

**COMMITTEE OF THE WHOLE FEBRUARY 1, 2011**

**SITE DEVELOPMENT FILE DA.10.070  
CITY OF VAUGHAN  
WARD 2**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.070 (City of Vaughan) BE APPROVED, for the installation of a new 40m high telecommunication tower and accessory radio equipment cabinet on the subject lands shown on Attachments #1 to #3, and in the manner shown on Attachment #4.

**Contribution to Sustainability**

N/A

**Economic Impact**

The removal of an existing telecommunication facility which has been in operation on the site since 1991 and installation of a new telecommunication facility on the City owned lands will continue to generate income for the municipality.

**Communications Plan**

On April 7, 2010, the Proponent (Rogers Communications Inc.) held a required (in accordance with the City's Telecommunication Protocol) evening Information Session at Al Palladini Community Centre to provide area residents and landowners an opportunity to discuss any issues they may have with the proposed telecommunication tower. Three members of the community attended the meeting and the following issues were discussed:

- a) Health issues relating to radio frequency emissions; and,
- b) Do radio frequency emissions and health risks increase due to the proximity to metal fencing?

The Proponent addressed both inquiries at the meeting, and no written comments were received by the Proponent after the meeting was held.

**Purpose**

The Proponent (Rogers Communications Inc.) has submitted a Site Development Application on the subject lands shown on Attachments #1 and #2, for the installation of a new telecommunication facility consisting of a 40m high telecommunication tower and accessory radio equipment cabinet on lands owned by the City of Vaughan (Al Palladini Community Centre) as shown on Attachments #3 and #4. An existing 46m telecommunication facility shown on Attachment #3 will be removed from the site.

**Background - Analysis and Options**

**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 16.6m in height require consideration by City of Vaughan Council. The proposed 40m high flagpole design tower exceeds the 16.6m maximum height exemption, and therefore, is subject to this application.

The protocol requires that telecommunication tower/antenna facilities proposed in the City of Vaughan undertake a public consultation process unless the proposal meets the criteria for exemption. The following facilities would be exempt from public consultation:

- a) towers less than 16.6m in height above ground;
- b) all proposals exempt from municipal approval (includes co-locating on existing telecommunication structures, and replacement of and modification to existing towers subject to specific criteria);
- c) towers located on any building where the tower height does not exceed 25% of the height of the building or 16.6m above ground level, whichever is greater;
- d) towers within industrial and commercial zoned areas, located a minimum of 100m away from residential areas.

As the proposal to locate a new tower on the subject lands does not meet the exemption to the public consultation process, the Proponent was required to undertake public notification and consultation, as discussed in the "Communications Plan" section of this report.

The Proponent attended a pre-application consultation meeting with the Vaughan Development Planning Department and subsequently submitted a Site Development Application with the required supporting documentation and application fee. The Proponent also conducted a survey of the surrounding area and it was determined that there were no facilities suitable for co-location within the vicinity network coverage.

The City of Vaughan's protocol also requires the following to be considered as part of the site selection criteria:

- a) maximum distance from residential areas;
- b) maximum distance from public and institutional facilities such as schools, hospitals, community centres, daycare and seniors residences;
- c) avoid natural features, vegetation, hazard lands (floodplains, steep slopes);
- d) avoid areas of topographical prominence, where possible, to minimize long/short range viewscales;
- e) compatibility with adjacent uses;
- f) access.

The existing facility located at the southeast corner of the site has been operational since June 3, 1991, prior to the current Protocol coming into effect, and prior to the development of the existing residential subdivision to the south. The Development Planning Department considers the replacement of the existing 46m high tower with a new 40 m high tower, relocated to the north side of the Community Centre along Rutherford Road and further away from the existing residential, to be acceptable. In order to ensure ongoing service, the telecommunications provider cannot immediately remove the existing tower. Once the proposed tower has been installed and is operational, the existing tower will be removed.

The Development Planning Department is currently reviewing the City of Vaughan's existing Telecommunication Protocol in light of Industry Canada's revised procedures for installing radio communication and broadcasting antenna systems, which took effect in January 1, 2008. A report updating the City's existing Protocol will be forthcoming to a future Committee of the Whole Working Session, sometime in mid-2011. Some of the items under consideration for the new Protocol include the introduction of timelines respecting response times for comments made through the Public consultation process; increasing the notification area; increasing the required minimum distance from residential areas; and, permitting the communication facilities on specific

institutional lands subject to strict design criteria. The current proposal is not impacted by any of the proposed changes under consideration.

#### Location

The subject lands are located at 9201 Islington Avenue situated on the south side of Rutherford Road and east of Islington Avenue, on the Al Palladini Community Centre site, as shown on Attachments #1 and #2.

#### Official Plan and Zoning

The subject lands are designated "Open Space" by OPA #240 (Woodbridge Community Plan). The new City of Vaughan Official Plan 2010 designates the subject lands "Low-Rise Residential", as adopted by Vaughan Council on September 7, 2010, and is subject to Region of York approval. The proposal conforms to the Official Plans.

The subject lands are zoned A Agricultural Zone by By-law 1-88. It is noted that the siting of telecommunication tower/antenna facilities are not required to comply with the development standards set out in the City's Zoning By-law, as telecommunications is a matter of Federal jurisdiction. Furthermore, the subject lands are deemed a public use, which is subject to Section 3.10 Public Uses in By-law 1-88, and therefore, exempt from the zoning provisions.

#### Planning Considerations

The Development Planning Department conducted a review of the proposed telecommunication tower facility, its site location and design, and is of the opinion that the removal of the existing 46m high telecommunication tower and the installation of a new 40m high flagpole tower and telecommunication facility on the subject lands, can be supported.

The relocation of the proposed compound was discussed between City Staff and the Proponent in an attempt to move the current facility further away from the existing residential neighbourhood located to the south of the subject lands, and ensuring continuing network coverage for the immediate area. The existing location has been operational since June 3, 1991, prior to the City of Vaughan establishing a protocol for telecommunication towers/antennas. The existing compound is located at the southeast corner of the subject lands and houses a monopole designed structure which is 46m in height. It is approximately 22.5m away from the property line at the rear of the subject lands, which is adjacent to residential lots, whereas the newly proposed compound is in excess of 150m away from the residential lots to the south of the subject lands.

The proposed telecommunication tower and radio equipment shelter is to be located within a landscaped area adjacent to the Al Palladini Community Centre along Rutherford Road. The facility has an area of 53.3m<sup>2</sup>, and is surrounded by a 2.4m high pressure treated board fence, as shown on Attachment #4. The 40m high tower is required in order to accommodate the necessary range and network demands the tower is intended to meet. Taking into consideration the area context and close proximity to Rutherford Road, the flagpole structure was considered the most appropriate option as it is to be constructed to contain the required antenna equipment interior to the pole structure. No antenna or wireless equipment is visible. The design, construction and installation of the tower will be consistent with the required engineering practices including structural adequacy.

The accessory walk-in radio equipment shelter is constructed of galvanized steel and is situated on top of a concrete slab. The shelter is approximately 4.64m x 3.30m with a height of 2.4m. 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 no objection to the proposed layout and location of the compound and tower, and considers it an improvement over the existing situation, by relocating the compound more than 150m from the nearest residential; reducing the height of the tower by 6m; and making it less conspicuous by changing the design of the tower from a monopole to a flagpole.

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

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 undertook a review of its Telecommunication Protocol in light of Industry Canada's revised procedures for installing radio communication and broadcasting systems, which has been in effect since January 1, 2008. In 2008 and early 2009, the Region of York Planning Department met with area municipalities (including Vaughan) and industry stakeholders to update its Protocol. As a result, on April 23, 2009, the Region of York adopted Industry Canada's protocol outright. The proposed tower conforms to the adopted Industry Canada Protocol, and in doing so, also conforms to the Region of York's Protocol.

### **Conclusion**

The Development Planning Department has reviewed the proposal to relocate and replace the existing 46 m high telecommunication tower and accessory radio equipment facility located at the southeast corner of the property with a new 40m high flagpole tower on the north side of the Al Palladini Community Centre along Rutherford Road, in accordance with the Official Plan and Zoning By-law, and the City of Vaughan's Protocol for Establishing Telecommunication Tower/Antenna Facilities. The development of the new 40m high flagpole structure and associated equipment cabinet on the subject lands, is considered to be acceptable as it replaces an existing 46m high tower with a 40m flagpole tower that will be located 150m away from the residential lots to the south, and continue the existing network coverage for the immediate area, and accordingly, the Development Planning Department can support the approval of Site Development Application DA.10.070.

### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Compound Plan and Tower Detail

### **Report prepared by:**

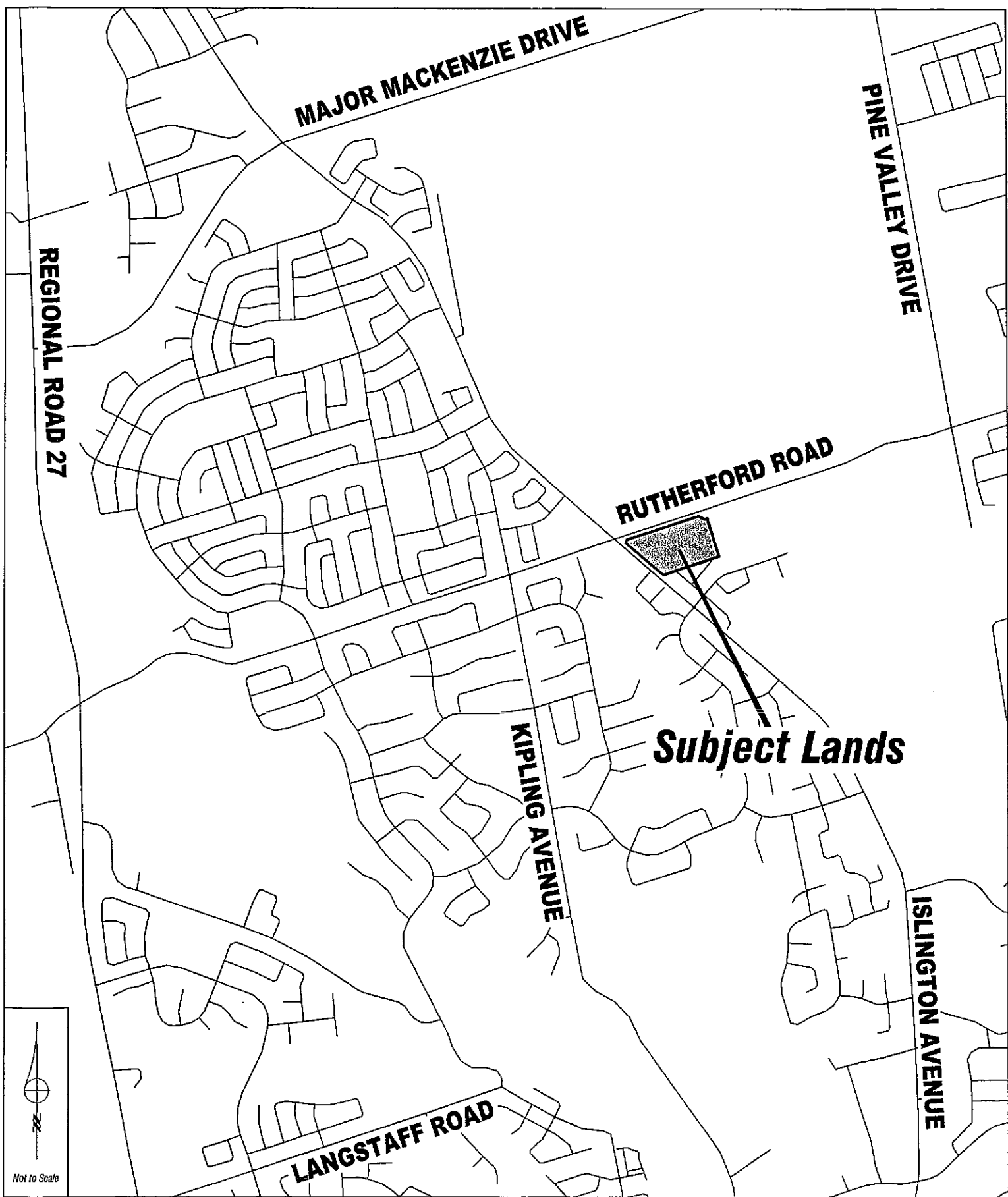
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Senior Planner, ext. 8791

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/LG



## Context Location Map

LOCATION:  
Part Lot 15, Concession 7

APPLICANT:  
City of Vaughan

\\c:\dev\1\ATTACHMENTS\DA\da\_10.070.dwg

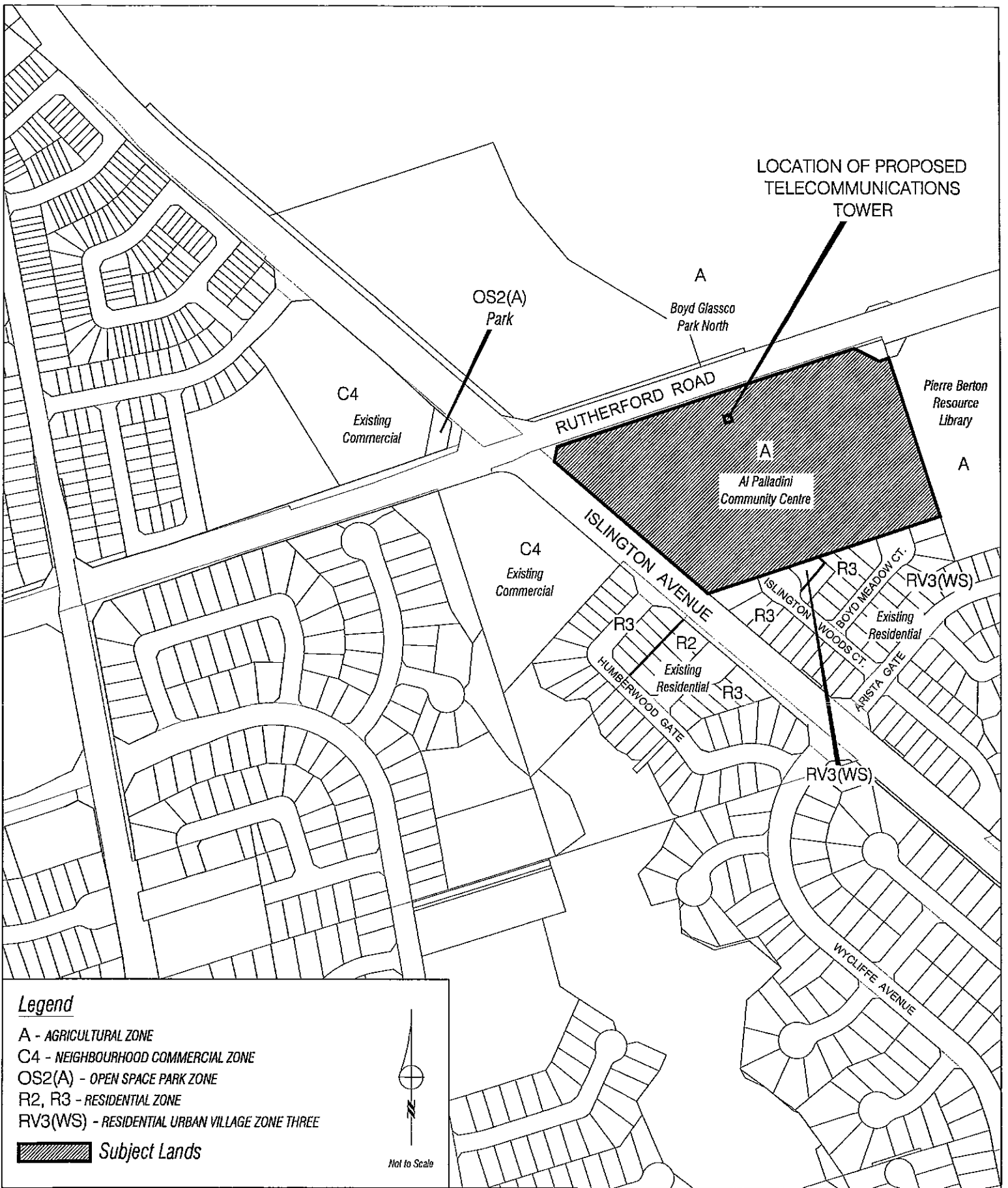


Attachment

FILE:  
DA.10.070

DATE:  
August 31, 2010

1



## Location Map

LOCATION:  
Part Lot 15, Concession 7

APPLICANT:  
City of Vaughan

\\VDF1\ATTACHMENTS\DA\10.070.dwg



## Attachment

FILE:  
DA.10.070

DATE:  
August 31, 2010

# 2

PROPOSED 6.1m X 6.46m  
TELECOMMUNICATIONS  
TOWER COMPOUND  
LOCATION (PART 1  
OF SURVEY PLAN)

ACCESS EASEMENT  
TO TELECOMMUNICATIONS  
COMPOUND (PART 2  
OF SURVEY PLAN)

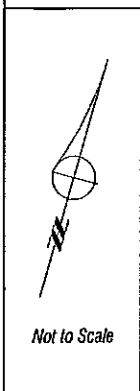
RUTHERFORD ROAD

ISLINGTON AVENUE

AL PALLADINI  
COMMUNITY CENTRE  
9201 ISLINGTON AVENUE

EXISTING RESIDENTIAL  
  
EXISTING  
TELECOMMUNICATIONS  
MONOPOLE AND EQUIPMENT  
CABINET TO BE REMOVED

SUBJECT LANDS



**Site Plan**

LOCATION:  
Part Lot 15, Concession 7

APPLICANT:  
City of Vaughan

H:\DFT\1 ATTACHMENTS\DA\da.10.070.dwg

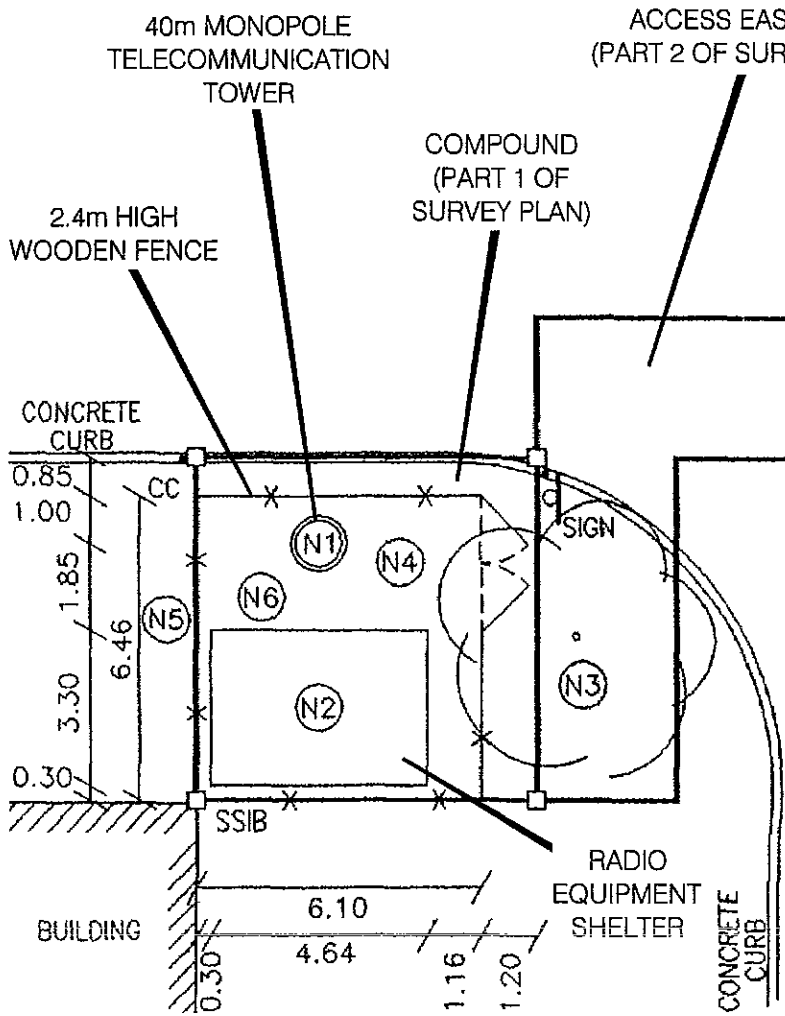


**Attachment**

FILE:  
DA.10.070

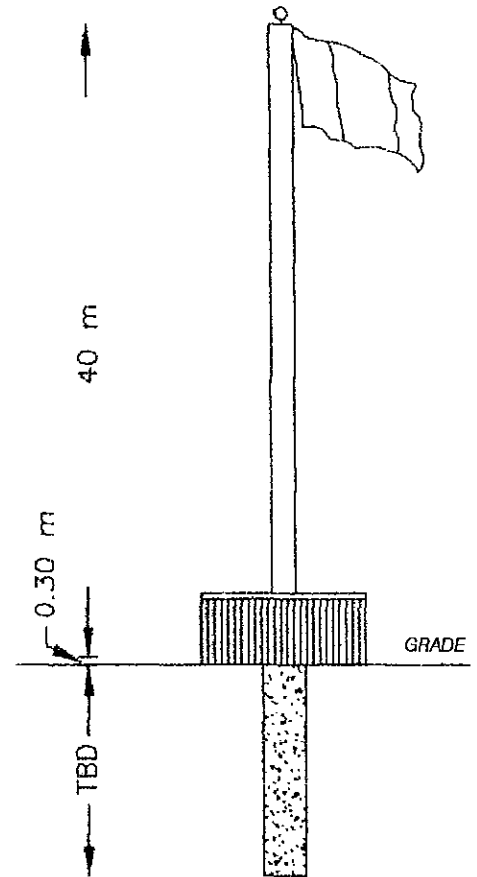
DATE:  
August 31, 2010

**3**



**PROPOSED COMPOUND LAYOUT PLAN**

Not to Scale



**TOWER ELEVATION**

LOOKING NORTH

Not to Scale

**NOTES**

- (N1) PROPOSED STEEL FLAG POLE ON CONCRETE CAISSON. FOUNDATION DESIGN PENDING SOIL REPORT.
- (N2) PROPOSED RADIO EQUIPMENT CABINETS ON CAST IN PLACE REINFORCED CONCRETE SLAB.
- (N3) HYDRO CONNECTION AND ROUTING TO BE DETERMINED IN CONSULTATION WITH LOCAL AUTHORITY.
- (N4) REMOVE EXISTING TOPSOIL. PROOF ROLL SUBGRADE AND PLACE 300 mm GRANULAR A ACROSS COMPOUND AREA. FINISHED GRAVEL SURFACE TO BE MIN. 150 mm ABOVE EXISTING GRADE AND SLOPED AWAY FROM CABINETS AT MIN. 1% ON ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
- (N5) PROPOSED 2.4 m HIGH PRESSURE TREATED BOARD FENCE (0.025 x 0.15 m) SURROUNDING COMPOUND.
- (N6) REMOVE EXISTING TREE IN PROPOSED COMPOUND. PLANT 1 ASH EQUIVALENT IN VICINITY. LOCATION TO BE DETERMINED IN CONSULTATION WITH THE CITY OF VAUGHAN.



Not to Scale

**Compound Plan & Tower Detail**



APPLICANT: City of Vaughan  
 LOCATION: Part Lot 15, Concession 7

Attachment  
 FILE: DA.10.070  
 DATE: August 31, 2010  
 4