

MEMORANDUM

TO: Chair and Members of Development Services Committee

FROM: Jim Baird MCIP, RPP - Commissioner of Development Services

PREPARED BY: Geoff Day MCIP, RPP - Senior Planner – West Development District ext. 3071

REVIEWED BY: Ron Blake, MCIP, RPP - Manager – West Development District, ext. 2600

DATE: June 17, 2014

SUBJECT: Application by Turriss Sites Inc. (carrier Wind Mobile) to permit a 40 metre high shrouded monopole style telecommunications tower within a 100 m² fenced compound at 9400 Kennedy Road

FILE #: SC 12 126925 001

RECOMMENDATION:

1. That the Staff memorandum regarding an application by Turriss Site Inc., to permit a 40 metre high shrouded monopole style telecommunications tower within a 100 m² fenced compound at 9400 Kennedy Road, be received;
2. That the application for site plan approval be endorsed, subject to conditions of Concurrence as identified in Appendix '3' to this report;
3. That Industry Canada be advised in writing of this endorsement (concurrence), and that this endorsement is with respect to this location only; and,
4. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND:

The purpose of this memorandum is to provide an update on the 40 metre high Turriss telecommunications tower and associated equipment compound proposed to be located at 9400 Kennedy Road. The November 5, 2013 Staff report attached to this memorandum as Appendix '1' provides details with respect to the location, surrounding uses, tower description, public consultation, jurisdiction and the municipality's role. The previous Staff report also recommended endorsement of the Site Plan application, subject to conditions. Industry Canada has final approval authority on telecommunications tower proposals. On May 21, 2014, the applicant requested that this proposal be brought back to Development Services Committee for a decision (concurrence or non- concurrence).

Application has been the subject of a lengthy process

In September of 2011, the proponent submitted a pre-consultation request to the City for a 40 metre high telecommunications tower within a 100 m² fenced compound at the rear of the parking lot of St. Phillips on the Hill Anglican Church. A community open house

was held on January 19, 2012. Several residents and the Ward Councillor were in attendance at this meeting. The Unionville Montessori School was advised of the meeting but did not attend and no correspondence was received at that time. The only concern raised by attendees was that earlier design proposals for the tower were considered visually unappealing. The design of the tower has now been modified to a shrouded monopole design.

In December of 2012, a revised application was submitted by the proponent with a proposal to locate the tower approximately 225 metres to the north to the site of an existing Roger Tower on lands to be leased from York Downs Golf Club. A revised design to a shrouded monopole design was also submitted in support of the revised application.

On June 18, 2013, the application was endorsed by the Development Services Committee, subject to conditions of Site Plan Approval.

In August of 2013, the proponent advised Staff that the proposed lease agreement with the York Downs Golf and Country Club had been revoked and therefore, a location at St. Philip's on the Hill Anglican Church was again being pursued.

On October 10 2013, Staff received a letter from the Unionville Montessori School requesting that the tower be located along the southwestern portion of the subject lands, away from the entrance to the Montessori School. Should this be accommodated, the Montessori would support the original location of the proposed tower (Appendix 'B' to November 5, 2013 Staff Report). It is noted that the current tower proposal is located further from the existing Montessori School than the original location.

On November 5, 2013, a Recommendation Report was before the Development Services Committee for consideration of the proposed 40 metre high telecommunications tower at 9400 Kennedy Road (see Appendix '1'). As the local Ward Councillor was not in attendance, the application was deferred until a later date. To date, five members of the public have requested to be notified on any future meetings to be held by the City relating to this application.

On November 19, 2013, Staff met with certain members of Council where it was determined that an additional community open house meeting should be held.

On December 12, 2013, a petition was received by the City from the parents/guardians of the Montessori School (see Appendix '2'). Health concerns were the topic of the petition. The petition was signed by 45 area residents. An online petition was also created on the website change.org (see Appendix '2'). Similar concerns were cited in this petition that was signed by 216 people.

On January 20, 2014, a second community open house was held. The meeting was well attended by members of the public and three Council members. At the meeting the proponent gave a presentation outlining the proposal, Industry Canada's involvement in

the process and information from Health Canada's website concerning cellular towers and emissions created from them. Numerous members of the public spoke at the meeting with concerns over the proximity of the tower to the existing daycare facility, concerns over health risks associated with cellular towers and the effect that the installation would have on property values. At the conclusion of the meeting, the proponent was advised among other things, that a Public Work Session with local members of parliament, stakeholders and Staff had been authorized by the Development Services Committee and that their application would not be considered further until the Public Work Session was held.

March 2014, Proposed amendments to Industry Canada's Client Procedures Circular (CPC)

Key proposed amendments to the CPC include the requirement for increased municipal and public consultation, clearly marked envelopes for public consultation notices and a 3 year time limit on concurrence (construction of antenna system must be complete within 3 years of issuance of concurrence). Industry Canada is currently reviewing comments received on the proposed amendments prior to finalizing them.

May 20, 2014 Public Work Session

The Public Work Session was held on May 20, 2014 with participation by MP Calandra, MP McCallum, as well as representatives from Industry Canada, Public Health Ontario and service providers Bell, Rogers, Telus and the proponent for this application (Turriss). The session included presentations to educate those present on key issues respecting the establishment of telecommunication facilities, including but not limited to, jurisdiction, the City's existing telecommunications policy, service provider requirements and challenges, and scientific data relating to health concerns associated with radiofrequency exposure. Following the presentations there was an opportunity for members of the public to provide feedback. The information and feedback received will be reviewed by Staff and considered for possible amendments to the City's existing Policy. A Staff report, with proposed amendments to the City's existing Policy, if required, is targeted for the Fall of 2014, pending the approval of amendments to Industry Canada's Client Procedures Circular (CPC).

CONCLUSION:

Staff have reviewed the matters raised at the Public Work Session on May 20, 2014 as well as the draft amendments to Industry Canada's Client Procedures Circular (CPC). Staff have reviewed the matters raised at the Public Work Session on May 20, 2014 as well as the draft amendments to Industry Canada's Client Procedures Circular (CPC). The proposed amendments to Industry Canada's CPC have no direct impact on the proposed tower. If the proposed amendments, as released in March 2014, are finalized by industry Canada, additional public consultation would not be required as public consultation has already taken place in accordance with the City's existing Policy. To address the proposed Industry Canada amendment placing a time limit on concurrence, Staff have included a condition of concurrence that requires the construction of the proposed tower within 3 years of issuance of concurrence.

Staff continue to recommend endorsement (concurrence) of the site plan application for the 40 metre high telecommunications tower contained within a 10 x 10 metre (33' x 33') fenced compound at 9400 Kennedy Road, subject to conditions attached in Appendix '3' to this report for the following reasons:

- the tower is located approximately 70 metres from the edge of the closest residential property in the Upper Unionville community on the east side of Kennedy Road (a Regional Arterial Road) which separates the tower from this community;
- the tower is located on the subject site as far away as possible from the outdoor play area of the Unionville Montessori School (approximately 65 metres away);
- the tower adheres to Council's endorsed Telecommunications Policy.

It is noted that Staff are not intending to bring forward any Policy changes related to sensitive land uses (the current policy is to give consideration to "maximizing the distance from sensitive land uses such as residential, schools and daycares, where possible, and minimizing any negative visual impacts".)

Staff further recommend that Industry Canada be advised in writing of this endorsement (concurrence), and that this approval is with respect to this location only.

ATTACHMENTS:

- Appendix '1' November 5, 2013 Recommendation Report
Appendix '2' Signed petition from parents/guardians of the Unionville Montessori School and online petition from www.change.org
Appendix '3' Conditions of Concurrence

APPENDIX '1' OF JUNE 17, 2014 STAFF REPORT



Report to: Development Services Committee

Report Date: November 5, 2013

SUBJECT: RECOMMENDATION REPORT
Revised Site Plan Approval application by Turriss Sites Inc. (carrier Wind Mobile) to permit a 40 metre high shrouded monopole style telecommunications tower within a 100 m² fenced compound at 9400 Kennedy Road

FILE #: SC 12 126925 001

PREPARED BY: Geoff Day MCIP, RPP – Senior Planner – West Development District ext. 3071

REVIEWED BY: Ron Blake, MCIP, RPP – Manager – West Development District, ext. 2600

RECOMMENDATION:

- 1) That the report dated November 5, 2013, entitled “RECOMMENDATION REPORT, Revised Site Plan Approval application by Turriss Sites Inc. (carrier Wind Mobile) to permit a 40 metre high shrouded monopole style telecommunications tower within a 100 m² fenced compound at 9400 Kennedy Road, File # SC 12 126925 001” be received;
- 2) That the presentation by David Hahn, Municipal Affairs Consultant, Turriss Sites Inc., regarding the proposed telecommunications tower, be received;
- 3) That the application for site plan approval be endorsed, subject to conditions of Site Plan Approval as identified in Appendix “A” to this report;
- 4) That Industry Canada be advised in writing of this endorsement (concurrence), and that this endorsement is with respect to this location only; and,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report presents an overview and evaluation of the site plan application submitted by Turriss Sites Inc. (carrier Wind Mobile). The report recommends endorsement of the site plan application, subject to conditions. Industry Canada is the final approval authority for telecommunication tower proposals.

BACKGROUND:**Property and Area Context**

The 1.6 hectare (4 acre) subject property is owned by the St. Phillip's on the Hill Anglican Church and located at 9400 Kennedy Road. The "North Camp" of the Unionville Montessori School is also located on the property and operates out of the basement of the church. Surrounding uses include York Downs Golf and Country Club to the north and west, existing low density residential dwellings to the immediate north and south, a cemetery associated with St. Phillips on the Hill Anglican Church to the immediate north, the Bethesda Lutheran Cemetery immediately to the east across Kennedy Road and the future Upper Unionville community also to the east across Kennedy Road (Figure 2). An existing 15m high Rogers telecommunications tower is located within the York Downs Golf and Country Club property, approximately +/- 340 metres (1115 feet) to the north of the proposed location of the new tower (also shown in yellow on Figure 2).

Proposal

The proposed 40 metre high tower is a shrouded monopole design that has the capability of co-location with up to 4 additional carriers (5 in total) (Figure 4). If the proposed tower is endorsed, Staff will require that prior to Site Plan Approval, the owner provide a written undertaking to accommodate additional third party carriers to co-locate on the subject tower.

The tower and accessory components are to be contained within a 100 m² fenced compound area. The proponent has advised Staff that a combination of enhanced landscaping and an upgraded design of the fenced area will be achieved through consultation/input from City Staff. The tower and its components are proposed to be sited approximately 340 metres (1115 feet) from an existing Rogers tower. Turris Sites and Wind Mobile have advised Staff that if endorsed, the 15m high Rogers tower will be decommissioned and co-location will occur between Wind Mobile and Rogers on the new tower. However prior to Site Plan Approval, Staff will require a copy of the signed lease document confirming Rogers commitment to co-locate on the new tower.

Official Plan and Zoning

The St. Philip's Anglican Church property which is to contain the proposed tower is designated Institutional in Markham's Official Plan, Revised 1987, and zoned Institutional by By-law 304-87, as amended.

DISCUSSION:**Jurisdiction**

The Federal Government has exclusive jurisdiction over telecommunication facilities. The *Radiocommunication Act* appoints Industry Canada as the approval authority for the location and operation of telecommunication facilities in Canada. Industry Canada does recognize the importance of municipal consultation as part of the approval process and as such, encourages proponents to consult with the local municipality to obtain their input and comments.

City's new Telecommunication Policy 2012

On January 24, 2012, Council adopted a new policy entitled "Policy for Establishing Telecommunication Towers 2012". As per this policy, schools are considered 'sensitive land uses' and therefore, Staff required that the Montessori school be notified of the proposal.

Staff have reviewed the proposal against the adopted policy and confirm that the process undertaken to establish the subject tower is consistent with this policy.

Pre-consultation, initial site plan submissions and public consultation

In September of 2011, the proponent submitted a pre-consultation request to the City for a 40 metre high telecommunications tower within a 100 m² fenced compound at the rear of the parking lot of St. Phillips on the Hill Anglican Church (9400 Kennedy Road) (shown on Figure 2 and Figure 3).

Prior to the application being formally submitted to the City, a community open house was held on January 19, 2012. This was done in order for the proponent to determine what the issues may be prior to submitting the formal application. On January 5, 2012 a notice informing area landowners of the January 19, 2012 meeting was mailed out to 8 landowners within a 120 metre radius of the initial tower location. This process is consistent with the notification protocol as per the "*Public Consultation*" section of the City's Telecommunication policy. Several area residents and the Ward Councillor were in attendance. In addition, the Unionville Montessori School was advised of the application and date of the community open house. No one from the Montessori School was present at the open house and no correspondence was received. Of those in attendance, there were no significant concerns raised other than the visually unappealing nature of the original tower design. On January 25, 2012 Turris Sites Inc. submitted a formal application for site plan approval.

Tower was relocated from its initially proposed and design revised

In February 2012, City Staff were contacted by a representative of York Downs Golf and Country Club on behalf of Angus Glen Development Ltd., with concerns over the proposed tower location. York Downs indicated that the pending sale of a portion of their property to Angus Glen Development Ltd., adjacent to the tower, would be in jeopardy if the proposed tower were erected in the proposed location. Private negotiations then proceeded between the proponent, York Downs and a representative of St. Philip's on the Hill Anglican Church.

In December of 2012, a revised application was submitted by the proponent with a proposal to locate the tower approximately 225 metres to the north to the site of the existing Roger Tower (shown on Figure 2), on lands to be leased from York Downs. A revised design to a shrouded monopole design was also submitted in support of the revised application.

On June 18, 2013, the application was endorsed by the Development Services Committee, subject to conditions of Site Plan Approval.

Tower relocated back to the church property.

In August of 2013, the proponent advised Staff that the proposed lease agreement with the York Downs Golf and Country Club has been revoked and therefore, a location at St. Philip's on the Hill Anglican Church was again being pursued (shown on Figure 2 and Figure 3). The new location is closer to Kennedy Road approximately 80 meters from the original location.

As the tower is back to the church property, Staff contacted Angus Glen Development Ltd., (the new owner of the lands immediately to the west and south of the church property) to advise them of the revision. Staff were advised by Angus Glen Developments that the location shown as "Initial location of Turris Tower" on figure 2 was problematic as it may negatively impact the saleability of many of their future residential units as shown on the conceptual master plan (Figure 5).

On October 10, 2013, Staff received written confirmation from the Unionville Montessori School that there were no concerns with the current proposed location of the tower (Appendix 'B')

On October 15, 2013, Staff met with representatives from Turris Sites, St. Phillip's and Angus Glen Development Ltd. The meeting was held in order to determine whether there was a compromise available that would satisfy all parties. It was at this meeting that the "current location" as shown on figures 2 and 5 was discussed.

- In an email on October 15th, Angus Glen Development Ltd. indicated their support of the current proposed location.
- On October 28th City Staff received written confirmation from St. Phillip's Anglican Church to advise that their vestry has approved the current proposed location.

As the location of the tower is now proposed to be located closer to Kennedy Road (Figure 5), both TACC Developments (developer of the Upper Unionville community to the east) and the Trustee of the Bethesda Lutheran Cemetery (immediately across Kennedy Road to the east) were notified of both the location of the tower and the November 5, 2013 DSC meeting date. On October 25th, City Staff received a request from TACC Developments to have the tower re-located as far west on the church property as possible.

Co-location still proposed

Staff have been advised that Rogers have signed a lease amendment with St. Phillip's on the Hill Anglican Church. This amendment will result in Rogers co-location onto the Turris tower if Site Plan Approval is granted by the City, and once their existing lease with York Downs is concluded.

Additional Public Open House was not required

As the proponent's tower is back to the church property albeit an alternate location, Staff revisited the initial notification circulation list from the January 2012 Public Open House meeting. A 120 metre radius was drawn using the current proposed location. Staff confirmed through this mapping exercise that there were no additional properties affected by the current proposed location from the initial location. In addition, Staff have consulted directly with Angus Glen Development Ltd., TACC Developments and the Bethesda Lutheran Cemetery, Staff have determined that an additional public open house is not warranted and the comments received will be brought to the attention of the Development Services Committee in this report.

Municipal Concurrence

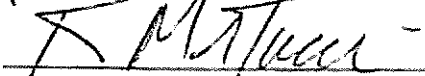
As per City policy, Turris Sites Inc. has made a request for Municipal Concurrence. The proponent is required to make a deputation to the Development Services Committee to seek approval of the site plan application. If the application is endorsed by the Development Services Committee, a copy of the resolution and the endorsed plan will then be forwarded to Industry Canada for their final approval.

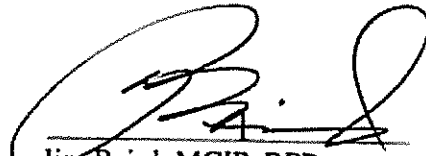
CONCLUSION:

Staff have reviewed the current proposal against the City's Telecommunications Policy and have considered input from all the neighboring landowners. It is the opinion of Staff that although siting the tower closer to Kennedy Road will bring the tower somewhat closer to future residential development in the Upper Unionville community than the initial location, the current proposed is a compromise solution having regard to all the input and comments received. The current proposed location is separated from the Upper Unionville community by a regional arterial road and landscaping in the area. Further, siting the tower to the furthest extent possible from the outdoor play area of the Unionville Montessori School is preferred by Staff and adheres to Council's endorsed Telecommunications Policy.

Staff recommend endorsement of the 40 metre high telecommunications tower contained within a 10 x 10 metre (33' x 33') fenced compound at 9400 Kennedy Road, subject to conditions attached in Appendix "A". Staff also recommend that Industry Canada be advised in writing of this endorsement (concurrence), and that this approval is with respect to this location only.

RECOMMENDED BY:


Rino Mostacci, MCIP, RPP
Director, Planning and Urban Design


Jim Baird, MCIP, RPP
Commissioner, Development Services

ATTACHMENTS:

- Figure 1 Location and Area Context <http://goo.gl/maps/g7Ksc>
Figure 2 Aerial Photo Map

Figure 1 Location Map
Click Map to activate Google Maps

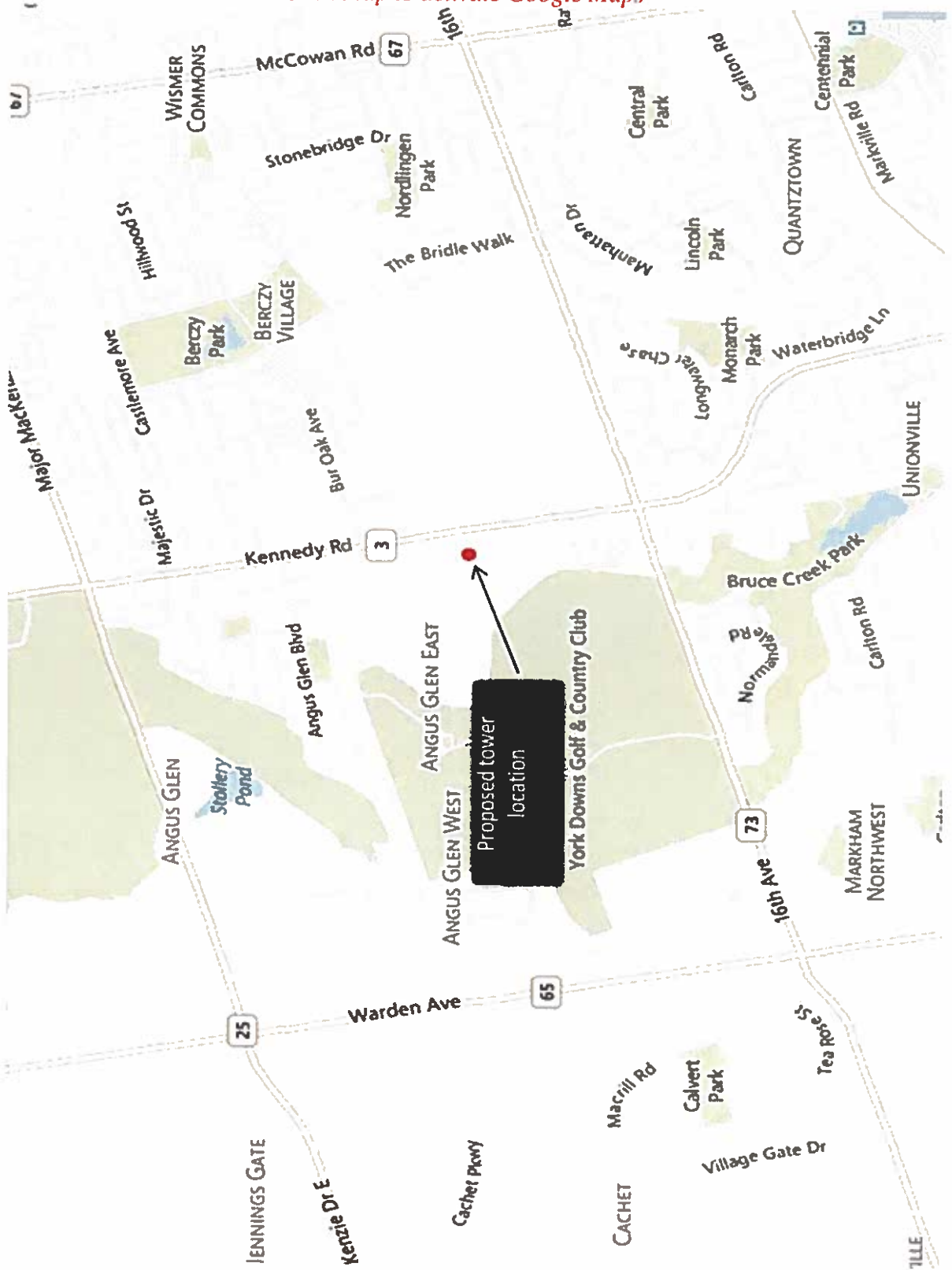


Figure 2



Figure 3 - Initial and Current Proposals

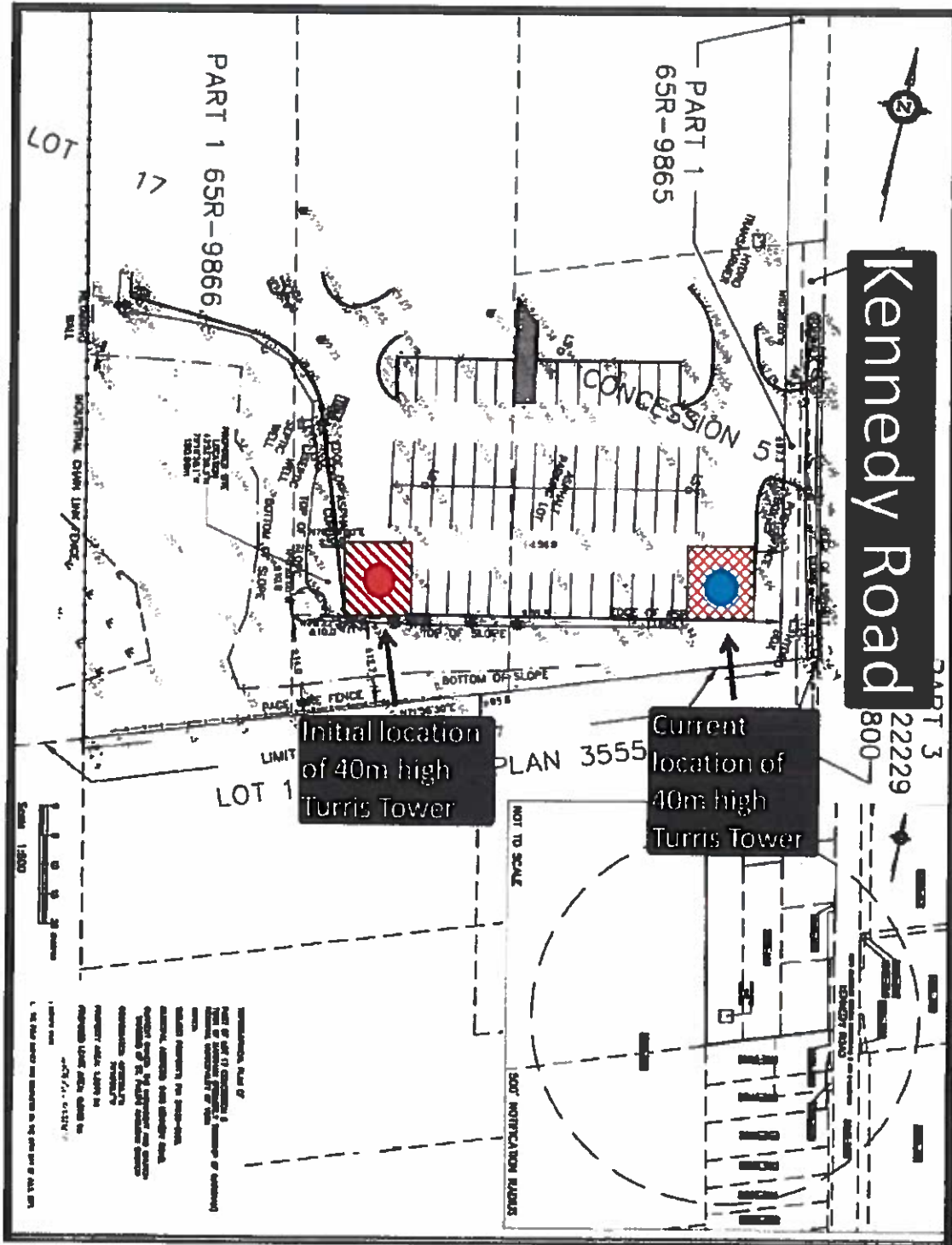


Figure 4 - Elevation

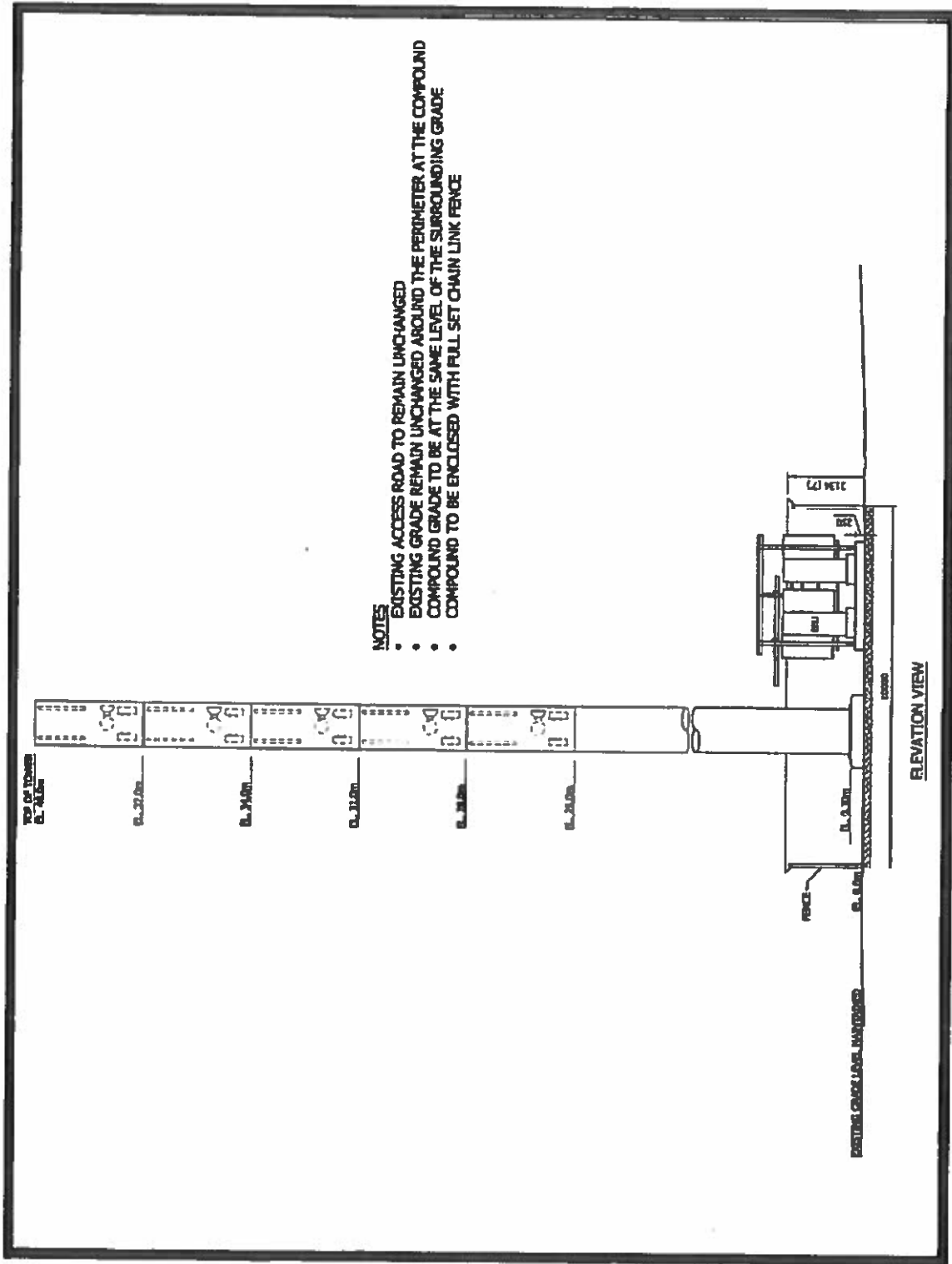
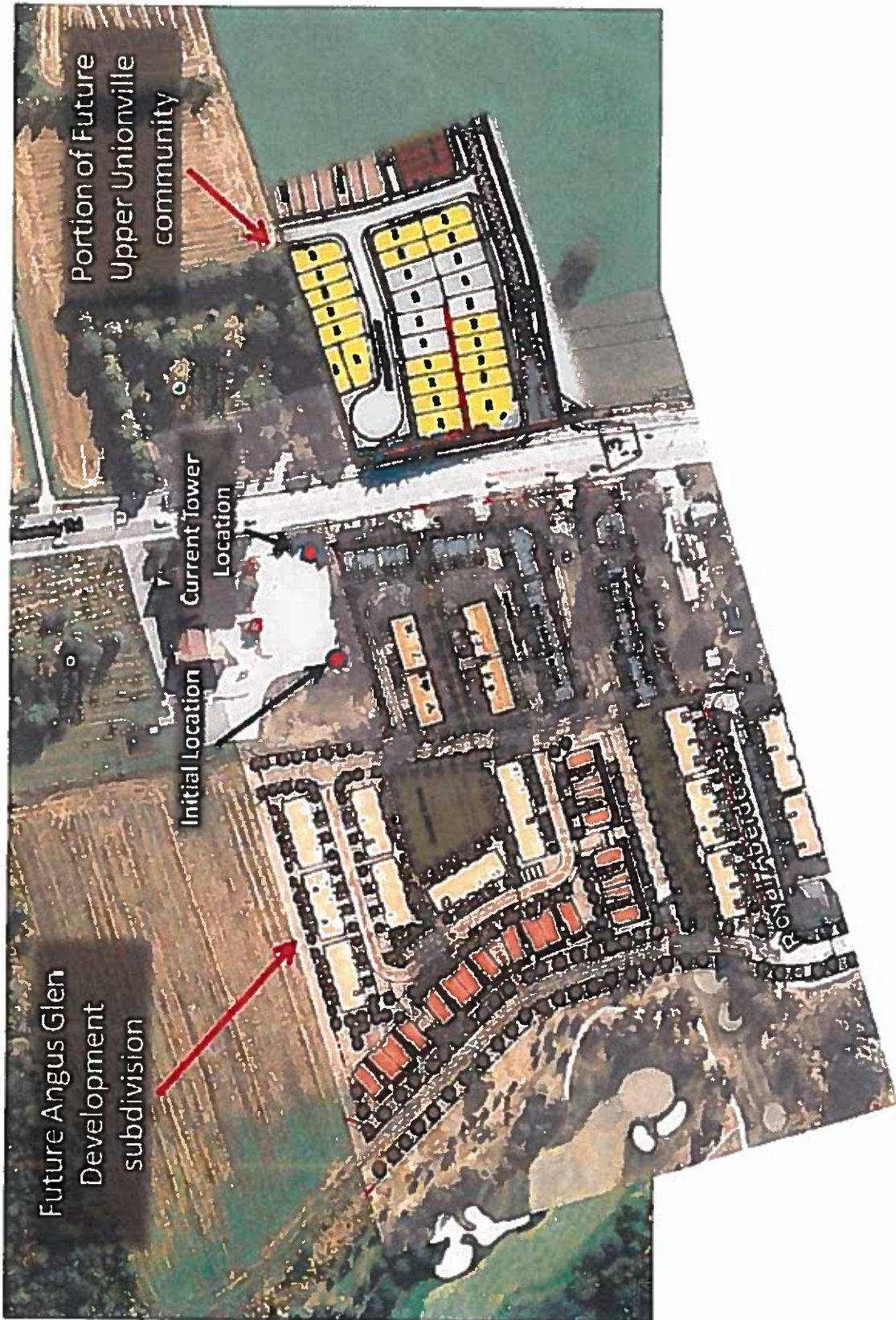


Figure 5 – Master Concept Plan of Surrounding Area



Appendix 'A'

1. THAT the owner enter into a site plan agreement with the City;

NOTE: Site Plan Approval is issued only when the Director of Planning & Urban Design or designate has signed the plans "approved" following the execution of a site plan agreement;

2. THAT prior to execution of the site plan agreement, the owner submit final drawings, and comply with all requirements of the City and authorized public agencies, to the satisfaction of the Commissioner of Development Services;
3. THAT prior to Site Plan Approval, the owner submit copies of the signed lease document confirming Rogers' commitment to co-locate on the subject tower;
4. THAT prior to Site Plan Approval, the owner provide a written undertaking to accommodate additional third party carriers to co-locate on the subject tower;
5. THAT the owner confirm responsibility for all matters relating to grading, utility location, external approvals, engineering, structural design, etc.; and,
6. THAT site plan endorsement shall lapse after a period of three years commencing November 5, 2013, should the development not proceed in a timely manner.

Appendix 'B'



UNIONVILLE MONTESSORI PRIVATE SCHOOL

4486 16th Avenue, Unionville, Ontario L3R 0M1 Tel: (905) 474-9888 Fax: (905) 474-5767

October 10, 2013

St. Phillip's on-the-hill Anglican Church

9400 Kennedy Rd.

Unionville, Ont.

L6C 1N6

Re.: Cell Tower Installation

To whom it may concern,

Please be advised that Unionville Montessori School operates a pre-school program in the basement of St. Phillip's on – the-hill church. This pre-school is attended by many young children under the age of 5 years. We understand that a cell tower installation is planned on the church's property. Further, it is our understanding that the tower's location was slated to be on the western portion of the property, relatively close to the rear entrance of the church. This rear western entrance is also the entrance to our pre-school children's program.

Should it be possible to relocate the cell tower on an alternative area of the property, specifically the southwest portion of the property, we would support and appreciate this site change.

Yours truly,


R. Remtulla, Director of Education

END OF APPENDIX '1' OF JUNE 17, 2014 STAFF REPORT

APPENDIX '2' OF JUNE 17, 2014 STAFF REPORT

Daté: December 12, 2013

Addressed to:
City of Markham Council
MP
City of Markham Planning Department, Director

To Whom it May Concern:

Re: Proposed Telecommunications Tower at 9400 Kennedy Road, Markham, Ontario

We are the parents of children who attend pre-school at Unionville Montessori School located at 9400 Kennedy Road in Markham, Ontario, in the basement of St. Philips Church.

We recently became aware of a proposal made by Turriss Sites Inc. regarding a cell phone tower, to be installed at the St. Philips Church site. We have strong objections to the location of the proposed telecommunications tower, as the pre-school houses more than 75 students all under the age of 3 at this location.

Scientists and the global medical community are becoming increasingly concerned about the health risks related to the electromagnetic radiation emitted by cellular towers. Exposure to non-ionizing radiation from cell towers can trigger or significantly accelerate progression of numerous diseases and conditions (including cancers, neurological diseases and electro-sensitivity). Children, pregnant women, elderly, and those with compromised immune systems are at even greater risk.

After reviewing research into the biological effects of low intensity microwave radiation, in May 2011 the World Health Organization's (WHO) International Agency for Research on Cancer published a report that classified radiofrequency electromagnetic fields (EMR) as 'possibly carcinogenic.' The European Parliament and many countries around the world are accelerating actions to protect their citizens from this public health hazard.

Health Canada states that more research on the health effects of EMR is needed. However, the available research warrants taking action now. 'Safety Code 6,' the standard used by Health Canada and Industry Canada to determine acceptable levels of cellular tower emissions, is both inadequate and antiquated.

Safety Code 6 does not properly address concerns over the risk of cancer, chromosomal damage, and other disease or adverse physical reactions related to EMR exposures. Nor does it take into account the effects of EMR exposures on children, whose developing brains and bodies are far more vulnerable.

We would appreciate the opportunity to meet with you, at your earliest possible convenience, to discuss this urgent issue and its impacts on our children and the surrounding residential community.

Sincerely,
Concerned Parents of Unionville Montessori School


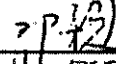
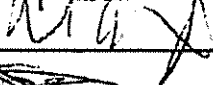
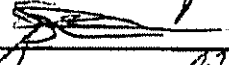
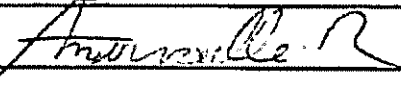

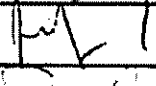
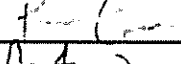


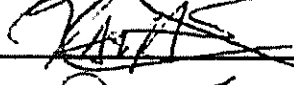
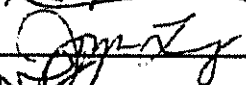

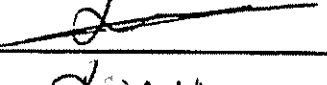

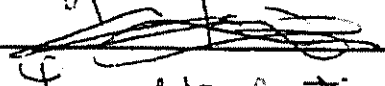
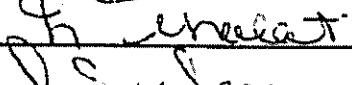

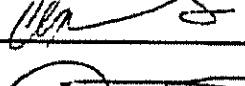
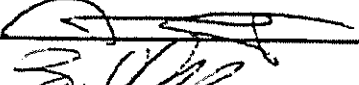

Date: December 12, 2013

Re: Proposed Telecommunications Tower at 9400 Kennedy Road, Markham, Ontario

Name	Address	Signature
Vivian Lee	55 Wozniak Crescent Markham, ON L6E 6G4, Canada	
Derrick Mak	55 Wozniak Crescent Markham, ON L6E 6G4 Canada	DM.
Joseph Mak	20 Scott Bloor ST Markham, L6E 1V7, Canada	J.M.
Catherine Mak	same	CM.
Steve Lee	19 Kyle Crescent Markham, ON, L3S 3L2, Canada	
Ravena Lee	same	R.L.
Felix & Chew	20 Port Pines Trail	Felix
Masefield Ho	20 Port Pines Trail	M'Ho.
Manar Baz <small>husband Nileggar</small>	1 Starfighter, L3P 4T7	
Kelly Cratesiere	7 Delmar K Blvd, Mkm L3P 3Y8	
Sau Lui	120 Buxton Blvd	
ANDY KENIERIS	33 Haysman Blvd.	
MELANIE CARTER	239 RIDGECREST RD	
FLORA TUNG	1086 Woodbine Ave L6C 0L2	
ALAN HUI	1086 Woodbine Ave L6C. 0L2	F.
Brian Thambirajogyan	3 Fremontville Cir.	
Maithili Thambirajogyan	" "	
Wang Jing	1523 St. Patrick St. SCARBOROUGH	Wei
CARRIE CHAN	22 CLARY ST	
Wille Ma	23 Cox Blvd	
Edmond/Catherine	11 Christian Harbour Dr	
Cheryl Wong	18 MATTINE WAY	
Jenny Ho	111 Southwoldville	
R. Kenieris	33 Haysman Blvd	R. Kenieris

Date: December 12, 2013

Re: Proposed Telecommunications Tower at 9400 Kennedy Road, Markham, Ontario

Name	Address	Signature
GARY PANH	3 BARKWELL HOLLOW	
YING DING	144 ANGUS GLEN BLVD	
MARY KING	100 PRINCESS DRIVEN DR	
NOEL KIRITHIRAT	311 LORETTA CRES	
Anu Radhakrishnan	5 Marie Rd	
Desmond Cheung	12 Alexandre Lamie Ave	
Jennifer Lee	725 W. Ward Street	
Pauline CHAN	73 MACLEOD AVE E	
Anthony Wong	74 Markham Blvd	
STEVEN LIU	144 Elaine Blvd	
Karl Leung	40 Balsam St	
Ying Leung	40 Balsam St	
Carmen Vuong	106 RUSTLE WOODS AVE	
Hani Zaki	117 Geddington Cres	
Judy LAI	144 Elmer Park Dr	
Pauline Chan	73 Macleod Rd	
Lisa Galati	45 Calderbridge Cres	
Suzanne Torus	28 Zircon Ct, North York	
Christina Capraro	70 Town Centre Court	
Mardy Cheung	15 ROCK GARDEN ST.	
Eveline Chan	50 Gillings St.	

Change.org Parents of UMS

Recipient: Geoff Day and Jim Baird

Letter: Greetings,

Express your concerns about the cellular tower installation at the Pre-Casa
Campus

Comments

Name	Location	Date	Comment
James Thursfield	Markham, Canada	2014-01-17	It is idiotic to stick a cellular tower close to a school.
ZAHIDA MERALI	RICHMOND HILL, Canada	2014-01-17	My students study with UMS, I don't want to have this tower affect them in the long run - I don't feel it to be a safe use of space - especially when education is most important in this day and life... technology has so many other sites - use somewhere else.
Gang Zhou	markham, Canada	2014-01-17	Since you know there is a school there, why do you make a plan to kill the students?
steven ou	Unionville, Canada	2014-01-17	too close to the student at UMS and residential neighbourhood. So the issue is that you guy can't install at William Berzcy elementary school and you decided to pick on the private school instead. with all the younger kids spending more than 6 hrs a day beside the tower is not good to their health.
K. Mohamed	Richmond Hill, Canada	2014-01-17	My children have attended this school and this is a danger to kids.
Suzan Galluzzo	on, Canada	2014-01-17	My son attends the school I will pull him out if it goes up there.
Nicky Marsh	Markham, Canada	2014-01-17	For the health and safety of my child and her future.
WENDY CHUNG	MARKHAM, Canada	2014-01-18	My 2 kids attend Unionville Montessori school.
Veronica Chu	Markham, Canada	2014-01-18	My 3 kids all attend in UMS. Please move away from children.
Sean Wang	Markham, Canada	2014-01-18	My kids in ums.
Rosanna Tam	Markham, Canada	2014-01-18	For the safety of the young children, please don't approve it. The tower is just too close to school and residents
Brian Lai	Toronto, Canada	2014-01-18	My grandson is attending UMS. Put the cellular antenna somewhere else that don't affect the public especially children.
Wilson Long	Richmond Hill, Canada	2014-01-18	Any cellular tower should never be close to school.
Claudia Cuevas	Toronto, Canada	2014-01-18	My daughter is at UMS in 6th grade and won't be attending UMS in September 2014 because we are moving but I do care about the health and safety of all children. This tower should not be set up so close to the any school.
Mary Leung	Markham, Canada	2014-01-19	The cellular tower's location is too close to a school.
Anne Lee	Markham, Canada	2014-01-19	Do not cell tower close to my daughter's school.
Marietta S	Richmond Hill, Canada	2014-01-20	For child safety.
Christina Kam	Richmond Hill, Canada	2014-01-20	The installation of a cellular tower that close to the school will definitely affect the children who attend the school.
Barbara Cheng	Markham, Canada	2014-01-20	My son is attending UMS and we definitely do not want to see a cellular tower installed closed to his school or the neighborhood. Please concern more on the public health rather than accepting the proposal from the telecommunication corporation as they have never thought about what we parents care of our kids and their future. The City of Markham should not be just business-minded and neglect the residents' health in long run.
Honson Ching	Markham, Canada	2014-01-20	The tower should not be set up too close to any school. It should not even being put in a proposal. Please consider the kid's attending the school there and the people who work in the facility.
William Cheng	Markham, Canada	2014-01-20	Both of my grandchildren attend UMS, and I am very concerned about the negative impact of building a telecommunication tower at their school location. This is not good for their health.

Name	Location	Date	Comment
Rachel Baldacchino	Aurora, Canada	2014-01-20	It is unconscionable that Industry Canada and Geoff Day (City of Markham) would consider building a telecommunications tower on the current site of a school, not only upheaving the kids currently attending the school, but negatively impacting the health of our children attending the adjacent school buildings and the thousands of residents that reside in that area. Scientists may say that there are "no conclusive" health issues, but the fact that there is no conclusive evidence should BE VERY concerning in itself. We do not want to risk the health of the hundreds of children whose immune systems have not yet matured. Perhaps Jeff Day, Jim Baird, the councilors and mayor can relate to this instead (if you have no care or concern for our children's health) - think about the thousands of votes the residents account for in this next election! And think of the all the Town Hall meetings and all of the letters to the editors and websites which will be developed on this issue alone. If Health Canada is encouraging parents to reduce children's RF exposure right on their website, how can you in good conscience even consider erecting a tower where hundreds of kids go to school? Health Canada also says that health concerns are sometimes expressed by people who live or work near cell phone tower antennas; an acknowledgement that there are issues. The casual use of cell phone is one thing, but a tower emitting RF ALL DAY LONG is an entirely different issue! Surely there is another plot of land that can be considered in Markham. There should be a law that states that these towers can't be erected within a certain radius of schools and residential areas.
Xinyue Li	Markham, Canada	2014-01-20	children's safety
Michael Wu	Richmond Hill, Canada	2014-01-20	Wireless radiation. I work near to the tower.
Victor Baldacchino	Aurora, Canada	2014-01-20	Safety concerns, seizure of property used for another purpose i.e. educational lack of governmental transparency
danny yeoh	markham, Canada	2014-01-20	There is a lot of research showing that the emission of electrical devices does affect people, not only children. If you research and google "cell phone damage to children" you can see such links as http://www.internationalparentingassociation.org/BrainDevelopment/cellphones.html that there is damage. I have been studying this for years and there is even proof on the youtube of brain scans of people with wireless damage and non wireless damage to the brain. A cell phone tower with the amount of energy needed to power communications is a very bad idea for those kids. Mine attended there also. Perhaps if the people who are doing this would like to put a tower next to their schools and addresses they might change their minds. There is lots of research. The cell phone industry is very rich and powerful so this is going to be a hard fight. Inform everyone you know to sign this petition and also at https://openmedia.ca/connectedcanada?utm_source=140115eblast&utm_medium=email&utm_campaign=ConnectedCanada as they can assist I am sure. If someone says that wireless transmissions do not affect the brain ask them to hold a cell phone to their head for 15 minutes of talking - does their head hurt? You can also measure the cell phones strength using a microwave tester bought at Circuit City or the old Radio Shack stores for 15 \$. There are definite places where these should be put.

Name	Location	Date	Comment
Malanle Carter	Markham, Ontario, Canada	2014-01-20	My child currently attend school at UMS located in the St Phillips on the Hill church where the new proposed tower is to relocate to. He will be there next year as well and I do not support having a tower so close to where children spend a minimum of 8 hrs per day 5 days a week under concentrate waves being emitted by the tower. My child's education next year should not be sacrificed in the interests of cellphone coverage. ST Phillips on the Hill in my opinion did not disclose the full range of services offered in their facility including the dedicated lease of their space to UMS.
Sandy Ho	Markham, Canada	2014-01-20	My daughter goes to UMS (Pre-Casa) campus. I believe installing a cellular tower will definitely be bad for these young kids and should not be install close to any school zone area at all.
Vernon Carter	Markham, Canada	2014-01-20	My son is a student in Pre Casa 2 located @ St Phillips on the hill church where the new tower has been proposed. This tower would not be considered on any of our publicly funded school sites and should also not be considered for a privately funded location. My son will be a returning student to this location next year and I do not support the proposed site given the lack of information or conclusive information that there are no imminent or long term risks or effects.
Carol Ip	Markham, Canada	2014-01-20	For the health and safety of my children.
Simon Sit	Markham, Canada	2014-01-20	I'm living at that area, it is too danger for our neighbourhood!!
christine gomes	Toronto, Canada	2014-01-20	EMF have been scientifically linked to many health conditions and children should not be exposed to them.
Anthony Wong	Markham, Canada	2014-01-20	My kid is attending UMS pre-case. This is not a right location and have potential harmful for kids
Councillor Don Hamilton	Markham, Ontario, Canada	2014-01-20	I wanted you all to know that I too am concerned. The City of Markham is trying to arrange a meeting of the true decision makers in the Cell Tower approval process. Those are Health Canada, Industry Canada (decision authority), your local MP John McCallum, scientists and others who may be able to once and for all clarify whether these cell towers should be located close to schools and what effect they can have on our children. When I hear more about this meeting I will inform you if you send me an email request marked "cell tower into meeting". Meanwhile I will not support any cell towers being located so close to schools, daycares etc.
Joe Lui	Markham, Canada	2014-01-20	Building a tower right beside a Montessori is just not right

Name	City	Province	Zip Code	Country	Signed On
Carrie Lau	Markham		L6c0E1	Canada	1/17/2014
shagufta meghji	markham		l3r0g2	Canada	1/17/2014
James Thursfield	Markham		L6E0M5	Canada	1/17/2014
Evelyn Chung	Markham		L6C 0A9	Canada	1/17/2014
ZAHIDA MERALI	RICHMOND HILL		L4S2N4	Canada	1/17/2014
xuejuan Zhang	markham		L6C2M5	Canada	1/17/2014
Sophia Sze	Markham		L6E 0L9	Canada	1/17/2014
JOSEPH LEE	MARKHAM		L6E 0N2	Canada	1/17/2014
Elizabeth Quioc	markham		l6c0b8	Canada	1/17/2014
Mimi Park	Markham		L6c0k1	Canada	1/17/2014
Albert Yen	Markham		L6C2G2	Canada	1/17/2014
Catherine Wang	Markham		L6C 1Z3	Canada	1/17/2014
Tina Chu	Markham		L6c 0p7	Canada	1/17/2014
Andrew Choi	Markham		L6E0K1	Canada	1/17/2014
Arda McGarry	Markham		L6E 1A7	Canada	1/17/2014
Gang Zhou	markham		L3R 7L2	Canada	1/17/2014
Warren Peng	Markham		L6C0K1	Canada	1/17/2014
Melody Ko	Markham		L6C 0K1	Canada	1/17/2014
xiaochi chen	markham		l6c 2e7	Canada	1/17/2014
Annie Hsu	Markham		L6C 0B2	Canada	1/17/2014
steven ou	Unionville		L3R 6J2	Canada	1/17/2014
Khatija Mohamed	Richmond Hill		L4C 8R1	Canada	1/17/2014
Suzan Galluzzo	on		L6B1A8	Canada	1/17/2014
ataur rahman	Markham		l6e1v8	Canada	1/17/2014
Ivan Lok	Markham		L6C 0R1	Canada	1/17/2014
Jessie Yip	Markham		L6C0K1	Canada	1/17/2014
Margaret Ting	Markham		L3P7V7	Canada	1/17/2014
Anna Yue	Markham		L6C 0K1	Canada	1/17/2014
Tuen Lui	Richmond Hill		L4B3G9	Canada	1/17/2014
Nicky Marsh	Markham		L3R2B4	Canada	1/17/2014
Huiping Luo	Markham		L6c 1w5	Canada	1/18/2014
carlos kam	Markham		l6c0j8	Canada	1/18/2014
Agalya Dhanasekaran	Markham		L6E1G1	Canada	1/18/2014
Steven Lai	Markham		L3S 4K5	Canada	1/18/2014
Judy Man Ying Lai	Markham		L3S 4K5	Canada	1/18/2014
WENDY CHUNG	MARKHAM		L6C 2T4	Canada	1/18/2014
Ivy Liang	Markham		L6c 2w9	Canada	1/18/2014
Yun Zi Zheng	Markham		L6c 2x8	Canada	1/18/2014
Veronica Chu	Markham		L3r7z9	Canada	1/18/2014
Tony Wong	Markham		L6E 0K9	Canada	1/18/2014
Howard yang	MARKHAM		L3R 7Z9	Canada	1/18/2014
Jing Li	Markham		L6C 0E9	Canada	1/18/2014
Sean Wang	Markham		L6c0e9	Canada	1/18/2014
Rowena Siu	Markham		L6C 0C7	Canada	1/18/2014
Piera Li	Markham		L6C 2A9	Canada	1/18/2014
muneerah shiraz	Markham		l6e1e2	Canada	1/18/2014

Krista Roddis	Unionville	L6c 1z2	Canada	1/18/2014
frances man	Markham	l6c0p6	Canada	1/18/2014
Felix lo	Markham	l3r6n6	Canada	1/18/2014
Shirley V	Markham	L3p7b6	Canada	1/18/2014
Tyler Bacon	West kelowna	V4T 1A8	Canada	1/18/2014
Elisa Chang	Markham	L3r 3y5	Canada	1/18/2014
Rosanna Tam	Markham	L6C 2X7	Canada	1/18/2014
Jenn Lai	Markham	L6C 2W3	Canada	1/18/2014
Brian Lai	Toronto	M1T 3W4	Canada	1/18/2014
Wilson Long	Richmond Hill	L4S 2R3	Canada	1/18/2014
franco choi	Markham	L6C 0K1	Canada	1/18/2014
Claudia Cuevas	Toronto	M5J2V5	Canada	1/18/2014
Daniel Chan	密西沙加	L5N 7E3	Canada	1/18/2014
Anita Hansen	Richmond hill	l4c2w2	Canada	1/19/2014
Kirk Hansen	Richmond hill	l4c 2w2	Canada	1/19/2014
Irene Chen	Markham	L3R 1E2	Canada	1/19/2014
James Chiang	Markham	L3R 1E2	Canada	1/19/2014
Antoinette Brandes	Whitchurch-Stouffville	L4a 0s6	Canada	1/19/2014
Mary Leung	Markham	L3R 6J2	Canada	1/19/2014
Sarah Afshani	Markham	L6c 1V5	Canada	1/19/2014
Anne Lee	Markham	L6C 0B2	Canada	1/19/2014
Richard Wong	Markham	L6C 0B2	Canada	1/19/2014
Jo Ann Yau	Markham	L6C 0E3	Canada	1/19/2014
Wen hua Shen	万锦	L6c 0j9	Canada	1/19/2014
Christopher Chen	Markham	L3R3P8	Canada	1/19/2014
sherry jizheng cai	richmond hill	l4b3j4	Canada	1/20/2014
Nima Afshani	Richmond hill	L4b 0A2	Canada	1/20/2014
T aslam	Markham	L6c 1v5	Canada	1/20/2014
Marietta S	Richmond Hill	l4c2y1	Canada	1/20/2014
Christina Kam	Richmond Hill	L4B 4M8	Canada	1/20/2014
chien chen	Markham	L3R 3P8	Canada	1/20/2014
Barbara Cheng	Markham	L3P 7X3	Canada	1/20/2014
Lisa Chen	Markham	L3R 3P8	Canada	1/20/2014
Hilda Lee	Markham	L6C 2A1	Canada	1/20/2014
Honson Ching	Markham	L6e1w8	Canada	1/20/2014
William Cheng	Markham	L3P 7X3	Canada	1/20/2014
johnny wong	Markham	l6c0a9	Canada	1/20/2014
Rachel Baldacchino	Aurora	L4G 6M6	Canada	1/20/2014
Anjali Johar	Markham	L6E1G2	Canada	1/20/2014
Xinyue Li	Markham	L3R 4S9	Canada	1/20/2014
Sarah J	Richmondhill ON	L4E 0P6	Canada	1/20/2014
Mary S	Markham	L6E1E4	Canada	1/20/2014
Mandy Cheung	Markham	L6b0j6	Canada	1/20/2014
Stanley Tong	Markham	l6b0j6	Canada	1/20/2014
Michael Wu	Richmond Hill	L4S 2K2	Canada	1/20/2014
Tara Choy	Markham	L6B 0T6	Canada	1/20/2014
Victor Baldacchino	Aurora	L4G 6M6	Canada	1/20/2014

Jeff Fung	Markham	L6C 2X1	Canada	1/20/2014
Prem Appaji	Markham	L6E2H2	Canada	1/20/2014
Alice Too	Markham	L3P 4N1	Canada	1/20/2014
Betty Au Yeung	Markham	L3R 7Z9	Canada	1/20/2014
Mimi Chu	Whitchurch-Stouffville	L4a0y3	Canada	1/20/2014
Josie Palmisano	Stouffville	L4A 0H9	Canada	1/20/2014
danny yeoh	markham	a1b2c3	Canada	1/20/2014
Melanie Carter	Markham, Ontario	L6C 2W8	Canada	1/20/2014
Daisy Li	Markham	L6C 2E7	Canada	1/20/2014
bonnie yung	Markham	I6c 0h1	Canada	1/20/2014
Andrea Ho-Fatt Wang	Markham	L3R1Y7	Canada	1/20/2014
Sandy Ho	Markham	L6G 0C6	Canada	1/20/2014
Christine Capranos	scarborough	M1p0b2	Canada	1/20/2014
Hadiseh Rezaei	Richmond Hill	L4C 1N2	Canada	1/20/2014
Vincent Kwan	Markham	L6G0C6	Canada	1/20/2014
Kenny Chan	Markham	L6E 1Z5	Canada	1/20/2014
Cindy Wong	Markham	L3R 8A6	Canada	1/20/2014
Vernon Carter	Markham	L6C 2W8	Canada	1/20/2014
Josephine Lam	Markham	L6E 0C8	Canada	1/20/2014
Cecilia Chow	Markham	L6E 0E4	Canada	1/20/2014
Maithili Mavinkurve	Markham	L3P 7r9	Canada	1/20/2014
Carol Ip	Markham	L6E1N8	Canada	1/20/2014
WILLIE MA	MARKHAM	L3R7Z9	Canada	1/20/2014
Simon Sit	Markham	L6C2B3	Canada	1/20/2014
Gary Kwok	Markham	L6C2W4	Canada	1/20/2014
Amy Tang	Markham	L6C0K5	Canada	1/20/2014
Kit Shen	Markham	L6E 0K6	Canada	1/20/2014
Christine Gomes	Toronto	M3A2W4	Canada	1/20/2014
Anthony Wong	Markham	L6E 0E4	Canada	1/20/2014
Carman Jin	Markham	I6c0h7	Canada	1/20/2014
Vanessa Lizano	Vaughan	L4H 3K3	Canada	1/20/2014
Rami Mansourati	Markham	I6B 0w2	Canada	1/20/2014
Councillor Don Hamilton	Markham, Ontario	L3R 9W3	Canada	1/20/2014
Ema Lyons	Markham	L6B 1L6	Canada	1/20/2014
Andrew Leung	toronto	m5s 1v8	Canada	1/20/2014
Chi-Ho Cheung	Markham	L6C 2A8	Canada	1/20/2014
Maggie Pang	Markham	L6C 2L9	Canada	1/20/2014
Carie Chen	Markham	L6C 2J8	Canada	1/20/2014
Joe Lui	Markham	L6c 0r3	Canada	1/20/2014
Frances Huebel	Toronto	M3A1H5	Canada	1/20/2014
Win Wan	Markham	L6c 0r3	Canada	1/20/2014
Grace Lam	Markham	L6B 0C6	Canada	1/20/2014
Rudy Bartolome	Markham	L6E1M5	Canada	1/20/2014
A Au	Markham	L6C0L4	Canada	1/20/2014
Daniel Galessiere	Markham	L3P 3Y8	Canada	1/20/2014

APPENDIX '3' OF JUNE 17, 2014 STAFF REPORT

1. THAT the owner enter into a development agreement with the City;
2. THAT prior to execution of the development agreement, the owner submit final drawings, and comply with all requirements of the City and authorized public agencies, to the satisfaction of the Commissioner of Development Services;
3. THAT the owner confirm responsibility for all matters relating to grading, utility location, external approvals, engineering, structural design, etc.;
4. AND FURTHER THAT construction of the Telecommunication Tower and installment of associated equipment on the property shall be completed within a period of three years commencing June 17, 2014.