

COMMITTEE OF THE WHOLE MAY 20, 2008

SITE DEVELOPMENT FILE DA.07.041

R. CELLUPICA & S. ANTONANGELI - BELL MOBILITY INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.041 (R. Cellupica & S. Antonangeli - Bell Mobility Inc.) BE APPROVED, subject to the following:
 - a) that prior to the issuance of a Building Permit:
 - i) the required variances to the Zoning By-law be obtained from the Committee of Adjustment, and shall be final and binding;
 - ii) the final site plan and elevation plan shall be approved to the satisfaction of the Development Planning Department; and,
 - iii) all requirements of PowerStream Inc. shall be satisfied.

Economic Impact

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

Communications Plan

N/A

Purpose

Bell Mobility has submitted a Site Development Application on the subject lands shown on Attachment #1, to permit the construction of a 45 m high monopole-style telecommunications antenna tower (having a width of 0.914 m at the base and 0.61 m at its top - Attachment #4) and associated equipment shelter (approximately 3.15 m x 3.15 m and 3.2 m high - Attachment #3), on lands to be leased from R. Cellupica & S. Antonangeli, within a 37.3 m² compound, as shown on Attachment #2.

Background - Analysis and Options

The City has adopted a protocol for establishing telecommunication tower/antenna facilities, and as a result of this protocol, those facilities which are not exempt from municipal approval must be subject to an application to the City to have the proposal reviewed and assessed in light of this protocol. In accordance with the Protocol, the proposed 45 m high monopole telecommunications tower exceeds the 16.6 m height exemption, and therefore, requires consideration by Vaughan Council.

The protocol requires tower/antenna facilities that are located within 120 m 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. The subject lands are located within an industrial area, and therefore, no Public Information Meeting is required.

The Development Planning Department is currently reviewing the City's Telecommunications Protocol in light of Industry Canada's revised procedures for installing radio communication and broadcasting systems, which took effect on January 1, 2008. The Region of York is also reviewing its Telecommunications Protocol and will be meeting with area municipal Planning

Departments (including Vaughan) and industry stakeholders to update its Protocol. Upon completion of these consultation meetings, a revised City Protocol will be provided for Council's consideration and adoption, expected in Fall 2008.

Location

The subject lands are situated at 30 Saramia Crescent which is located northeast of Jane Street and Langstaff Road, being Block 13 on Plan 65M-2537, in Part of Lot 11, Concession 4, City of Vaughan, as shown on Attachment #1.

Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan). The proposed monopole telecommunications tower use conforms to the Official Plan.

Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88. The City's Building Standards Department advises that the tower is considered to be a structure and the equipment shelter is considered to be building under the Ontario Building Code Act, thereby requiring a Building Permit. They also advise that the required setbacks for the EM1 Zone would apply to the equipment shelter in accordance with Section 3.10 "Public Use", therefore requiring the following exceptions to By-law 1-88:

1. a rear yard setback (west) of 3.6 m, whereas 12 m is required; and,
2. an interior side yard setback of 0.35 m (south), whereas 6 m is required.

The applicant will be required to obtain these variances to By-law 1-88 from the Committee of Adjustment, which must be final and binding, prior to the issuance of a Building Permit by the Building Standards Department.

Telecommunications Tower & Equipment Shelter Design

The 45 m high tower and equipment shelter (Attachments #4 and #3) are proposed to be located at the southwest corner of the subject lands, within a 37.3 m² fenced compound, which is protected by three steel concrete filled bollards to protect the proposed structures. The diameter of the proposed tower ranges from 0.914 m at its base to 0.61 m at its top.

The associated walk-in equipment shelter (Attachment #3) is 3.15 m wide X 3.15 m deep X 3.2m high. All hydro requirements to service the equipment shelter for the telecommunications tower must be to the satisfaction of PowerStream Inc.

The Development Planning Department has reviewed the proposed equipment shelter enclosure (Attachment #3) and monopole tower (Attachment #4) and is of the opinion that a 45 m (147.6 ft.) tall tower, located within the City's employment area, can be supported as a taller tower would provide signal coverage to a larger area and reduce the need for additional antenna/tower facilities. Bell Mobility has provided a letter dated April 30, 2008, advising that this height is required in order for the signal to relay to towers in the area, which would otherwise drop-off at a lower elevation, and require the development of another tower or towers. They advise that the proposed tower at 45 m would reduce the need for future Bell Mobility towers in the immediate area by at least one tower in the foreseeable future. Furthermore, a taller tower would allow another carrier to co-locate on this tower. It is likely, however, that a larger tower girth and foundation would be required to accommodate another carrier.

The Development Planning Department has no objection to the proposed equipment shelter and 45m tall monopole tower, and is satisfied with the site layout.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York Planning Department is reviewing its Telecommunications Protocol and will be meeting with area municipal Planning Departments (including Vaughan) and industry stakeholders to update its Protocol, in light of Industry Canada's revised procedures for installing radio communication and broadcasting systems, which took effect on January 1, 2008.

Conclusion

The Development Planning Department has reviewed the proposed Site Development Application in accordance with the Official Plan and Zoning By-law, and the City's Telecommunications Protocol for establishing telecommunication tower/antenna facilities. The development of a 45m high monopole antenna structure and associated equipment shelter and the proposed placement on the site, are considered to be acceptable, subject to obtaining the required variances to By-law 1-88, from the Committee of Adjustment, which must be final and binding. 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. Bell Mobility Inc. Site Plan
3. Elevations- Proposed Bell Shelter
4. Elevations- Proposed Monopole Telecommunications Antenna

Report prepared by:

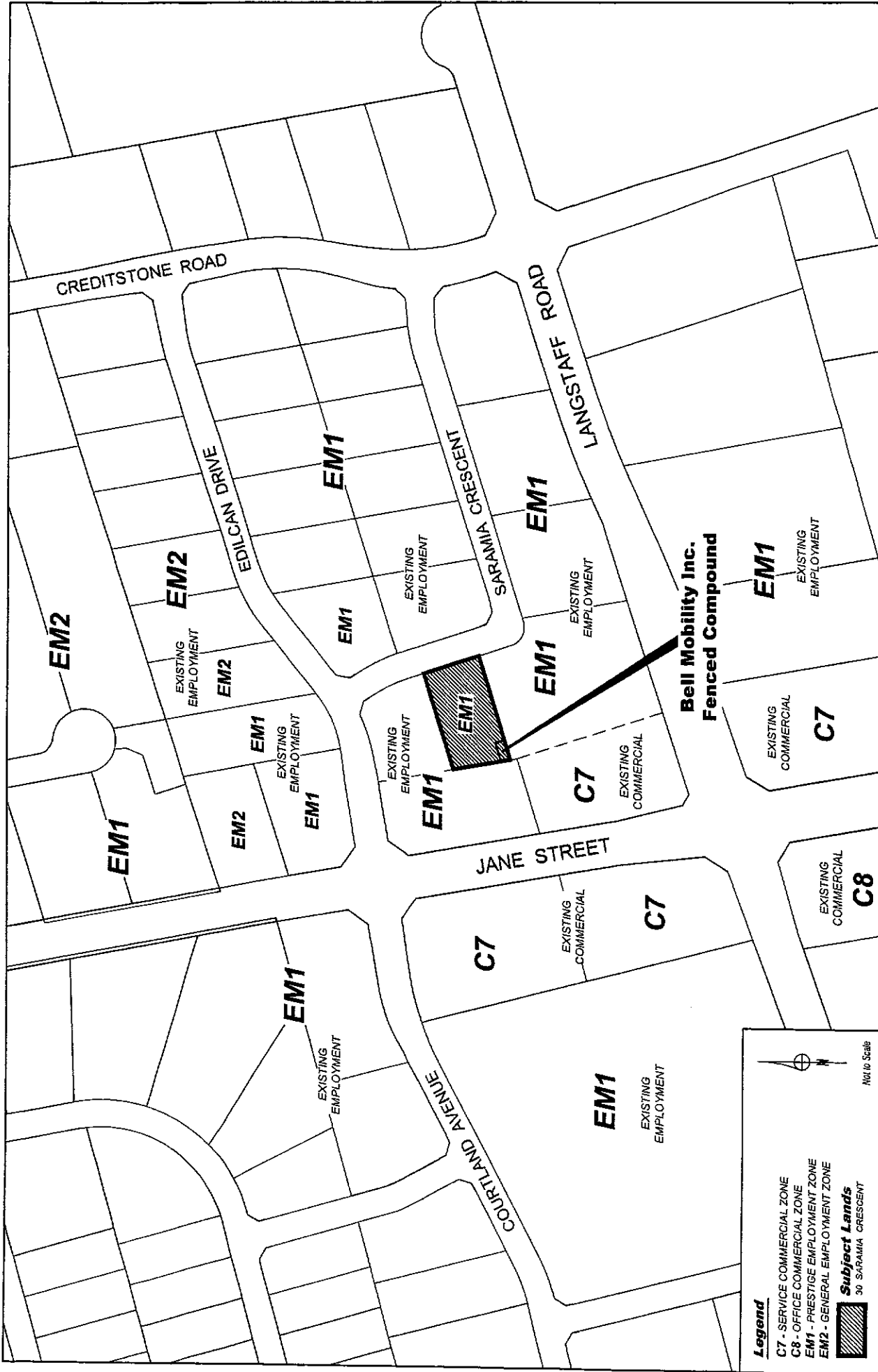
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Manager of Development Planning

/LG



Legend

- C7 - SERVICE COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT ZONE
- EM2 - GENERAL EMPLOYMENT ZONE

Subject Lands
30 SARANMIA CRESCENT

North Arrow
Not to Scale

Location Map

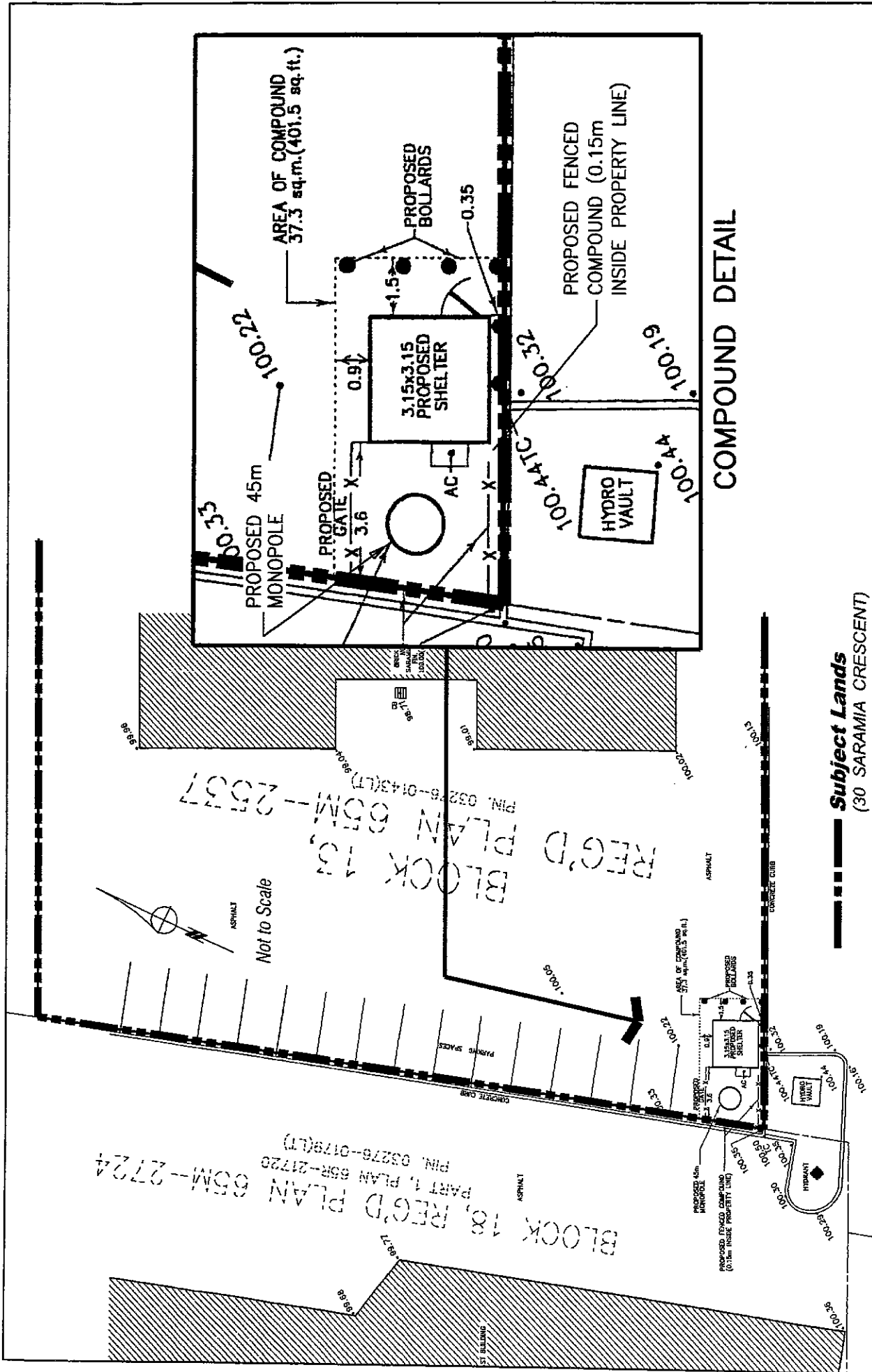
Part of Lot 11,
Concession 4
 APPLICANT: R. CELLUPICA &
 S. ANTONANGELI (BELL MOBILITY INC.)
 N:\DPT\1_ATTACHMENTS\DA\08.07.041.dwg

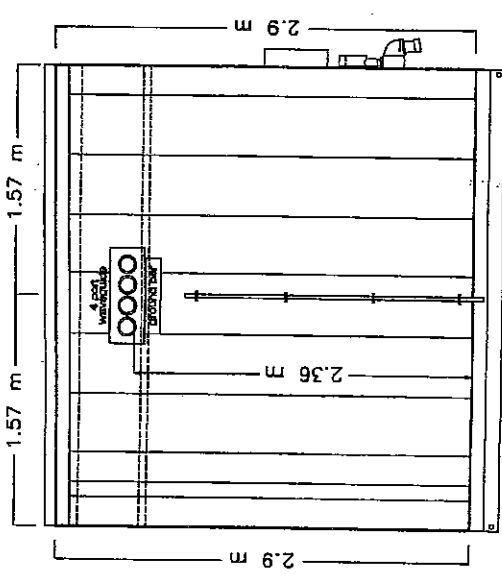


Development Planning Department

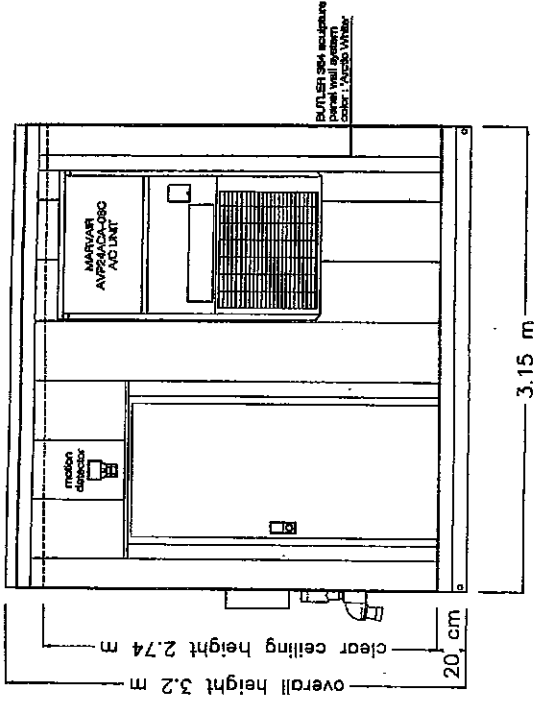
Attachment 1

FILE No.: DA.07.041
 March 20, 2008

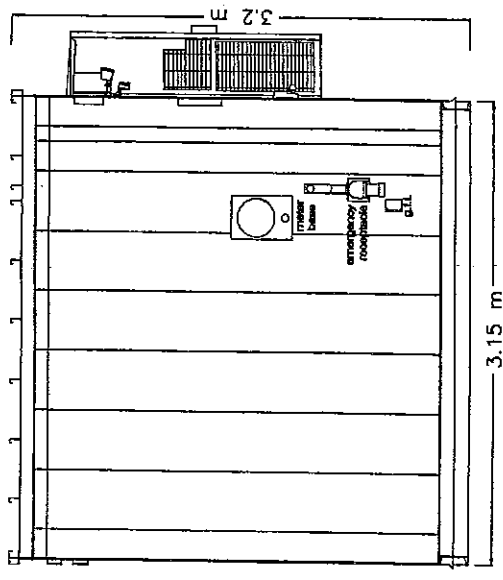




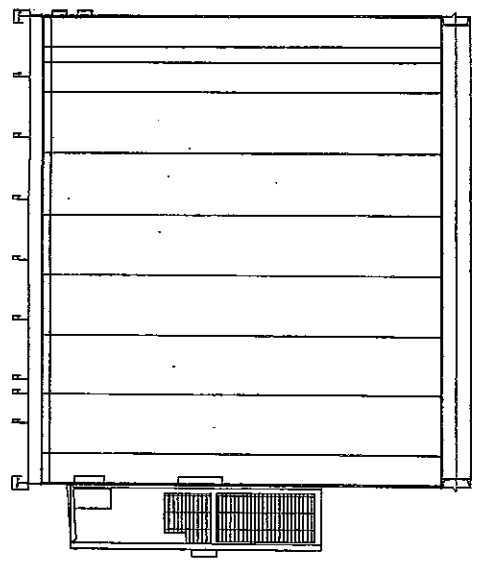
ELEVATION 'C'



ELEVATION 'A'



ELEVATION 'B'



ELEVATION 'D'

Not to Scale

Elevations - Proposed Bell Shelter

APPLICANT: R. CELLUPICA & S. ANTONANGELI (BELL MOBILITY INC.)

Part of Lot 11, Concession 4



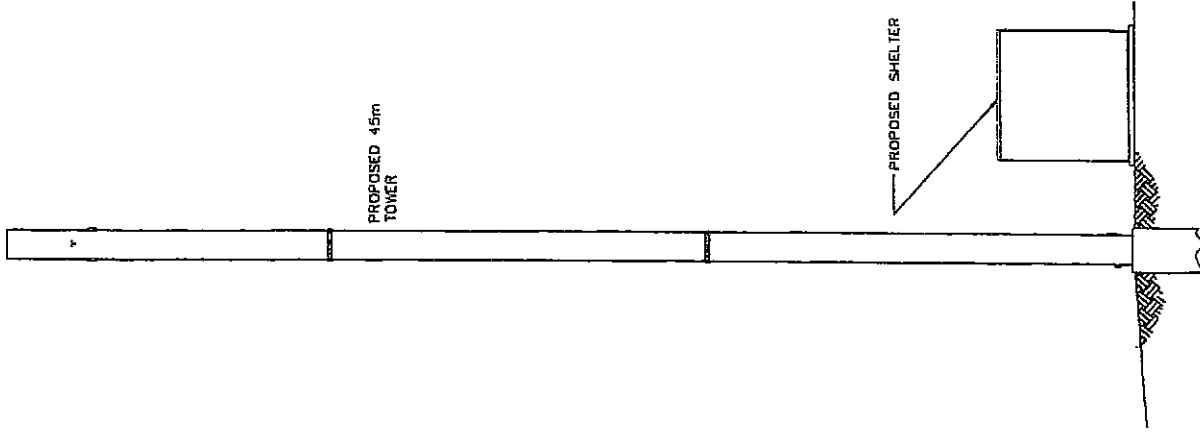
The City Above Toronto

Development Planning Department

Attachment 3

FILE No.: DA.07.041

March 20, 2008



Not to Scale

Elevations - Proposed Monopole Telecommunications Antenna

APPLICANT: R. CELLUPICA & S. ANTONANGELI (BELL MOBILITY INC.)
 Part of Lot 11, Concession 4



Development Planning Department

Attachment 4

FILE No.: DA.07.041

March 20, 2008