

COMMITTEE OF THE WHOLE APRIL 3, 2006

SITE DEVELOPMENT FILE DA.05.058
CITY OF VAUGHAN (BELL MOBILITY INC.)

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.05.058 (City of Vaughan-Bell Mobility Inc.) BE APPROVED, to permit the construction of a Bell Mobility flagpole type telecommunications tower and associated equipment cabinets, as shown on Attachment #2, subject to the following conditions:

- a) that prior to the issuance of a Building Permit:
 - i) the final site plan, landscaping plan and elevation plan shall be approved to the satisfaction of the Development Planning Department;
 - ii) all hydro requirements of Power Stream Inc. shall be satisfied; and
 - iii) the lease agreement between the City and Bell Mobility Inc. shall have been finalized.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

Bell Mobility has submitted a Site Development Application on the subject lands shown on Attachment #1 to permit the construction of a 27.5m high flagpole-style telecommunications tower and associated equipment cabinets on lands to be leased from the City of Vaughan (54m²) within the Maple Cemetery on Station Street (Attachments #1 and #2).

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Station Street, north of Major Mackenzie Drive at the entrance to the Maple Cemetery, and comprise 54m² of land that is to be leased from the City of Vaughan to Bell Mobility. Vaughan Council on December 12, 2005, subject to criteria set out by the Development Planning Department, and other conditions of approval, authorized staff to enter into a lease agreement with Bell Mobility Inc. for the vacant lands in the the Maple Cemetery for the installation of a telecommunications facility (flagpole-type antenna and associated equipment cabinets).

The surrounding land uses are:

- North - existing industrial uses (M2 General Industrial Zone) and Hill Street
- South - Major Mackenzie Drive, existing residence (A- Agricultural Zone) and future Block 18 Residential (RD3(H) Residential Density Three with Holding provision)
- East - Maple Cemetery (OS2 Open Space Park Zone)
- West - Station Street, GO Line, and existing residential (R1 Residential Zone) west of Simcoe Street

The City has adopted a Protocol for the Establishment of Telecommunication Tower and Antenna Facilities, and as a result of this protocol, any facility which is not exempt from municipal approval must make an application to the City to have their proposal reviewed and assessed in light of this protocol.

The protocol requires those antenna facilities that are located within 120m of a residential area to undertake a Public Information Meeting, and to report back to the City with the name of the attendees and the outcome of the meeting.

On January 24, 2006, Bell Mobility held a Public Information Meeting, by notifying residents within 120m of the proposed development. By letter dated January 26, 2006, Bell Mobility indicated that only one person attended the Public Information Meeting which was held at the Maple Community Centre. No objections were received in regard to the proposal.

Official Plan

The subject lands are designated "Settlement Area" by the Oak Ridges Moraine Conservation Plan (OPA No. 604), and "Institutional" with a "Cemetery" underlay by OPA #350 (Maple Community Plan) which permits the cemetery use. Utilities are also permitted. The proposed flagpole telecommunications tower use conforms to the Official Plan.

Zoning

The subject lands are zoned OS2 Open Space Park Zone by By-law 1-88, which permits a cemetery use. The proposed flagpole telecommunications tower use is also permitted and complies with the provisions of Section 3.10 "Public Uses" of By-law 1-88.

The Building Standards Department has advised that a Building Permit is required for the designated structure.

Site Design

The proposed development (Attachment #2) is to be located at the entrance to the cemetery on Station Street. The proposed 27.5m high flagpole-type telecommunication antenna structure (Attachment #3) is located approximately 8.73m from Station Street, with the associated equipment cabinets (Attachment #4) located 6.64m from Station Street on a concrete pad (1.22mX3.66m) surrounded by a vinyl cream or grey coloured fencing with masonry piers at four corners, having a maximum height of 1.8m (See Attachment #5). The Development Planning Department is satisfied with the proposed site layout.

All hydro requirements to service the cabinets for telecommunications tower must be to the satisfaction of PowerStream Inc.

Elevations

The Development Planning Department has reviewed the proposed cabinet enclosure (Attachment #5) and landscape plan (Attachment #6) and is satisfied that all urban design standards and specifications have been met, and that the proposed landscaping is appropriate.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department has reviewed the proposed Site Development application in accordance with the Official Plan and Zoning By-law. The development of the 27.5m high flagpole antenna structure and associated equipment cabinets and the proposed placement and site layout are considered acceptable. The accessory equipment cabinets will be surrounded by

a vinyl privacy fence with masonry piers at all four corners. Accordingly, the Development Planning Department can support the approval of the Site Development application, subject to the recommendations in this report.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan (Flagpole Antenna)
4. Cabinet Elevations
5. Vinyl Fence Details
6. Landscape Plan

Report prepared by:

Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

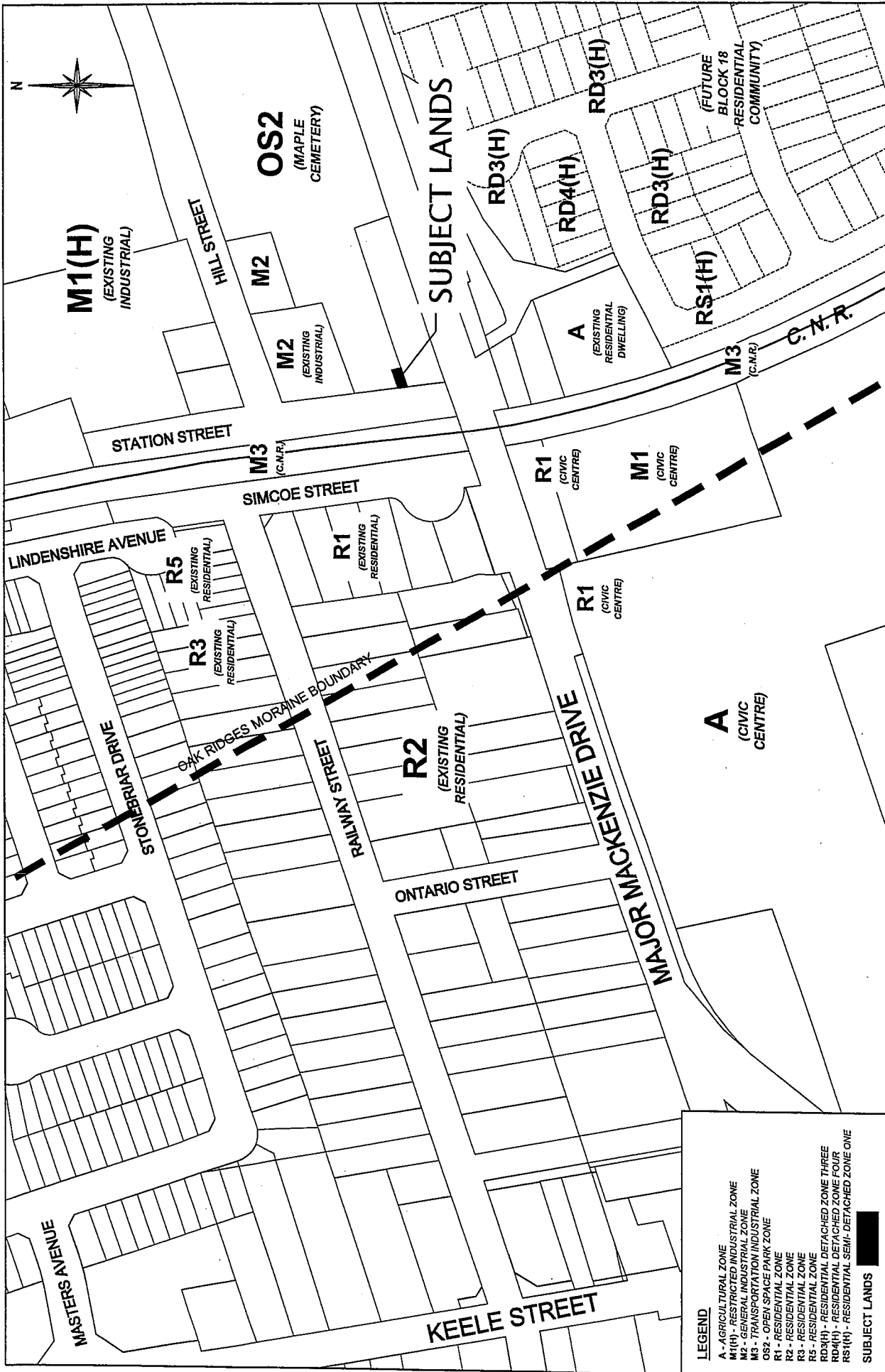
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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LEGEND

- A - AGRICULTURAL ZONE
- M1(H) - RESTRICTED INDUSTRIAL ZONE
- M2 - GENERAL INDUSTRIAL ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- OS2 - OPEN SPACE PARK ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- R5 - RESIDENTIAL ZONE
- RD3(H) - RESIDENTIAL DETACHED ZONE THREE
- RD4(H) - RESIDENTIAL DETACHED ZONE FOUR
- RS1(H) - RESIDENTIAL SEMI-DETACHED ZONE ONE
- SUBJECT LANDS

Location Map

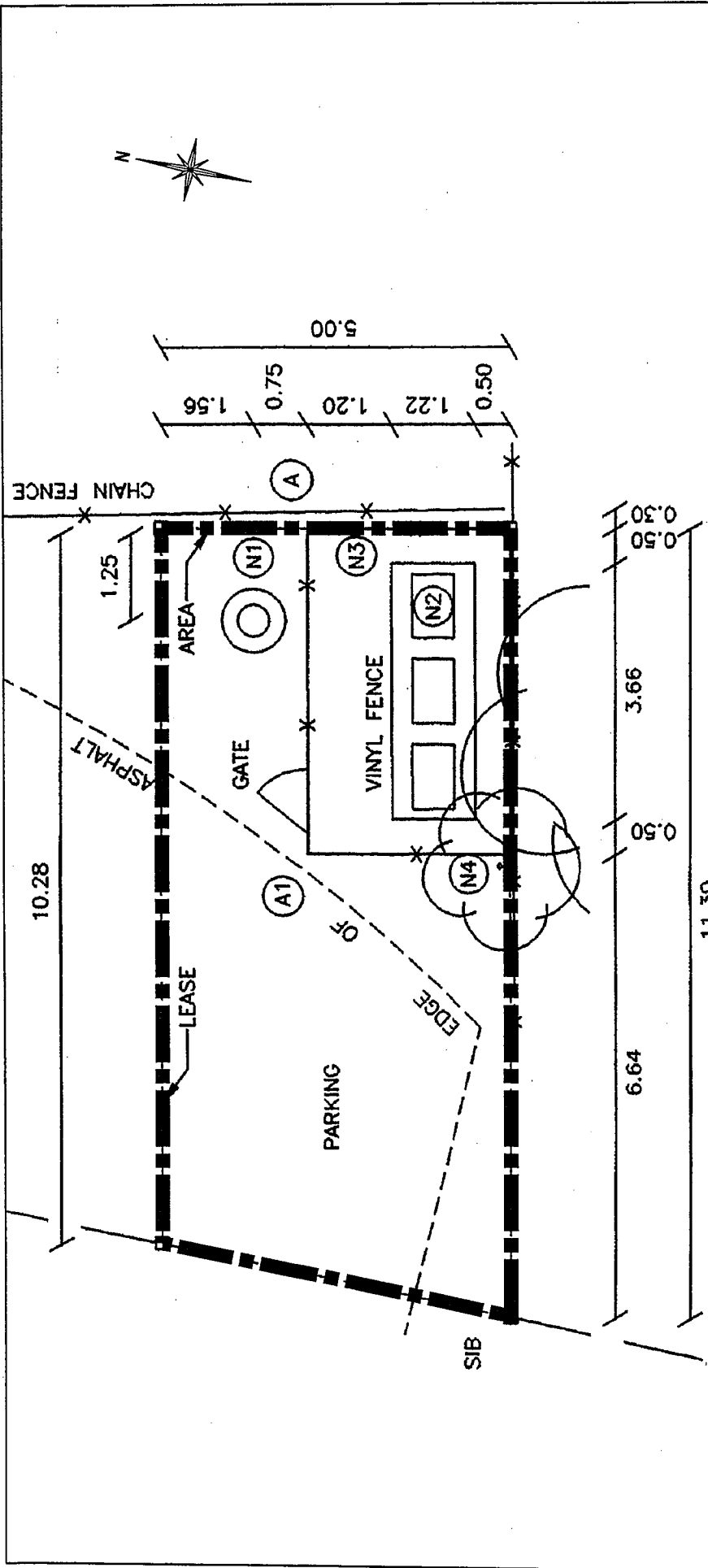
Part of Lot 21,
Concession 3
APPLICANT:
CITY OF VAUGHAN (BELL MOBILITY INC.)



Development Planning Department

Attachment 1

FILE No.:
DA.05.058
Not to Scale
March 3, 2006



- (N1) PROPOSED 27.5m FLAG POLE
 - (N2) PROPOSED CABINETS ON CONCRETE PAD
 - (N3) PROPOSED VINYL FENCE TO SURROUND COMPOUND (SEE FENCE DETAIL)
 - (N4) TO LIMB OR REMOVE MAPLE TREE AS REQUIRED
- CHAIN FENCE
 VINYL FENCE
 SUBJECT LANDS

Site Plan

Part of Lot 21,
Concession 3
APPLICANT:
CITY OF VAUGHAN (BELL MOBILITY INC.)



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3 DUAL POLE
ANTENNA AT TOP



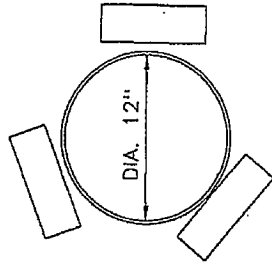
PROPOSED
FLAG POLE

27.5 3

PROPOSED
VINYL
FENCE

(A1)

(A)



ANTENNA TOP VIEW

Elevation Plan

Part of Lot 21,
Concession 3

APPLICANT:
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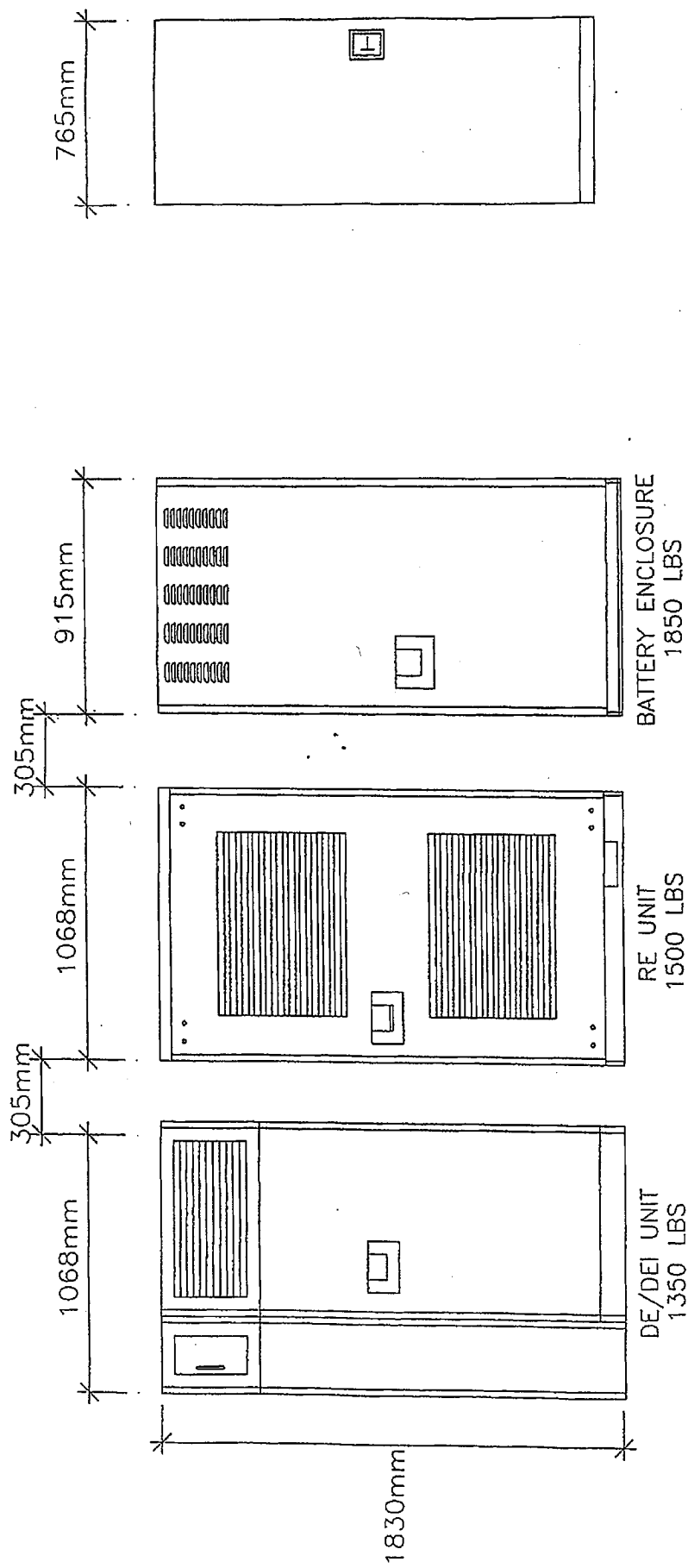


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Attachment 3

FILE No.:
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SIDE VIEW

FRONT VIEW

Cabinet Elevations

Part of Lot 21,
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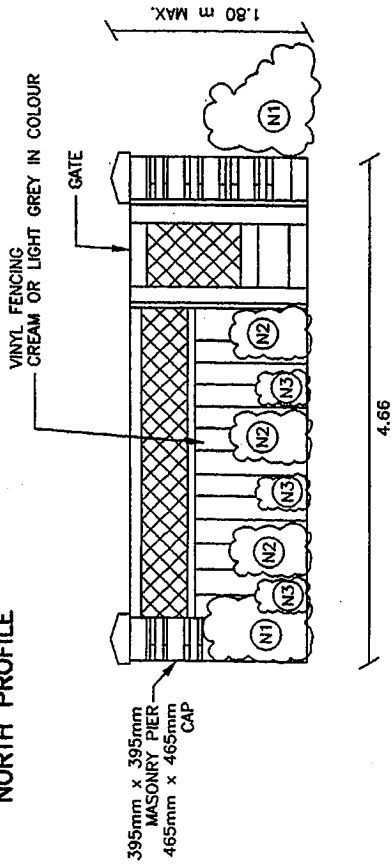
Attachment 4

FILE No.:
DA.05.058

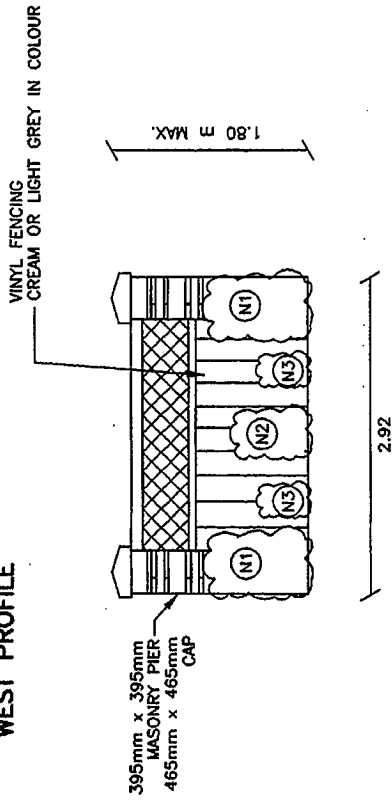
Not to Scale
March 3, 2006

FENCE DETAIL

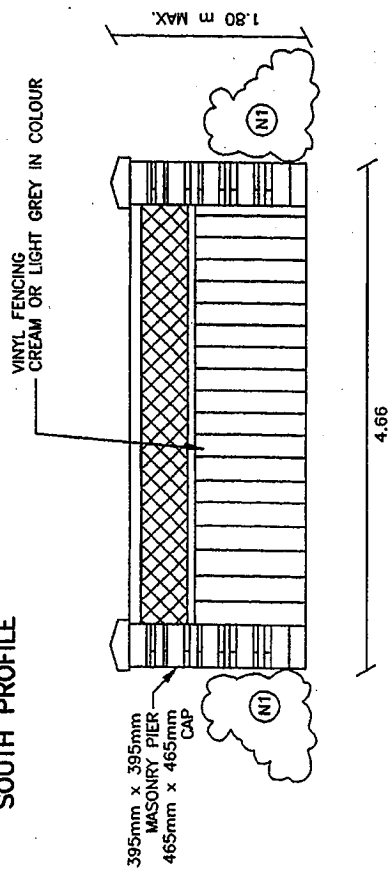
NORTH PROFILE



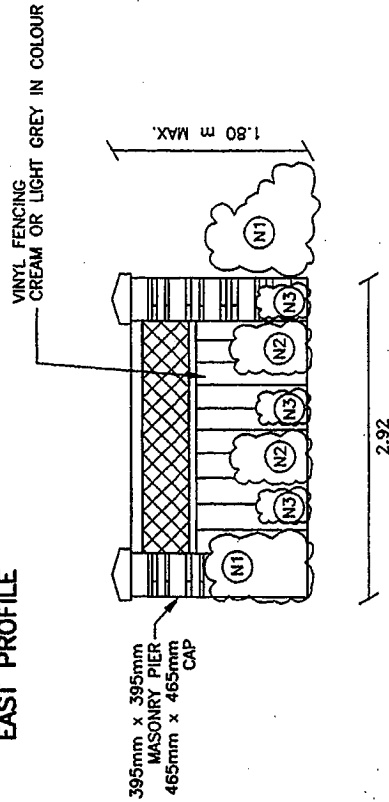
WEST PROFILE



SOUTH PROFILE



EAST PROFILE



PLANTING INSTRUCTIONS

- (N1) STRINGA VULGARIS (COMMON LILAC)
- (N2) SYMPHORICARPOS ALBUS (MINIMUM SIZE OF 60 cm) AT 1 METRE SPACING ON CENTRE
- (N3) HEMEROCALLIS STELLA D'ORO (DAYLILY) OR RUDBECKIA (BLACK-EYED SUSAN) AT 60 cm SPACING ON CENTRE

Vinyl Fence Details

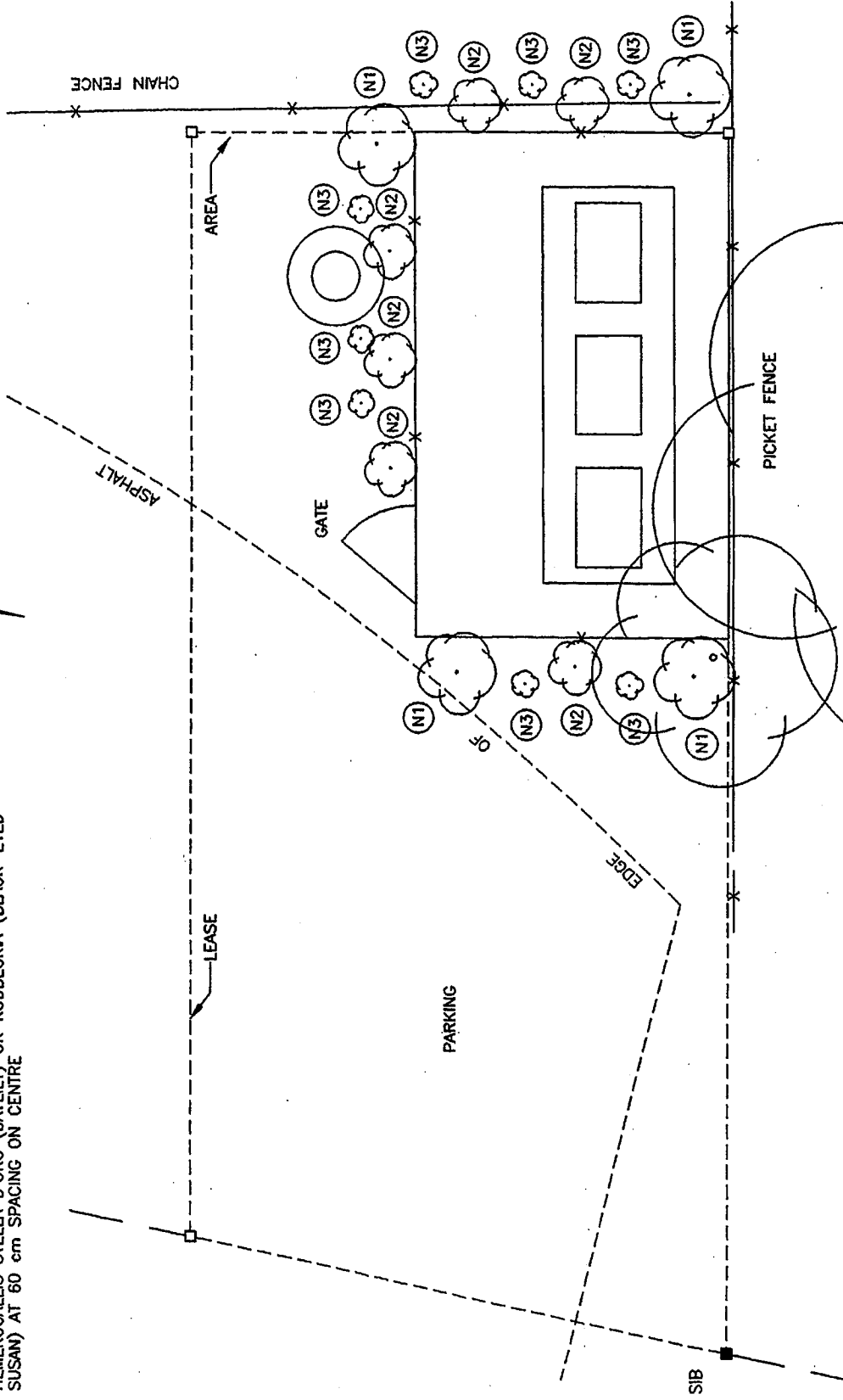
Part of Lot 21,
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Development Planning Department

PLANTING INSTRUCTIONS

- (N1) SYRINGA VULGARIS (COMMON LILAC)
- (N2) SYMPHORICARPOS ALBUS (MINIMUM SIZE OF 60 cm) AT 1 METRE SPACING ON CENTRE
- (N3) HEMEROCALLIS STELLA D'ORO (DAYLILY) OR RUDBECKIA (BLACK-EYED SUSAN) AT 60 cm SPACING ON CENTRE



Landscape Plan

Part of Lot 21,
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Attachment

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FILE No.:
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