

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 4, 2013**

14

**The Committee of the Whole recommends:**

- ## Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.102 (Royal 400 Centre Inc.) BE APPROVED, for the installation of a 29.9 m high monopole telecommunication tower and associated radio equipment cabinets 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

N/A

### Purpose

The Proponent (Public Mobile) has submitted Site Development File DA.12.102 on the subject lands shown on Attachments #1 and #2 for the installation of a 29.9 m high monopole telecommunication tower and associated radio equipment cabinets, as shown on Attachments #3 and #4.

## Background - Analysis and Options

## Location

The subject lands shown on Attachments #1 and #2 are located north of Langstaff Road, west of Highway #400 (3550 Langstaff Road), 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 In accordance with the City's Protocol, all new tower/antenna systems greater than 16.6 m in height (now 15 m as superseded by Industry Canada's Protocol, January 2008) require consideration by Vaughan Council.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 29.9 m high telecommunication tower exceeds the 15 m maximum exemption height and is subject to site plan approval.

## CITY OF VAUGHAN

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#### Item 14, CW Report No. 23 – Page 2

The City's Protocol states that if a telecommunication tower/antenna facility is proposed in an industrial or commercial area located a minimum of 100 m away from a residential area, the proponent is not required to notify the public and is exempt from the public consultation requirements. The proposed telecommunication tower is located in an existing commercial and industrial area approximately 460 m from existing residential uses, as shown on Attachment #2. Therefore, the application is not subject to the City's public consultation process.

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."

#### Official Plan and Zoning

The subject lands are designated "Prestige Area" by in-effect OPA #450 (Employment Area Plan). The subject lands are also designated "Prestige Employment" by the new 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 is pending approval from the Ontario Municipal Board. The proposal conforms to the Official Plans.

The subject lands are zoned C7 Service Commercial Zone by Zoning By-law 1-88, subject to site-specific Exception 9(841G). 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 zoning by-law requirements and site plan control (i.e. no implementing Site Plan Agreement or Letter of Undertaking).

Notwithstanding the above, the proposal will remove approximately three (3) parking spaces located along the north side of the subject lands in order to facilitate the telecommunication tower and associated equipment compound. Upon review of the proposal, a deficiency of eight (8) parking spaces was noted on-site. The subject lands require 268 parking spaces, whereas a total of 260 parking spaces are proposed. The Owner applied to the Vaughan Committee of Adjustment to rectify this deficiency through Minor Variance Application A081/13. On April 11, 2013, the Committee of Adjustment approved a total of 260 parking spaces on the subject lands. Accordingly, the subject lands comply to Zoning By-law 1-88.

#### Planning Considerations

The proposed 30 m<sup>2</sup> equipment compound is enclosed by a 1.8 m high chain link fence and eight (8) concrete-filled steel bollards. The compound is accessed via an existing driveway from Terecar Drive on lands leased to the Proponent, as shown on Attachment #3. The

## **CITY OF VAUGHAN**

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#### **Item 14, CW Report No. 23 – Page 3**

telecommunication monopole will be sited at the rear of a multi-unit service commercial building and backing onto the rear of the northerly multi-unit employment building. The compound includes a 29.9 m high monopole painted white with flush mounted antennas and associated radio equipment cabinets, as shown on Attachment #4. The accessory radio cabinets measure approximately 0.6 m x 1.5 m, and are constructed of galvanized steel situated on a 2.55 m x 1.83 m concrete pad. All hydro requirements to service the equipment cabinets for the telecommunications tower must be to the satisfaction of PowerStream Inc.

The Proponent has advised that the proposed telecommunication tower is required to address existing network and coverage issues along Highway #400 centred at Langstaff Road. The proposed tower has been designed to support co-location with additional carriers. The Development Planning Department has no objection to the proposed layout, design and location of the compound and telecommunication tower.

#### **Ministry of Transportation (MTO)**

The proposed telecommunications tower falls within MTO's permit control area. On March 28, 2013, the MTO issued a Building and Land Use Permit to the Applicant to permit the construction of the proposed telecommunication tower.

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

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

##### **i) Plan and Manage Growth & Economic Vitality**

The proposed development implements the City's current Official Plan and the Vaughan Official Plan 2010 to encourage the development of high speed comprehensive telecommunications and data networks throughout the City of 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 29.9 m high 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.12.102.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Compound Layout Plan, Cabinet Details and Tower Elevation

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 4, 2013**

Item 14, CW Report No. 23 – Page 4

**Report prepared by:**

Mark Antoine, Planner 1, ext. 8212

Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

**COMMITTEE OF THE WHOLE MAY 21, 2013**

**SITE DEVELOPMENT FILE DA.12.102  
ROYAL 400 CENTRE INC.  
WARD 3 – VICINITY OF LANGSTAFF ROAD AND HIGHWAY #400**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.102 (Royal 400 Centre Inc.) BE APPROVED, for the installation of a 29.9 m high monopole telecommunication tower and associated radio equipment cabinets 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**

N/A

**Purpose**

The Proponent (Public Mobile) has submitted Site Development File DA.12.102 on the subject lands shown on Attachments #1 and #2 for the installation of a 29.9 m high monopole telecommunication tower and associated radio equipment cabinets, as shown on Attachments #3 and #4.

**Background - Analysis and Options**

**Location**

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### Regional Implications

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### Attachments

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3. Site Plan
4. Compound Layout Plan, Cabinet Details and Tower Elevation

### Report prepared by:

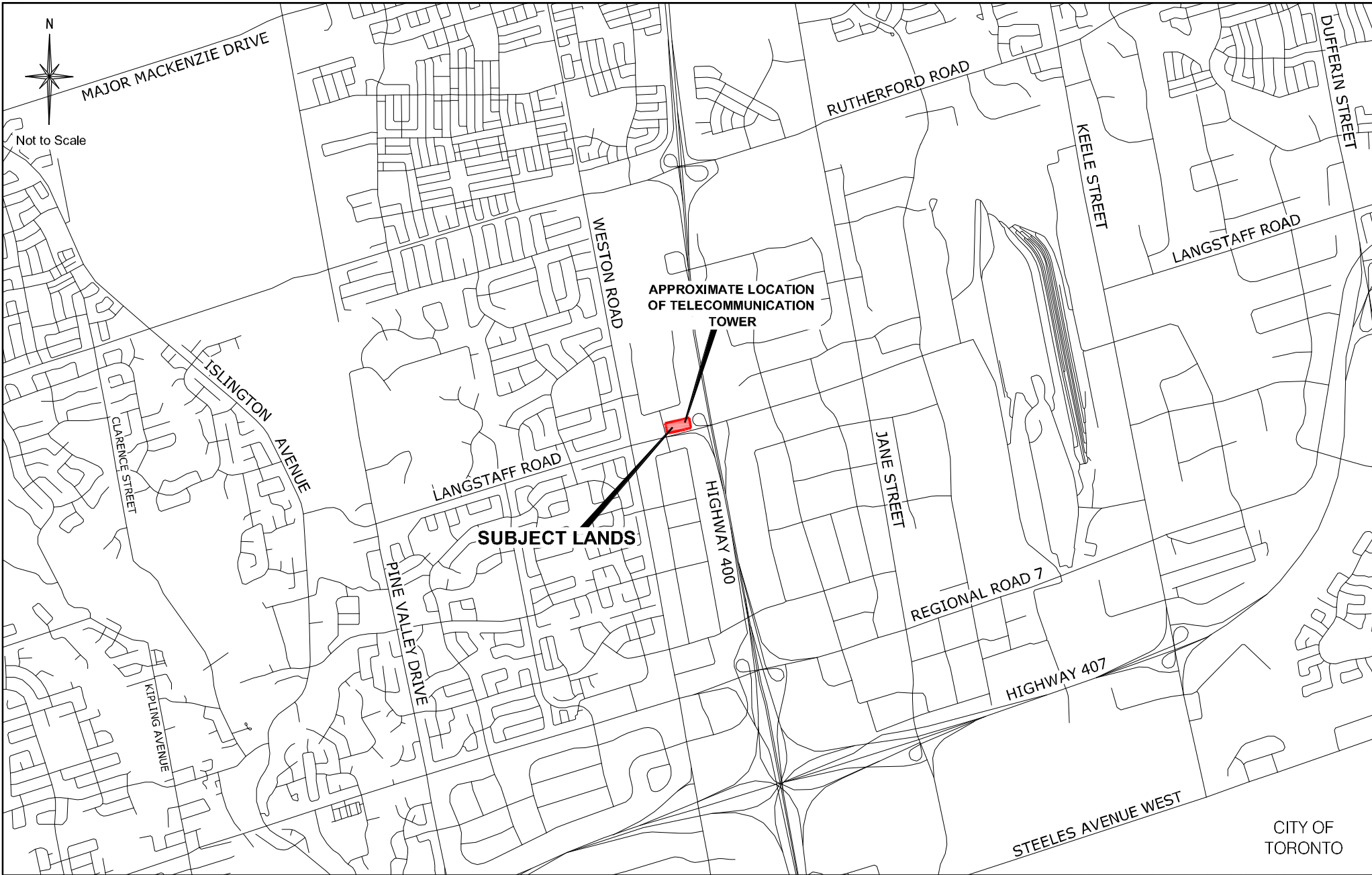
Mark Antoine, Planner 1, ext. 8212  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/LG



## Context Location Map

Location: Part of Lot 11,  
Concession 5

Applicant:  
Royal 400 Centre Inc.

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## Attachment

File:  
DA.12.102

Date:  
May 21, 2013

1



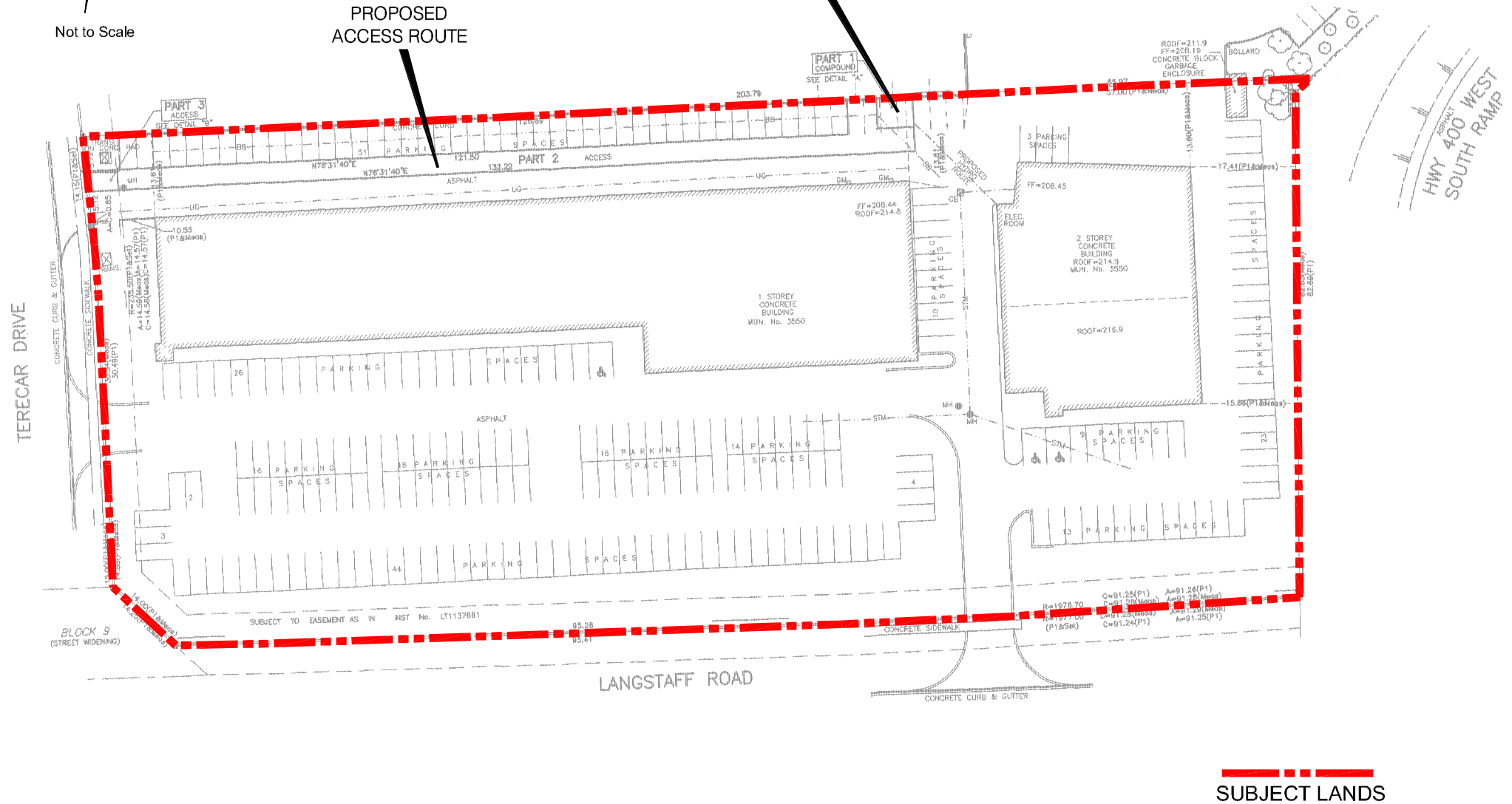
*Applicant:*  
*Royal 400 Centre Inc.*



Not to Scale

PROPOSED  
TELECOMMUNICATION TOWER  
(REFER TO ATTACHMENT #4 FOR  
COMPOUND & ELEVATION DETAILS)

PROPOSED  
ACCESS ROUTE



## Site Plan

Location: Part of Lot 11,  
Concession 5

Applicant:  
Royal 400 Centre Inc.

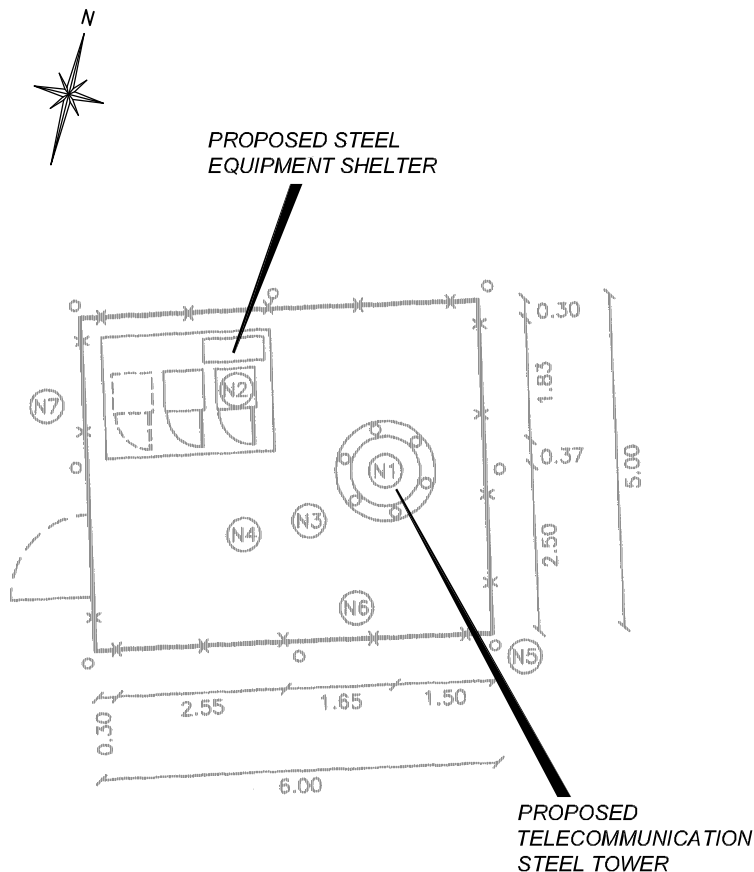


## Attachment

File:  
DA.12.102

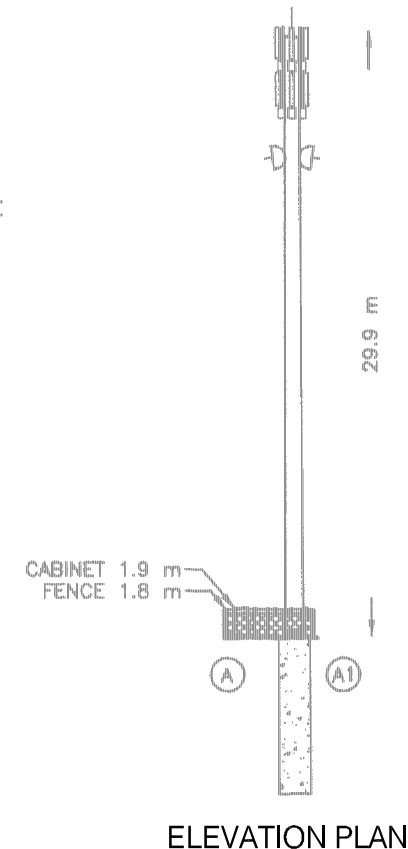
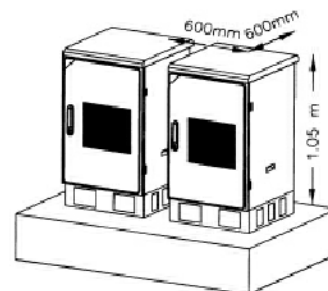
Date:  
May 21, 2013

3



## NOTES

- (N1) PROPOSED STEEL MONOPOLE ON CONCRETE CAISSON. PAINT COLOUR SUBJECT TO NAV 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 IN CONSULTATION WITH LOCAL AUTHORITY.
- (N4) SAW-CUT AND REMOVE EXISTING ASPHALT. PROOF ROLL SUBGRADE AND PLACE 300 mm GRANULAR A ACROSS 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 CONCRETE-FILLED STEEL BOLLARDS.
- (N6) PROPOSED 1.8m HIGH CHAIN LINK FENCE TOPPED WITH BARBED WIRE.
- (N7) NON-EXCLUSIVE PARKING REQUIREMENT FOR TECHNICIAN.



## Compound Layout Plan, Cabinet Details, & Tower Elevation

Applicant:  
Royal 400 Centre Inc.

Location: Part of Lot 11,  
Concession 5



Attachment

File:  
DA.12.102

Date:  
May 21, 2013

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