

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016**

Item 16, Report No. 24, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 7, 2016.

**16**

**SITE DEVELOPMENT FILE DA.14.089  
POLISH ARMY VETERAN'S ASSOCIATION OF AMERICA  
WARD 2 - VICINITY OF MAJOR MACKENZIE DRIVE AND REGIONAL ROAD 27**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated May 31, 2016, be approved;**
- 2) That the deputation by Mr. Patrick Barrett, Highway 27, Woodbridge, be received; and**
- 3) That the coloured elevation drawings submitted by the applicant be received.**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.14.089 (Polish Army Veteran's Association of America) BE APPROVED, to permit the installation of a 60 m high monopole telecommunication tower and associated radio equipment cabinets for WIND Mobile and Bell Mobility Inc. (Attachments #3 to #6) 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 applicant's agent (FONTUR International Inc.) held a Public Consultation Meeting on March 19, 2015, which is discussed in the Protocol section of this report.

**Purpose**

To seek approval from the Committee of the Whole for Site Development File DA.14.089 on the subject lands shown on Attachments #1 and #2, to permit the installation of a 60 m high monopole telecommunication tower and associated radio equipment cabinets, as shown on Attachments #3 to #6.

**Background - Analysis and Options**

*Synopsis:*

*The proponent is proposing to install a 60 m high monopole telecommunication tower and associated radio equipment cabinets within a 225 m<sup>2</sup> compound for WIND Mobile and Bell*

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### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016

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*Mobility Inc. Access to the proposed telecommunication tower would be provided by way of an existing asphalt driveway entering west from Regional Road 27. The proposed telecommunication tower is approximately 340 m, 215 m and 400 m away from the closest residential dwellings to the east, south and north, respectively. The Vaughan Development Planning Department supports the location of the proposed telecommunication tower as it conforms with the Vaughan Official Plan, the City of Vaughan's Protocol for Establishing Telecommunication Tower/Antenna Facilities, Industry Canada's Protocol for Radiocommunication and Broadcasting Antenna Systems, and the requirements of City Departments and external public agencies, and is deemed compatible with the surrounding existing and planned land uses.*

#### Location

The subject lands shown on Attachments #1 and #2 are located south of Major Mackenzie Drive, on the west side of Regional Road 27, and comprise lands municipally known as 9700 Regional Road 27 and represent an 8.2 ha parcel land-locked by an unopened road allowance. The surrounding land uses are shown on Attachment #2.

#### City of Vaughan's Telecommunication Tower/Antenna Protocol

On June 23, 2003, Vaughan Council adopted a protocol for establishing telecommunication tower/antenna facilities. In accordance with the City's Protocol, all new tower/antenna systems proposed by telecommunications carriers (as superseded by Industry Canada's Protocol, June 2014) require consideration by Vaughan Council.

In accordance with the Protocols, the applicant's agent attended a Pre-Application Consultation meeting with the Vaughan Development Planning Department prior to submitting the subject application. The applicant's agent conducted a survey of the surrounding area and determined that there were no existing facilities suitable for co-location within the vicinity network coverage. The location of existing telecommunication towers that required and were granted municipal concurrence within the vicinity of the subject lands are located on Attachment #1.

On June 7, 2011, Vaughan Council resolved to appoint a Telecommunication Facility Task Force ("Task Force") comprised of residents, industry representatives, and two Vaughan Council Members to review the City of Vaughan's existing Protocol for establishing Telecommunication Tower/Antenna Facilities.

On June 7, 2011, Vaughan 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 Tower/Antenna Facilities."

The subject Site Development application is proceeding to the Committee of the Whole meeting on May 31, 2016, in accordance with the above resolution.

The Task Force developed a comprehensive work plan to formulate a Findings Report with assistance from City staff. The Task Force also consulted with and heard presentations from a variety of sources such as Industry Canada, Public Health Ontario, Bell Mobility, Rogers Communications and telecommunication industry professionals. The Task Force approved the final Findings Report at its last meeting on December 17, 2013, and forwarded the Findings Report and the following recommendation to the Committee of the Whole meeting on January 14, 2014, which Vaughan Council adopted on January 28, 2014:

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016

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“That the Findings Report be referred to staff for review, and that a report be provided to a future Committee of the Whole meeting; and,

That the Findings report form the basis for developing the City of Vaughan's Telecommunication Facility Siting Protocol.”

City Staff reviewed the approved Findings Report and provided recommendations through a report from the Commissioner of Planning for consideration by the Committee of the Whole on June 17, 2014. On June 24, 2014, Vaughan Council adopted the following recommendation:

“THAT the Vaughan Planning Department be directed to prepare a new City of Vaughan Telecommunication Facility Siting Protocol (“Protocol”), for consideration at a future Committee of the Whole (Working Session) meeting, in early 2015.”

The new City of Vaughan Telecommunication Facility Siting Protocol is scheduled for consideration by the Vaughan Committee of the Whole later this year.

The City's in-effect Protocol states that applications for telecommunication towers located within the urban area require the proponent to provide notice of a Community Information Meeting by regular mail to all landowners within a radius of 120 m from the tower base, or within a distance of three times the height of the proposed tower, whichever is greater. Given the proposed telecommunication tower is 60 m in height, a radius of 180 m (three times the tower height) was used to establish the polling area, together with an extended polling area to capture the existing residential area to the east, as shown on Attachment #2.

On March 19, 2015, the applicant's agent held a Community Information Meeting at the Al Paladini 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 within a 180 m radius to all notified residents, including the extended polling area as shown on Attachment #2, a minimum of 20 days in advance of the Community Information Meeting.

Six residents attended the Community Information Meeting, and one resident expressed concern related to the original location of the proposed telecommunication tower, as shown on Attachment #2, particularly given its proximity to the existing residential dwelling located on the abutting lot to the south. To address this issue/concern, the applicant's agent relocated the proposed tower approximately 200 m northwest of the original location in order to provide an appropriate distance separation from the existing residential dwelling to the south, as shown on Attachment #2.

#### Official Plan and Zoning

The subject lands are designated “Natural Areas” by City of Vaughan Official Plan 2010 (VOP 2010). Section 8.4.4 in VOP 2010 encourages the development of comprehensive high-speed telecommunications and data networks throughout Vaughan to contribute to economic competitiveness and support widespread access to such services. Section 8.4.4.2 of VOP 2010 encourages the sharing of telecommunications infrastructure to minimize the visual impact of telecommunication towers. The proposed development conforms with the telecommunication policies in VOP 2010.

The subject lands are zoned OS1 Open Space Conservation Zone and A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed use.

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*.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016**

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Additionally, telecommunication towers and antenna facilities are exempt from municipal official plan policies and zoning by-law requirements and site plan control approval (i.e. no implementing Site Plan Agreement or Letter of Undertaking).

#### Planning Considerations

The proposed 225 m<sup>2</sup> equipment compound is enclosed by a 2.4 m high chain link fence. The compound includes a 60 m high grey monopole tower with external antennas and two radio equipment cabinets, as shown on Attachments #3 to #6. The accessory radio cabinets are constructed of galvanized steel and measure approximately 0.36 m<sup>2</sup> in area and 3.0 m in height, as shown on Attachment #6. All hydro requirements to service the equipment cabinets for the telecommunication tower must be to the satisfaction of PowerStream Inc. Access to the site for the construction, servicing and maintenance of the tower and associated cabinets will be provided via an existing asphalt and partially graveled driveway entering from Regional Road 27, as shown on Attachments #2 to #4. Landscaping in the form of 14, 80 cm potted shrubs and five, 1.5 m high coniferous trees are proposed to be planted around the perimeter of the proposed compound, as shown on Attachment #4.

The applicant's agent has advised that the proposed telecommunication tower is required to address existing and proposed network gaps along Regional Road 27. The applicant's agent conducted a search radius for existing telecommunication infrastructure and found the closest telecommunication tower to be approximately 1.5 km away from the proposed tower. The proposed tower will accommodate both WIND Mobile and Bell Mobility, and has been designed to support co-location with additional carriers. The proposed tower is 340 m, 215 m and 400 m away from the closest residential dwellings to the east, south and north, respectively, thereby mitigating any visual impact from Regional Road 27 and adjacent properties. The Development Planning Department has no objection to the proposed layout, design and location of the compound and telecommunication tower.

#### Toronto and Region Conservation Authority (TRCA)

The subject lands are located within the TRCA regulated area under Ontario Regulation 166/60. Telecommunication tower proposals are exempt from permitting under Ontario Regulation 166/06. The area subject to this site plan application is located beyond the 10 m buffer from the proposed long-term stable top of slope and is also located above the regional floodplain elevation. TRCA staff have reviewed the proposal and have no objections to the location of the proposed telecommunication tower and associated compound, subject to the following conditions:

1. The 10 m buffer should be kept free and no grading is permitted into the buffer;
2. The 10 m buffer should be also kept as a vegetative buffer, which is planted by suitable native species; and,
3. Proper Stormwater Management is required to ensure that the slope is kept dry as much as possible and draining or channelized overland flow should be avoided onto the slope.

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report supports the following priority set forth in Term of Council Service Excellence Strategy Map (2014-2018):

- Attract investment and create jobs

#### **Regional Implications**

The subject lands are located on Regional Road 27, a right-of-way under the jurisdiction of York Region. The proponent intends to use the existing driveway to access the site in order to

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016**

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construct, service and maintain the proposed telecommunication tower. The York Region Community Planning and Development Services Department has reviewed the proposal and has no objections to the proposed telecommunication tower and associated compound.

#### **Conclusion**

The Vaughan Development Planning Department has reviewed the proposal for a 60 m high monopole 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, Industry Canada's Protocol for Radiocommunication and Broadcasting Antenna Systems, and the requirements of City Departments and external public agencies. The installation of the tower and accessory radio equipment cabinets is considered acceptable. Accordingly, the Development Planning Department can support the approval of Site Development File DA.14.089.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Compound Layout Plan and Monopole Elevation
6. Compound Cabinet Details

#### **Report prepared by:**

Mark Antoine, Planner, ext. 8212  
Clement Messere, Senior Planner, ext. 8409

(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 31, 2016**

**SITE DEVELOPMENT FILE DA.14.089**  
**POLISH ARMY VETERAN'S ASSOCIATION OF AMERICA**  
**WARD 2 - VICINITY OF MAJOR MACKENZIE DRIVE AND REGIONAL ROAD 27**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.14.089 (Polish Army Veteran's Association of America) BE APPROVED, to permit the installation of a 60 m high monopole telecommunication tower and associated radio equipment cabinets for WIND Mobile and Bell Mobility Inc. (Attachments #3 to #6) 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**

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**Purpose**

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**Background - Analysis and Options**

*Synopsis:*

*The proponent is proposing to install a 60 m high monopole telecommunication tower and associated radio equipment cabinets within a 225 m<sup>2</sup> compound for WIND Mobile and Bell Mobility Inc. Access to the proposed telecommunication tower would be provided by way of an existing asphalt driveway entering west from Regional Road 27. The proposed telecommunication tower is approximately 340 m, 215 m and 400 m away from the closest residential dwellings to the east, south and north, respectively. The Vaughan Development Planning Department supports the location of the proposed telecommunication tower as it conforms with the Vaughan Official Plan, the City of Vaughan's Protocol for Establishing Telecommunication Tower/Antenna Facilities, Industry Canada's Protocol for Radiocommunication and Broadcasting Antenna Systems, and the requirements of City Departments and external public agencies, and is deemed compatible with the surrounding existing and planned land uses.*

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#### Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in Term of Council Service Excellence Strategy Map (2014-2018):

- Attract investment and create jobs

#### Regional Implications

The subject lands are located on Regional Road 27, a right-of-way under the jurisdiction of York Region. The proponent intends to use the existing driveway to access the site in order to construct, service and maintain the proposed telecommunication tower. The York Region Community Planning and Development Services Department has reviewed the proposal and has no objections to the proposed telecommunication tower and associated compound.

#### Conclusion

The Vaughan Development Planning Department has reviewed the proposal for a 60 m high monopole 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, Industry Canada's Protocol for Radiocommunication and Broadcasting Antenna Systems, and the requirements of City Departments and external public agencies. The installation of the tower and accessory radio equipment cabinets is considered acceptable. Accordingly, the Development Planning Department can support the approval of Site Development File DA.14.089.

**Attachments**

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2. Location Map
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4. Landscape Plan
5. Compound Layout Plan and Monopole Elevation
6. Compound Cabinet Details

**Report prepared by:**

Mark Antoine, Planner, ext. 8212  
Clement Messere, Senior Planner, ext. 8409

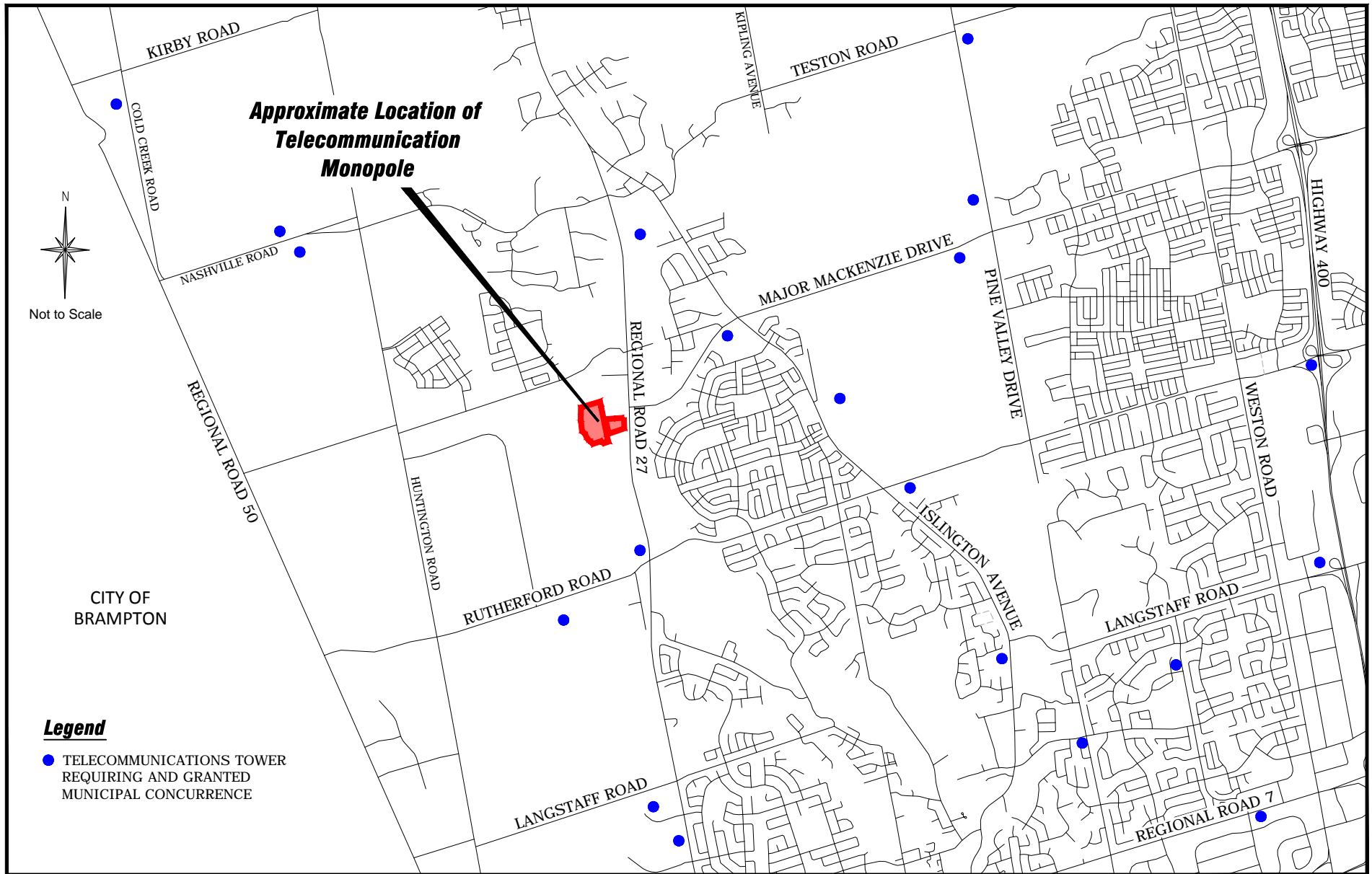
Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

GRANT UYEYAMA  
Director of Development Planning

BILL KIRU  
Senior Manager of Development Planning

/LG



## Context Location Map

**LOCATION:**  
Part of Lot 19, Concession 8

**APPLICANT:**  
Polish Army Veteran's Association of America

N:\DFT\1 ATTACHMENTS\DA\da.14.089.dwg

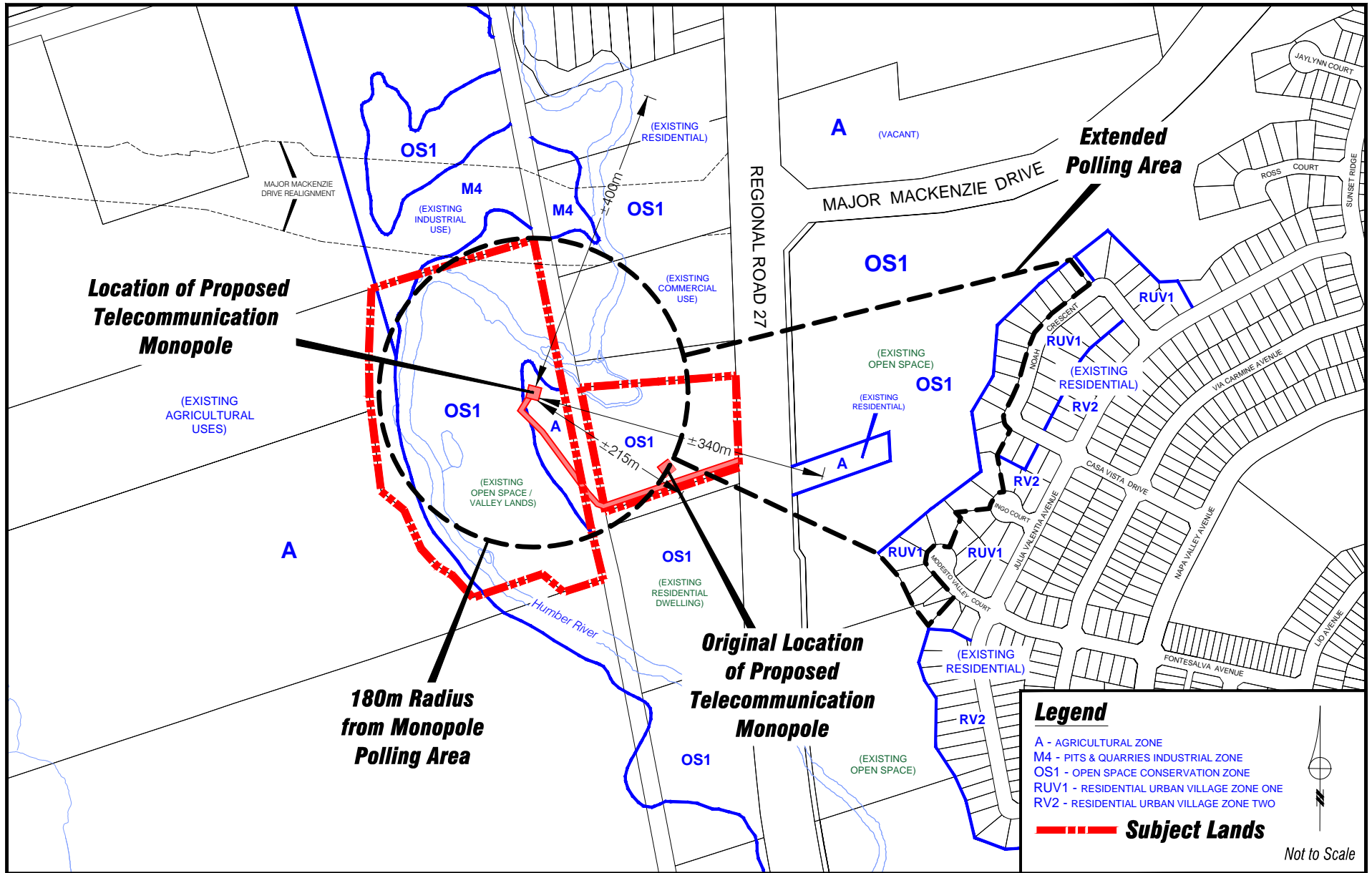


## Attachment

**FILE:**  
DA.14.089

**DATE:**  
June 21, 2016

**1**



## Location Map

LOCATION:  
Part of Lot 19, Concession 8

APPLICANT:  
Polish Army Veteran's Association of America

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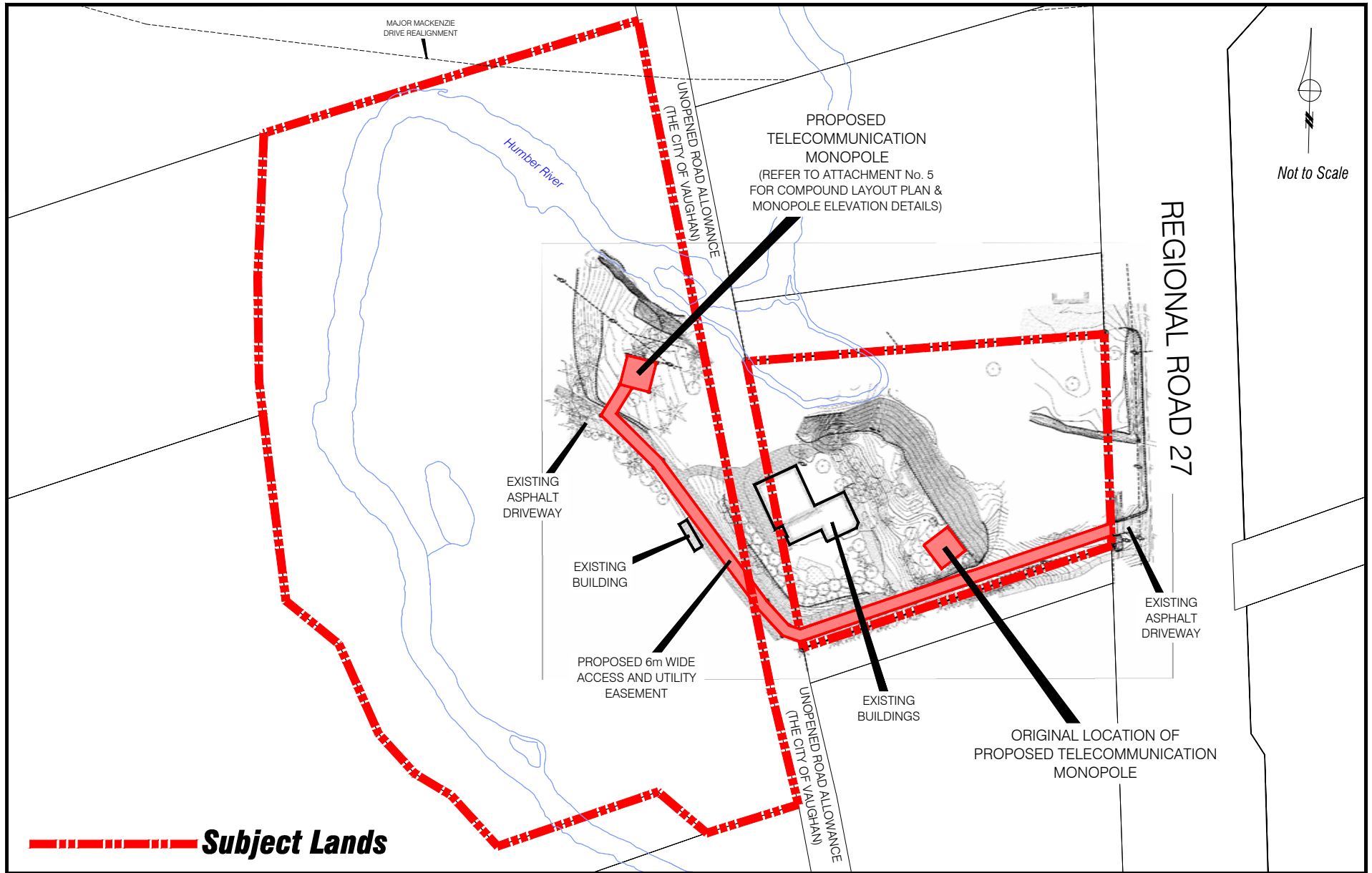


## Attachment

FILE:  
DA.14.089

DATE:  
June 21, 2016

2



## Site Plan

LOCATION:  
Part of Lot 19, Concession 8

APPLICANT:  
Polish Army Veteran's Association of America

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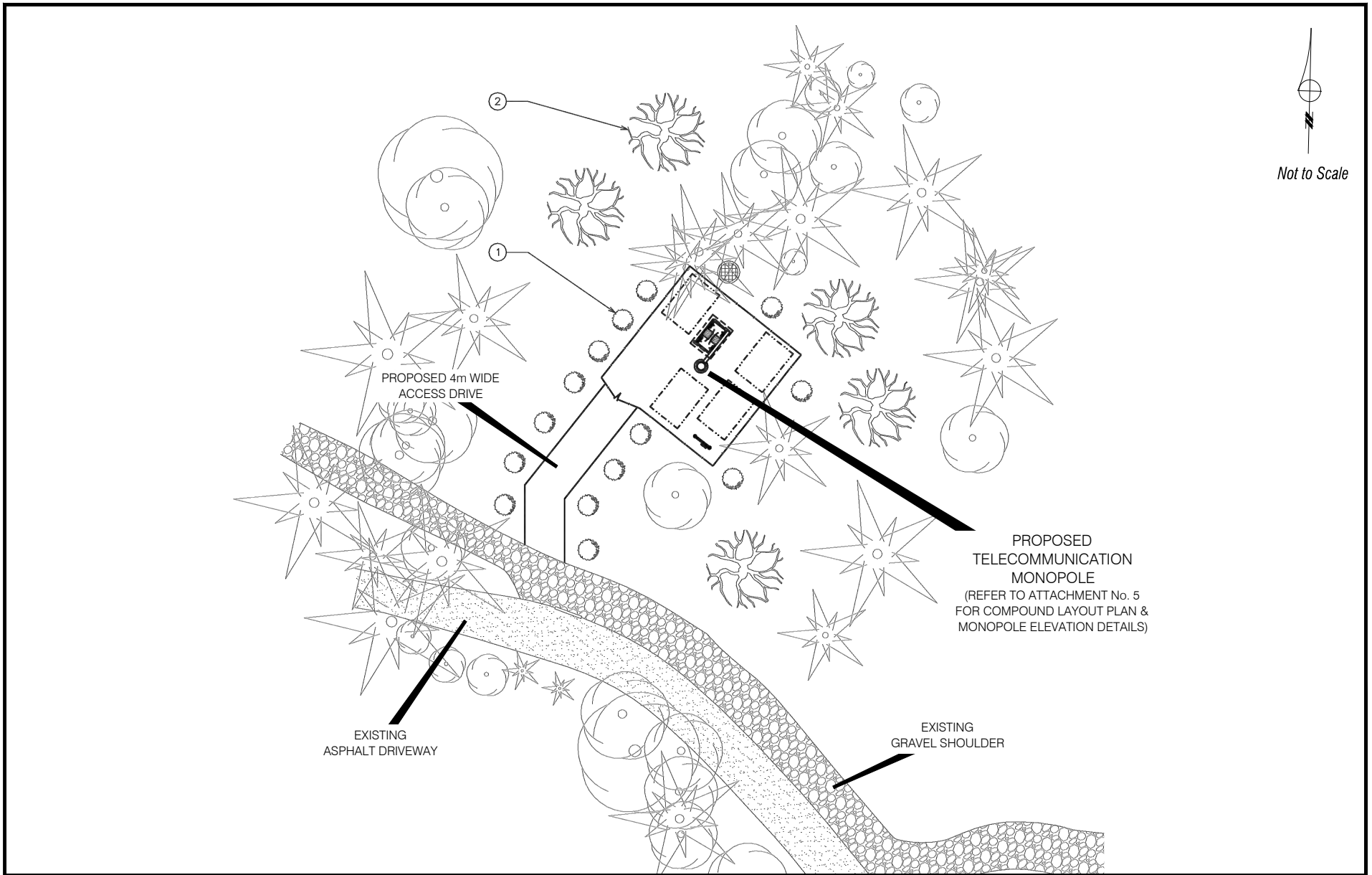


## Attachment

FILE:  
DA.14.089

DATE:  
June 21, 2015

3



## Landscape Plan

LOCATION:  
Part of Lot 19, Concession 8

APPLICANT:  
Polish Army Veteran's Association of America

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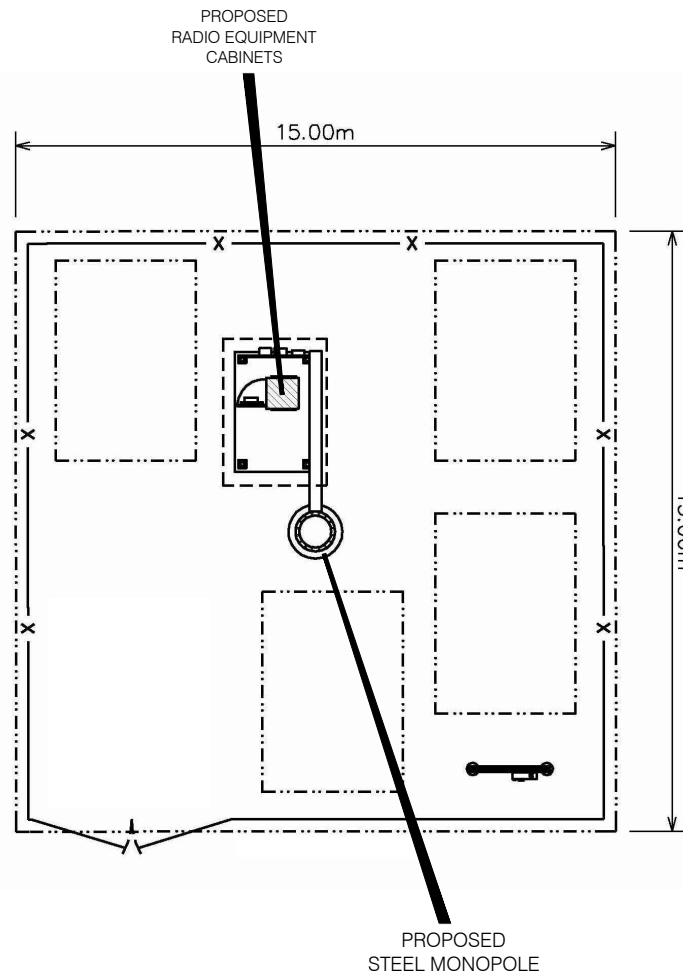


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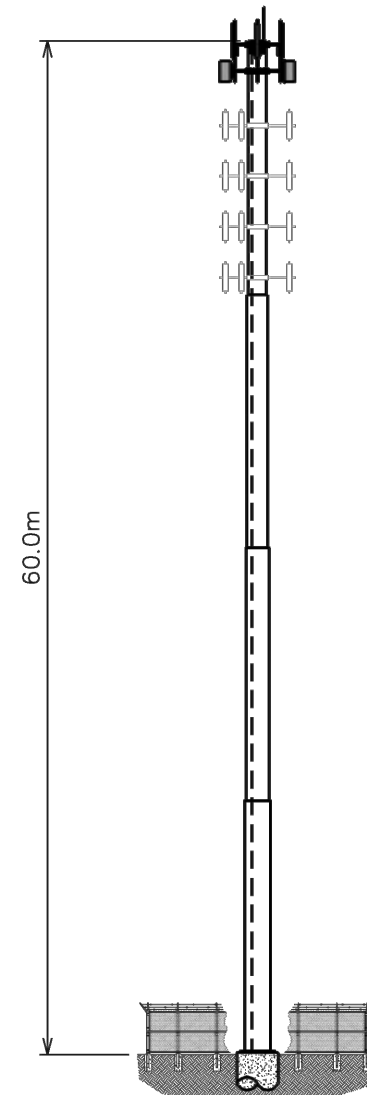
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DA.14.089

DATE:  
June 21, 2016

4



COMPOUND LAYOUT PLAN



MONOPOLE ELEVATION

## Compound Layout Plan & Monopole Elevation

LOCATION:  
Part of Lot 19, Concession 8

APPLICANT:  
Polish Army Veteran's Association of America

Not to Scale



