

**COMMITTEE OF THE WHOLE JUNE 5, 2012**

**SITE DEVELOPMENT FILE DA.12.017  
CORPAR PARTNERSHIP  
WARD 4 - VICINITY OF JANE STREET AND GENSAL GATE**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.017 (Corpar Partnership) BE APPROVED, for the installation of a 30 m high telecommunication tower and accessory radio equipment cabinet 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 (Globalive Wireless – WIND Mobile) has submitted Site Development File DA.12.017 on the subject lands shown on Attachments #1 and #2 for the installation of a 30m high telecommunication tower and accessory radio equipment cabinet as shown on Attachments #3, #4, and #5.

**Background - Analysis and Options**

**Location**

The subject lands shown on Attachments #1 and #2 are located southwest of Jane Street and Gensal Gate (136 Corstate Avenue) within an existing industrial area and approximately 1,360 m from the nearest residential area, as shown on Attachment #1.

**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 In accordance with the City's Protocol, all new tower/antenna systems greater than 16.6 m in height (now 15 m as superseded by Industry Canada's Protocol, January 2008) require consideration by Vaughan Council.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 30 m high telecommunication tower exceeds the 15 m maximum exemption height and is subject to site plan approval.

The City's Protocol states that if a telecommunication tower/antenna facility is proposed in an industrial area and 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 industrial area and is approximately 1,360 m from existing residential uses (Attachment #1), and therefore, the application is not subject to the City's public consultation process.

In accordance with the Protocol, the Proponent had a Pre-Application Consultation meeting with the Vaughan Development Planning Department and submitted the subject application. The Proponent conducted a survey of the surrounding area and determined that there were no existing facilities suitable for collocation 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 "Employment Area General" by in-effect OPA #450 (Employment Area Plan); and, are also designated "General Employment" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (modified on September 21, 2011 and April 17, 2012), and is subject to approval by the Ontario Municipal Board. The proposal conforms to the Official Plans.

The subject lands are zoned EM2 General Employment Area Zone by Zoning By-law 1-88. The *Radiocommunication Act* designates Industry Canada as the approval authority for all matters respecting telecommunication towers and antenna facilities and Federal regulations are not subject to Provincial policies, including 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).

The installation of the proposed telecommunication tower will result in the removal of two existing parking spaces on the subject lands. The subject lands are currently developed with 57 parking spaces. In accordance with Zoning By-law 1-88, the subject lands require a minimum of 55 parking spaces. The removal of two existing parking spaces does not result in a reduction of the parking supply required by Zoning By-law 1-88.

#### Planning Considerations

The proposed 49 m<sup>2</sup> equipment compound is located within the parking area used for an existing industrial building, as shown on Attachments #3 and #4. The compound is enclosed by a 1.8 m high chain link fence, and can be accessed via lands leased to the Proponent on Corstate Avenue (Attachment #3). The compound includes a 30m high telecommunication tower and accessory radio equipment cabinet, as shown on Attachment #4.

According to the Proponent, the proposed telecommunication tower is required to address existing network and coverage issues along Highway #400 and the industrial, commercial and residential areas to the north and west. The proposed tower will be painted white with a grey hue.

The accessory hybrid walk-in radio equipment cabinet is constructed of galvanized steel and is situated on a concrete pad. The cabinet is approximately 1.6 m x 2.4 m, with an approximate height of 2.4 m. All hydro requirements to service the equipment cabinet for the telecommunications tower must be to the satisfaction of PowerStream Inc.

The location of the proposed compound was chosen to mitigate impact to the compound area and parking area. The Development Planning Department has no objection to the proposed layout and location of the compound and telecommunication tower.

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

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

#### **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 30 m high telecommunication tower and accessory radio equipment cabinet 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.12.017.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Compound Layout Plan & Tower Elevation
5. Radio Cabinet Details & Elevations

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

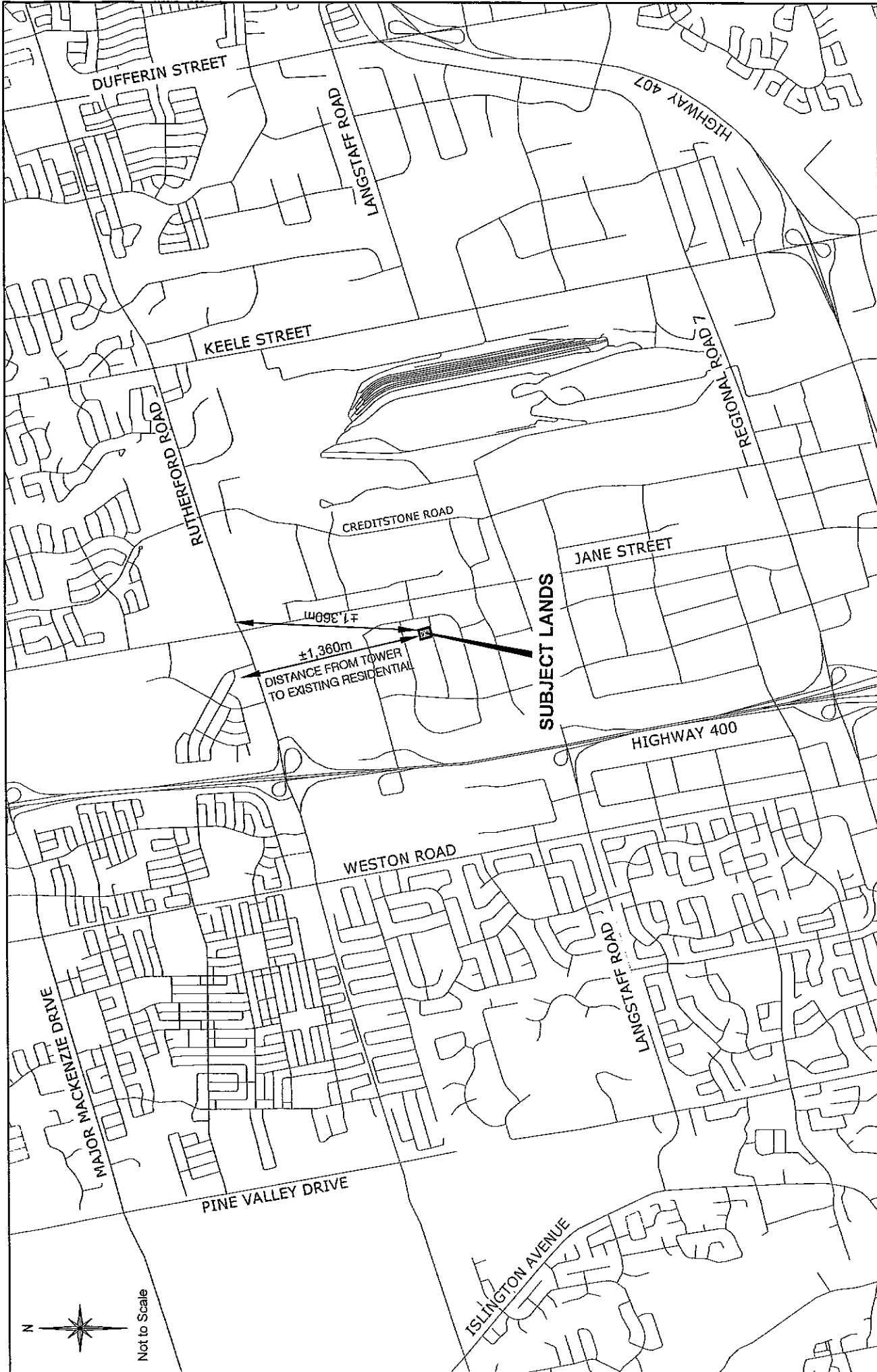
Daniel Woolfson, Planner 1, ext. 8213  
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Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



Not to Scale

# Context Location Map

Location: Part of Lot 12,  
Concession 5

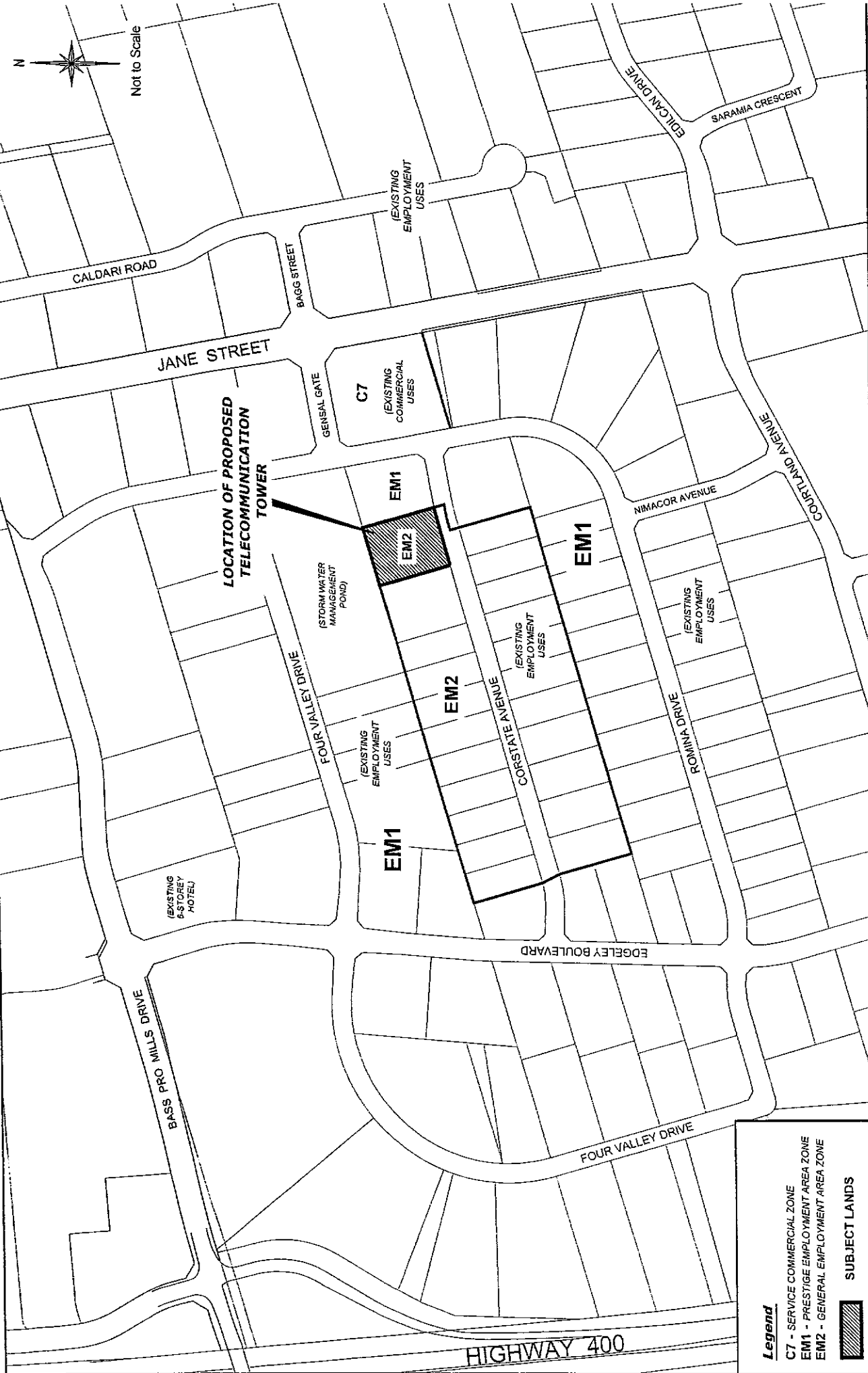
Applicant:  
**Corpar Partnership**



# Attachment


File: DA.12.017  
Date: April 30, 2012

**1**



#### Legend

C7 - SERVICE COMMERCIAL ZONE  
 EM1 - PRESTIGE EMPLOYMENT AREA ZONE  
 EM2 - GENERAL EMPLOYMENT AREA ZONE

 SUBJECT LANDS

## Location Map

Location: Part of Lot 12,  
 Concession 5

Applicant:  
 Corpar Partnership



## Attachment

File: DA.12.017  
 Date: April 30, 2012

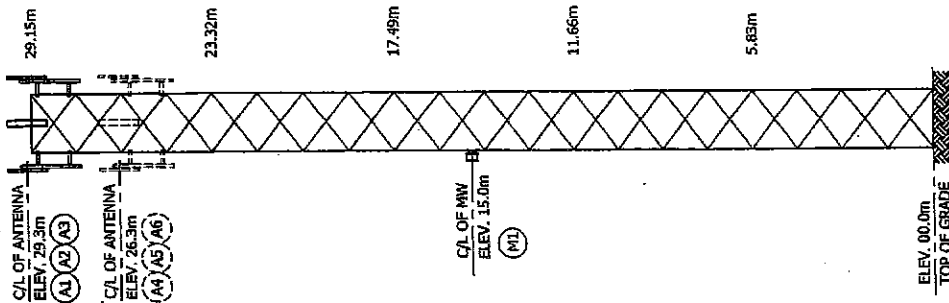
2





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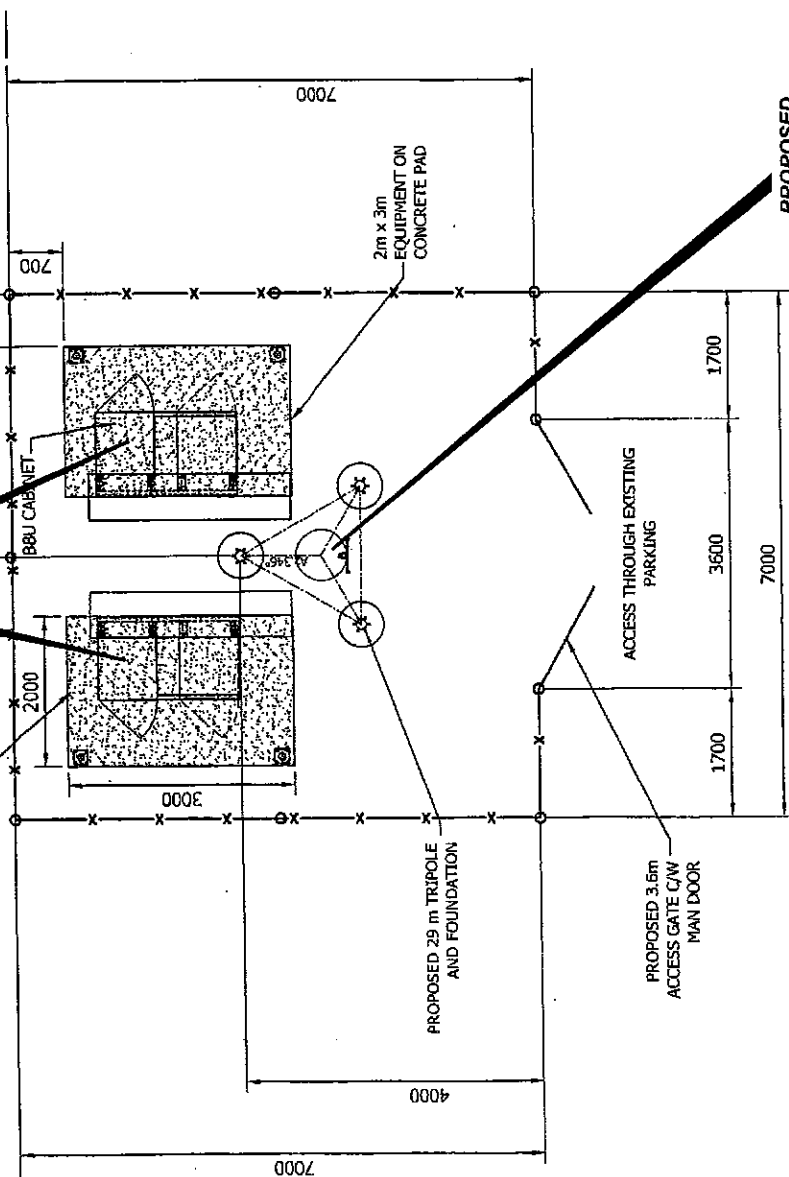
PROPOSED  
RADIO  
CABINET



7m x 7m LEASE AREA

EQUIPMENT ON  
CONCRETE PAD  
(FUTURE)

GREEN AREA



ELEVATION PLAN

PROPOSED COMPOUND LAYOUT PLAN

# Compound Layout Plan & Tower Elevation



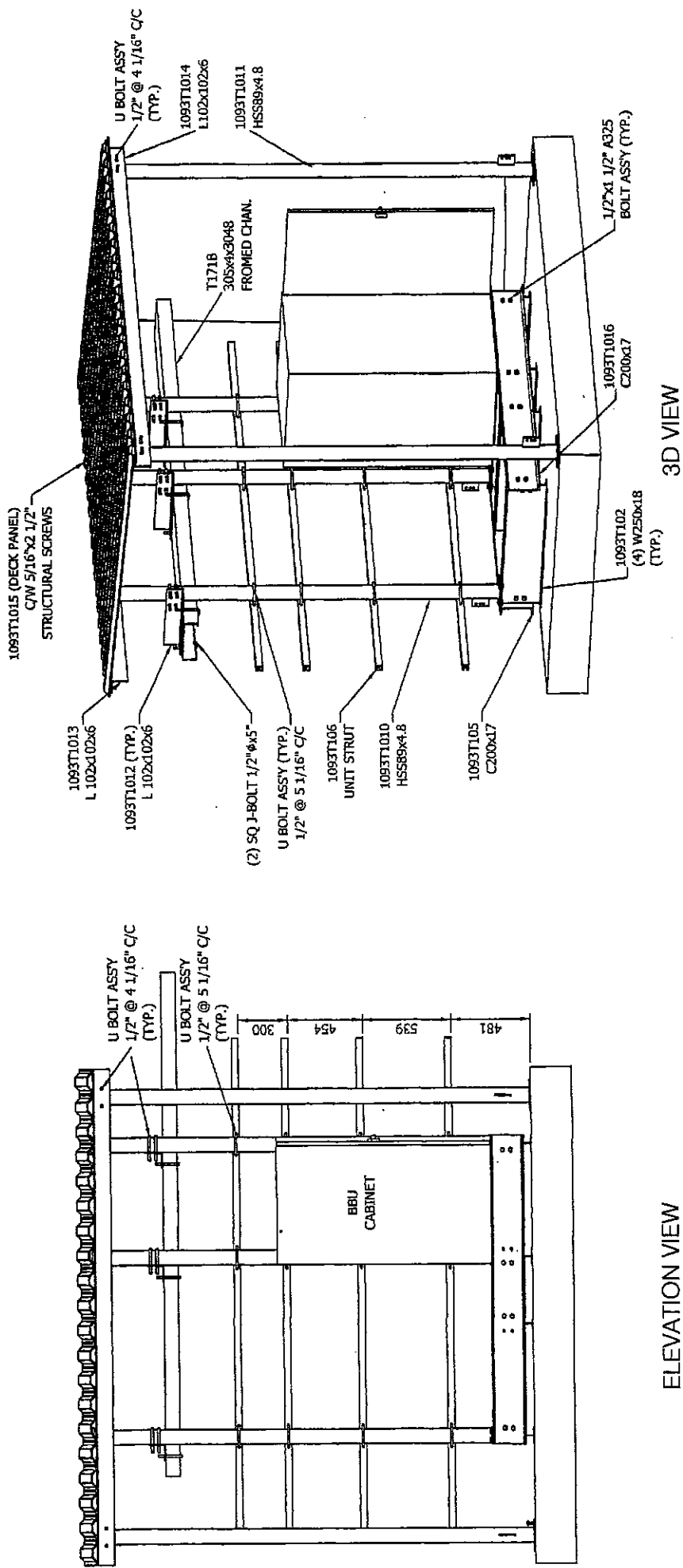
Attachment

File:  
DA.12.017

Date:  
April 30, 2012

Applicant: **Corpar Partnership**  
Location: Part of Lot 12,  
Concession 5

3/ (61) 1 - 2012/04/30 (12.017.dwg)



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## Radio Cabinet Details & Elevations



# Attachment

File: DA.12.017  
Date: April 30, 2012

**Applicant:** *Corpar Partnership*  
**Location:** *Part of Lot 12, Concession 5*

[illegible]