

**COMMITTEE OF THE WHOLE JUNE 19, 2006**

**SITE DEVELOPMENT FILE DA.06.003**  
**YORK MAJOR HOLDINGS INC. (BELL MOBILITY INC.)**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.003 (York Major Holdings Inc. (Bell Mobility Inc.)) BE APPROVED, to permit the construction of a Bell Mobility flagpole type telecommunications tower and associated equipment cabinet as shown on Attachment #2, subject to the following conditions:
  - a) That prior to construction and/or 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 requirements of the Building Standards Department shall be satisfied;
    - iii) all hydro requirements of Power Stream Inc. shall be satisfied;
    - iv) all requirements of the Toronto and Region Conservation Authority shall be satisfied;
    - v) all Region of York requirements shall be satisfied; and
    - vi) all the requirements of the Ministry of the Environment shall be satisfied.

**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 Attachments #1 and #2 to permit the construction of a 35m high flagpole-style telecommunications tower and associated equipment cabinets, within a 136 square metre compound.

**Background - Analysis and Options**

The subject lands as shown on Attachment #1 are located on the west side of Dufferin Street, north of Major Mackenzie Drive, and comprises approximately 136.5m<sup>2</sup> of land that is to be leased by Bell Mobility Inc. The subject lands are municipally known as 10,000 Dufferin Street, in Part of Lot 21, Concession 3, City of Vaughan. The surrounding land uses are as follows:

- North - existing Eagles Nest Golf Course (OS2 Open Space Park Zone)
- South - existing Eagles Nest Golf Course (OS5 Open Space Environmental Protection Zone), and further south a vacant parcel (C1(H) Restricted Commercial Zone with an "H" Holding Symbol)
- East - Dufferin Street; future commercial plaza (C4 Neighbourhood Commercial Zone) and valley (OS5 Open Space Environmental Protection Zone)
- West - existing Eagles Nest Golf Course (OS2 Open Space Park Zone)

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 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 March 8, 2006, Bell Mobility Inc. held a Public Information Meeting, by notifying property owners within 120m of the proposed development, and all members of Council. The meeting was held at the Eagles Nest Golf Club at 10,000 Dufferin Street. No objections were received in regard to this proposal.

#### Official Plan

The subject lands are designated as "Open Space Special Policy Area 3" and "Waste Disposal Assessment Area" by OPA No.332 and OPA No. 535 (The Maple Valley Plan), and "Settlement Area" by the Oak Ridges Moraine Conservation Plan (OPA No. 604). The proposal conforms with the provisions of the Official Plan and the Oak Ridges Moraine Conservation Plan.

#### Zoning

The subject lands are zoned OS2 Open Space Park Zone by By-law 1-88, subject to site-specific Exception 9(1097), which permits a golf course, a driving range and monitoring controls concerning the closed Keele Valley Land Fill.

The Building Standards Department has advised that a Building Permit is required for the designated structure, and that the proposal complies with the requirements of By-law 1-88.

#### Site Design

The proposed development (Attachment #2) is located approximately 110.4 m north of the daylight triangle at the northwest corner of Dufferin Street and Major Mackenzie Drive. The proposal is accessed from the west side of Dufferin Street by a gravel driveway. The proposed 35m high flagpole-type telecommunication antenna structure (Attachment #3) is located approximately 22.38m west of Dufferin Street, with the associated equipment cabinet (Attachment #4) located 2.0m from Dufferin Street on a pad 1.82 m X 1.27 m, and having a maximum height of 1.524 m.

#### Landscaping and Elevations

The Development Planning Department has reviewed the proposed cabinet (Attachment #4) and landscape plan (Attachment #5) and are satisfied that all urban design standards and concerns have been addressed. The TRCA has recently been supplied with the landscape plan and will need to confirm if they are satisfied with the proposed landscaping plan/planting materials and scheme. Accordingly, TRCA approvals will also be required for the landscape plan.

#### Utilities

All hydro requirements shall be addressed by the Owner, to the satisfaction of PowerStream Inc.

#### Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has reviewed the proposed development and advises that the subject site is located within the Authority's Regulated Area and partially within the Regional Storm Flood Plain of the Humber River. In accordance with Ontario Regulation 97/04, a TRCA permit is required from the TRCA, prior to any of the following taking place:

- a) construction, re-construction, erection or placing of a building or structure of any kind within a Regulated Area;

- b) undertake any change to a building or structure that would have the effect of altering the use or potential use of a building or structure, or increase the size of the building or structure;
- c) site grading;
- d) undertake temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere;
- e) any interference or alteration to wetlands or shoreline.

The TRCA advises that according to the submitted topographic survey, the proposed telecommunication tower is located outside of the Regional Storm Flood Plain (within 5 m of the Regional Flood elevation line), while the proposed cabinet is located in the Regional Storm Flood Plain.

Although the proposed cabinet is located in the Regional Storm Flood Plain, the TRCA has indicated that given the small size, it will not have a detrimental effect on the storage and conveyance of flood waters. TRCA has further indicated that significant grading will not be permitted to facilitate the installation of the equipment box (to be at grade).

The TRCA has recommended, that staff has no objection to the approval of the Site Plan application, subject to the following conditions:

- i) that the applicant successfully obtain a TRCA Permit under Ontario Regulation 97/04 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) for the installation of the proposed cabinet equipment box; and,
- ii) that no significant grading take place to facilitate the installation of the proposed equipment box.

#### Oak Ridges Moraine

The subject site is located on the Oak Ridges Moraine and is also within the "Settlement Area" land use designation of the Oak Ridges Moraine Conservation Plan (ORMCP). There are several key natural and hydrologically sensitive features located within 120m of the subject property including a fish habitat, and a permanent/intermittent watercourse. The TRCA has an interest in conserving, protecting and enhancing the natural features and functions of the Oak Ridges Moraine. Upon review of the application, the TRCA is of the opinion that given the minor nature of the proposed flagpole and equipment cabinet box, that the integrity of the Plan Area will not be negatively impacted.

#### Region of York

The Region of York Planning Department has forwarded the City's request for comments to the Ministry of Environment for comment, given the location of the subject property within the Keele Valley Certificate of Approval Area. Provincial approval may be required to implement the proposed site plan application. Further, as the proposed development fronts onto Dufferin Street, the Owner will be required to satisfy all requirements of the Region of York Transportation and Works Department.

### **Relationship to Vaughan Vision 2007**

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A5', "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 a 35 metre high flagpole telecommunications antenna structure and associated equipment cabinet and the proposed placement and site layout are considered acceptable. 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. Flag Pole Antenna Elevation
4. Cabinet Elevations
5. Landscape Plan

### **Report prepared by:**

Arto Tikiryán, Senior Planner, ext. 8212

Grant Uyeyama, Manager of Development Planning, ext. 8635

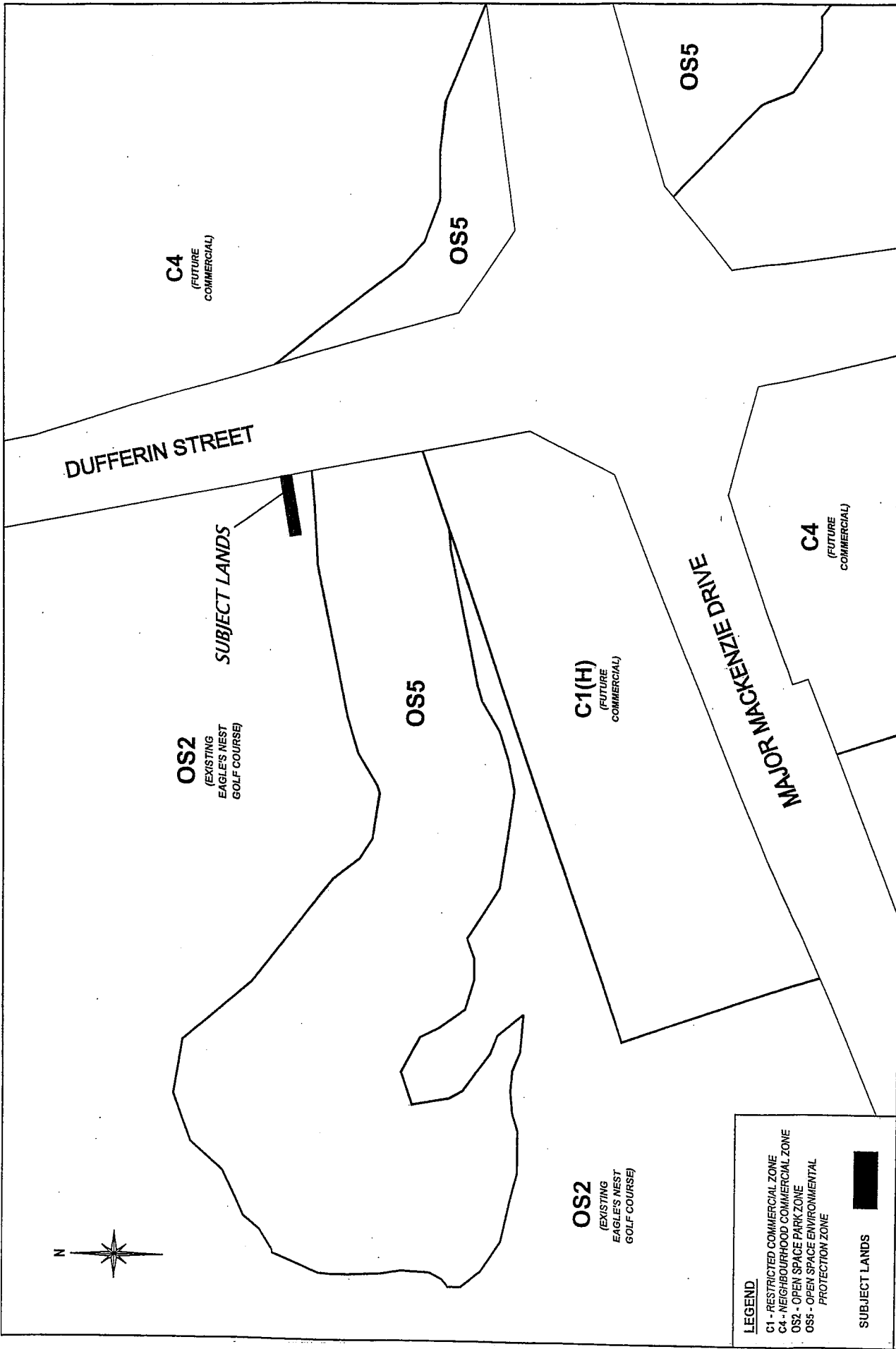
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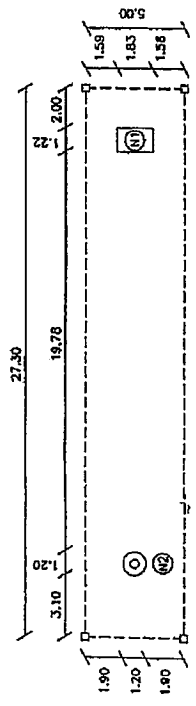
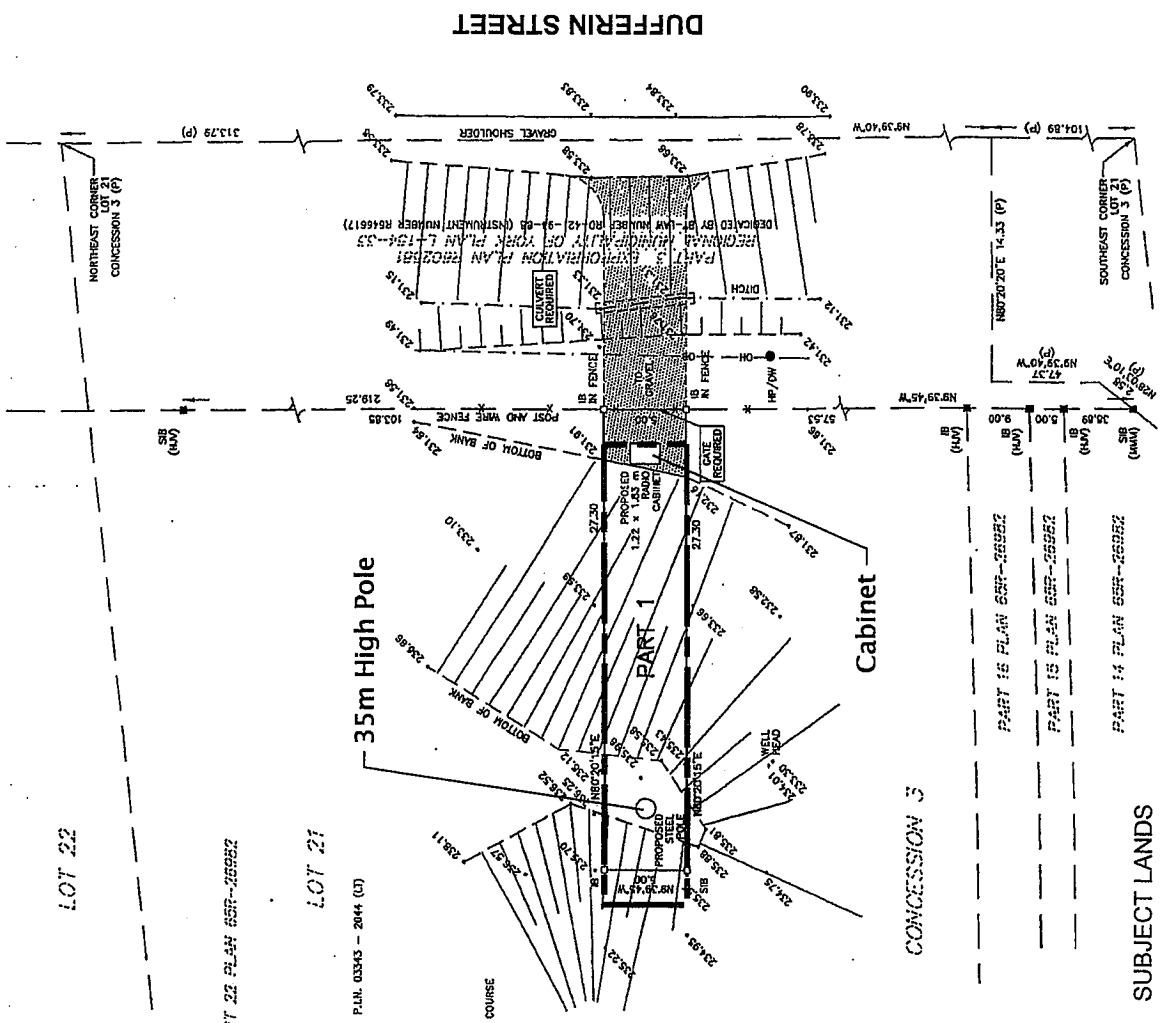
JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM

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- (1) PROPOSED RADIO CABINET ON CONCRETE SLAB
- (2) PROPOSED 35 m STEEL POLE

**Proposed Compound Layout Plan**

**Site Plan**

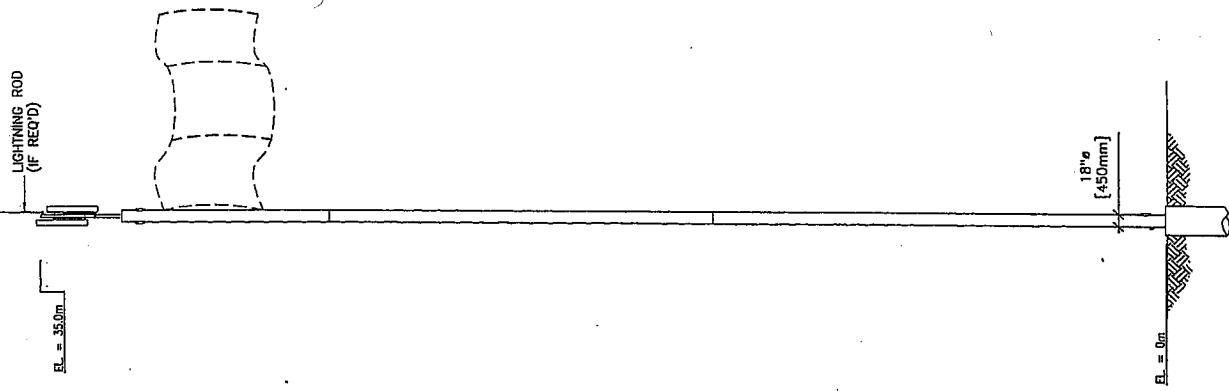
Part of Lot 21,  
Concession 3  
APPLICANT:  
YORK MAJOR HOLDINGS INC.  
(BELL MOBILITY INC.)

City of  
**Vaughan**

Development Planning Department

**Attachment 2**

FILE No.:  
DA.06.003  
Not to Scale  
May 30, 2006



**Flag Pole Antenna Elevation**

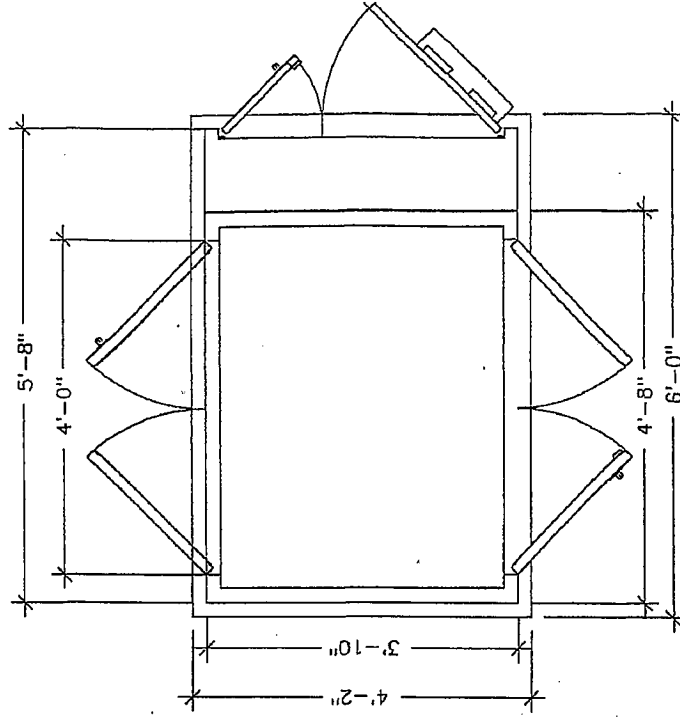
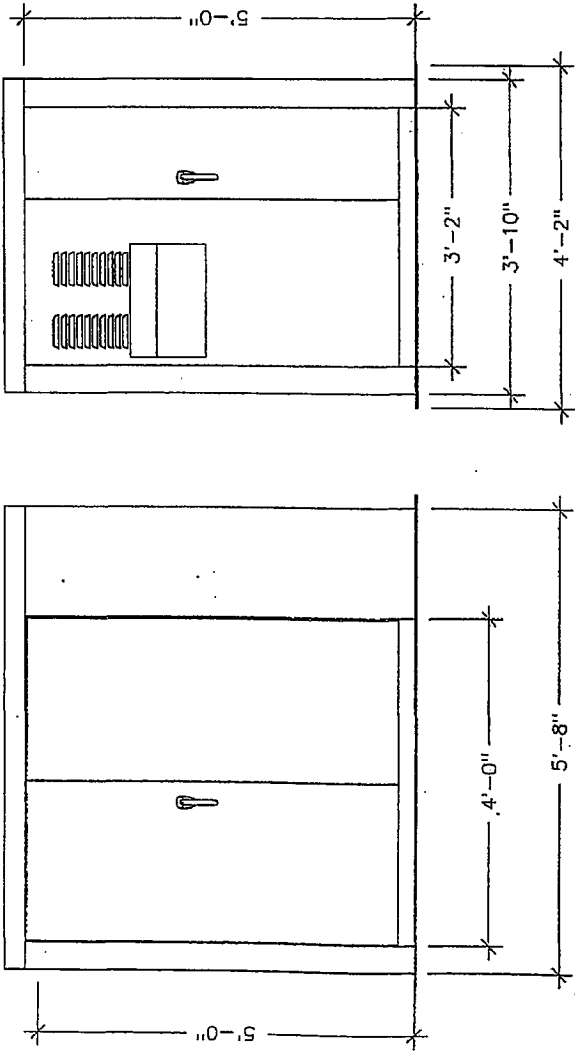
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**Attachment 3**  
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 Not to Scale  
 May 24, 2006



PLAN VIEW

SIDE VIEW

FRONT VIEW

# Cabinet Elevations

Part of Lot 21,  
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YORK MAJOR HOLDINGS INC.  
(BELL MOBILITY INC.)

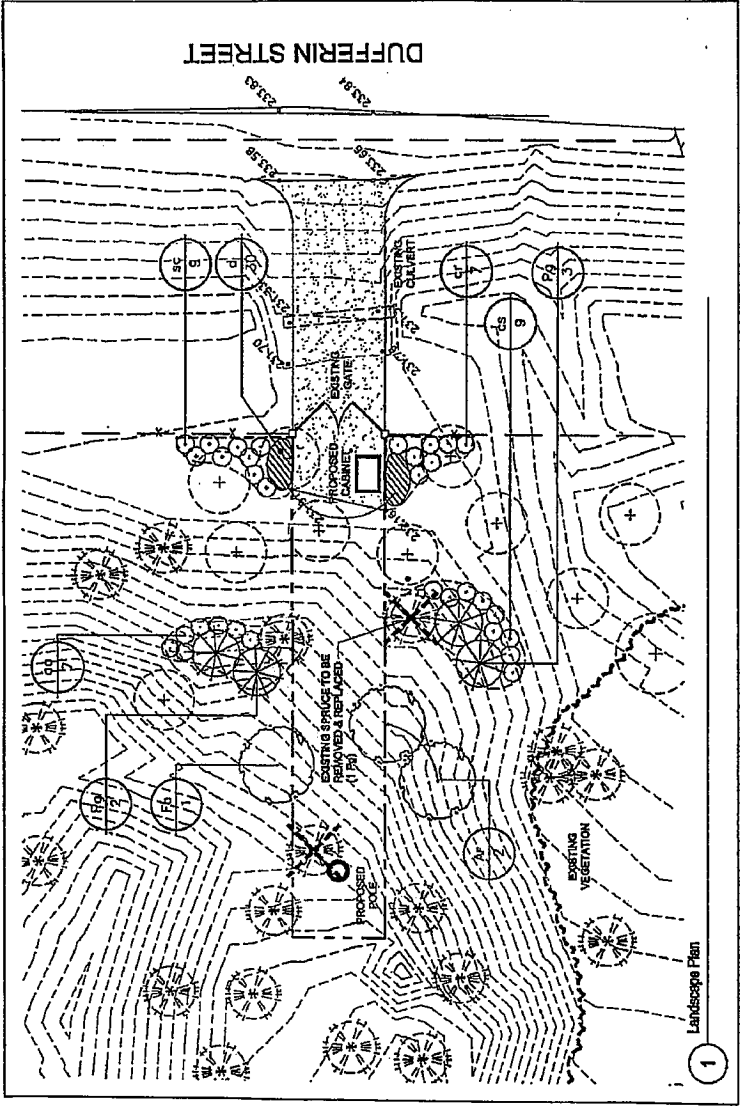
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Development Planning Department



- LEGEND:
- EXISTING DECIDUOUS TREE TO REMAIN
  - EXISTING CONIFEROUS TREE TO REMAIN
  - EXISTING CONIFEROUS TREE TO BE REMOVED
  - EXISTING CONTOURS AND SPOT ELEVATIONS
  - EXISTING GRANULAR PAVING
  - PROPOSED DECIDUOUS TREE
  - PROPOSED CONIFEROUS TREE
  - PROPOSED SHRUBS
  - PROPOSED PERENNIALS
  - PROPOSED BEDLINE



Key	Botanical Name	Common Name	Col.	Ht.	Spr.	Cond.	Remarks	Total
<b>DECIDUOUS TREES</b>								
Ar	Acer rubrum	Red Maple	80mm			W.B.	Uniform Specimen	2
Fo	Fraxinus americana	White Ash	50mm			W.B.	Uniform Specimen	1
<b>CONIFEROUS TREES</b>								
Pg	Picea glauca	White Spruce		180cm		W.B.	Uniform Specimen	5
<b>SHRUBS</b>								
co	Amelanchier alnifolia	Solomon Berry		60cm		potted		7
cr	Cornus rocnosa	Gray Dogwood		60cm		potted		7
cs	Cornus sericea	Red Osier Dogwood		60cm		potted		9
sc	Sambucus canadensis	American Elder		60cm		potted		9
<b>PERENNIALS</b>								
d	Hemerocallis 'Fluo'	Towny Daylily				1 gallon		30

Plant Material List

2

# Landscape Plan

Part of Lot 21,  
Concession 3  
APPLICANT:  
YORK MAJOR HOLDINGS INC.  
(BELL MOBILITY INC.)  
NA\BFT\1 ATTACHMENTS\DA\da\_06\_003



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# Attachment 5

FILE No.:  
DA.06.003  
Not to Scale  
May 30, 2006