



## MEMORANDUM

To: Mayor and Members of Council

From: Arvin Prasad, Commissioner, Development Services

Prepared by: Rick Cefaratti, Senior Planner, Planning and Urban Design Department

Date: October 15, 2019

**Re: Application for Site Plan Approval for a Bell Mobility Telecommunication Tower and equipment compound at 10 Bur Oak Avenue, File No. SC 14 129195 (Ward 6)**

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### **RECOMMENDATION:**

- 1) THAT the memorandum dated October 15, 2019, entitled “Application for Site Plan Approval for a Bell Mobility Telecommunication Tower and equipment compound at 10 Bur Oak Avenue, File No. SC 14 129195 (Ward 6)”, be received;
- 2) THAT the Site Plan application be endorsed, subject to the conditions of Site Plan Approval as identified in Appendix ‘A’ to this report;
- 3) THAT Industry Canada be advised in writing of this conditional endorsement (concurrence), and that this conditional endorsement is with respect to this location only;
- 4) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution;

### **BACKGROUND:**

#### **Description of Proposed Telecommunication Tower**

The applicant, on behalf of Bell Canada, is proposing a 20.0 m (65.6 ft.) high monopole telecommunications tower on the subject property. The proposed tower and associated equipment will be located on a concrete slab base within the existing parking lot (Figure Nos. 4, 5 and 6). Bell Mobility is a wireless provider licensed by the Federal Government. The proposed tower will facilitate the expansion of their network and coverage in the Greater Toronto Area for existing and future customers.

#### **Committee recommended further consultation**

Development Services Committee (DSC) received a Recommendation Report from staff and a deputation from the applicant on March 18, 2018 requesting Municipal Concurrence on a proposal for a Bell Mobility Monopole Telecommunication Tower and associated equipment compound at 10 Bur Oak Avenue (see Figures Nos. 1, 2 and 3). At the DSC meeting, the Committee discussed concerns regarding the proximity of the proposed tower to the existing high school to the east

(Pierre Elliott Trudeau High School) as well as to the existing daycare within the subject commercial plaza. The Committee referred the proposal back to the Ward Councillor to have further public consultation with the daycare and the adjacent high school.

The Ward Councillor has confirmed that efforts were made to facilitate a meeting between the daycare and representatives from Bell and that the daycare was not interested in such a meeting. In addition, the Ward Councillor has advised that similar efforts were made to reach out to representatives of the adjacent high school, without success. Consequently, the Ward Councillor has confirmed that the requirement for the additional consultation with the daycare and the adjacent high school, as directed by DSC, has been addressed to her satisfaction. The applicant has requested that DSC determine whether the site plan can now be endorsed. The applicant has further requested that the City provide Industry Canada with a letter advising of site plan endorsement (concurrence).

### **CONCLUSION**

Planning staff recommend that the Site Plan application be endorsed, subject to the conditions of Site Plan Approval as identified in Appendix 'A' to this report, and that Industry Canada is advised in writing of site plan endorsement (concurrence) for a proposal to locate a Bell Mobility Telecommunication Tower and equipment compound on the subject lands.

### **ATTACHMENTS:**

Appendix 'A' – Conditions of Site Plan Approval / Municipal Concurrence

Figure 1: Location Map

Figure 2: Area Context

Figure 3: Air Photo

Figure 4: Site Plan

Figure 5: Compound Layout Plan

Figure 6: Elevation