

c. <u>1</u>
Communication
cw: <u>Jan 13/15</u>
Item: <u>13</u>

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

**FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING**

**DATE: DECEMBER 18, 2014**

**SUBJECT: COMMUNICATION  
ITEM #13 - COMMITTEE OF THE WHOLE MEETING - JANUARY 13, 2015**

**ITEM #16 - COMMITTEE OF THE WHOLE – SEPTEMBER 2, 2014 (WHICH WAS  
ADOPTED AS AMENDED BY VAUGHAN COUNCIL ON SEPTEMBER 9, 2014)**

**SITE DEVELOPMENT FILE DA.14.005  
ROMDOR DEVELOPMENTS INC. C/O CONDOR PROPERTIES  
WARD 4 - VICINITY OF BATHURST STREET AND ILAN RAMON BOULEVARD**

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Recommendation

The Commissioner of Planning recommends:

1. THAT Recommendation #1 and Attachments #3 and #4 as contained in Item #13 of the Committee of the Whole Agenda dated January 13, 2015, be deleted and replaced with the following:
  - "1. THAT Site Development File DA.14.005 (Romdor Developments Inc. c/o Condor Properties) BE APPROVED, to permit the installation of a 30 m high monopole telecommunication tower, together with 1.8 m high coniferous landscaping and iron fencing surrounding the associated compound for the radio equipment cabinets for Bell Mobility Inc., on the subject lands shown on Attachments #1 and #2, in accordance with revised Attachments #3 and #4 attached to this Communication and Attachments \$5 and #6 in the staff report."

Background

On September 2, 2014, the Committee of the Whole considered Item #16 respecting Site Development File DA.14.005 (Romdor Developments Inc. c/o Condor Properties) and resolved the following:

"That Site Development File DA.14.005 (Romdor Developments Inc. c/o Condor Properties) to permit the installation of a 35 m high monopole telecommunication tower and associated radio equipment cabinets for Bell Mobility Inc. (Attachments #3 to #6) on the subject lands shown on Attachments #1 and #2, be refused".

On September 9, 2014, Vaughan Council considered the above recommendation from the Committee of the Whole, and resolved the following:

"By approving that this matter be deferred to a future Committee of the Whole meeting in accordance with the request from Bell Mobility, contained in Communication C23 from Shehryar Khan, Fontur International Ltd., dated September 8, 2014."

Since the Vaughan Council Meeting of September 9, 2014, the proponent (Bell Mobility) has provided an addendum to their Site Selection Justification Report, dated November 4, 2014, and has revised their site plan and compound layout and elevation plan, as shown on revised Attachments #3 and #4 to this Communication, to address the following concerns raised by the Committee of the Whole:

- The view of the tower, equipment base and compound, given its proximity to Major Mackenzie Drive and the proposed park and community centre located west of the subject lands, as shown on Attachment #2; and,
- The proximity of the tower to the existing Day Nursery located on the southeast portion of the subject lands.

#### View of the Tower, Equipment Base and Compound

The proponent conducted a viewshed study that examined the visual impact of the proposed telecommunication tower on the future park and community centre to the west of the subject lands, as shown on Attachment #2. The findings of the viewshed study indicate that reducing the height of the tower from 35 m to 30 m will mitigate the visual impact of the tower as a result of mature landscaping located in the valleylands, and the distance between the subject lands and the future community centre and park. Accordingly, the proponent has reduced the height of the telecommunication tower to 30 m, as shown on revised Attachment #4, attached hereto to this Communication, which is satisfactory to the Vaughan Planning Department.

The proposed compound is located in proximity to Major Mackenzie Drive. The proponent is providing additional landscaping in the form of 1.8 m high coniferous trees around the entirety of the compound to mitigate the visual exposure of the compound, associated radio cabinets and base of the tower, as shown on revised Attachment #4. The proponent will also be using iron fencing around the perimeter of the compound that is similar in style and material to the existing iron fencing located on the subject lands. On this basis, the Vaughan Planning Department is satisfied with the visual mitigation measures to screen the proposed compound, associated radio cabinets, and base of the telecommunications tower.

#### Proximity of the Tower to the Existing Day Nursery

An existing Day Nursery is located in the end unit of the building on the southeast portion of the subject lands, as shown on revised Attachment #3, attached hereto to this Communication. The proposed telecommunications tower is located approximately 190 m away from the existing Day Nursery. An existing rooftop telecommunications installation owned by Rogers Communications is also located approximately 70 m away from the Day Nursery, on the adjacent building to the north, as shown on Attachment #3.

The proposed Bell Mobility telecommunications tower is located approximately 2.5 times farther from the Day Nursery than the Rogers rooftop installation, and is located at the farthest possible location away from the Day Nursery on the subject lands. In addition, Bell Mobility attests that the technical provisions are available for co-location on the proposed tower, thereby providing Rogers the opportunity to remove their rooftop installation and co-locate on the proposed Bell Tower upon expiry of their existing lease with the landowner. Accordingly, the Vaughan Planning Department is satisfied with the location of the proposed Bell tower in relation to the existing Day Nursery, as the tower can facilitate the relocation of the Rogers installation that is in closer proximity to the Day Nursery.

#### Conclusion

The Vaughan Planning Department is satisfied with the changes outlined in the proponent's addendum to their Justification Report, dated November 4, 2014. The height of the proposed telecommunications tower has been lowered from 35 m to 30 m, and further clarification has been provided regarding additional landscaping and screening of the compound and associated radio cabinets. Additionally, the telecommunication tower is approximately 190 m away from the existing day nursery and can support co-location for the existing Rogers rooftop installation.

Should the Committee of the Whole concur, the revised recommendation can be approved to permit the proposed 30 m high monopole telecommunication tower together with landscaping and iron fencing surrounding the associated compound. Additionally, Attachments #3 and #4 in the Staff report can be deleted and replaced with Attachments #3 and #4, attached hereto in this Communication.

Respectfully submitted,

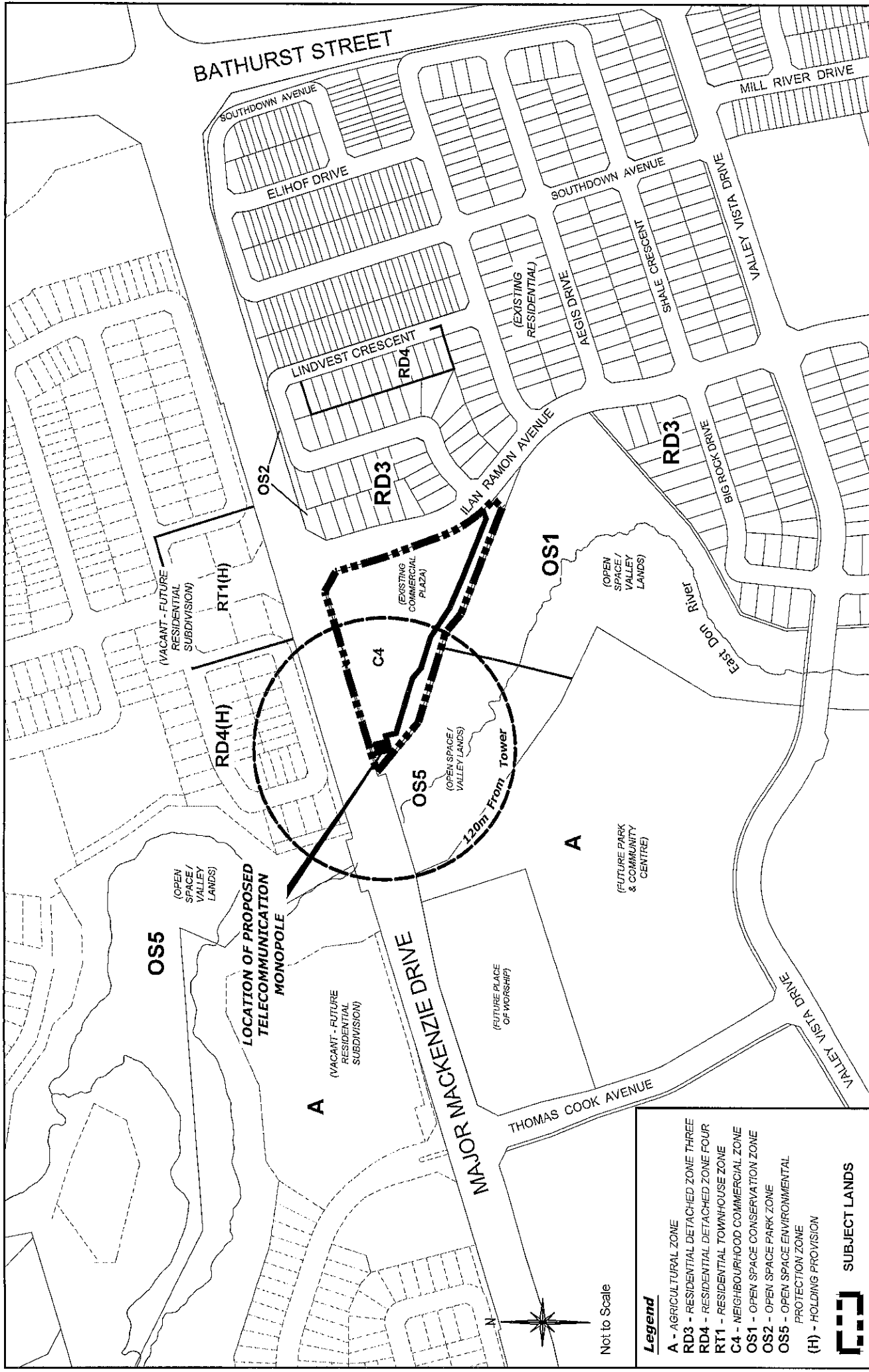
A handwritten signature in black ink, appearing to read 'John Mackenzie', with a large, stylized initial 'J' and a horizontal line extending to the right.

JOHN MACKENZIE  
Commissioner of Planning

Attachments: Attachment #2 - Location Map  
Revised Attachment #3 - Site Plan  
Revised Attachment #4 - Compound Layout & Elevation Plan

MA/lg

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



**Legend**

- A - AGRICULTURAL ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS5 - OPEN SPACE ENVIRONMENTAL PROTECTION ZONE
- (H) - HOLDING PROVISION

**SUBJECT LANDS**

# Location Map

**LOCATION:**  
Part of Lot 20, Concession 2

**APPLICANT:**  
Romdor Developments Inc. c/o Condor Properties

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# Attachment

**FILE:**  
DA.14.005

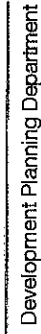
**DATE:**  
January 13, 2015

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# Attachment

FILE:  
DA:14.005

DATE: January 13, 2015



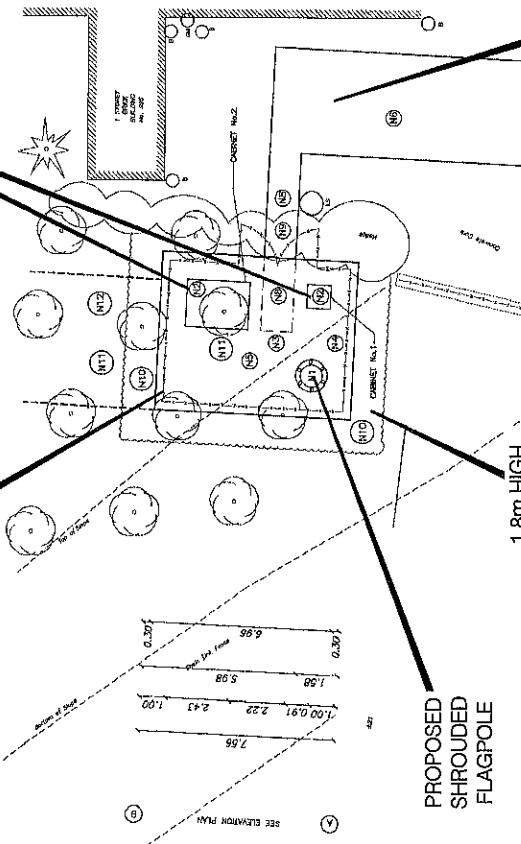
Not to Scale



PROPOSED  
STEEL EQUIPMENT  
CABINETS

2.4m HIGH  
WROUGHT IRON  
FENCING

8.07  
4.15 0.91 1.00  
1.80 1.84 1.83 1.00  
0.30

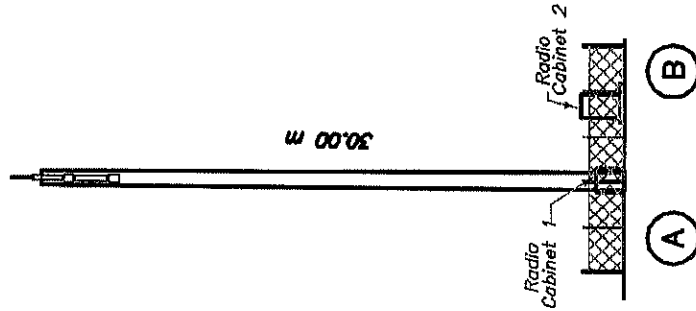


PROPOSED  
FOOTWAY

1.8m HIGH  
CONIFEROUS  
SCREENING

PROPOSED  
SHROUDED  
FLAGPOLE

PROPOSED COMPOUND LAYOUT PLAN



ELEVATION PLAN

# NOTES

- (N1) PROPOSED SHROUDED FLAGPOLE. PAINT COLOUR SUBJECT TO MAY CANADA REQUIREMENTS. ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED FOUNDATION DESIGN PENDING SOIL REPORT
- (N2) PROPOSED RADIO EQUIPMENT CABINETS ON REINFORCED CONCRETE SLAB.
- (N3) HYDRO CONNECTION AND ROUTING TO BE DETERMINED BY QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY.
- (N4) PROPOSED 2.4 m HIGH WROUGHT IRON SECURITY FENCE SURROUNDING THE COMPOUND.
- (N5) REMOVE EXISTING TOPSOIL PROOF ROLL SUBGRADE, ADD 300 mm GRANULAR A ACROSS CABINET AREA. FINISHED GRAVEL SURFACE TO BE MINIMUM 150 mm ABOVE EXISTING GRADE AND SLOPED AWAY FROM PROPOSED STRUCTURE AT MIN. 1% IN ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
- (N6) ASPHALT ACCESS WAY TO REMAIN.
- (N7) PROPOSED BLACK CHAIN LINK GATE.
- (N8) PROPOSED FOOTWAY.
- (N9) 1.2M CONIFEROUS LANDSCAPING SURROUND COMPOUND.
- (N10) PROPOSED HEDGE SURROUNDING THE COMPOUND.
- (N11) EXISTING TREES WITHIN THE COMPOUND AND TEMPORARY ENTRANCE AREA TO BE RELOCATED.
- (N12) TEMPORARY CONSTRUCTION ENTRANCE.

Not to Scale

## Compound Layout & Elevation Plan

LOCATION:  
Part of Lot 20, Concession 2

APPLICANT:  
Romdor Developments Inc. c/o Condor Properties  
N:\DPT\1 ATTACHMENTS\DA\da.14.005.dwg



## Attachment

FILE:  
DA.14.005

DATE:  
January 13, 2015

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