

COMMITTEE OF THE WHOLE FEBRUARY 1, 2011

SITE DEVELOPMENT FILE DA.10.088 INNOVATION COMMERCIAL CENTRE INC. WARD 2

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.088 (Innovation Commercial Centre Inc.) BE APPROVED, for the installation of a 30m 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

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

Communications Plan

N/A

Purpose

The Proponent (Rogers Wireless Inc.) has submitted a Site Development Application on the subject lands shown on Attachments #1 and #2, for the installation of a telecommunication facility consisting of a 30m high telecommunication tower and accessory radio equipment cabinet as shown on Attachments #3 and #4.

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 30m high circular steel monopole tower exceeds the 16.6m maximum height exemption, and therefore, is subject to this application.

The protocol states that telecommunication tower/antenna facilities proposed in industrial and commercial zoned areas that are a minimum of 100m away from residential areas are exempt from the public consultation process. As the proposed telecommunication facility is located more than 100m from existing residential (located on the east side of Regional Road #27), this application is exempt from the public consultation process.

As required in the City of Vaughan's Telecommunication Tower/Antenna Protocol, 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 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 on 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 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 telecommunication 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 60 and 80 Innovation Drive situated on the north side of Innovation Drive, south of Langstaff Road and west of Regional Road #27, as shown on Attachments #1 and #2.

Official Plan and Zoning

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Growth Management Plan). The new City of Vaughan Official Plan 2010 designates the subject lands "Commercial Mixed-Use", 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 EM1 Prestige Employment Area Zone by By-law 1-88. The minimum rear yard setback for all buildings and structures in the EM1 Zone is 12.0m. The accessory radio equipment shelter is providing a 0.0m rear yard setback as shown on Attachment #3. 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.

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 proposed 30m high circular steel monopole tower and telecommunication facility within the City's Employment Area, can be supported.

The equipment compound has an area of 31.9 m² as shown on Attachment #3, and is surrounded by a 1.8m high chain link fence. The compound houses a 30m high circular steel monopole telecommunication tower and accessory radio equipment cabinet (see Attachment #4). The 30m high tower is required in order to accommodate the necessary range and network demands the tower is intended to meet. The monopole design has been used throughout the City and is appropriate considering the employment area context. 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 2.74m x 1.62m 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 location of the proposed compound does not interfere with any existing landscaping on site or the required number of parking spaces. The Development Planning Department has no objection to the proposed layout and location of the compound and telecommunications tower.

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 out-right. 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 for a telecommunication tower and accessory radio equipment cabinet in accordance with the Official Plan and Zoning By-law, and the City of Vaughan's Protocol for Establishing Telecommunication Tower/Antenna Facilities. The installation of the 30m high monopole antenna structure and associated equipment cabinet on the subject lands is considered acceptable within the employment area context, and accordingly, the Development Planning Department can support the approval of Site Development Application DA.10.088.

Attachments

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

Report prepared by:

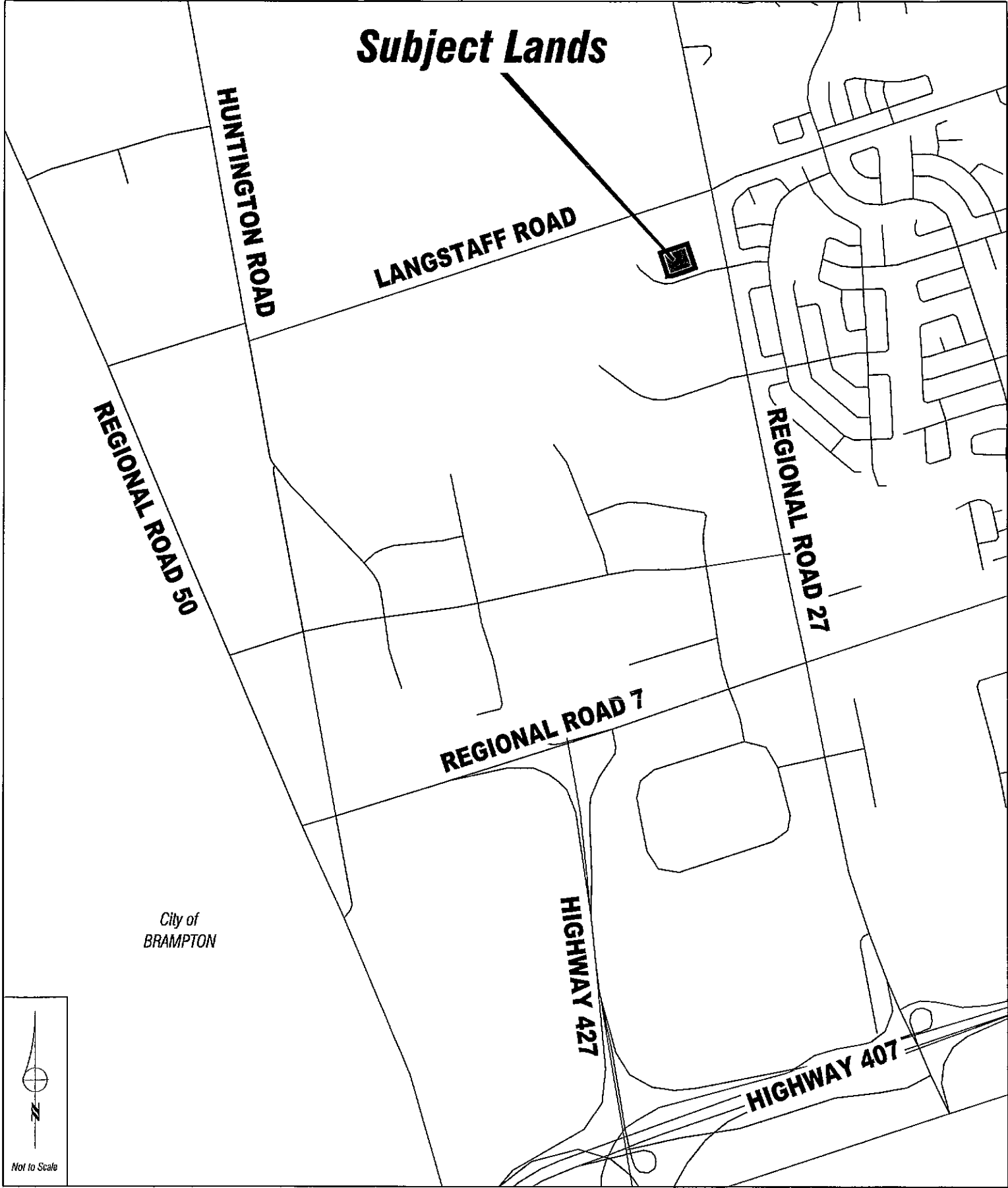
Arminé Hassakourians, Planner, ext. 8368
Christina Napoli, Acting Senior Planner, ext. 8483
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part Lot 10, Concession 9

APPLICANT:
Innovation Commercial Centre Inc.

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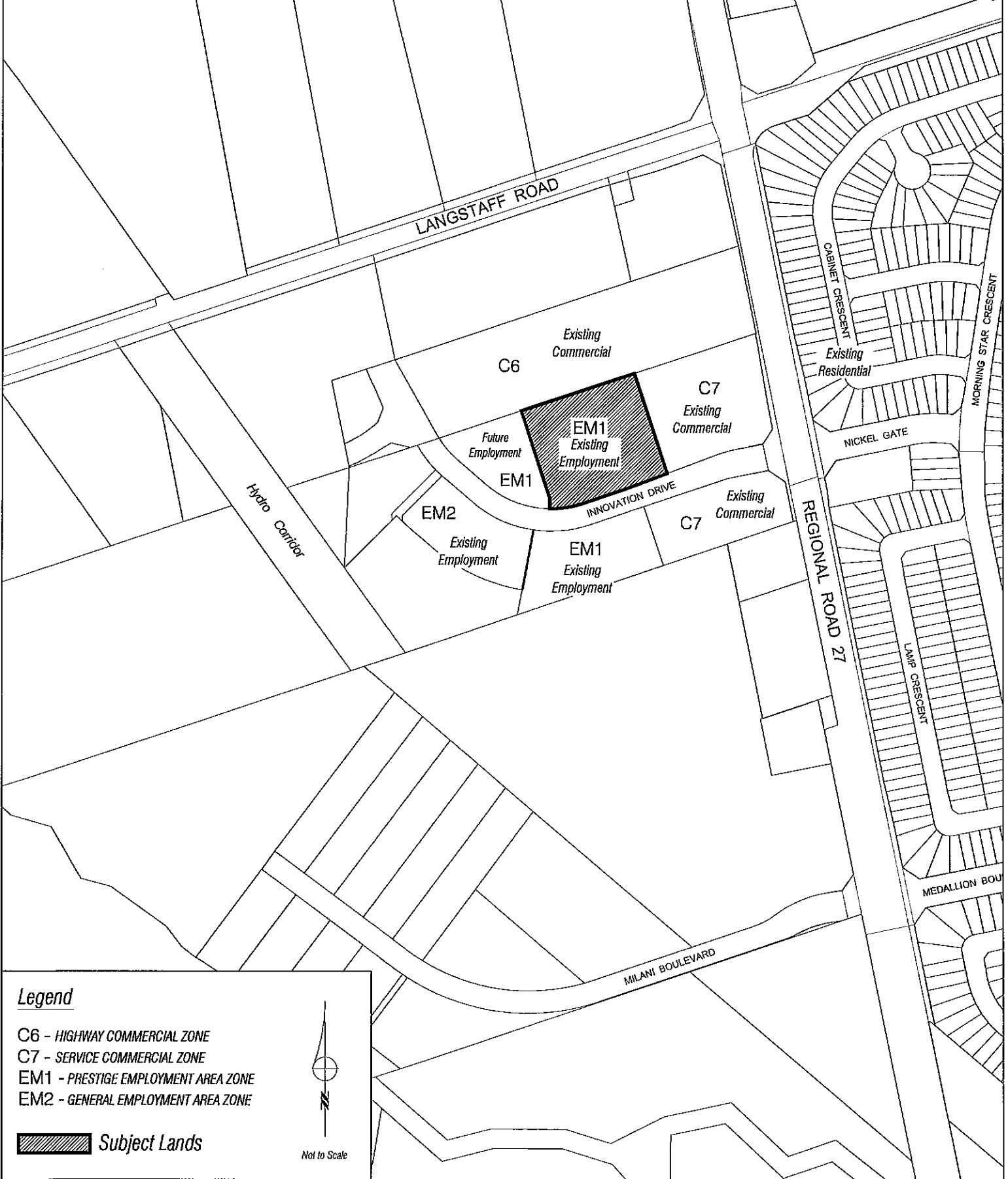


Attachment

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DA.10.088


DATE:
January 07, 2011

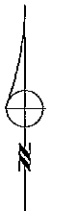




Legend

- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE

 Subject Lands



Not to Scale

Location Map

LOCATION:
Part Lot 10, Concession 9

APPLICANT:
Innovation Commercial Centre Inc.

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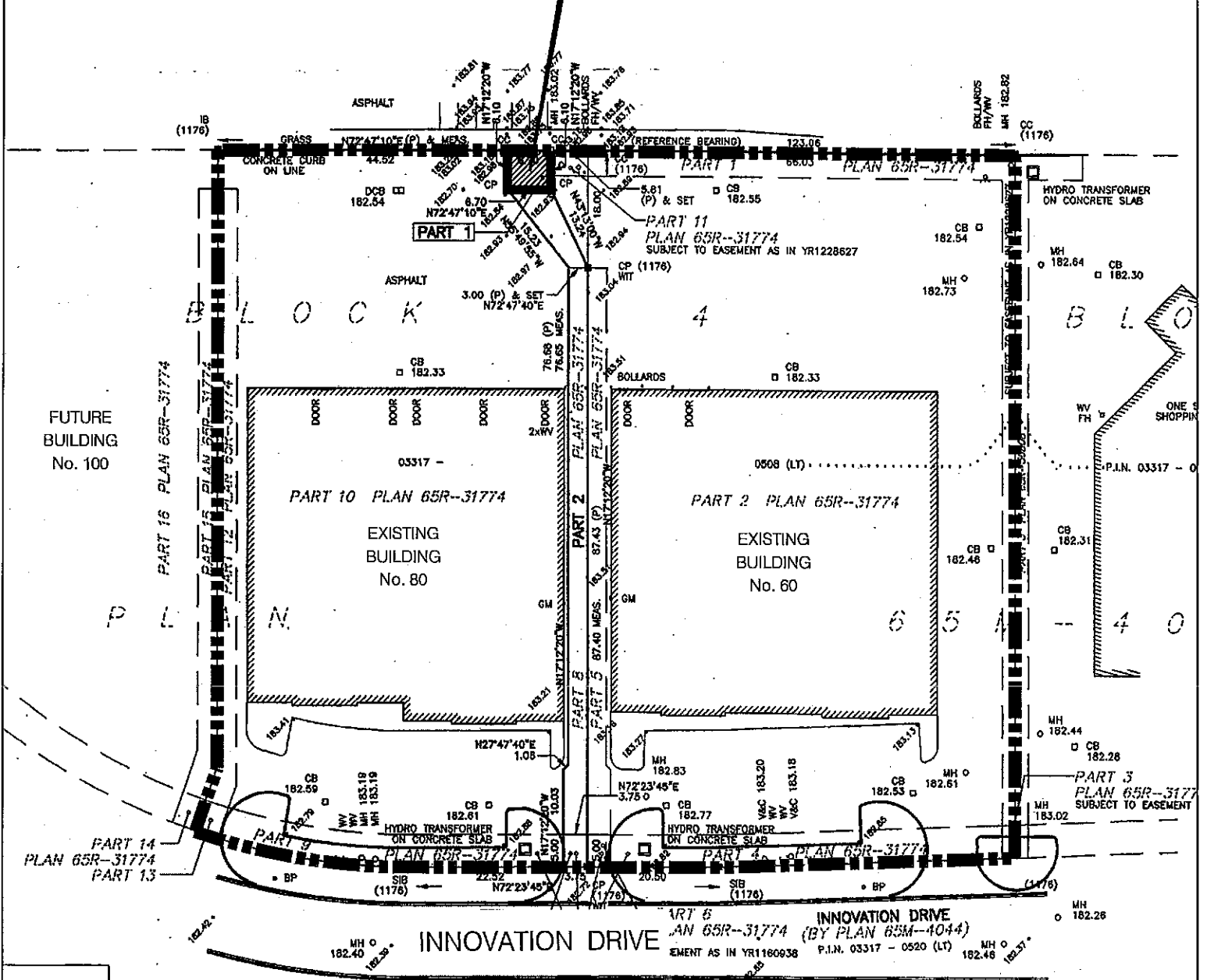
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PROPOSED 5.5m X 5.8m
TELECOMMUNICATIONS
TOWER COMPOUND
LOCATION



SUBJECT LANDS
(BLOCK 4, PLAN 65M-4044)

Site Plan

LOCATION:
Part Lot 10, Concession 9

APPLICANT:
Innovation Commercial Centre Inc.

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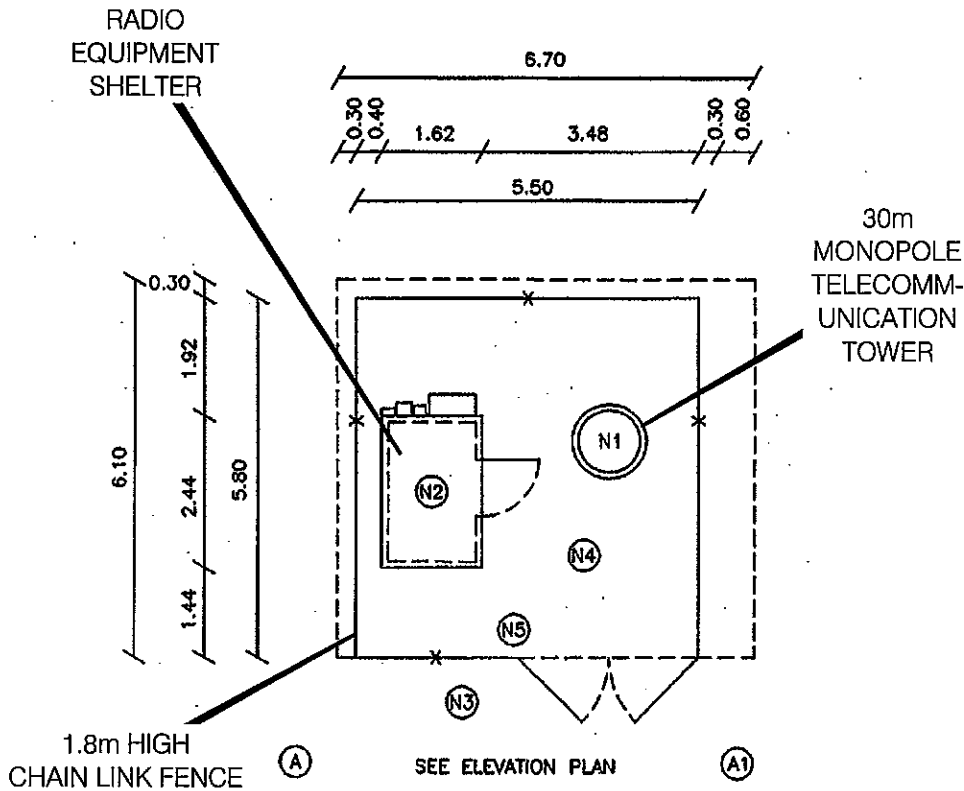


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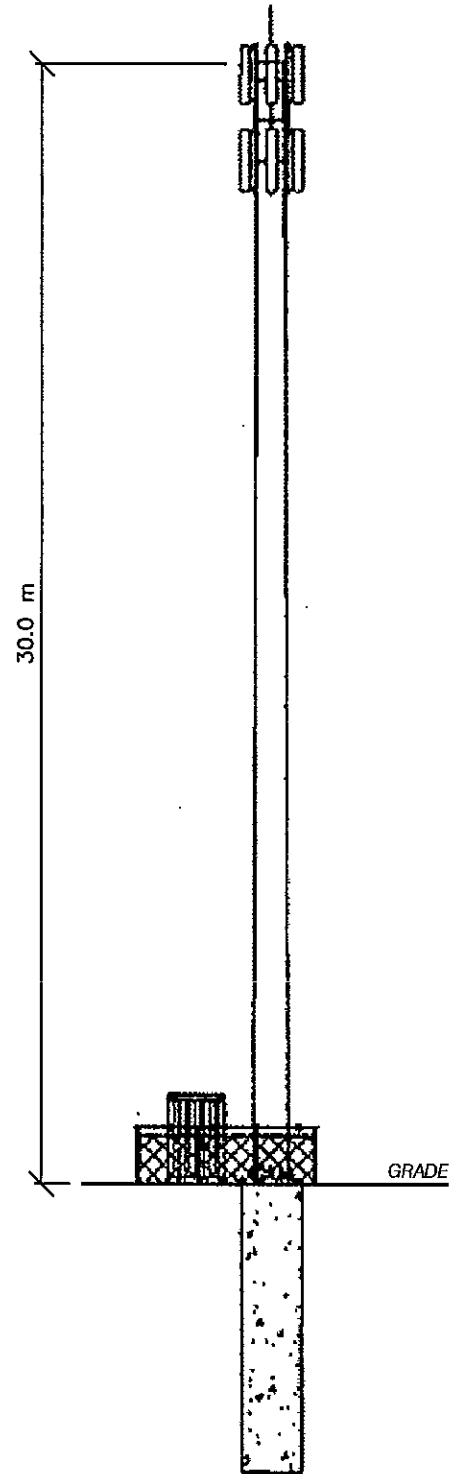


PROPOSED COMPOUND LAYOUT PLAN

Not to Scale

NOTES

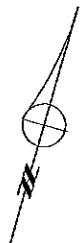
- (N1) PROPOSED CIRCULAR STEEL MONOPOLE. PAINT COLOUR SUBJECT TO NAV CANADA REQUIREMENTS. ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED. FOUNDATION DESIGN PENDING SOIL REPORT.
- (N2) PROPOSED PREFABRICATED GALVANIZED STEEL WALK-IN RADIO EQUIPMENT CABINET ON CAST IN PLACE REINFORCED CONCRETE SLAB.
- (N3) HYDRO CONNECTION AND ROUTING TO BE DETERMINED IN CONSULTATION WITH LOCAL AUTHORITY.
- (N4) SAW-CUT AND REMOVE EXISTING ASPHALT AS REQUIRED. PLACE 300 mm GRANULAR A ACROSS COMPOUND AREA. FINISHED GRAVEL SURFACE TO BE MIN. 300 mm ABOVE EXISTING GRADE AND SLOPED AWAY FROM PROPOSED STRUCTURES AT MIN. 1% ON ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
- (N5) PROPOSED 1.8 m HIGH CHAIN LINK SECURITY FENCE TOPPED WITH BARBED WIRE SURROUNDING COMPOUND.



TOWER ELEVATION

LOOKING NORTH

Not to Scale



Not to Scale

Compound Plan and Tower

APPLICANT:
Innovation Commercial Centre Inc.

LOCATION:
Part Lot 10, Concession 9



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