

COMMITTEE OF THE WHOLE JUNE 14, 2011

**SITE DEVELOPMENT FILE DA.11.015
TONLU HOLDINGS LIMITED
WARD 3**

Recommendation

The Director of Development Planning recommends:

1. THAT Site Development File DA.11.015 (Tonlu Holdings Limited) BE APPROVED, for the installation of a 25m 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 25m 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 25m 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 north side of Regional Road #7 and on the west side of Pine Valley Drive), 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.

On June 7, 2011, Vaughan Council resolved to appoint a Telecommunication Task Force and review 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. The opportunity to participate on the Task Force will be publicly advertised during the summer, and an appointment report will be brought forward to the Committee of the Whole meeting in September 2011. The Task Force will provide a Findings Report which supports development of a new Telecommunications Facility Siting Protocol for presentation to Vaughan Council within 5 months of the Task Force being established.

On June 7, 2011, Council 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."

The subject Site Plan Application is proceeding to the June 14, 2011 Committee of the Whole meeting in light of the above resolution.

Location

The subject lands are located at 74 Alex Avenue situated at the southwest corner of Rowntree Dairy Road and Alex Avenue, in an existing employment area, 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 "General 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. The telecommunication facility consisting of the accessory radio equipment shelter and tower is located within the existing building envelope as shown on Attachment #3, and complies to the setback requirements for the EM1 Zone. However, 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.

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

The equipment compound has an area of 19.0 m² as shown on Attachment #3 and has incorporated concrete filled steel bollards along it's edge as a safety measure . The compound houses a 25m high circular steel monopole telecommunication tower and accessory radio equipment cabinet (see Attachment #4). The 25m 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 with an exterior finish that is compatible with its surroundings and is situated on top of a concrete slab. The shelter is approximately 1.0m x 2.0m 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, the required number of parking spaces, loading area or garbage pick-up. 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 25m 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.11.015.

Attachments

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

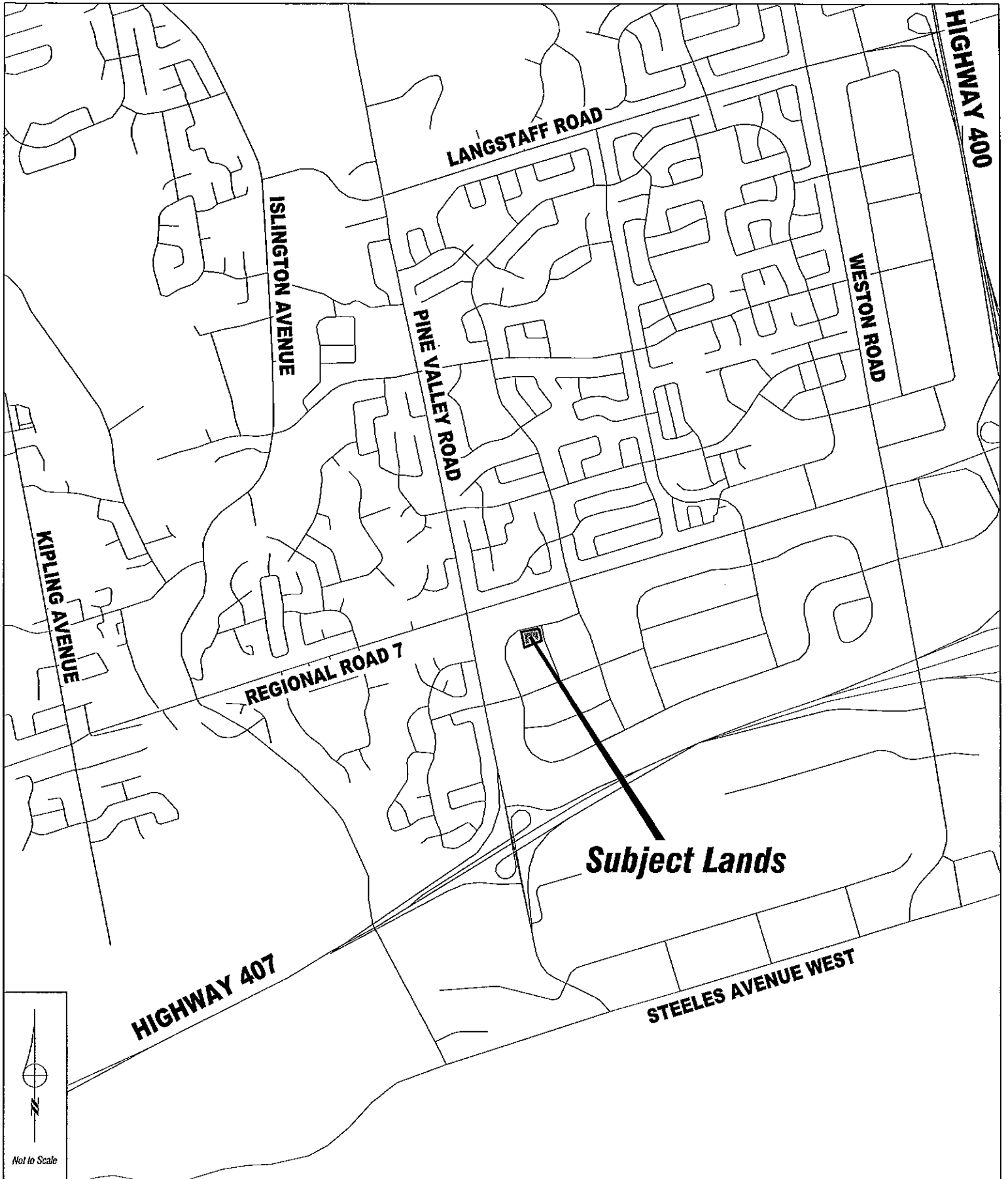
Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

GRANT UYEHAMA
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part Lot 5, Concession 6

APPLICANT:
Tonku Holdings Limited

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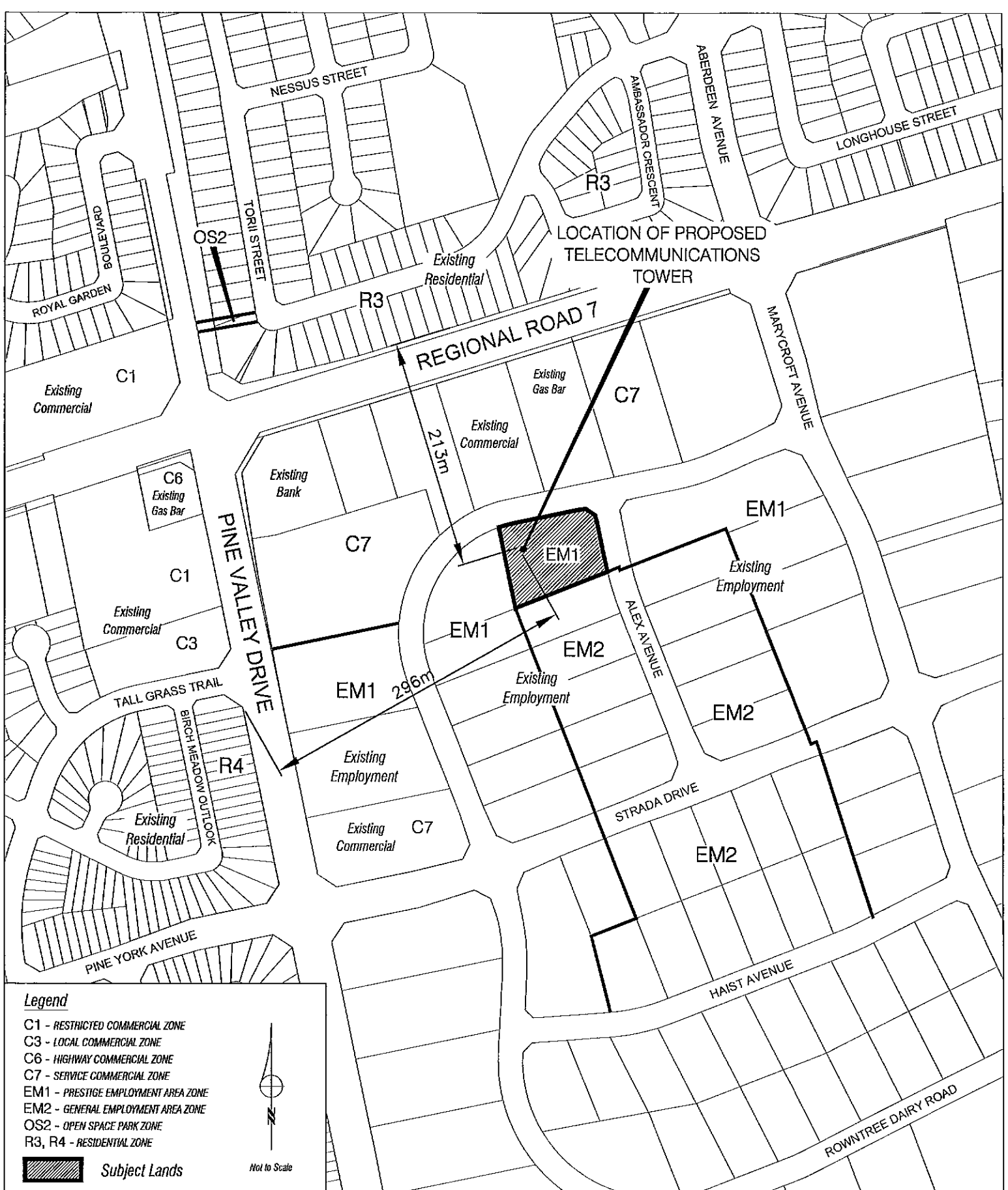


Attachment

FILE:
DA.11.015

DATE:
June 08, 2011

1



Location Map

LOCATION:
Part Lot 5, Concession 6

APPLICANT:
Tonlu Holdings Limited

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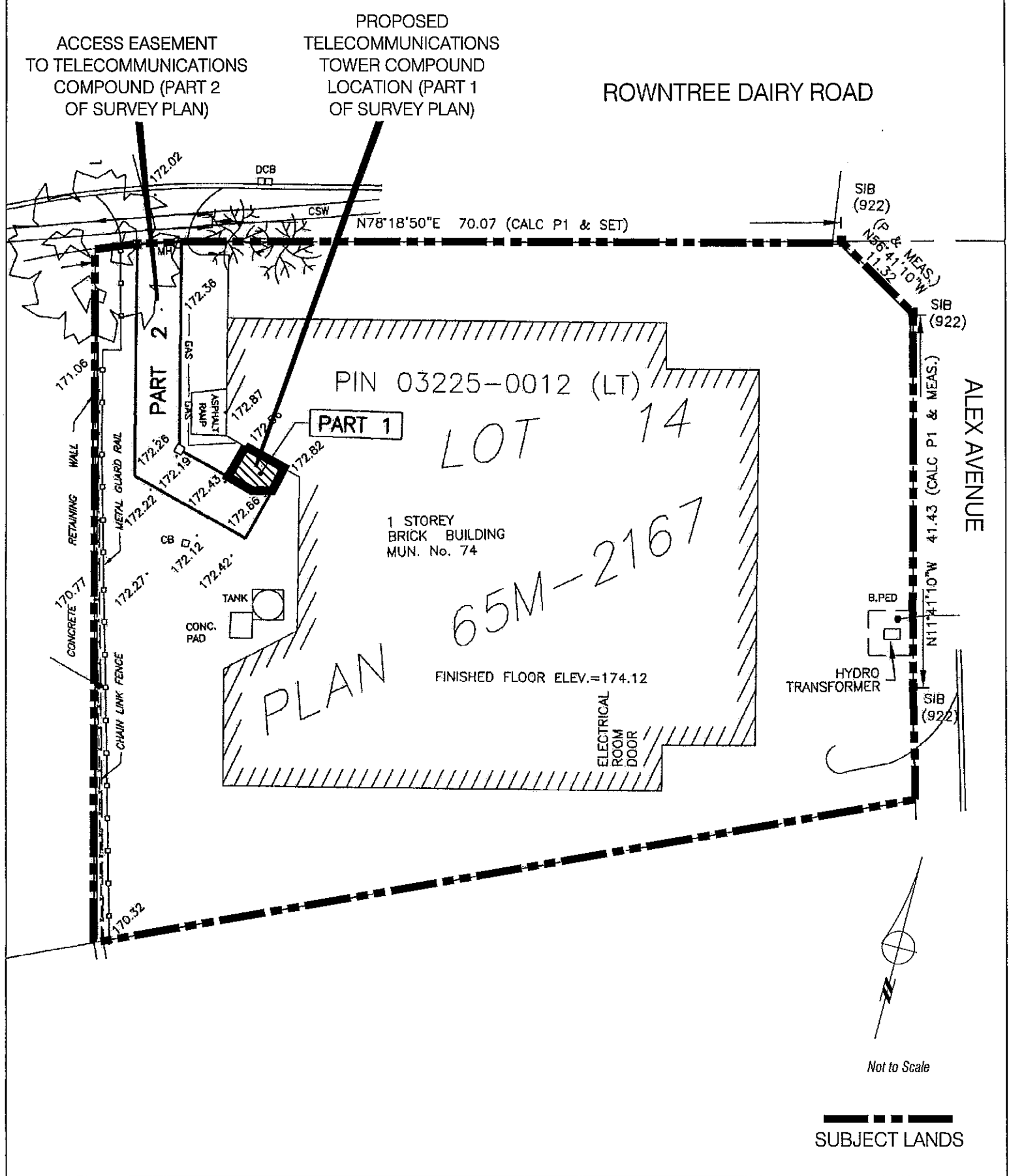


Attachment

FILE:
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June 08, 2011

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Site Plan

LOCATION:
Part Lot 5, Concession 6

APPLICANT:
Tonlu Holdings Limited

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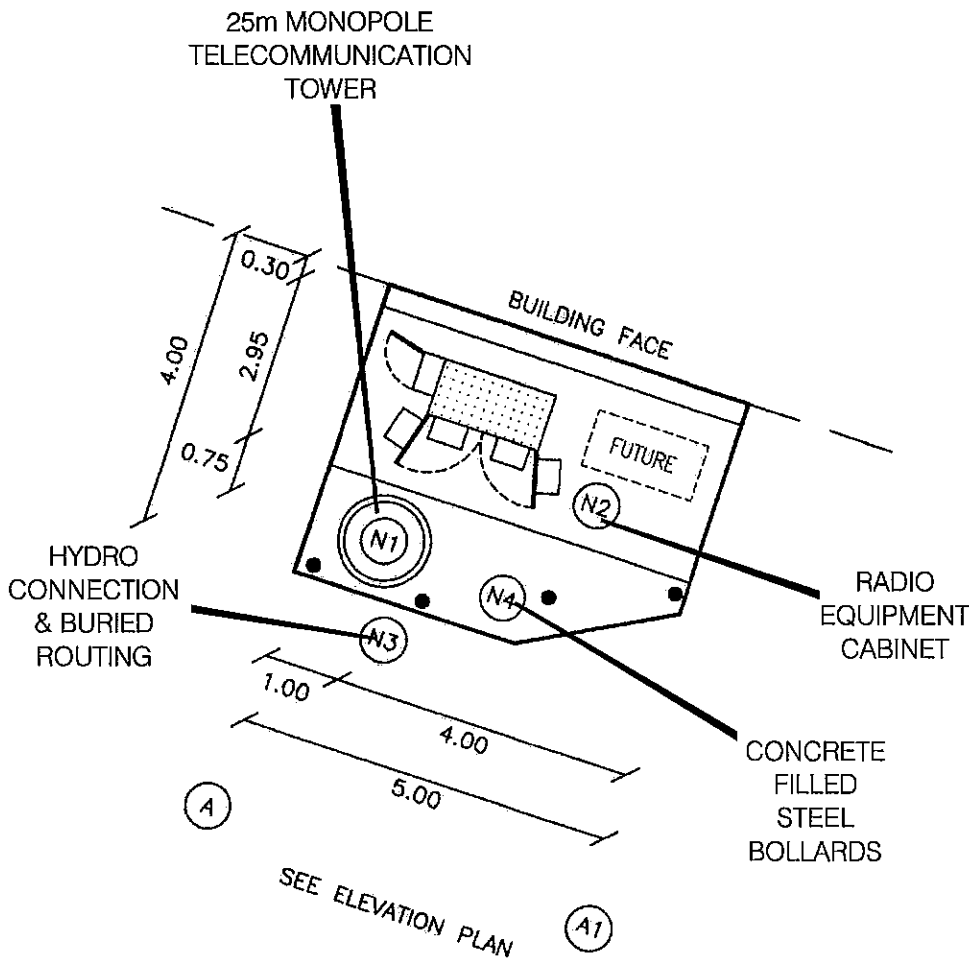


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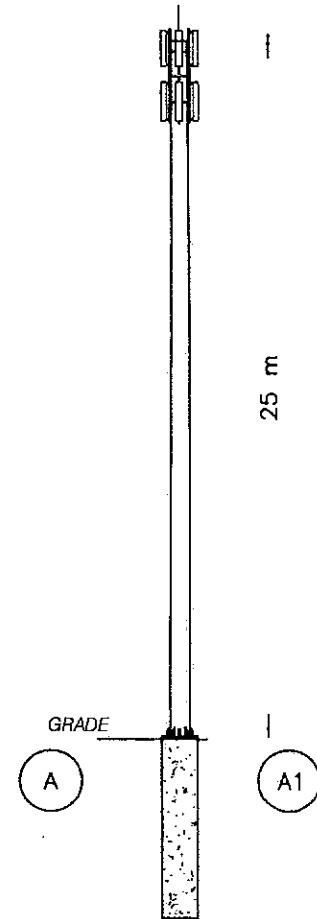
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June 08, 2011

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PROPOSED COMPOUND LAYOUT PLAN

Not to Scale

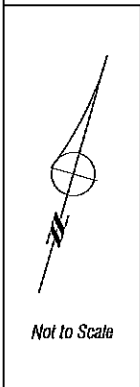


TOWER ELEVATION

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 RADIO EQUIPMENT CABINETS ON REINFORCED CONCRETE SLAB.
- (N3) HYDRO CONNECTION AND BURIED ROUTING TO BE CONFIRMED BY QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY.
- (N4) PROPOSED CONCRETE FILLED STEEL BOLLARDS.



Compound Plan & Tower Detail

