

COMMITTEE OF THE WHOLE JUNE 19, 2012

SITE DEVELOPMENT FILE DA.11.116 TORONTO AND REGION CONSERVATION AUTHORITY WARD 2 - VICINITY OF ISLINGTON AVENUE BETWEEN MAJOR MACKENZIE DRIVE AND RUTHERFORD ROAD

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.116 (Toronto and Region Conservation Authority) BE APPROVED, for the installation of a 40 m high monopole telecommunication tower and accessory radio equipment cabinet on the subject lands shown on Attachments #1 and #2 (Kortright Centre), and in the manner shown on Attachments #3 and #4, subject to the following condition:
 - a) that in accordance with the TRCA's lease agreement with the Proponent (Rogers Communications Inc.), the Proponent shall submit an Archaeological Investigation and an Erosion and Sediment Control Plan for review and approval by the City and the Toronto and Region Conservation Authority, prior to the installation of the telecommunication tower and equipment.

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 Communications Inc.) has submitted a Site Development Application on the subject lands shown on Attachments #1 and #2 (Kortright Centre, TRCA lands), for the installation of a 40 m high monopole 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 In accordance with the City's Protocol, all new tower/antenna systems greater than 16.6 m in height (now 15 m as superseded by Industry Canada's Protocol, January 2008) require consideration by City of Vaughan Council. The proposed 40 m high circular steel monopole telecommunications tower exceeds the 15 m maximum height and cannot be co-located on an existing telecommunication tower, and therefore, the proposal is subject to site plan approval.

The protocol states that for telecommunication tower/antenna facilities proposed in rural areas the proponent must notify all owners/ratepayer associations within a distance of 250m measured from the tower base. As the proposed telecommunication tower is more than 250m from existing residential uses as shown on Attachment #2, this application is deemed exempt from the City of Vaughan's 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 on December 19, 2011, and subsequently submitted a Site Development application with the required supporting documentation. 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 nearest existing telecommunication tower is located on a hydro transmission tower (south of Major Mackenzie Drive, west of Islington), which does not permit co-location.

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 in light of Industry Canada's revised procedures for installing radio communication and broadcasting antenna systems, which took effect on January 1, 2008. 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 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 19, 2012 Committee of the Whole meeting in light of the above resolution.

Location

The subject lands are located east of Islington Avenue, between Major Mackenzie Drive and Rutherford Road, within the TRCA's Kortright Centre for Conservation, as shown on Attachments #1 and #2.

Official Plan and Zoning

The subject lands are located within the Rural Area and designated "Valley and Stream Corridor" by in-effect OPA #600. The subject lands are also designated "Natural Area" by the new City of Vaughan Official Plan 2010 (VOP 2010), which Vaughan Council adopted on September 7, 2010, and further modified on September 21, 2011 and April 17, 2012, and is subject to approval by the Ontario Municipal Board. OPA #600 does not include policies that address telecommunication towers and antenna facilities. VOP 2010 encourages the development of comprehensive high-speed telecommunications and data networks throughout Vaughan to contribute to economic competitiveness and support widespread access to such services. The telecommunication tower is also located in the Greenbelt as discussed below, which would permit the proposed use at this location.

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. The proposed location complies with the "A" Zone development standards. 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, it should be noted that telecommunication towers and antenna facilities are exempt from municipal zoning by-law requirements and site plan control (ie. no implementing Site Plan Agreement or Letter of Undertaking).

Greenbelt Plan

The subject lands are located within the Greenbelt Plan area, and specifically fall within the Protected Countryside. The Greenbelt Plan permits existing, expanded or new telecommunication infrastructure approved under the *Telecommunications Act*. In general, planning, design and construction practices shall minimize, wherever possible, the amount of the Greenbelt traversed and/or occupied by such infrastructure. The proposal is located adjacent to an existing gravel parking area, and is approximately 130m² in total ground area. The proponent has satisfied the Toronto and Region Conservation Authority (TRCA) with respect to policies in the Greenbelt Plan, as discussed later in the TRCA section of this report.

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 40m high circular steel monopole and accessory radio equipment cabinet within the Kortright Centre for Conservation can be supported.

The equipment compound is located adjacent to an existing gravel parking area and conservation building, has an area of 130m², as shown on Attachments #3 and #4, and is surrounded by a 1.8m high chain link fence, which can be accessed via lands leased to the Proponent for direct access to the compound from Islington Avenue. The compound houses a 40m high circular steel monopole telecommunication tower and accessory radio equipment cabinet, as shown on Attachment #4.

The 40 m high telecommunications tower is required to accommodate and address existing network issues in the residential areas to the west in Vaughan, and to respond to increased demand for improved network coverage. The monopole design allows the initial and future antennas to be placed internal to the antenna mast. The tower will facilitate future co-location by other licensed carriers, thereby facilitating the City of Vaughan's current telecommunication tower/antenna facilities protocol which encourages the use of existing structures.

The accessory hybrid walk-in radio equipment cabinet is constructed of galvanized steel and is situated above a cast-in-lace reinforced concrete pad. The cabinet is approximately 2.4m x 1.6m, 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 was chosen to mitigate impact of the compound area. The compound from Islington Avenue is screened by existing landscaping. All trees removed during the construction process will be replaced in number by a similar tree species. The final location of the replacement landscaping and tree species will be determined by the Toronto and Region Conservation Authority. The Development Planning Department has no objection to the proposed layout and location of the compound and telecommunication tower.

Toronto and Region Conservation Authority

The location of the proposed tower and accessory radio equipment cabinet on the subject lands shown on Attachments #1 and #2 is not situated within the Toronto and Region Conservation Authority (TRCA) Regulated Area, as per Ontario Regulation 166/06.

The TRCA has leased the proposed compound area and access route to the Proponent for the exclusive use of the telecommunication tower and accessory radio equipment cabinet. In

accordance with the lease agreement, the Proponent is to carry out an Archaeological Investigation. As well, the TRCA has advised that the Proponent is also to provide an effective erosion and sediment control plan to prevent construction impacts within the Greenbelt Area, which is a condition of approval as identified in the recommendation of this report.

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

The Region of York Planning Department undertook a review of its Telecommunication Facility Siting 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 (CPC-2-0-03) outright 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 40 m high telecommunication tower and accessory radio equipment cabinet in accordance with the Official Plan, Zoning By-law, 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 40m high circular steel monopole and accessory radio equipment cabinet on a 130m² compound area is considered acceptable, and accordingly, the Development Planning Department can support the approval of Site Development Application DA.11.116.

Attachments

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

Report prepared by:

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Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning
/LG

GRANT UYEVAMA
Director of Development Planning



Context Location Map

Location: Part of Lot 18,
Concession 7

Applicant:
Toronto and Region Conservation Authority

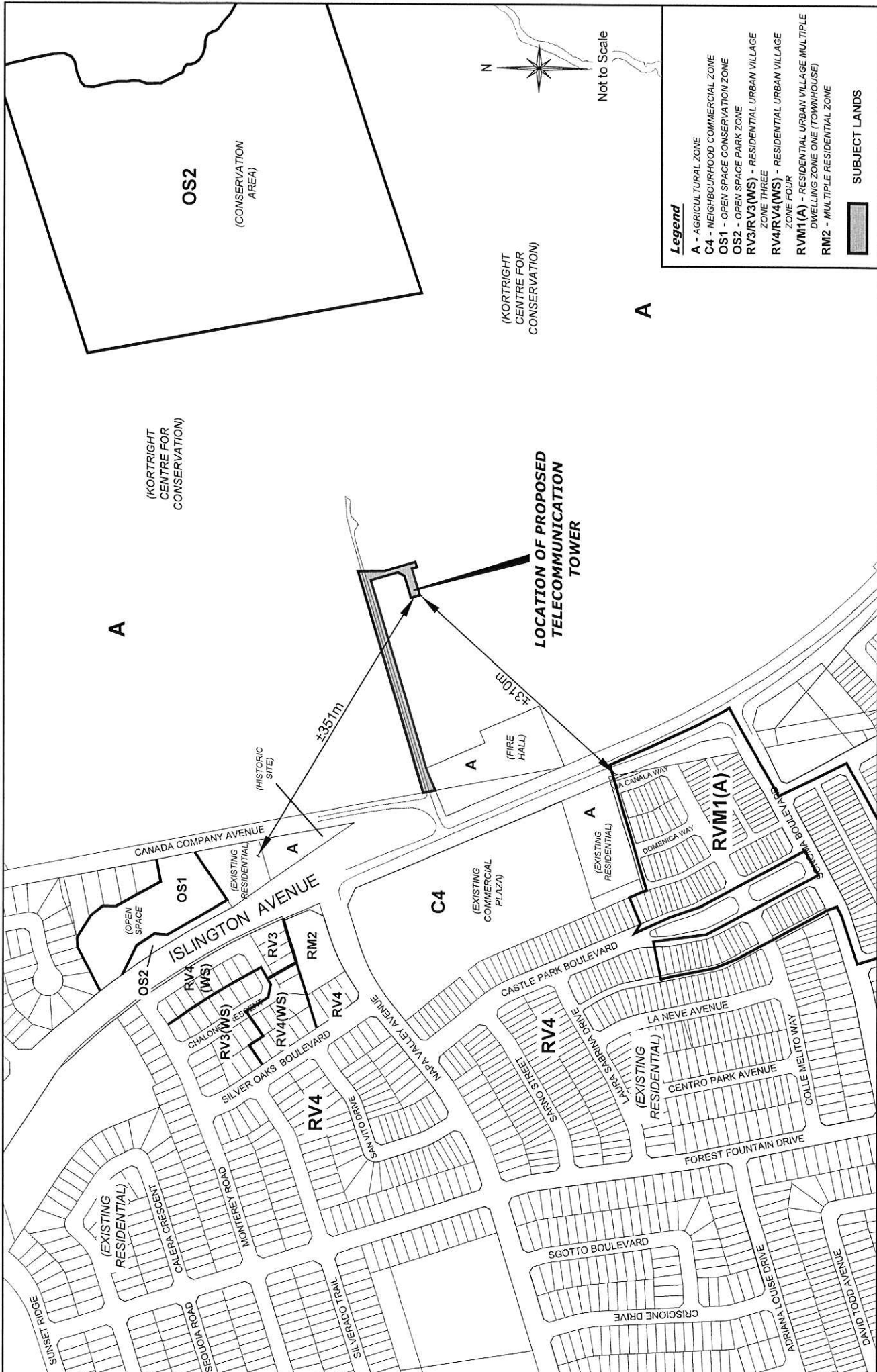
PROJECT ATTACHMENTS (CA/09-11-116-PA9)



Attachment

File:
DA.11.116

Date:
March 27, 2012



Location Map

Location: Part of Lot 18, Concession 7

Applicant: Toronto and Region Conservation Authority

Map File: ATTACHMENTS_04_06_11_16.dwg

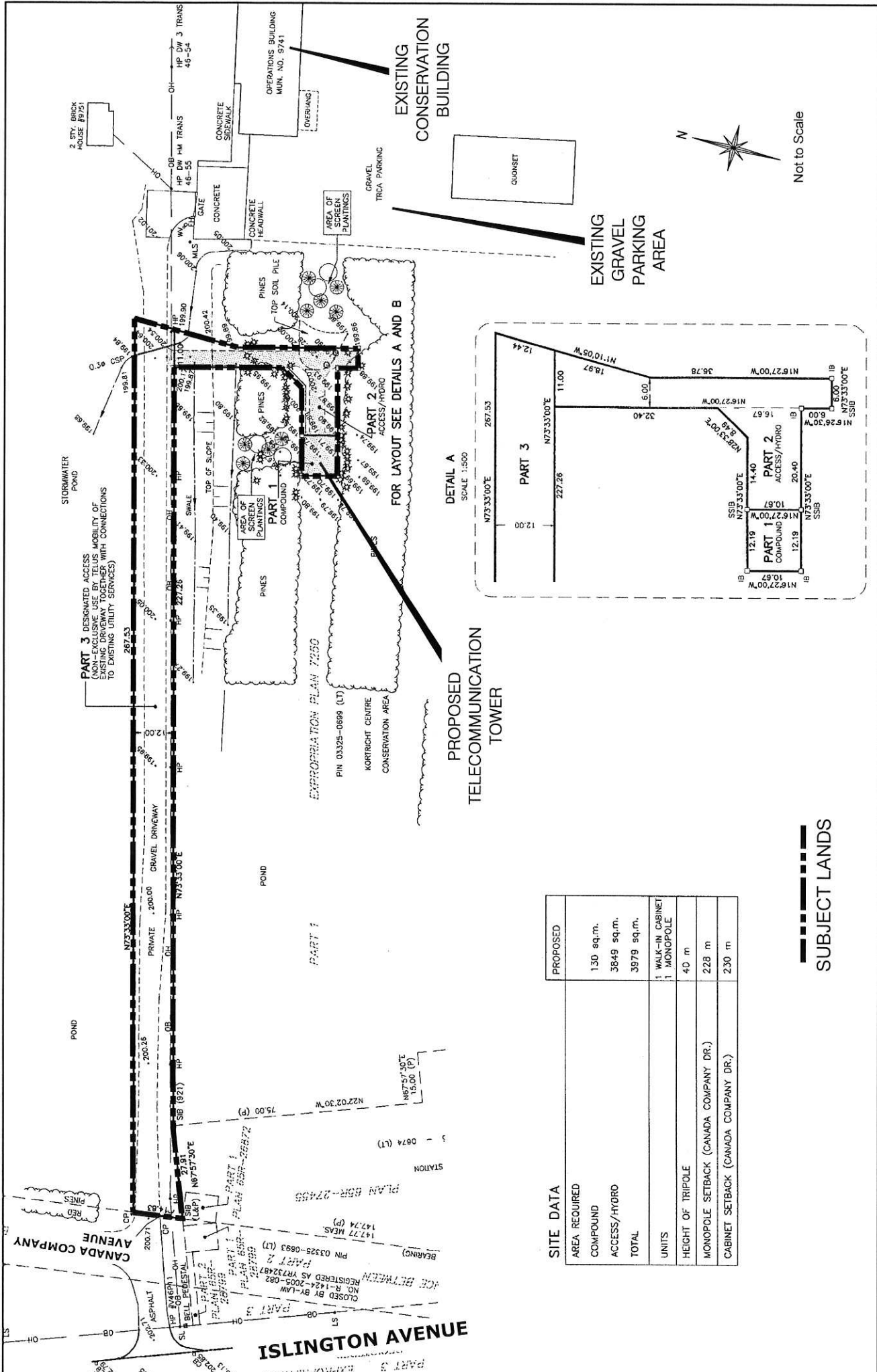


Attachment

File: DA.11.116

Date: March 27, 2012

2

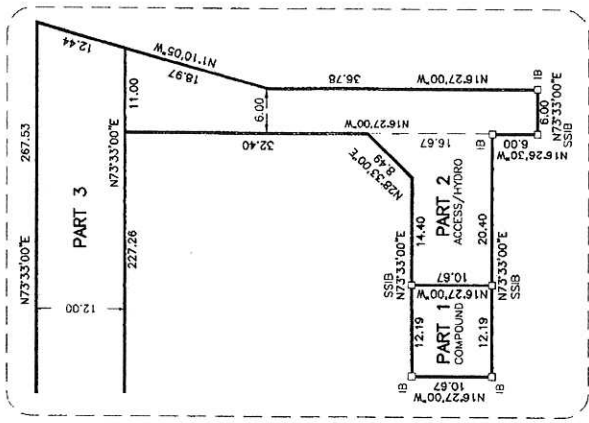


SITE DATA	
AREA REQUIRED	130 sq.m.
COMPOUND	3849 sq.m.
ACCESS/HYDRO	3979 sq.m.
TOTAL	
UNITS	1 WALK-IN CABINET 1 MONOPOLE
HEIGHT OF TRIPOLE	40 m
MONOPOLE SETBACK (CANADA COMPANY DR.)	228 m
CABINET SETBACK (CANADA COMPANY DR.)	230 m

--- SUBJECT LANDS

PROPOSED TELECOMMUNICATION TOWER

DETAIL A
SCALE 1:500



Site Plan

Location: Part of Lot 18,
Concession 7

Applicant:
Toronto and Region Conservation Authority



Attachment 3

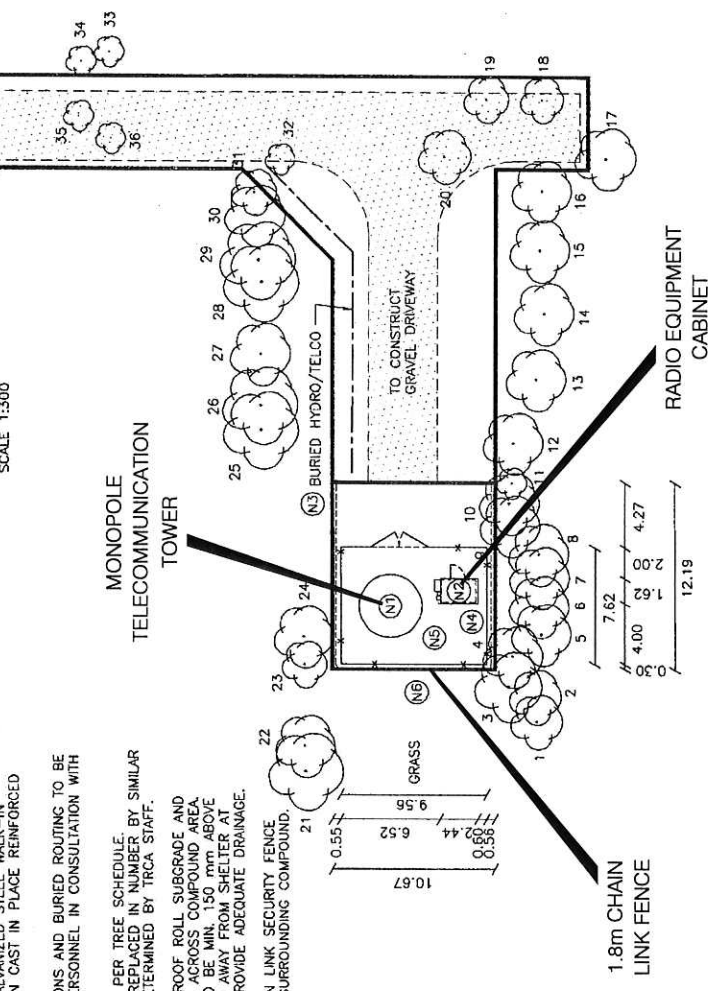
File:
DA.11.116

Date:
March 27, 2012



- 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 AND FIBRE CONNECTIONS AND BURIED ROUTING TO BE DETERMINED BY QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY.
 - (N4) REMOVE AND LIMB TREES AS PER TREE SCHEDULE. ALL TREES REMOVED TO BE REPLACED IN NUMBER BY SIMILAR SPECIES. LOCATION TO BE DETERMINED BY TRCA STAFF.
 - (N5) REMOVE EXISTING TOPSOIL. PROOF ROLL SUBGRADE AND PLACE 300 mm GRANULAR A/CROSS COMPOUND AREA FINISHED GRAVEL SURFACE TO BE MIN. 150 mm ABOVE EXISTING GRADE AND SLOPED AWAY FROM SHELTER AT MIN. 1% ON ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
 - (N6) PROPOSED 1.8 m HIGH CHAIN LINK SECURITY FENCE TOPPED WITH BARBED WIRE SURROUNDING COMPOUND.

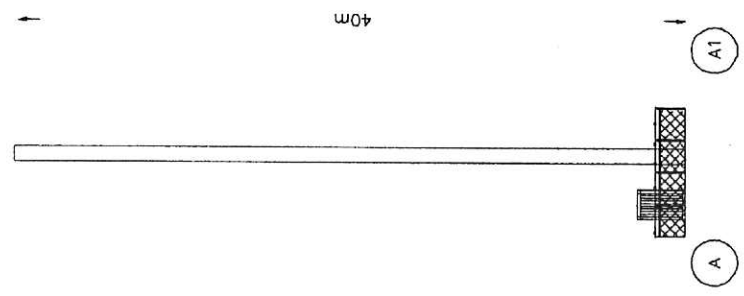
DETAIL B PROPOSED COMPOUND LAYOUT
SCALE 1:300



PROPOSED COMPOUND LAYOUT PLAN

TREE	TYPE	REMARKS
1	WHITE PINE	TO REMAIN
2	WHITE PINE	TO REMOVE
3	WHITE PINE	TO REMOVE
4	WHITE PINE	TO REMOVE
5	WHITE PINE	TO REMOVE
6	WHITE PINE	TO REMOVE
7	WHITE PINE	TO REMOVE
8	WHITE PINE	TO REMOVE
9	WHITE PINE	TO REMOVE
10	WHITE PINE	TO REMOVE
11	WHITE PINE	TO REMOVE
12	WHITE PINE	TO REMOVE
13	WHITE PINE	TO REMOVE
14	WHITE PINE	TO REMOVE
15	WHITE PINE	TO REMOVE
16	WHITE PINE	TO REMOVE
17	WHITE PINE	TO REMOVE
18	WHITE PINE	TO REMOVE
19	ASH	TO REMOVE
20	ASH	TO REMOVE
21	WHITE PINE	TO REMOVE
22	WHITE PINE	TO REMOVE
23	WHITE PINE	TO REMOVE
24	WHITE PINE	TO REMOVE
25	WHITE PINE	TO REMOVE
26	WHITE PINE	TO REMOVE
27	WHITE PINE	TO REMOVE
28	WHITE PINE	TO REMOVE
29	WHITE PINE	TO REMOVE
30	WHITE PINE	TO REMOVE
31	WHITE PINE	TO REMOVE
32	WHITE PINE	TO REMOVE
33	WHITE PINE	TO REMOVE
34	WHITE PINE	TO REMOVE
35	WHITE PINE	TO REMOVE
36	WHITE PINE	TO REMOVE

ELEVATION PLAN



Compound Layout Plan & Tower Elevation

Applicant: Toronto and Region Conservation Authority
Location: Part of Lot 18, Concession 7

