

**SITE DEVELOPMENT FILE DA.10.089
MACFAZZEN PROPERTIES INC. C/O ZENTIL PROPERTY MANAGEMENT
WARD 4**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.089 (Macfazzen Properties Inc. c/o Zentil Property Management) BE APPROVED, for the installation of a 35m 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 35m 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 35m 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 southeast of the subject lands and opposite the Hydro Corridor), 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 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 221 Racco Parkway, southeast of Dufferin Street and Highway #407 on the south side of Racco Parkway, as shown on Attachments #1 and #2.

Official Plan and Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Growth Management Plan). The new City of Vaughan Official Plan 2010 designates the subject lands "Prestige Employment", 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, subject to site-specific Exception 9(1073). The minimum interior side yard and rear yard setbacks for all buildings and structures in the EM1 Zone is 6m and 12m, respectively. The accessory radio equipment cabinet is providing a 0.0m interior side yard setback and a 9m 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 35m high circular steel monopole tower and telecommunication facility within the City's Employment Area, can be supported.

The equipment compound located at the southeast corner of 221 Racco Parkway has an area of 57.76m² as shown on Attachment #3, and is surrounded by a 1.8m high chain link fence. The proposed location of the compound is situated in the parking area and reduces the on-site number of parking by 2 spaces. The reduction does not create a parking deficiency as the site provides for 104 parking spaces and only requires 101 spaces as a result of a Committee of Adjustment Approval for Minor Variance Application A277/03. The Development Planning Department has no objection to the proposed layout and location of the compound.

The compound houses a 35m high circular steel monopole telecommunication tower and accessory radio equipment cabinet (see Attachment #4). The 35m 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 and proximity to the Hydro Corridor. 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 cabinet is constructed of galvanized steel and is situated on top of a concrete slab. The cabinet 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 telecommunication 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 35m high monopole structure and associated radio 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.10.089.

Attachments

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

Report prepared by:

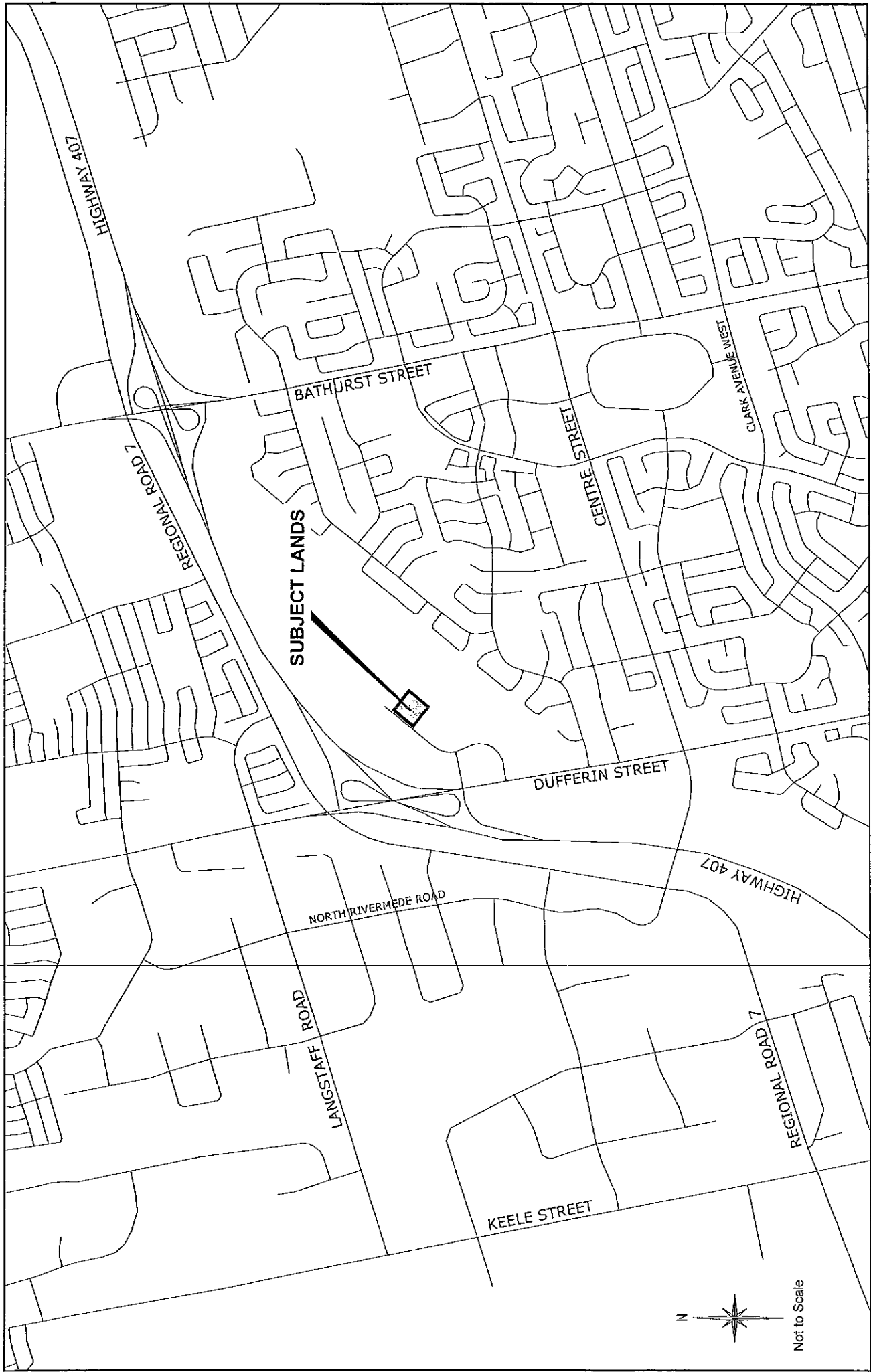
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Context Location Map

Location: Part of Lot 8,
Concession 2

Applicant: Macfadden Properties Inc. c/o
Zentil Property Management

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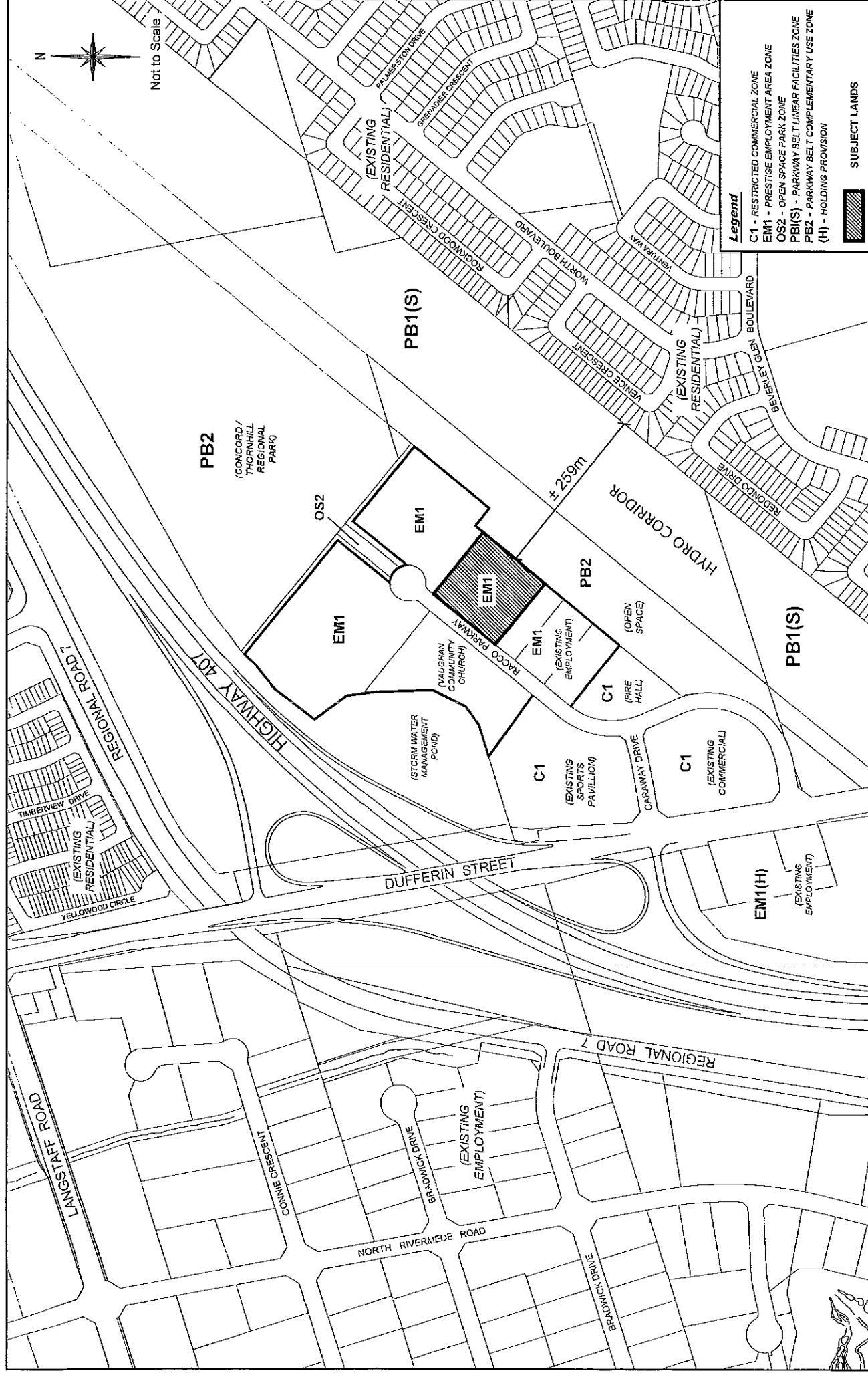
Attachment 1

File:
DA.10.089

Date:
December 23, 2010



Development Planning Department



Not to Scale



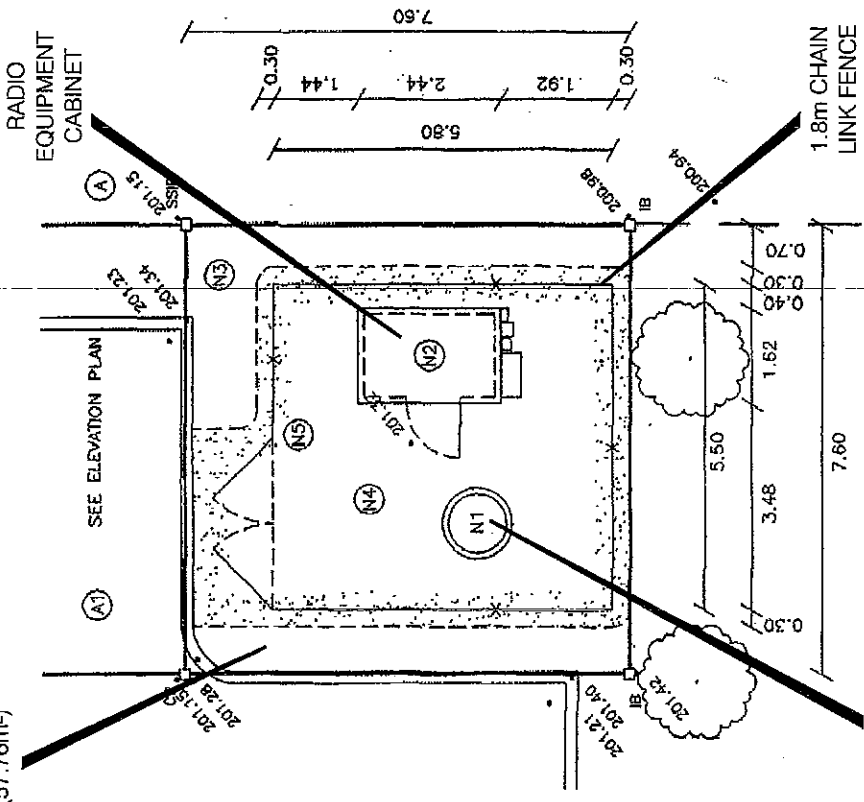
Legend

- C1 - RESTRICTED COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS2 - OPEN SPACE PARK ZONE
- PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE
- PB2 - PARKWAY BELT COMPLEMENTARY USE ZONE
- (H) - HOLDING PROVISION

SUBJECT LANDS

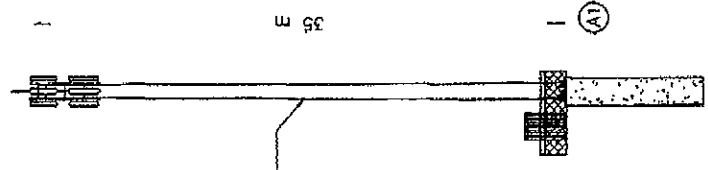


CONCRETE PAD (57.76m²)



NOTES

- (N1) PROPOSED CIRCULAR STEEL MONOPOLE ON CONCRETE CAISSON. FOUNDATION DESIGN PENDING SOIL REPORT.
- (N2) PROPOSED PREFABRICATED GALVANIZED STEEL WALK-IN RADIO EQUIPMENT CABINET ON CAST IN PLACE REINFORCED CONCRETE SLAB.
- (N3) HYDRO AND FIBRE CONNECTIONS AND BURIED ROUTING TO BE DETERMINED BY QUALIFIED PERSONNEL 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. 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.



Compound Layout Plan & Tower Elevation



Applicant: Macfadden Properties Inc.
 c/o Zentil Property Management

Location: Part of Lot 8,
 Concession 2