Report No.	<u>Referred</u>
<u>Council - November 19/13</u>	

TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL  
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING  
DATE: NOVEMBER 13, 2013  
SUBJECT: COMMUNICATION – COUNCIL MEETING, NOVEMBER 19, 2013  
ITEM #17, COMMITTEE OF THE WHOLE – OCTOBER 15, 2013

SITE DEVELOPMENT FILE DA.13.056  
TORONTO AND REGION CONSERVATION AUTHORITY  
WARD 2 – VICINITY OF ISLINGTON AVENUE AND KILORAN AVENUE

### Recommendation

The Commissioner of Planning recommends:

1. THAT this Communication, BE RECEIVED, as information.

### Background

The above-noted Site Development Application to permit a 40 m high shrouded tri-pole telecommunication tower in the Boyd Conservation Area on lands owned by the Toronto and Region Conservation Authority (TRCA), was considered by the Vaughan Committee of the Whole on October 15, 2013, and deferred to the Council Meeting on October 29, 2013, to allow Members of Council to further discuss the proposal with affected residents. At the Council Meeting on October 29, 2013, Vaughan Council resolved:

"That consideration of this matter be deferred to the Council meeting of November 19, 2013, to allow further consultation with residents; and

That staff request comments from the TRCA with request to this matter."

On July 9, 2013, the Proponent (Rogers Communications Inc. c/o Proliferate Consulting Group Inc.) submitted a Site Development Application (File DA.13.056) to the Vaughan Development Planning Department for the proposed 40 m high shrouded tri-pole telecommunications tower. The proposed tower is located at 8739 Islington Avenue in the Boyd Conservation Area, which is owned by the Toronto and Region Conservation Authority. The Declaration portion of the application form was signed by the Chief Financial Officer of the TRCA on March 6, 2013, authorizing submission of the application to Rogers Communications Inc. c/o Proliferate Consulting Group Inc., and acknowledging that the information submitted with the application was correct.

Formal comments received from the TRCA advise that they "have no technical concerns with the proposal".

Conclusion

The Development Planning Department is satisfied that the installation of the telecommunications tower and accessory radio equipment is considered acceptable at this location. Accordingly, should Council concur, the staff recommendation in the Committee of the Whole report of October 15, 2013, can be adopted.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. Mackenzie', with a long horizontal stroke extending to the right.

JOHN MACKENZIE  
Commissioner of Planning

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