



Report to: Development Services Committee

Report Date: November 5, 2013

SUBJECT: RECOMMENDATION REPORT
Application for Site Plan Approval by Fontur International Inc. for a Bell Canada Monopole Telecommunication Tower and associated equipment compound at 9255 Woodbine Avenue
File No. SC 13 110509

PREPARED BY: Rick Cefaratti, M.C.I.P., R.P.P., ext. 3675,
Planner II, East District

REVIEWED BY: Ron Blake, MCIP, RPP, ext. 3675
Manager – West District

RECOMMENDATION:

- 1) That the report dated November 5, 2013, entitled “Application for Site Plan Approval by Fontur International Inc. for a Bell Canada Monopole Telecommunication Tower and associated equipment compound at 9255 Woodbine Avenue, File SC 13 110509”, be received;
- 2) That the presentation by Shehyrar Khan of Fontur International Inc. on behalf of Bell Canada, regarding the proposed telecommunications tower, be received;
- 3) That the Site Plan application be endorsed, subject to the 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;
- 5) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report provides an overview and evaluation of the proposed site plan application submitted by Fontur International Inc. on behalf of Bell Canada. The report recommends endorsement of the Site Plan application, subject to conditions. Industry Canada has final approval authority on telecommunications tower proposals.

BACKGROUND:

The subject property is located on the east side of Woodbine Avenue, north of 16th Avenue (Figure 1). The site is referred to as ‘Cachet Centre’ and contains a multi-unit retail commercial building. ‘Sanatan Mandir Cultural Centre’ abuts the property to the north. A financial institution (Royal Bank) is located to the south, across 16th Avenue. Residential dwellings are located to the east of the retail site, across an open space buffer. Vacant Employment lands are located to the west across Woodbine Avenue.

DISCUSSION:**Description of Proposed Telecommunication Tower**

On May 7, 2013, Fontur International Inc. submitted an application for Site Plan Approval on behalf of Bell Canada to permit a monopole telecommunications tower on the subject property. The proposed 20 m (65.6 ft.) high tower and associated equipment will be located on a 282 m² concrete slab base at the northwest corner of the subject property. This area of the site is currently used as a landscaped strip for the above-noted commercial plaza.

Jurisdiction

Telecommunication facilities are regulated by the Federal Government. Industry Canada is the Federal Agency with the approval authority for the location and operation of telecommunication facilities in Canada. Industry Canada acknowledges the importance of municipal consultation as part of the approval process. Therefore, proponents are encouraged to consult with the local municipality to obtain their input and comments.

City's new Telecommunication Policy 2012 and Public Consultation

On January 24, 2012, Council adopted a new Policy entitled "Policy for Establishing Telecommunication Towers 2012". Section (ii) of the City's new policy is as follows:

- "ii. *Telecommunication Towers are exempt from Public Consultation within industrial, institutional and commercial zoned areas, where the Telecommunication Tower base is located a minimum of 120 metres or a distance of 3 times the height of the proposed Telecommunication Tower, whichever is greater, away from lands that contain known sensitive land uses such as residential, schools and daycares."*

The proposed telecommunications tower is located within 120 m of 'Sanatan Mandir Cultural Centre' which contains classrooms for religious and educational purposes. Staff considered Sanatan Mandir a sensitive land use and instructed the applicant to coordinate public consultation as the location of the tower did not qualify for exemption from public consultation noted above.

Public Consultation Meeting Held

On July 31, 2013, the Public Consultation Meeting on the proposal was held at the Angus Glen Community Centre. The Ward Councillor and Staff attended the meeting. The applicant was in attendance to provide information on the proposal as well as to answer any technical questions. Three members of the public attended this information session to seek clarification of the proposal. No formal comments have been received from the public in relation to the proposal to date.

Municipal Concurrence

As per city policy, the applicant has made a request for Municipal Concurrence, and is required to make a deputation to the Development Services Committee to seek

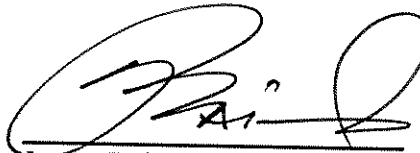
endorsement of the Site Plan application. In the event that the application is endorsed by Development Services Committee, a copy of the resolution and the endorsed plan will then be forwarded to Industry Canada for their final approval. The endorsed plan will be accompanied by a letter of concurrence from the Director of Planning & Urban Design.

CONCLUSION:

Staff are of the opinion that the proposed telecommunications tower is located an appropriate distance from the nearest sensitive land use (Sanatan Mandir Cultural Centre), and greater than 210 m (690 ft.) away from the closest residential uses to the east. The proposed monopole tower is appropriate in size and shape for the chosen location as staff considers its design and height to be compatible with its surroundings. The installation of this telecommunication tower will also improve wireless services in the area. The service level upgrade will help to accommodate the rising demand in wireless data transmission.

RECOMMENDED BY:

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



James Baird, MCIP, RPP
Commissioner, Development Services

ATTACHMENTS:

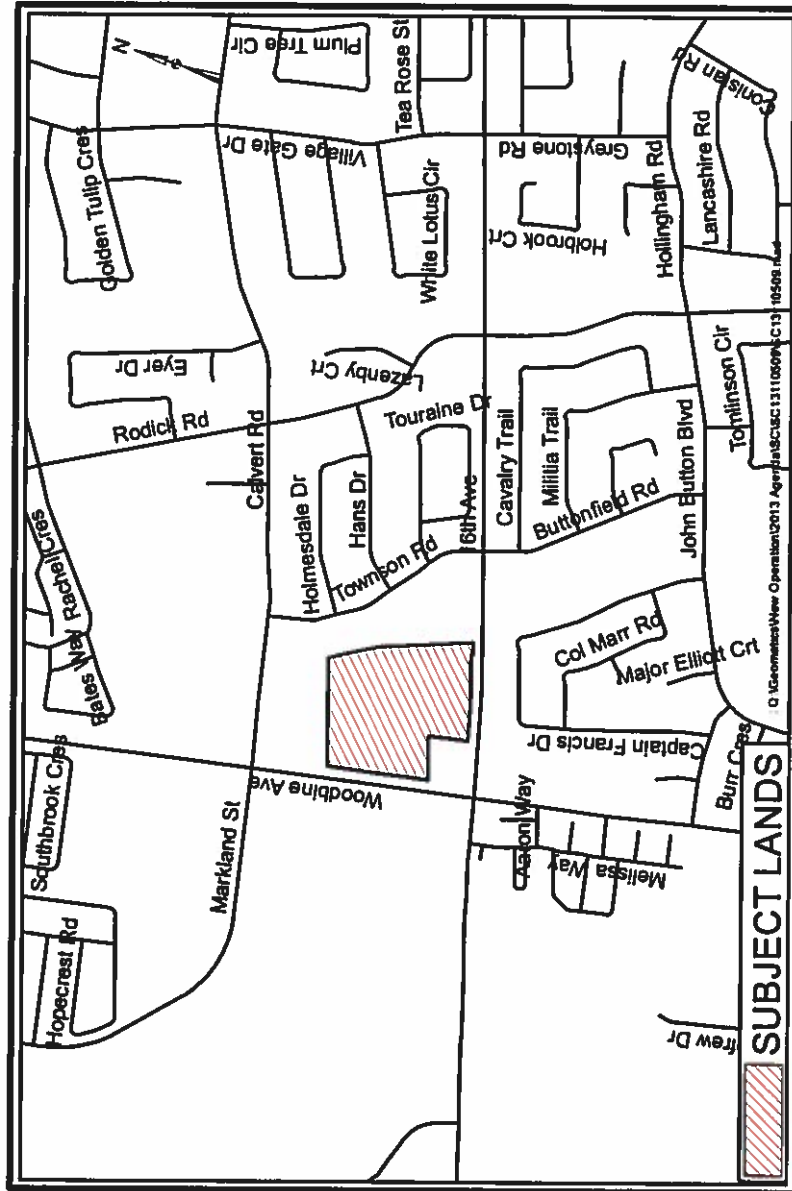
Figure 1 : Location Map

Figure 2 : Air Photo

Figure 3 : Site Layout for Proposed Telecommunications Facility

Figure 4 : Photo Simulation

Figure 5 : Photo Simulation





AIR PHOTO

APPLICANT: FONTUR INTERNATIONAL INC.
9255 WOODBINE AVENUE

FILE No. SC. 13110509 (RC)

 SUBJECT LANDS

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FIGURE No. 2

NOTIFICATION RADIUS PLAN
SCALE 1:1000

PROPOSED
TELECOMMUNICATION
TOWER LOCATION

LOT 16
CONCESSION

16TH AVENUE

WOODBINE AVENUE

SITE PLAN

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FIGURE No. 3

BEFORE



AFTER

PHOTO SIMULATION 'A'

APPLICANT: FONTUR INTERNATIONAL INC.
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FIGURE No. 4



BEFORE



AFTER

PHOTO SIMULATION 'B'

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FIGURE No. 5

