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PROPOSED TELUS MOBILITY TOWER AT A REGIONAL RESERVOIR

(Regional Council at its meeting on October 27, 2005, amended the following clause by adding the following recommendations:

- 3. *The agreement shall be subject to the proponent erecting a “Stealth” flag-pole type of tower on this site.)***
- 4. *The Commissioner of Transportation and Works report to the Committee on whether “Stealth” flag-pole types of towers should be the Regional standard for cellular telecommunications towers.***

The Transportation and Works Committee recommends the adoption of the recommendations contained in the following report, September 20, 2005, from the Commissioner of Transportation and Works:

1. RECOMMENDATIONS

It is recommended that:

1. Subject to the proponent holding a public consultation meeting and obtaining Site Plan approval from the City of Vaughan, Council authorize staff to negotiate an agreement for the erection of a cellular telecommunications tower adjacent to the Region’s PD6 Reservoir located at 900 Teston Road in the City of Vaughan.
2. The Regional Clerk forward this report to the Clerks of the Town of Richmond Hill and the City of Vaughan.

2. PURPOSE

The purpose of this report is to seek Council’s endorsement of a proposal by Telus Mobility, through its infrastructure arm, TELE-MOBILE Company, to erect a telecommunication tower of up to 40 metres (131 feet) height on the Region’s land at 900 Teston Road in the City of Vaughan, the site of one of the Region’s PD6 reservoirs (see *Attachment 1*).

3. BACKGROUND

The cellular coverage provided by Telus Mobility is compromised by a dead zone that stretches along Elgin Mills and Teston Roads from Yonge Street to Dufferin Street and as far south as Major Mackenzie Drive. After three years of engineering and fieldwork, Telus Mobility has determined that this dead zone can be best be addressed by locating a tower on the Region's property at 900 Teston Road.

The reservoir where the proposed tower is to be erected is surrounded on three sides by estate residential lots, with the house immediately adjacent to the east being used as a religious institution.

Telus has proposed a "Stealth" tower (i.e. low visual impact) from 35 to 40 metres (115 to 131 feet) in height. Attachment 2 shows a tower similar to that proposed, which is located at the intersection of Kingston Road and Brock Road in Durham Region.

4. ANALYSIS AND OPTIONS

4.1 Existing Approval Policy and Protocol

At its meeting of March 8th, 2001, Council adopted Clause 4 of Report No. 3 of the Transportation and Works Committee, which established a policy for Communications Installations on Regional Property, and gave the Commissioner of Transportation and Works the authority to enter into agreements "for the installation of third party communications equipment on Regional property and facilities". Germane to that report is a phrase included in the purpose for the policy, "...reduces the visual impact of multiple communications towers by locating antennae on the Region's existing structures." The request from Telus is to erect a separate tower because no Region tower exists at the site.

At its meeting of April 18th, 2002, Council adopted Clause 1 of Report No. 4 of the Planning and Economic Development Committee, which established a protocol for adoption by the local municipalities to deal with applications for telecommunications tower/antenna facilities in the Region. This protocol establishes that the proponent or the local municipality organise and hold a community information session, unless specified exemption criteria are met, and that the following be notified:

- Residents within a minimum radius of 500 metres of the subject property.
- Any ratepayers associations impacted by the proposal.
- The Clerks of all municipalities within 500 metres of the proposed facility site.

4.2 Application of the Policy and Protocol

To date, all but one of the antenna installations on Regional property have involved antennae mounted on Region structures. The one exception was a tower erected by Bell Mobility at the Kleinburg Water Pollution Control Plant, a site with no immediately

adjacent residential neighbours and of low visual impact because of its location in the valley of the Humber River.

In assessing proposals for telecommunications installations on Region land and structures, the Transportation and Works Department views its role not as an approval authority, but as a landlord and stakeholder within the land development approval process administered by the local municipalities. While any operational and safety concerns of Region staff are addressed directly with the applicant, the land approval process, including interpreting and enforcing zoning regulations and any requirement for public consultation, has been left to the local municipalities.

Since this request from Telus is not for antennae placement on an existing tower in accordance with the 2001 Council report, separate Council approval is being requested. Because of potential aesthetic considerations, the proponent will be required to obtain local municipal approval for the installation prior to acceptance by the Region.

5. FINANCIAL IMPLICATIONS

The Region's licence fee for telecommunications installations for any 12 month period beginning in 2005 is \$12,155.06. All costs associated with the design, approvals, and installations are borne by the applicant.

6. LOCAL MUNICIPAL IMPACTS

Telus Mobility users who reside in or travel through Richmond Hill and Vaughan in an area roughly bounded east/west by Yonge Street and Dufferin Street, and north/south by the height of land north of Elgin Mills/Teston Road, and Major Mackenzie Drive experience a dead-zone on their cellular telephones. The proposed tower would service that dead zone.

7. CONCLUSION

Telus Mobility has applied to the Region to erect a cellular telecommunication tower of up to 40 metres height on lands belonging to the Region at 900 Teston Road in the City of Vaughan.

It is recommended that Council authorize staff to negotiate an agreement with Telus Mobility for the antennae installation, subject to Telus Mobility's obtaining the approval of the City of Vaughan.

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause are attached to this report.)