

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 12, 2019**

Item 13, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 12, 2019.

#### **13. BROADVIEW FARMS SITE DEVELOPMENT FILE DA.18.061 VICINITY OF BATHURST STREET AND KING-VAUGHAN ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2019, be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

#### **Recommendations**

- 1. THAT Site Development File DA.18.061 (Broadview Farms) BE APPROVED for the Subject Lands shown on Attachment 1, to permit the proposed monopole telecommunication tower and associated radio equipment cabinet, as shown on Attachments 2 and 3.**

## Committee of the Whole Report

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**DATE:** Tuesday, June 04, 2019

**WARD:** 1

**TITLE: BROADVIEW FARMS  
SITE DEVELOPMENT FILE DA.18.061  
VICINITY OF BATHURST STREET AND KING-VAUGHAN ROAD**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Site Development File DA.18.061 for the Subject Lands shown on Attachment 1, to permit the installation of a 30 metre high steel monopole telecommunications tower and associated radio equipment cabinet, for Rogers Canada Wireless Communication, as shown on Attachments 2 and 3.

**Report Highlights**

- The Owner is proposing a 30 metre high steel monopole telecommunication tower and associated radio equipment cabinet.
- The Development Planning Department supports the approval of the proposed telecommunication tower as it conforms to the policies of Vaughan Official Plan 2010 ('VOP 2010') and the City of Vaughan Telecommunication Facility Siting Protocol.

**Recommendation**

1. THAT Site Development File DA.18.061 (Broadview Farms) BE APPROVED for the Subject Lands shown on Attachment 1, to permit the proposed monopole telecommunication tower and associated radio equipment cabinet, as shown on Attachments 2 and 3.

**Background**

The 41 ha Subject Lands (the 'Subject Lands') shown on Attachment 1 are located on the west side of Bathurst Street and south of King-Vaughan Road, opposite the Town of Richmond Hill. The surrounding land uses are shown on Attachment 1. The Subject Lands are used for agricultural purposes and developed with a 1½-storey residential

dwelling and a number of accessory agricultural buildings including a barn, metal clad shed, two quanset buildings and silos.

***The Owner has submitted a Site Development application to permit the telecommunication tower***

The Owner has submitted Site Development File DA.18.061 (the 'Application') to permit the development of a 30 m tall telecommunications tower and an 80.1 m<sup>2</sup> radio equipment cabinet and area (the 'Development') accessed by the existing driveway on the Subject Lands.

**Previous Reports/Authority**

N/A

**Analysis and Options**

***The Development conforms to the City of Vaughan Telecommunication Facility Siting Protocol ('TFSP')***

Vaughan Council adopted a protocol for establishing telecommunication tower/antenna facilities on October 19, 2016. In accordance with the TFSP, the 30 m telecommunications tower proposed by a telecommunications carrier requires consideration by Vaughan Council.

In accordance with the City's protocols, the Owner attended a Pre-Application Consultation ('PAC') meeting with the Development Planning Department prior to submitting the Application. The Owner's agent conducted a survey of the surrounding area and determined that despite there being telecommunication towers in the area, there are no existing facilities suitable for co-location within the network coverage vicinity. The location of existing telecommunication towers that required and were granted municipal concurrence within the vicinity of the Subject Lands are shown on Attachment 1.

***Public Notice was provided in accordance with the TFSP***

The TFSP states that applications for telecommunication towers that are higher than 15 m in height and located between 0 m and 150 m of any residential zone require full public consultation, City review, and approval by Vaughan Council.

The proposed telecommunication tower is 30 m in height and located 110 m from a residential zone in the City of Richmond Hill to the east. The Owner is required to give notice of the proposal to the following:

- a) All affected residential properties within the prescribed distance, detailed below;
- b) All affected Ratepayer Groups within the prescribed distance;
- c) The Mayor, Regional Councilors and the Local Councilor for the area;
- d) The City of Richmond Hill, Planning and Regulatory Services Department; and

- e) Innovation, Science and Economic Development Canada ('ISED') regional office.

The TFSP requires the Owner to hold a Public Information Session and provide notice of the session by mail to all landowners within a 250 m radius, or three times the height of the proposed telecommunications tower, whichever is greater. A radius of 250 m was used to establish the polling area, as shown on Attachment 1. The Owner also erected a notice sign along the east lot line abutting Bathurst Street and provided newspaper notice in the Vaughan Citizen on January 31, 2019.

On March 4, 2019, the Owner held a Public Information Session at the Maple Community Centre from 5:00 - 8:00 p.m. for the Development. One resident from the City of Vaughan and four residents from the Town of Richmond Hill attended the Public Information Session. Six residents from the Town of Richmond Hill also submitted written comments via email.

The primary concerns identified by the submitted comments pertained to health impacts on residents in the area, the visual impact of the telecommunication tower and the impact on land values. Rogers Communications Inc. (the 'Agent') provided a written response to each comment received. A copy of all written public correspondence received and the Agent's responses are provided in Attachment 4.

The Development Planning Department on May 28, 2019, sent out a Notice of this Committee of the Whole meeting to all the individuals that submitted correspondence or attended the Public Information Session regarding this Application.

***The Development conforms to the Oak Ridges Moraine Conservation Plan 2017 ('ORMCP')***

The Subject Lands are designated "Natural Linkage Area" and "Natural Core Area" by the ORMCP. The Owner has submitted an ORMCP Compliance Report which identifies that the proposed telecommunications tower complies with Section 41 of the ORMCP pertaining to infrastructure. The area of construction disturbance will be kept to a minimum by locating the telecommunications tower away from natural features on the Subject Lands and on existing disturbed area that is accessed by an existing driveway. The proposed telecommunications tower conforms to the ORMCP.

***The Development is exempt from the policies of Vaughan Official Plan 2010 ('VOP 2010') and Zoning By-law 1-88***

The *Radiocommunication Act* designates the ISED, formerly Industry Canada, as the authority for all matters respecting telecommunications towers and antenna facilities. Federal regulations are not subject to Provincial policies, including the *Planning Act* and *Ontario Building Code Act*. Therefore, telecommunication towers and antenna facilities are exempt from municipal official plans, zoning by-law requirements and Site Plan approval (i.e. no implementing Site Plan Agreement or Letters of Undertaking).

The Subject Lands are designated “Oak Ridges Moraine Natural Linkage” and “Oak Ridges Moraine Natural Core” by VOP 2010. Section 8.4.4 of 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 services. Section 8.4.4.2 encourages the sharing of telecommunications infrastructure to minimize the visual impact of telecommunication towers. Although the Development is exempt from the requirements of municipal official plans, the proposed telecommunication tower conforms to the telecommunication policies of VOP 2010.

The Subject Lands are zoned “Oak Ridges Moraine” (‘ORM’) and “Open Space Environmental Protection” (‘OS5’) by Zoning By-law 1-88.

***The Site Development application has been reviewed and is satisfactory subject to the comments in this report***

The proposed telecommunication tower will be 30 m in height, light grey in colour and setback 110 m from Bathurst Street. The proposed tower will accommodate Rogers Canada Wireless Communication. The antennas will be concealed with a partial shroud, as shown on Attachment 3. Space is provided on the tower to accommodate co-location in the future.

The proposed radio equipment cabinet area is 80.1 m<sup>2</sup> and consists of prefabricated galvanized steel on a cast in place reinforced concrete slab, enclosed by a 1.8 m high chain link fence. An area of existing vegetation screens the cabinet area and a portion of the telecommunication tower from Bathurst Street. Access to the cabinet area is provided by an existing driveway from Bathurst Street. A parking space has been provided immediately south of the tower for maintenance purposes, as shown on Attachment 3.

The Owner conducted an analysis of existing tower locations and identified a gap in network coverage that could be addressed through the proposed telecommunication tower on the Subject Lands. The closest existing tower locations are at 11654 Bathurst Street (approximately 1.2 km from the Subject Lands) and 12196 Dufferin Street (approximately 2 km from the Subject Lands).

The Urban Design and Cultural Heritage Division of the Development Planning Department has reviewed the Development and is satisfied with the proposal. The Development will be partially screened by existing vegetation and the antennas will be concealed with a partial shroud.

Cultural Heritage staff have reviewed the Development and have advised there are no built heritage concerns respecting the Subject Lands. However, the Subject Lands are located partially in an area that may still retain some archaeological potential, and as such, the Owner is advised of the following Standard Archaeological Clauses:

- a) Should archaeological resources be found on the property during construction activities, all work must cease and the Ontario Ministry of Tourism, Culture and*

*Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.*

- b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.*

***The Development Engineering ('DE') Department has no objection to the Development***

The DE Department has reviewed the Development and provided no objection to its approval.

***Bombardier and Nav Canada have no objection to the Development***

Bombardier and Nav Canada have reviewed the Development and provided no objections to its location and height.

***The Toronto and Region Conservation Authority ('TRCA') has no objection to the Development***

The Subject Lands are partially located within the TRCA Regulated Area; however, the location of the Development is not within the Regulated Area. The Development is Federally regulated and is exempt from the permitting requirements under the Ontario Regulation 166/06. The TRCA has reviewed the Development and has no objection to its location.

***The City of Richmond Hill has no objection to the Development***

The City of Richmond Hill Planning and Regulatory Services Department has reviewed the Development and has no objection to its location.

**Financial Impact**

There are no requirements for new funding associated with this report.

**Broader Regional Impacts/Considerations**

The York Region Community Planning and Development Services Department has reviewed the Development and has no objection to its location.

**Conclusion**

Site Development File DA.18.061 has been reviewed in consideration of the policies of VOP 2010, the City of Vaughan TFSP, the ISED's Protocol for Radiocommunication and Broadcasting Antenna Systems, the requirements of City Departments and external agencies, and the surrounding area context. The installation of the proposed telecommunication tower and associated radio equipment cabinet conforms to VOP

2010, satisfies the requirements of the City's and ISEDC's Protocols, is satisfactory to all the required review agencies, and is therefore considered appropriate. Accordingly, the Development Planning Department can support the approval of Site Development File DA.18.061.

**For more information**, please contact Chris Cosentino, Planner, at extension 8215.

**Attachments**

1. Location Map
2. Site Plan
3. Compound Layout and Elevation Plan
4. Public Correspondence and Agent Responses

**Prepared by**

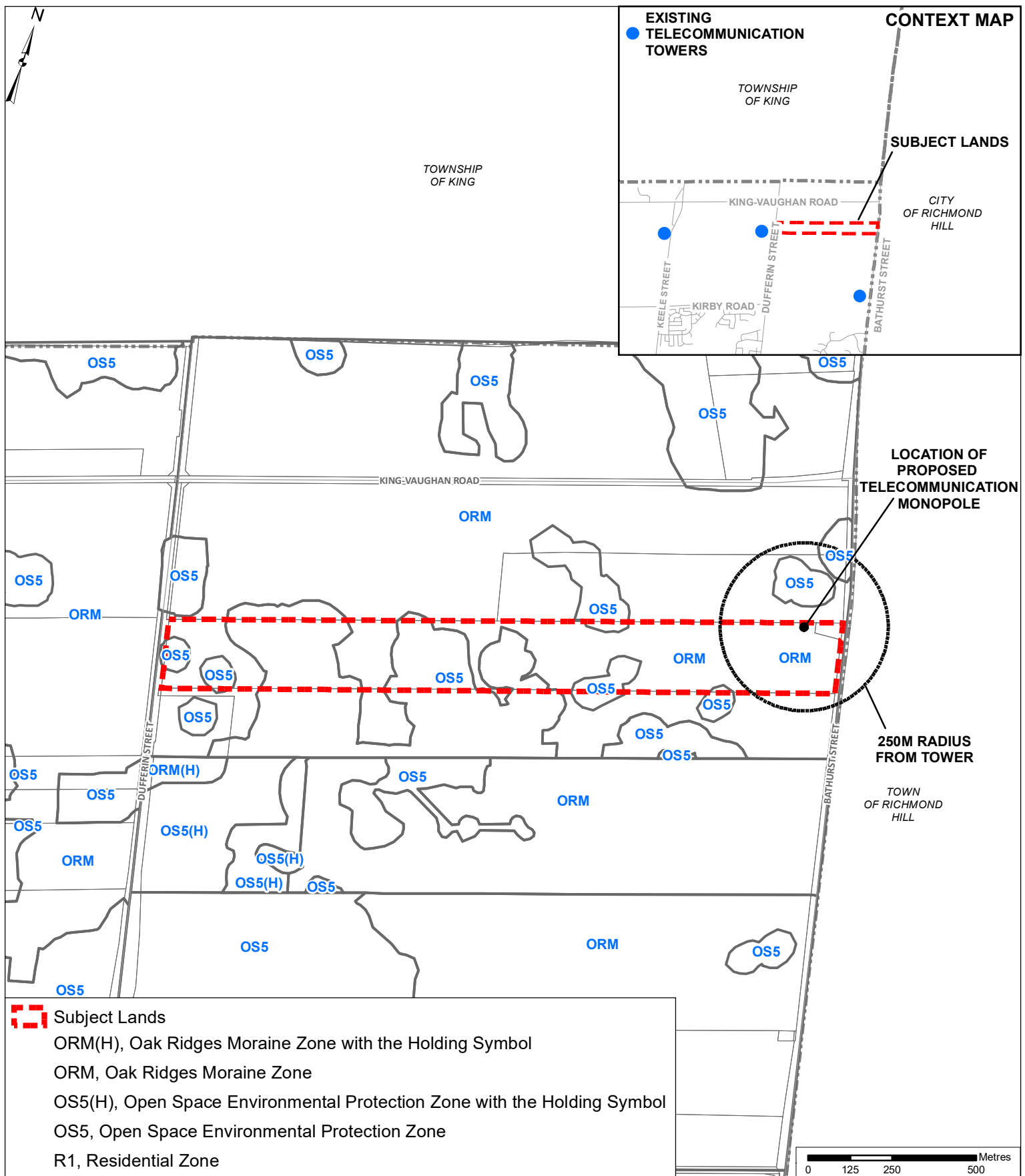
Chris Cosentino, Planner, ext. 8215

Mary Caputo, Senior Planner, ext. 8635

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



## Location Map

**LOCATION:**  
Part of Lot 34, Concession 2, 12060 Bathurst Street

**APPLICANT:**  
Broadview Farms



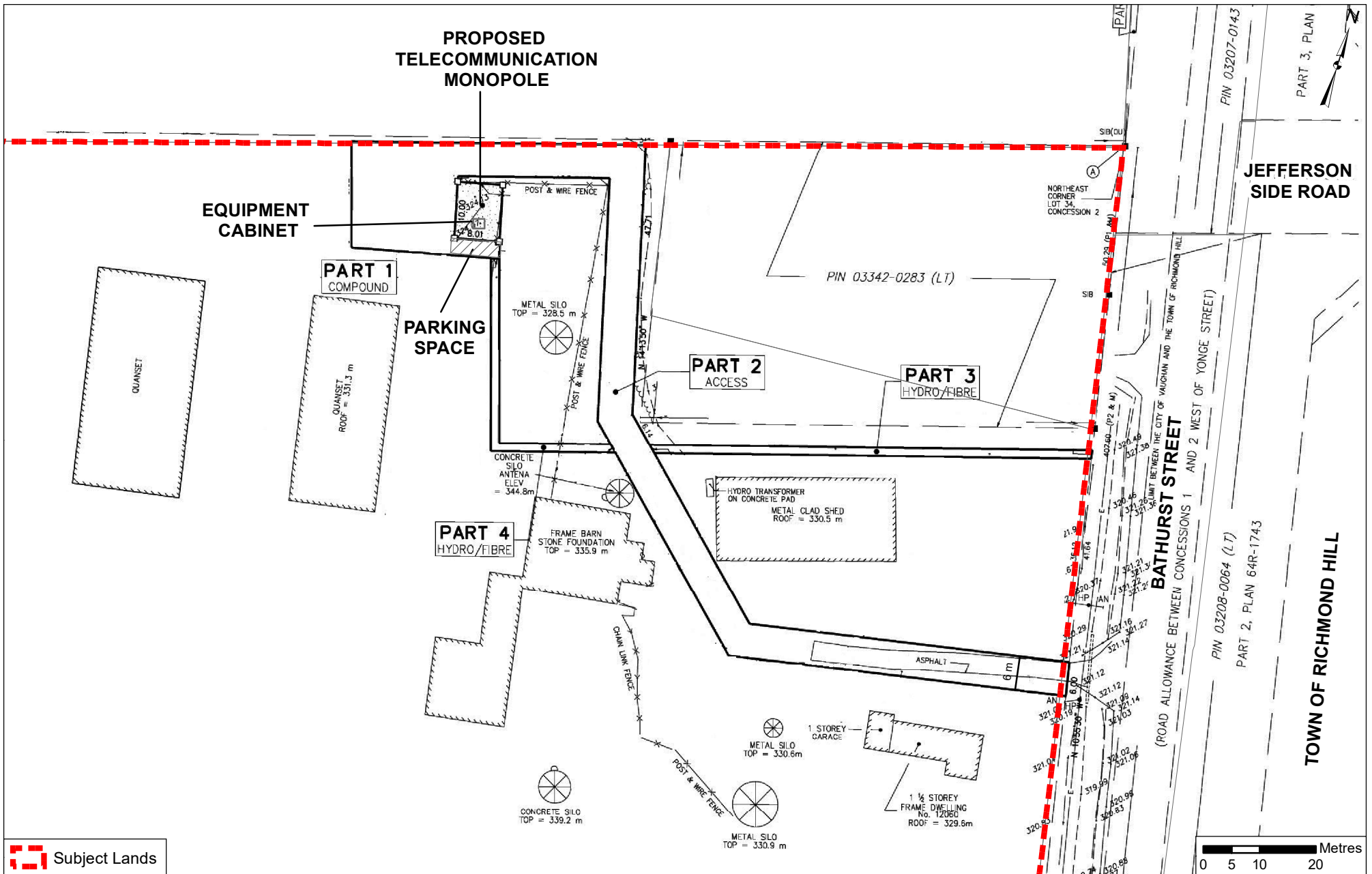
## Attachment

**FILE:**  
DA.18.061

**DATE:**  
June 4, 2019

1





## Site Plan

### LOCATION:

Part of Lot 34, Concession 2, 12060 Bathurst Street

### APPLICANT:

Broadview Farms



## Attachment

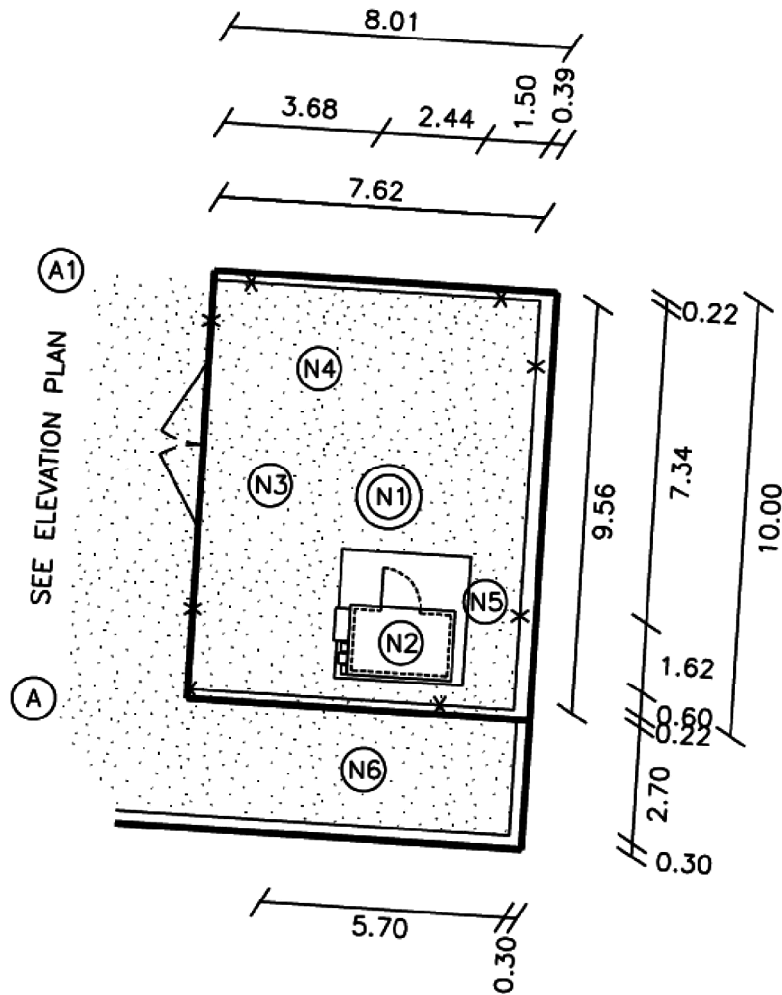
FILE:  
DA.18.061

DATE:  
June 4, 2019

2

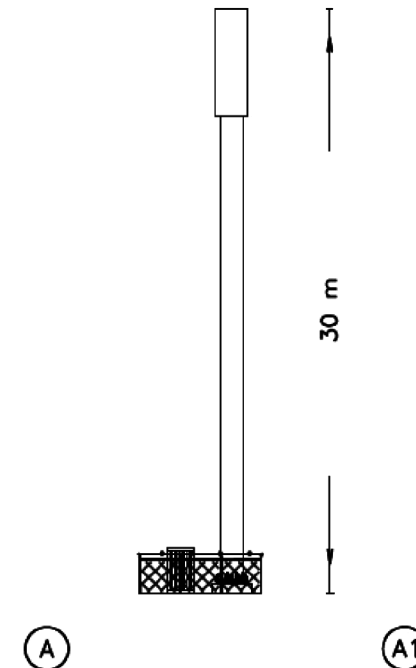
## PROPOSED COMPOUND LAYOUT PLAN

SCAI E 1:200



## ELEVATION PLAN

NOT TO SCALE



### NOTES

- (N1) PROPOSED CIRCULAR STEEL PARTIALLY SHROUDED MONOPOLE WITH LIGHTNING PROTECTION SYSTEM, PAINTED LIGHT GREY. 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 (1.62mX2.44m), ON CONCRETE PAD. FOUNDATION DESIGN PENDING SOIL REPORT.
- (N3) HYDRO CONNECTION AND ROUTING TO BE DETERMINED BY QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY
- (N4) REMOVE EXISTING TOPSOIL. PROOF ROLL SUBGRADE AND PLACE 300 mm GRANULAR A ACROSS 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.
- (N5) PROPOSED 1.8 m HIGH CHAIN LINK SECURITY FENCE TOPPED WITH BARBED WIRE SURROUNDING COMPOUND.
- (N6) PROPOSED PARKING AREA FOR MAINTENANCE TECHNICIAN. MINIMUM GRAVELLED AREA 2.7m x 5.7m.

## Compound Layout and Elevation Plan

### LOCATION:

Part of Lot 34, Concession 2, 12060 Bathurst Street

### APPLICANT:

Broadview Farms



## Attachment

FILE:  
DA.18.061

DATE:  
June 4, 2019

3



**Public Consultation for Proposed Wireless Structure**

Location: 12060 Bathurst Street, Vaughan  
Part of Lot 34, Concession 2

Rogers Site: C2746 (Bathurst Street and Jefferson Side Road)

Please submit your comments by **March 8, 2019** to:

**Rogers Communications Inc.**  
ATTN: Omar Lababidi, Municipal Relations Specialist  
8200 Dixie Road, Brampton, ON L6T 0C1  
e-mail: omar.lababidi@rci.rogers.com

**COMMENTS**

Name: Eva Lampiris  
Address: [REDACTED] Hayfield Crescent  
Phone: [REDACTED]  
E-Mail: [REDACTED]

Please provide your comments, suggestions or requests for additional information about the proposed wireless structure below:

Cell phone service has been extremely bad  
in this area since I moved here 10 years  
ago. I am happy to hear that a cell  
phone tower is being proposed for my  
area.

My only concern is what health impacts  
it has on those within close range.

Thanks  
Continue on reverse if required  
Eva

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**From:** [REDACTED]  
**Sent:** February 7, 2019 4:17 PM  
**To:** Omar Lababidi <Omar.Lababidi@rci.rogers.com>  
**Subject:** public consultation cell tower

Please see attached completed comment form

Thanks  
EvA

Sent from my iPhone

## Omar Lababidi

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**From:** Omar Lababidi  
**Sent:** February 8, 2019 2:34 PM  
**To:** [REDACTED]  
**Subject:** Response to Comments (C2746)  
**Attachments:** new doc 2019-02-07 16.15.16\_public consultation cell tower.pdf

Thank you for your comments regarding the proposed wireless communications site located at 12060 Bathurst Street.

We live and work in the communities we operate in and the health and safety of residents is of the utmost importance. We take our obligation to safety very seriously. No matter where we construct a wireless facility, we have to demonstrate to Innovation, Science and Economic Development (ISED) Canada that we meet all radiofrequency emission standards.

To demonstrate our compliance obligations, we have undertaken an analysis of the antenna system. The calculations of emission levels conducted by Rogers Radio Engineers on our antenna system are below the allowable Safety Code 6 (SC6) limit. The numbers provided are a maximum power density that is calculated using EMF Visual, the radiofrequency power density calculations tool approved by ISED.

Health Canada, in its mandate to protect the health of Canadians, is responsible for research and investigation to determine and recommend the health protection limits for exposure to radio frequency (RF) electromagnetic energy. Health Canada's guideline documents are not based on a single study; rather, they are based on the bulk of scientific evidence contained in numerous peer reviewed studies evaluated over several decades in relation to effects of RF energy on biological organisms.

As a condition of license, Rogers follows all Canadian government standards and requirements, including Health Canada's Safety Code 6. Rogers ensures that our sites are fully compliant with the requirements established by Health Canada and other federal government agencies.

Additional information on the subject can also be obtained at <https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf09583.html>, or <http://www.ic.gc.ca/eic/site/ic-gc.nsf/eng/07422.html>.

Furthermore, questions pertaining to this subject can also be addressed directly to your Public Health Ontario local office at 647-260-7100, a provincial government entity that is not involved in the setting of the standards. You can also reach out directly to Health Canada office at [ccrpb-pcrpcc@hc-sc.gc.ca](mailto:ccrpb-pcrpcc@hc-sc.gc.ca) or 613-954-6699. Additional information on the subject is available at <http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/stations/index-eng.php>.

Thank you,

Omar Lababidi BES, MCIP, RPP  
Senior Municipal Relations Specialist  
Implementation Wireless GTA

Rogers Communication  
8200 Dixie Road  
Brampton, Ontario L6T 0C1  
[omar.lababidi@rci.rogers.com](mailto:omar.lababidi@rci.rogers.com) | m 416-508-2826





## Omar Lababidi

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**From:** Omar Lababidi  
**Sent:** February 20, 2019 11:59 AM  
**To:** yuen chan  
**Cc:** christopher.cosentino@vaughan.ca  
**Subject:** Response to Comments (C2746)

Hello Bryan,

Thank you for your comments regarding the proposed wireless communications site located at 12060 Bathurst Street.

We live and work in the communities we operate in and the health and safety of residents is of the utmost importance. We take our obligation to safety very seriously. No matter where we construct a wireless facility, we have to demonstrate to Innovation, Science and Economic Development (ISED) Canada that we meet all radiofrequency emission standards.

To demonstrate our compliance obligations, we have undertaken an analysis of the antenna system. The calculations of emission levels conducted by Rogers Radio Engineers on our antenna system are below the allowable Safety Code 6 (SC6) limit. The numbers provided are a maximum power density that is calculated using EMF Visual, the radiofrequency power density calculations tool approved by ISED.

Health Canada, in its mandate to protect the health of Canadians, is responsible for research and investigation to determine and recommend the health protection limits for exposure to radio frequency (RF) electromagnetic energy. Health Canada's guideline documents are not based on a single study; rather, they are based on the bulk of scientific evidence contained in numerous peer reviewed studies evaluated over several decades in relation to effects of RF energy on biological organisms.

As a condition of license, Rogers follows all Canadian government standards and requirements, including Health Canada's Safety Code 6. Rogers ensures that our sites are fully compliant with the requirements established by Health Canada and other federal government agencies. Link to Health Canada SC6 is below:

<https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/radiation/safety-code-6-health-canada-radiofrequency-exposure-guidelines-environmental-workplace-health-health-canada.html>

Additional information on the subject can also be obtained at <https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf09583.html>, or <http://www.ic.gc.ca/eic/site/ic-gc.nsf/eng/07422.html>.

Furthermore, questions pertaining to this subject can also be addressed directly to your Public Health Ontario local office at 647-260-7100, a provincial government entity that is not involved in the setting of the standards. You can also reach out directly to Health Canada office at [ccrpb-pcrpcc@hc-sc.gc.ca](mailto:ccrpb-pcrpcc@hc-sc.gc.ca) or 613-954-6699. Additional information on the subject is available at <http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/stations/index-eng.php>.

To clarify, the proposed tower base/compound is in fact setback approximately 300 metres (985 feet) to Estrella Crescent. The City of Vaughan telecommunication policy requires Rogers to notify area property owners within 250 metres measured from the property line of the subject property.

Please let me know if you have any further questions.  
Thank you,

Omar Lababidi BES, MCIP, RPP

**Senior Municipal Relations Specialist  
Implementation Wireless GTA**

Rogers Communication  
8200 Dixie Road  
Brampton, Ontario L6T 0C1  
[omar.lababidi@rci.rogers.com](mailto:omar.lababidi@rci.rogers.com) | m 416-508-2826



**From:** yuen chan  
**Sent:** February 18, 2019 5:09 PM  
**To:** Omar Lababidi <[Omar.Lababidi@rci.rogers.com](mailto:Omar.Lababidi@rci.rogers.com)>  
**Cc:** christopher.cosentino@vaughan.ca  
**Subject:** Proposed cell tower in 12060 Bathurst Street

Omar Lababidi,

I am a resident of Estrella Cres, I have just been made aware that Rogers is planning to build a 30 metre cell tower at 12060 Bathurst Street which is just around the corner of my house.

I have several severe concerns about the tower which emits radio frequency waves that affect the health of all the people in my neighborhood. You have identified that there will be 43 households that are within 250 metres within the cell tower that will be affected.

My questions are as follows:

- 1) How do you reassure us that the cell tower is absolutely safe and has no any negative impact on our health? As far as I know, no one can prove that it is absolutely safe and the studies are always conflicting with each other. If you have solid proof that it is safe, then there is no need for this consultation process.
- 2) To the west of the proposed site in Vaughan there is a vast expanse of land. Why has Rogers chosen the site that is on Bathurst Street and so close to all the houses along the east side of Bathurst in the Richmond Hill area? You should choose a location that have no residences within 250 metres of this structure.

The structure is in the city of Vaughan but does not impact them in any way. It instead only affects the residents in Richmond Hill.

I strongly oppose this proposed site. I want the Richmond Hill area out of the 250 meters radius. I understand this is the ideal site and Rogers has put their interest at the expense of the health of all the people in our neighborhood.

Bryan Chan

## Omar Lababidi

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**From:** Omar Lababidi  
**Sent:** February 26, 2019 3:05 PM  
**To:** [REDACTED] officemayor@richmondhill.ca; maurizio.bevilacqua@vaughan.ca;  
[REDACTED] marilyn.iafrate@vaughan.ca  
**Cc:** Omar Lababidi; christopher.cosentino@vaughan.ca  
**Subject:** Response to Comments (C2746)

Dear Resident and elected Officials,

Thank you for your comments. I have provided responses based on the category of your comments/concerns.

### 1. Siting of the proposed Rogers facility

As more and more Canadians are using their wireless devices at home, we have experienced significant pressure on our wireless network in residential areas. In response, we have had to increase our network capacity and speeds in these areas. Canadians appreciate the convenience of keeping in touch by cell phones. We all depend on the many businesses, emergency services and navigation systems that communicate using wireless communications. The reality is that these services and systems would not function without the means of transmitting radio signals. Effective and efficient Radiocommunication requires that antenna systems, including towers, are located in proximity to users. We understand the fine balance between preserving the environment and landscape site-lines while providing reliable wireless telecommunications services to the public. We believe this facility is the ideal site to address the needs of our customers for improved wireless services in the area while making the site as visibly unobtrusive as possible.

### 2. Views

We make every effort to locate our structures in areas that minimize the impact on surrounding neighbourhoods while providing a reliable wireless service to our customers. We always explore co-locating on existing towers and mounting our equipment on existing structures such as rooftops before we propose to erect a stand-alone structure.

Conscious of the visual impact that a new tower can have in the landscape, we make every effort to select a site of least impact. In this case, the proposed tower base and large part of the tower will be screened by the existing mature trees and the farm silo along Bathurst Street.

### 3. Location

Installing a tower in your neighbourhood is necessary to offer next generation wireless services on our LTE network. As demand for these new services continues to grow, we need to enhance our telecom network to ensure the delivery of fast and reliable services.

Your neighbourhood and the perimeter affected by this project are experiencing a gap in wireless coverage. This gap is due to several factors:

- the distance between existing towers and wireless users;
- physical obstacles (walls of the buildings, trees, etc.) which hinder the strength of the signal emitted by the cellular antennas;
- the growing number of users that simultaneously use the wireless network; and
- in order to offer a fast and reliable network, it is necessary to add towers near our users.

In addition, the improvements to our network for wireless coverage will enable better access to 911 emergency services provided by the police, ambulance, fire department and other first responders.

When selecting a location for a new tower, the site must meet very specific technical requirements. The location selected must integrate itself into the existing network in a way that avoids dropped calls and interference from other signals. Municipal



boundaries have no bearing on where a tower is location, rather it is selected based on how it integrates within the cellular network. Furthermore, we try to select a site that will have the least impact on the surrounding area.

#### 4. Land Values

There is no documented evidence of loss of property value resulting from proximity to telecommunications facilities. Real estate values are the product of many factors such as the neighbourhood, current market conditions, the year of construction, recent renovations, etc. and proximity to a tower is unlikely to be the dominant one. The reasons why people buy or don't buy houses are subjective and diverse, and it is impossible to identify one factor in that process.

#### 5. Health Concerns

All of our facilities are fully compliant with the safety requirements established by Industry Canada and Health Canada and, in particular, Health Canada's *Safety Code 6*, which sets the limits for safe exposure to radiofrequency (RF) fields at home and at work.

All wireless telecom towers and equipment are required to meet the limits set out in *Safety Code 6*. This means that for each tower or antenna we install, we must calculate and prove to Industry Canada that the cumulative power density of it and any adjacent sites is within the allowable *Safety Code 6* limits.

Strict adherence to *Safety Code 6* is a condition of Innovation Science Economic Development (formerly Industry Canada) licence for all wireless carriers in Canada. If a proposed tower site does not meet the *Safety Code 6* limits, it cannot be constructed or placed into service.

We attest that the proposed tower will comply with the *Safety Code 6* limits, including when taking into account the combined effects of other nearby towers and antennas.

We invite you to consult these websites for additional information relating to *Safety Code 6* and emissions.

[http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio\\_guide-lignes\\_direct-eng.php](http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php)

[http://www.ic.gc.ca/eic/site/smt-gst.nsf/vwapj/Wireless-handbook-E.pdf/\\$FILE/Wireless-handbook-E.pdf](http://www.ic.gc.ca/eic/site/smt-gst.nsf/vwapj/Wireless-handbook-E.pdf/$FILE/Wireless-handbook-E.pdf)

<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08788.html>

<http://www.who.int/mediacentre/factsheets/fs193/en/index.html>

<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf11467.html>

Please feel free to contact me if you have any further questions.

Thank you,

Omar Lababidi **BES, MCIP, RPP**  
**Senior Municipal Relations Specialist**  
**Implementation Wireless GTA**

Rogers Communication  
8200 Dixie Road  
Brampton, Ontario L6T 0C1  
[omar.lababidi@rci.rogers.com](mailto:omar.lababidi@rci.rogers.com) | m 416-508-2826



**From:** R W Smith [REDACTED]  
**Sent:** February 19, 2019 10:39 AM  
**To:** officemayor@richmondhill.ca; maurizio.bevilacqua@vaughan.ca;  
marilyn.iafrate@vaughan.ca; Omar Lababidi <Omar.Lababidi@rci.rogers.com>; christopher.cosentino@vaughan.ca  
**Subject:** ROGERS CELL TOWER IN VAUGHAN IMPACTS RICHMOND HILL RESIDENTS

RE: ROGERS PROPOSED CELL TOWER AT VAUGHAN BOARDER IMPACTS RICHMOND HILL RESIDENTS

I am both disappointed and outraged because of the location proposed for a Rogers cell phone tower is at the edge of the City of Vaughan boarder with Richmond Hill (Bathurst at Jefferson). There are no Vaughan residents here, save a farm house, and thousands of Richmond Hill residents right across the street! How discourteous of both Rogers and Vaughan to even consider this location impacting thousands of Richmond Hill residents. This cell tower must be stopped! It needs to be relocated where there are no residents for kilometers.

This tower will be an eye sore for the community, effect land values negatively, and most importantly have a profound impact on the HEALTH of the the residents in the Oakridges community of Richmond Hill! For these reasons, I implore you all to please agree on ending this misguided proposal without hesitation.

I am copying both Mayors, area Councillors, the Rogers representative, and City of Vaughan Planning Representative listed.

Attachment: **Rogers cell tower in Vaughan has impact on Richmond Hill Residents**

copy to:  
[officemayor@richmondhill.ca](mailto:officemayor@richmondhill.ca)  
[maurizio.bevilacqua@vaughan.ca](mailto:maurizio.bevilacqua@vaughan.ca)

[marilyn.iafrate@vaughan.ca](mailto:marilyn.iafrate@vaughan.ca)

[omar.lababidi@rci.rogers.com](mailto:omar.lababidi@rci.rogers.com)  
[christopher.cosentino@vaughan.ca](mailto:christopher.cosentino@vaughan.ca)

## Omar Lababidi

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**From:** Omar Lababidi  
**Sent:** February 26, 2019 5:04 PM  
**To:** James McCrindle; Kerry McCrindle  
**Cc:** Omar Lababidi; christopher.cosentino@vaughan.ca  
**Subject:** Response to Comments (C2746)

Hello James and Kerry,

Thank you for your comments. I have provided responses based on the category of your comments/concerns.

### 1. Wireless Service

We do not undertake new site development lightly as it is very expensive and time-consuming to deploy a wireless site. Several factors contribute to the location of a tower site, including demand for wireless service, radio-frequency engineering principles, local topography and land use opportunities. In order to provide customers with the reliable wireless network they expect, carriers must provide a seamless transmission signal to alleviate any gaps in coverage and keep up with the increased need for capacity as customer use increases. This site in particular will help us fill coverage gaps in and around this community.

### 2. Land Values

There is no documented evidence of loss of property value resulting from proximity to telecommunications facilities. Real estate values are the product of many factors such as the neighbourhood, current market conditions, the year of construction, recent renovations, etc. and proximity to a tower is unlikely to be the dominant one. The reasons why people buy or don't buy houses are subjective and diverse, and it is impossible to identify one factor in that process.

### 3. Safety Code 6

Strict adherence to *Safety Code 6* is a condition of Innovation Science Economic Development (ISED) (formerly Industry Canada) licence for all wireless carriers in Canada. If a proposed tower site does not meet the *Safety Code 6* limits, it cannot be constructed or placed into service.

Rogers will not take individual reading pre and post installation for individual property owners. Rather we attest that the proposed tower will comply with the *Safety Code 6* limits, including when taking into account the combined effects of other nearby towers and antennas.

### 4. Health Concerns

All of our facilities are fully compliant with the safety requirements established by ISED Canada and Health Canada and, in particular, Health Canada's *Safety Code 6*, which sets the limits for safe exposure to radiofrequency (RF) fields for individuals and animals (including livestock).

All wireless telecom towers and equipment are required to meet the limits set out in *Safety Code 6*. This means that for each tower or antenna we install, we must calculate and prove to ISED Canada that the cumulative power density of it and any adjacent sites is within the allowable *Safety Code 6* limits.

All wireless service providers are bound by the rules and regulations imposed by ISED. ISED requires that all wireless towers and equipment adhere to Health Canada's *Safety Code 6* guidelines, including the consideration of the combined effects of the neighbouring towers on local radio operators.

We invite you to consult these websites for additional information relating to *Safety Code 6* and emissions.

[http://www.hc-sc.gc.ca/ewh-smmt/pubs/radiation/radio\\_guide-lignes\\_direct-eng.php](http://www.hc-sc.gc.ca/ewh-smmt/pubs/radiation/radio_guide-lignes_direct-eng.php)

[http://www.ic.gc.ca/eic/site/smt-gst.nsf/vwapj/Wireless-handbook-E.pdf/\\$FILE/Wireless-handbook-E.pdf](http://www.ic.gc.ca/eic/site/smt-gst.nsf/vwapj/Wireless-handbook-E.pdf/$FILE/Wireless-handbook-E.pdf)

<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08788.html>

<http://www.who.int/mediacentre/factsheets/fs193/en/index.html>

<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf11467.html>

## **5. Siting of the Proposed Rogers facility**

As more and more Canadians are using their wireless devices at home, we have experienced significant pressure on our wireless network in residential areas. In response, we have had to increase our network capacity and speeds in these areas. Canadians appreciate the convenience of keeping in touch by cell phones. We all depend on the many businesses, emergency services and navigation systems that communicate using wireless communications. The reality is that these services and systems would not function without the means of transmitting radio signals. Effective and efficient Radiocommunication requires that antenna systems, including towers, are located in proximity to users. We understand the fine balance between preserving the environment and landscape site-lines while providing reliable wireless telecommunications services to the public. We believe this facility is the ideal site to address the needs of our customers for improved wireless services in the area while making the site as visibly unobtrusive as possible.

## **6. Aesthetic / Visual Impacts of the facility**

We make every effort to locate our structures in areas that minimize the impact on surrounding neighbourhoods while providing a reliable wireless service to our customers. We always explore co-locating on existing towers and mounting our equipment on existing structures such as rooftops before we propose to erect a stand-alone structure.

Conscious of the visual impact that a new tower can have in the landscape, we make every effort to select a site of least impact. In this case, the proposed tower base and large part of the tower will be screened by the existing mature trees and the farm silo along Bathurst Street.

## **7. Location**

Installing a tower in your neighbourhood is necessary to offer next generation wireless services on our LTE network. As demand for these new services continues to grow, we need to enhance our telecom network to ensure the delivery of fast and reliable services.

Your neighbourhood and the perimeter affected by this project are experiencing a gap in wireless coverage. This gap is due to several factors:

- the distance between existing towers and wireless users;
- physical obstacles (walls of the buildings, trees, etc.) which hinder the strength of the signal emitted by the cellular antennas;
- the growing number of users that simultaneously use the wireless network; and
- in order to offer a fast and reliable network, it is necessary to add towers near our users.

In addition, the improvements to our network for wireless coverage will enable better access to 911 emergency services provided by the police, ambulance, fire department and other first responders.

When selecting a location for a new tower, the site must meet very specific technical requirements. The location selected must integrate itself into the existing network in a way that avoids dropped calls and interference from other signals. Municipal boundaries have no bearing on where a tower is location, rather it is selected based on how it integrates within the cellular network. Furthermore, we try to select a site that will have the least impact on the surrounding area.

## **8. Consultation with Area Residents**

In accordance with the City of Vaughan protocol, a notification package was sent out to area residents located within a radius of 250 metres of the proposed property boundary. During the public consultation process, Rogers will take into consideration all comments

from the public and internal agencies. After this process, Vaughan Planning will make recommendations to the City of Vaughan on whether to provide a letter of concurrence to Rogers. The final approval will be made by Innovation, Science and Economic Development Canada.

Please feel free to contact me if you have any further questions.

Thank you,

**Omar Lababidi BES, MCIP, RPP**  
**Senior Municipal Relations Specialist**  
**Implementation Wireless GTA**

Rogers Communication  
8200 Dixie Road  
Brampton, Ontario L6T 0C1  
[omar.lababidi@rci.rogers.com](mailto:omar.lababidi@rci.rogers.com) | m 416-508-2826



**From:** James McCrindle [REDACTED]  
**Sent:** February 25, 2019 3:52 PM  
**To:** Omar Lababidi <[Omar.Lababidi@rci.rogers.com](mailto:Omar.Lababidi@rci.rogers.com)>; christopher.cosentino@vaughan.ca; Kerry McCrindle [REDACTED]  
**Subject:** We object to the building of a telecommunications tower near our home Rogers C2746

Dear Christopher and Omar,

We strongly object to the building of the telecommunications tower at Rogers site C2746.

I am currently a Rogers customer living at [REDACTED] Tower Hill Rd. I have a perfectly strong cell signal at all times and do not see the need for more signal strength.

We are concerned that the placement of a cellular tower will definitively lower the value of our property or at the least discourage potential buyers for resale.

It appears that the regulations outlined in 'Safety Code 6' have not been altered in the past 5 years and may not adequately reflect the current rise in Radio Frequency Emissions, and their effects on human health.

I am concerned about the long term health effects on my young, growing children and the children playing at the nearby school.

I am concerned about the unsightliness of yet another tower.

There is a farm at the base of the tower. What are the effects on Farm animals?

What are the limitations of adding additional equipment to the tower and it's compound effects?

Will we be sent the results of emission tests after it has been built?

Are we eligible for some compensation?

Can this project be stopped or is this notification just walking through the motions and is not really up for discussion?

We are greatly concerned about the effects of this project and would appreciate some answers.

Sincerely,

James & Kerry McCrindle

██████████ Tower Hill Rd.

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## Omar Lababidi

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**From:** Omar Lababidi  
**Sent:** March 13, 2019 2:49 PM  
**To:** [REDACTED]  
**Subject:** Rogers response to comments (C2746)

Hi Ankaj,

Thank you for your comments. I have provided responses based on the category of your comments/concerns.

### 1. Location

Installing a tower in your neighbourhood is necessary to offer next generation wireless services on our LTE network. As demand for these new services continues to grow, we need to enhance our telecom network to ensure the delivery of fast and reliable services.

Your neighbourhood and the perimeter affected by this project are experiencing a gap in wireless coverage. This gap is due to several factors:

- the distance between existing towers and wireless users;
- physical obstacles (walls of the buildings, trees, etc.) which hinder the strength of the signal emitted by the cellular antennas;
- the growing number of users that simultaneously use the wireless network; and
- in order to offer a fast and reliable network, it is necessary to add towers near our users.

In addition, the improvements to our network for wireless coverage will enable better access to 911 emergency services provided by the police, ambulance, fire department and other first responders.

When selecting a location for a new tower, the site must meet very specific technical requirements. The location selected must integrate itself into the existing network in a way that avoids dropped calls and interference from other signals. Municipal boundaries have no bearing on where a tower is location, rather it is selected based on how it integrates within the cellular network. Furthermore, we try to select a site that will have the least impact on the surrounding area.

### 2. Health and Safety

All of our facilities are fully compliant with the safety requirements established by Innovation, Science and Economic Development (ISED) Canada (formerly Industry Canada) and Health Canada and, in particular, Health Canada's *Safety Code 6*, which sets the limits for safe exposure to radiofrequency (RF) fields at home and at work.

All wireless telecom towers and equipment are required to meet the limits set out in *Safety Code 6*. This means that for each tower or antenna we install, we must calculate and prove to ISED Canada that the cumulative power density of it and any adjacent sites is within the allowable *Safety Code 6* limits.

Strict adherence to *Safety Code 6* is a condition of Innovation Science Economic Development licence for all wireless carriers in Canada. If a proposed tower site does not meet the *Safety Code 6* limits, it cannot be constructed or placed into service.

Rogers attest that the proposed tower will comply with the *Safety Code 6* limits, including when taking into account the combined effects of other nearby towers and antennas.

We invite you to consult these websites for additional information relating to *Safety Code 6* and emissions.

[http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio\\_guide-lignes\\_direct-eng.php](http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php)

<http://www.who.int/mediacentre/factsheets/fs193/en/index.html>



### 3. Existing towers / Co-location

We make every effort to locate our structures in areas that minimize the impact on surrounding neighbourhoods while providing a reliable wireless service to our customers. We always explore co-locating on existing towers and mounting our equipment on existing structures such as rooftops before we propose to erect a stand-alone structure. Rogers did explore the existing facilities in the area. However, due to the locations of these facilities we are not able to use them to support our equipment.

### 4. Siting of the proposed Rogers facility

As more and more Canadians are using their wireless devices at home, we have experienced significant pressure on our wireless network in residential areas. In response, we have had to increase our network capacity and speeds in these areas. Canadians appreciate the convenience of keeping in touch by cell phones. We all depend on the many businesses, emergency services and navigation systems that communicate using wireless communications. The reality is that these services and systems would not function without the means of transmitting radio signals. Effective and efficient Radiocommunication requires that antenna systems, including towers, are located in proximity to users. We understand the fine balance between preserving the environment and landscape site-lines while providing reliable wireless telecommunications services to the public. We believe this facility is the ideal site to address the needs of our customers for improved wireless services in the area while making the site as visibly unobtrusive as possible.

Our proposed facility will be located approximately 185 metres (or 600 feet) to the nearest residential dwellings. Again to reiterate, the proposed Rogers installation will far exceed Health Canada's regulations for radiofrequency emissions. Our radiofrequency engineers have completed the power density analysis for the proposed installation and have determined that the highest power density on the ground near the tower facility will be 0.8% (or 125 times) below the allowable SC6 limits.

I trust the above answers your questions. Please feel free to contact me if you have any further questions.

Thank you,

Omar Lababidi BES, MCIP, RPP  
Senior Municipal Relations Specialist  
Implementation Wireless GTA

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Brampton, Ontario L6T 0C1  
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**From:** Ankaj Badola  
**Sent:** March 8, 2019 4:04 PM  
**To:** Omar Lababidi <[Omar.Lababidi@rci.rogers.com](mailto:Omar.Lababidi@rci.rogers.com)>  
**Subject:** Rogers Site - C2746 Bathurst St and Jefferson Side Rd

Hello Mr Omar,

I understand that Rogers is planning to put up a cell tower within 250 metres of my house. I strongly oppose the installation of tower near residential areas.

Can you please advise

1. Why this site was chosen and were there any alternative sites which are little further away from residential area where this tower can be installed
2. Does Rogers monitor what kind of health issues can arise for people living near towers? Have they done any follow up studies after installation or Rogers main concern is how much they profit they can make.



3. Did you make public or you can make public why an existing antenna system was not chosen.

4. I request you move the location of installation further away from residential area as there is plenty of open areas

Please send acknowledgement that you have received this email.

Thanks,

Ankaj,

## Omar Lababidi

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**From:** Omar Lababidi  
**Sent:** March 13, 2019 1:50 PM  
**To:** [REDACTED]  
**Subject:** Rogers response to comments (C2746)

Hello Petro,

Thank you for your comments. I have provided responses based on the category of your comments/concerns.

### 1. Health Canada and Safety Code 6

All of our facilities are fully compliant with the safety requirements established by Innovation, Science and Economic Development (ISED) Canada (formerly Industry Canada) and Health Canada and, in particular, Health Canada's *Safety Code 6*, which sets the limits for safe exposure to radiofrequency (RF) fields at home and at work.

All wireless telecom towers and equipment are required to meet the limits set out in *Safety Code 6*. This means that for each tower or antenna we install, we must calculate and prove to ISED Canada that the cumulative power density of it and any adjacent sites is within the allowable *Safety Code 6* limits.

Strict adherence to *Safety Code 6* is a condition of Innovation Science Economic Development licence for all wireless carriers in Canada. If a proposed tower site does not meet the *Safety Code 6* limits, it cannot be constructed or placed into service.

Rogers attest that the proposed tower will comply with the *Safety Code 6* limits, including when taking into account the combined effects of other nearby towers and antennas.

We invite you to consult these websites for additional information relating to *Safety Code 6* and emissions.

[http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio\\_guide-lignes\\_direct-eng.php](http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php)

<http://www.who.int/mediacentre/factsheets/fs193/en/index.html>

### 2. Location

Installing a tower in your neighbourhood is necessary to offer next generation wireless services on our LTE network. As demand for these new services continues to grow, we need to enhance our telecom network to ensure the delivery of fast and reliable services.

Your neighbourhood and the perimeter affected by this project are experiencing a gap in wireless coverage. This gap is due to several factors:

- the distance between existing towers and wireless users;
- physical obstacles (walls of the buildings, trees, etc.) which hinder the strength of the signal emitted by the cellular antennas;
- the growing number of users that simultaneously use the wireless network; and
- in order to offer a fast and reliable network, it is necessary to add towers near our users.

In addition, the improvements to our network for wireless coverage will enable better access to 911 emergency services provided by the police, ambulance, fire department and other first responders.

When selecting a location for a new tower, the site must meet very specific technical requirements. The location selected must integrate itself into the existing network in a way that avoids dropped calls and interference from other signals. Municipal boundaries have no bearing on where a tower is location, rather it is selected based on how it integrates within the cellular network. Furthermore, we try to select a site that will have the least impact on the surrounding area.

### 3. Siting of the proposed Rogers facility

As more and more Canadians are using their wireless devices at home, we have experienced significant pressure on our wireless network in residential areas. In response, we have had to increase our network capacity and speeds in these areas. Canadians appreciate the convenience of keeping in touch by cell phones. We all depend on the many businesses, emergency services and navigation systems that communicate using wireless communications. The reality is that these services and systems would not function without the means of transmitting radio signals. Effective and efficient Radiocommunication requires that antenna systems, including towers, are located in proximity to users. We understand the fine balance between preserving the environment and landscape site-lines while providing reliable wireless telecommunications services to the public. We believe this facility is the ideal site to address the needs of our customers for improved wireless services in the area while making the site as visibly unobtrusive as possible.

Our proposed tower is located approximately 430 metres (or 1400 feet) to the Beynon Public School. Again to reiterate, the proposed Rogers installation will far exceed Health Canada's regulations for radiofrequency emissions. Our radiofrequency engineers have completed the power density analysis for the proposed installation and have determined that the highest power density on the ground near the tower facility will be 0.8% (or 125 times) below the allowable SC6 limits.

### 4. Existing towers / Co-location

We make every effort to locate our structures in areas that minimize the impact on surrounding neighbourhoods while providing a reliable wireless service to our customers. We always explore co-locating on existing towers and mounting our equipment on existing structures such as rooftops before we propose to erect a stand-alone structure. Rogers did explore the existing facility at Bathurst Street and Milos Road, however, due to the height and structural stability of this tower we are not able to use this facility for our equipment.

Conscious of the visual impact that a new tower can have in the landscape, we make every effort to select a site of least impact. In this case, the proposed tower base and large part of the tower will be screened by the existing mature trees and the farm silo along Bathurst Street.

I trust the above answers your questions. Please feel free to contact me if you have any further questions.

Thank you,

Omar Lababidi BES, MCIP, RPP  
Senior Municipal Relations Specialist  
Implementation Wireless GTA

Rogers Communication  
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Brampton, Ontario L6T 0C1  
[omar.lababidi@rci.rogers.com](mailto:omar.lababidi@rci.rogers.com) | m 416-508-2826



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**From:** Petro Fedorov [REDACTED]  
**Sent:** March 8, 2019 4:47 PM  
**To:** Omar Lababidi <[Omar.Lababidi@rci.rogers.com](mailto:Omar.Lababidi@rci.rogers.com)>  
**Subject:** C2746 Wireless Tower

Dear Omar,

I did send you a written concerns but just in case would like to get some answers via e-mail.

1. SC6 requirements are based mainly on the fact that there is no evidence of harmful effects on the human body. But there is no proof that 5 (10, 15, 20... etc.) years of uninterrupted exposure of RF EME from Cell Towers is safe either. The World Health Organization ignored numerous reports about cancer clusters around towers and said they "occurred simply by chance". A different study which was carried out in Germany within a decade argued that people living within 400 meters of a tower are three times more likely to develop cancer. Just type "cell tower and health" in Google. We and our children don't want to be the guinea pigs to see whether it is harmful or not. One thing is for sure – continuous radiation from any cell tower, isn't entirely safe.

2. The tower is to be located on Vaughan territory but right at the Richmond Hill border, directly affecting only Richmond Hill residencies. Which area the Tower is intended to serve? It seems like Rogers is intentionally getting an approval from the city of Vaughan so that it would be impossible for residents of Richmond Hill to take actions.

3. Beynon Fields Public School is located just 300 meters from the proposed site, meaning kids from all over the community will be exposed to continues RF from the tower for at least 7 hrs per day. And if, say in 30 years those kids will start suffering from cancer, leukemia or other related diseases – who would be held responsible? History is known for a lot of "safe" practices which after 20-30 years were finally proved to be dangerous. Remember asbestos? Or baby talk powder which after 30 years proved to cause cancer?

4. Why is the tower projected right next to a densely populated area? Why not put it further out towards Dufferin, where there are only fields and no residencies? Why not prioritize the safety of the residents, rather than prioritize wireless services (e.g.money)?

5. On top of everything, we already have an ugly tower on Bathurst/Milos rd., and another structure right next to it will make our area look even worse.

Looking forward to reading from you,

Thank you,  
Petro.