



City of
Peterborough

To: **Members of the General Committee**

From: **Cynthia Fletcher**
Commissioner of Infrastructure and Planning Services

Meeting Date: **February 3, 2020**

Subject: **Report IPSPL20-002**
Proposed Telecommunication Structure – 1040 Lansdowne Street West

Purpose

A report to inform Council of the conclusion of the consultation with the City for a proposed telecommunications structure under the City's Telecommunications Structures Policy and Procedure (No. 0025-P01), for a structure at 1040 Lansdowne Street West.

Recommendations:

That Council approve the recommendations outlined in Report IPSPL20-002 dated February 3, 2020, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) That Innovation Science and Economic Development Canada be advised that the proposal for a telecommunication structure by Rogers Communications Inc. at 1040 Lansdowne Street West has been circulated in accordance with the City of Peterborough's Telecommunications Structures Policy and Procedure; and
- b) That Innovation Science and Economic Development Canada be further advised that the proposal for a telecommunications structure at 1040 Lansdowne Street West has generated some concerns, which the applicant has addressed as documented by SpectraSite Inc. and summarized in Exhibit 'D' of Report IPSPL20-002

Budget and Financial Implications

There are no direct budget or financial implications arising from the recommendations of this report. The City's Policy and Procedure related to proposed Telecommunication Structures requires all costs associated with notice and information to the public and agencies/departments, are borne by the applicant.

Background

Rogers Communications Inc. proposes to erect a new communications tower by way of a monopole with a height of 30 m on the property known as 1040 Lansdowne Street West.

While the City is not the approval authority for telecommunication structure installations, the City of Peterborough has a Policy and Procedure related to public consultation for the siting and design of Telecommunications Structures. The procedure identifies principles for site selection and details the City's consultation requirements for proposed communications towers, as part of the Land Use Authority consultation anticipated by Innovation Science and Economic Development Canada prior to Federal approval. The procedure requires a report to Council, advising that the proper consultation program has been carried out but does not include a recommendation to approve or deny the application as the City is not the approval authority. The applicant has followed the City's procedure with regards to the municipal consultation process in order to satisfy Federal requirements.

Due to its proposed height of 30 m, and the proposed location of the tower within 120 m of lands zoned for residential purpose, the proposal is required by the Procedure to be circulated to the Public as well as to agencies and departments. Notice was mailed in accordance with the Procedure. A newspaper ad was required and appeared in the Peterborough Examiner on November 4, 2019, detailing the description of the proposal and details of the Public Information Session. The Public Consultation process also requires a Public Information Session, which was held by the applicants on November 20, 2019 at the Royal Canadian Legion, in the Banquet Hall located at 1550 Lansdowne Street, Peterborough. Three people attended the information session, not including representatives from Rogers, City Planning Staff and City Councillors. General inquiries and health concerns were expressed at the session.

A summary of the session is attached as Exhibit D to this report. In addition to the public information session, Rogers provided opportunity for written comments. Concerns regarding proximity to the residential properties, the site and site selection, consultation process requirements, tower's lighting requirements, co-location opportunities and design were expressed via email and addressed by the proponent in a timely manner.

The proposal was also circulated to agencies and departments for comment. As a result of the circulations, Planning Staff forwarded comments to the applicant in November 2019, outlining requirements related to the proposed installation from a Site Plan perspective and will result in an amendment to the current Site Plan Agreement for the property. The applicant has agreed to address all of the requirements to the City's satisfaction.

Summary

The applicant has complied with the requirements for consultation as identified in the City's Telecommunications Structures Policy and Procedure for the proposed telecommunication structure, including Public Consultation. The Procedure outlines a priority order for site selection. The subject proposal for a monopole is located on lands that are within 120 m of lands zoned to permit residential use. The proposed tower is located within 120 m of 9 residential properties. The principles for site selection, as identified in the approved procedure, discourages new telecommunication structures within 120 metres (or 3 times the tower height, whichever is greater) of any land zoned to permit residential or where an elementary or secondary school is located. Despite this preference in the City's Telecommunications Structures Policy and Procedure, the City is not the approval authority.

Submitted by,

Cynthia Fletcher
Commissioner of Infrastructure and Planning Services

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Attachments:

Exhibit A – Land Use Map

Exhibit B – Proposed Concept Site Plan

Exhibit C – Public Consultation Package

Exhibit D – Summary of Public Consultation Comments

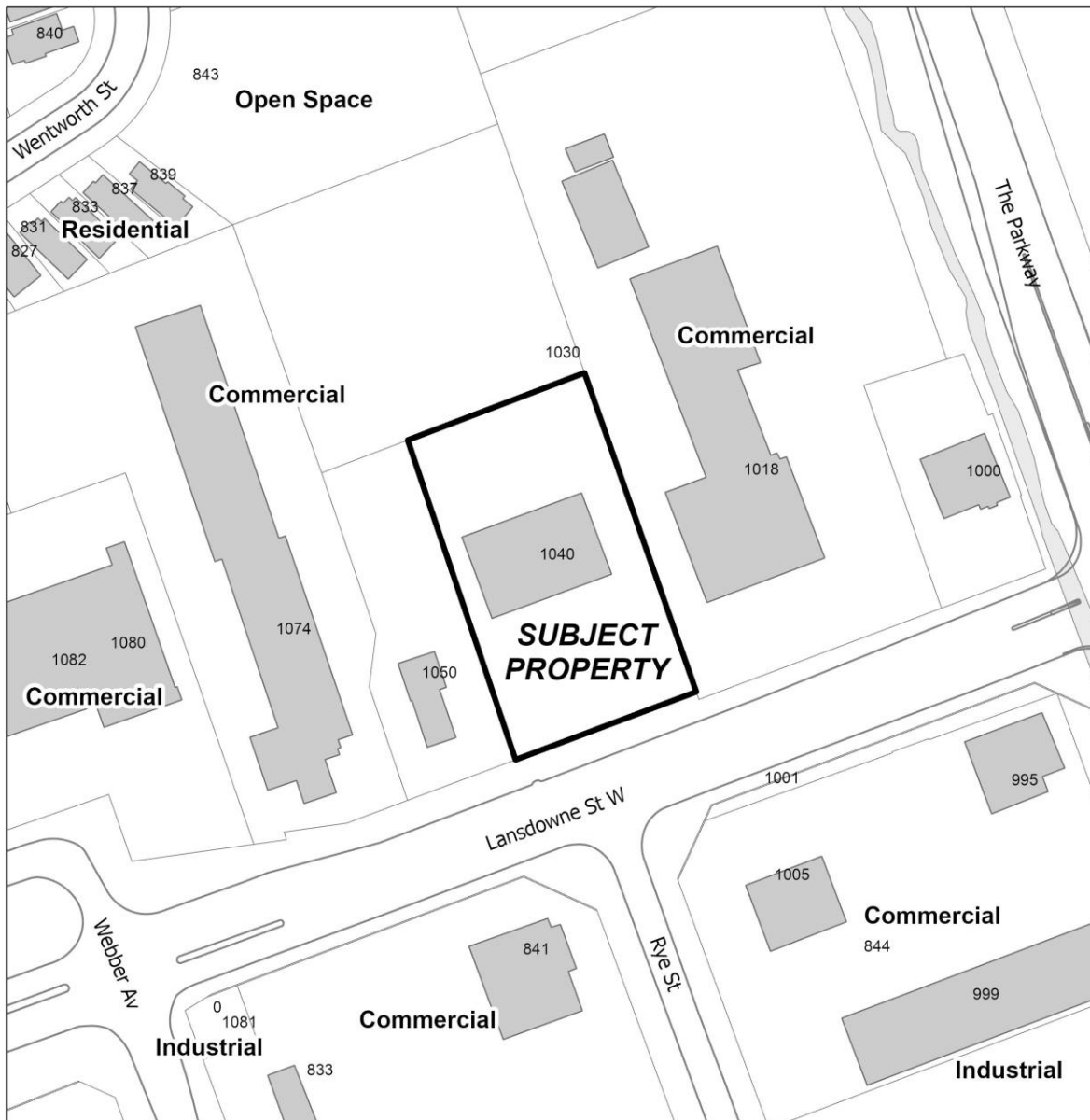
Exhibit A – Land Use Map – Page 1 of 1

Land Use Map

File: CT-01-19

Property Location: 1040 Lansdowne St W

EXHIBIT	
SHEET	OF

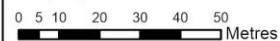


The City of Peterborough Planning Division

The "City of Peterborough" its employees, or agents, do not undertake to guarantee the validity of the contents of this digital or hardcopy mapfile, and will not be liable for any claims for damage or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or to be used for a legal description.



Date: January 7, 2020
Map by: PZhao





Public Consultation Package – Wireless Communications Site

Rogers Site: C6245

Proposed Site Location: 1040 Lansdowne Street, Peterborough, ON.

Information received shall form part of Innovation, Science and Economic Development Canada (ISED), formerly known as Industry Canada. Public Consultation Process under the Spectrum Management and Telecommunications Client Procedures Circular CPC-2-0-03, Issue 5, and will be collected in compliance with the Personal Information Protection and Electronic Documents Act. The information collected will be used solely for the purpose of documenting Rogers' consultation and communicating the results of this consultation, including your comments to the City of Peterborough and/or ISED (formerly Industry Canada) and communicating with you concerning this proposal should that be required.

Prepared by: SpectraSite Inc. – Agents for Rogers Communications Inc.
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Newmarket, ON L3Y 6G6

Laura Sterling, Site Acquisition Specialist
lauras@spectrasiteinc.com
Phone: (905) 251-8848

Wireless Communications Site

Purpose

This information package is an invitation to the public to provide comments regarding a proposed wireless communication installation at an address known as 1040 Lansdowne Street, Peterborough.

Introduction

The on-going increase in the use of personal cellular phones and other wireless devices and broadband internet for personal, business and emergency purposes requires the development of new wireless communication infrastructure. Canadians currently use more than 27.6 million wireless devices on a daily basis. More importantly, each year Canadians place more than 6 million calls to 911 or other emergency numbers from their mobile phones.

Rogers Communications Inc. "Rogers" constantly strives to improve coverage and network quality for the sake of their clients. In the recent past, due to subscriber feedback, our Network Planning and Engineering departments have become aware of coverage deficiencies within the general area of The Parkway & Lansdowne Street.

This document outlines the site evaluation and justification process in accordance with the requirements of ISED's Spectrum Management and Telecommunications Policy, CPC-2-0-03, Issue 5 (Jul. 15, 2014) and provides a description of the system associated with the proposed wireless communication installation on property known as 1040 Lansdowne Street, Peterborough

Background & Coverage Requirement

The selection of a wireless communications site works similarly to fitting a piece into a puzzle. In this case, the puzzle is a complex radio network, situated in a suburban setting. Client demand, radio frequency engineering principles, local topography and land use opportunities working in concert with one another direct the geography of our sites.

In order to achieve a reliable wireless network, carriers must provide a seamless transmission signal to alleviate any gaps in coverage. Gaps in coverage are responsible for dropped calls, and unavailable service to clients. Rogers Communications Inc. would utilize the following proposed site location in order to provide high quality network signal for its high speed wireless voice and data network.

The site as proposed will achieve the necessary engineering coverage objectives for our network. The proposed location will enhance much relied upon communication services in the area such as EMS Response, Police and Fire; will significantly improve our wireless signal quality for the local residents; those traveling along the major roads as well provide local subscribers with Rogers' 4G wireless network coverage and capacity for products and services such as BlackBerry, iPhone, cellular phone and wireless internet through the Rogers Rocket Stick technology in the surrounding area.

Proposed Site Location

The Subject Property, with an approximate area of 0.39 hectares, is known as 1040 Lansdowne Street, Peterborough.

Legal property name is known as PT LT 10, CON 12 , NORTH MONAGHAN, PT 1 45R6560 EXCEPT PT 1 45R11154, T/W R509639 ; PETERBOROUGH

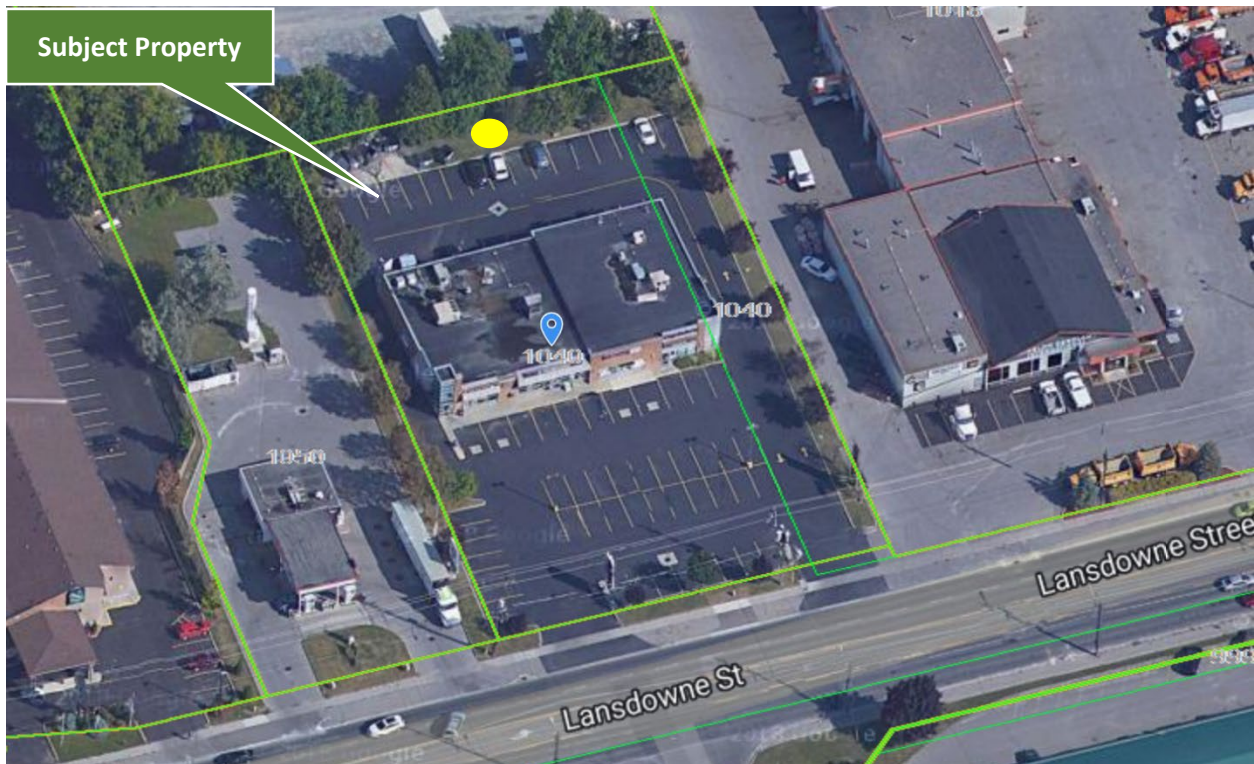
The geographic coordinates for the relocated site are as follows:

Latitude (NAD83) N 44° 16' 57.7"

Longitude (NAD 83) W 78° 20' 45.2"

A copy of Rogers' surveyed site plan has been attached for your reference and information.

Figure 1 – Proposed tower location on the subject property is shown with yellow circle in an aerial image below.



Proposed Facility Location

The proposed wireless communication structure will be located at the furthest north side of the subject property, approximately 91 metres north of Lansdowne Street; and approximately 134 metres west of The Parkway.

The proposed installation for 1040 Lansdowne Street is a 30 metre Monopole communications structure with associated radio equipment cabinet on cast in place reinforced concrete slab. The installation would occupy a ground compound area of 9.5 metres by 7.6 metres or 72 square metres.

The Monopole design has been used throughout Peterborough and is appropriate considering the area context. The design, construction and installation of the installation will be consistent with the required engineering practices including structural adequacy.

Please refer below for a sample of the installation for your reference (Figure 2). The viewscape provided below simulates the view of the proposed installation from The Parkway & Lansdowne St. The process of simulating the proposed facility into the existing condition of the viewscape was done by superimposing an image of the proposed structure on a photograph taken for that viewscape.

The photo simulation is intended to be a close representation of the proposed installation.

Figure 2



Description of Proposed System

Rogers proposes to initially install a 3-sectored LTE 700, 2100, and 2600 MHz and UMTS 850 MHz services, as well as the offset 3-sectored LTE 850 and 1900 MHz services. The installation would provide an opportunity to accommodate future technology services as well as other potential co-location with additional licensed carriers helping to further reduce the number of future structures in the area, which is encouraged by the City of Peterborough and ISED.

Rogers makes every effort in order to minimize the visual impact of our installations. The following are some of the considerations used by Rogers in development criteria of the proposal outlined in order to minimize the visual profile of the installation:

- The proposed site location has been set back from the road in order to minimize its potential impacts on the community.
- During construction precautions will be taken to minimize any disruption to the current operation on the site and to the surrounding residents. Once site is in service, there will be no noise associated with the daily operation of the installation.

Proximity to Existing Residential dwellings

The City of Peterborough encourages for towers to maximize the distance to public uses. Rogers' proposed site location is set in a suburban setting with a commercial/industrial buffer between the existing residential uses surrounding the subject property.

The City of Peterborough requires notification to residences that live within 120 metres (394 feet) from the base of the proposed tower. The subject property is 0.39 hectares (approximately .96 acres) parcel of land, and the nearest residential dwellings are located to the north and north west of the subject property. The nearest residential dwelling is located approximately 103 metres (338 feet) north west of the proposed facility compound.

Control of Public Access

The site facility would include One (1) radio equipment walk-in cabinet with an exterior finish that will blend in with its surroundings on a cast in place reinforced concrete slab. A landscape buffer will surround the base of the compound. The walk-in equipment cabinet (WIC) will contain radio equipment, backup battery power, maintenance tools, manuals and a first aid kit. The installation will also be equipped with a silent alarm system.

Municipal Consultation Process

Rogers Communications Inc. is regulated and licensed by ISED to provide inter-provincial wireless voice and data services. As a federal undertaking, Rogers is required by ISED to consult with land-use authorities in siting antenna locations.

The consultation process established under ISED's authority is intended to allow the local land-use authorities the opportunity to address land-use concerns while respecting the federal government's exclusive jurisdiction in the siting and operation of wireless voice and data systems.

As the provisions of the Ontario Planning Act and other municipal by-laws and regulations do not apply to federal undertakings, wireless communication facilities are not required to obtain municipal permits of any kind. Rogers is however required to follow established and documented wireless protocols or processes set forth by land-use authorities.

The City of Peterborough has developed a protocol for establishing telecommunication facilities in the City of Peterborough. In fulfillment of the City of Peterborough's request for public notification, Rogers is providing an information package and an invitation to an Information Open House to all those property owners located within a radius of 120 metres (394 feet) from subject property. Concurrent to the mailing of this invitation, Rogers will place a notice in the local community newspaper. A copy of this information package and an invitation to the Information Open House will be provided to the City of Peterborough's planning staff and ISED as part of the municipal consultation process. At the request of the City of Peterborough, Rogers will be hosting one information session in order to allow for appropriate opportunity for the public to provide comments relevant to the proposal.

Rogers will be hosting a Drop-In Information Session on Wednesday , November 20th, 2019 commencing from 6:00 pm – 8:00 pm at the Royal Canadian Legion, in the Banquet Hall located at 1550 Lansdowne St. Peterborough ON. K9J 2A2. Any person may attend this public information session during the specified time to allow the public, City of Peterborough and the applicant to exchange information.

Federal Requirements

In addition to the requirements for consultation with municipal authorities and the public, Rogers must also fulfill other important obligations including the following:

Canadian Environmental Assessment Act

ISED requires that the installation and modification of antenna systems be done in a manner that complies with appropriate environmental legislation. This includes the Canadian Environmental Assessment Act, 2012 (CEAA 2012), where the antenna system is incidental to a physical activity or project designated under CEAA 2012, or is located on federal lands.

Rogers attests that the radio antenna system as proposed for this site is not located within federal lands or forms part of or incidental to projects that are designated by the Regulations Designating Physical Activities or otherwise designated by the Minister of the Environment as requiring an environmental assessment. In accordance with the Canadian Environmental Assessment Act, 2012, this installation is excluded from assessment.

For additional detailed information, please consult the Canadian Environmental Assessment Act at: <http://laws-lois.justice.gc.ca/eng/acts/C-15.21/>

Engineering Practices

Rogers attests that the radio antenna system as proposed for this site will be constructed in compliance with the National Building Code and The Canadian Standard Association, and respect good engineering practices including structural adequacy.

Transport Canada's Aeronautical Obstruction Marking Requirements

Where lighting is anticipated/ required – Please check with Construction Specialist:

Rogers anticipates that the proposed installation will require markings or lighting and will submit the necessary applications to the appropriate parties to obtain required approvals.

In the instance where our structure requires lighting/markings, these requirements would be in compliance with CAR 621 Standards Obstruction Markings. The aforementioned standards provide for:

A combination of a medium intensity flashing white light during the day and steady burning aviation red light and/or flashing aviation red beacons at night

For additional detailed information, please consult Transport Canada

at: <http://www.tc.gc.ca/eng/civilaviation/reqserv/cars/part6-standards-standard621-3808.htm>

Health Canada's Safety Code 6 Compliance

Health Canada is responsible for research and investigation to determine and promulgate the health protection limits for Exposure to the RF electromagnetic energy. Accordingly, Health Canada has developed a guideline entitled "Limits of Human Exposure to Radiofrequency Electromagnetic Field in the Frequency Range from 3kHz to 300 GHz – Safety Code 6". The exposure limits specified in Safety Code 6 were established from the results of hundreds of studies over the past several decades where the effects of RF energy on biological organisms were examined.

Radio communication, including technical aspects related to broadcasting, is under responsibility of ISED, which has the power to establish standards, rules, policies and procedures. ISED, under this authority, has adopted Safety Code 6 for the protection of the general public. As such, ISED requires all proponents and operators to ensure that their installations and apparatus comply with the Safety Code 6 at all times.

Rogers Communications Inc. attests that the radio antenna system described in this notification package will at all times comply with Health Canada's Safety Code 6 limits, as may be amended from time to time, for the protection of the general public including any combined effects of additional carrier co-locations and nearby installations within the local radio environment. In fact, emissions levels of Roger's wireless communication installations are far below the limits outlined in Safety Code 6.

More information in the area of RF exposure and health is available at the following web sites:

Safety Code 6:

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

General Information:

<http://www.hc-sc.gc.ca/ewh-semt/radiation/cons/stations/index-eng.php>

ISED's, Spectrum Management

Please be advised that the approval of this site and its design is under the exclusive jurisdiction of the Government of Canada through ISED. For more information on ISED's public consultation guidelines including CPC-2-0-03, Issue 5 (Jul. 15, 2014) contact (<http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/sf08777e.html>) or the local ISED office at spectrum.ottawa@ic.gc.ca:

Eastern Ontario District Office
Bell Canada Building, Suite C-100
160 Elgin St., 11th floor
Ottawa, ON. K2P 2P7
Telephone: 613-998-3693
Fax: 613-998-5919

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website (<http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/home>)

Public consultation obligations

Rogers Communications Inc. is committed to effective public consultation. The public is invited to provide comments to Rogers about this proposal by mail, electronic mail, phone. Please send your comments to the address below by the close of business day on December 5, 2019:

SpectraSite Inc., Agents for Rogers Communications Inc.

291 Plymouth Trail
Newmarket, ON L3Y 6G6
Attn: Laura Sterling, Site Acquisition Specialist
Spectrasite Inc.
e-mail: lauras@spectrasiteinc.com
Phone: (905) 251-8848

Closing Date for Submission of Written Public Comments

ISED's rules contain requirements for timely response to your questions, comments or concerns. We will acknowledge receipt of all communication within **14 days** and will provide a formal response to the Municipality and those members of the public who communicate to Rogers, within **60 days**. The members of the public who communicated with Rogers will then have **21 days** to review and reply to Rogers a final response.

Proponent's Contact Information:

SpectraSite Inc., Agents for Rogers Communications Inc.

Laura Sterling, Site Acquisition Specialist
Spectrasite Inc.
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Newmarket, ON L3Y 6G6
Phone: (905) 251-8848
lauras@spectrasiteinc.com

Land Use Authority Contact Information:

City of Peterborough

Caroline Kimble
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Peterborough, ON K9H 3R9
ckimble@peterborough.ca
Phone: (705) 742-7777 X1735

Conclusion

Access to reliable wireless communications services is of great importance to residents' and travelers' safety and well-being in today's society. Wireless technology has fast become the preferred method of conducting business and personal communications among a large part of the population.

The trend of future telecom is to become truly "wireless", that is the delivery of the voice and data communications via conventional telephone lines, such as telephone poles along streets and roads, will be virtually obsolete. The current wireless infrastructure will be able to meet this trend and still provide a reliable system. Strong wireless networks are building blocks for all sectors of the economy and must be considered a competitive advantage for Canadian communities. Improved wireless coverage also means better access to emergency services such as fire, police or ambulance, and greater business development opportunities. The availability of high quality, robust and reliable wireless networks results in significant direct and indirect benefits to all Canadians.

Rogers feels that the proposed site is well located to provide and improve wireless voice and data services in the targeted area. The proposed site is also situated and designed to have minimal impact on surrounding land uses.

Rogers looks forward to working with City of Peterborough in providing improved wireless services to the community.

SpectraSite Inc.
Laura Sterling
Site Acquisition Specialist

291 Plymouth Trail
Newmarket, ON
L3Y 6G6

Laura Sterling
T: 905-251-8848
email: lauras@spectrasiteinc.com

January 7, 2020

Attention: Caroline Kimble
Land Use Planner
Infrastructure and Planning Services Department
City of Peterborough

RE: Proposed Rogers Communications Tower at 1040 Lansdowne St. West, Peterborough

Summary of Public Consultation

We are pleased to provide the following summary of public consultation for Rogers proposed telecommunications tower at **1040 Lansdowne St. West, Peterborough**. Public consultation began November 4th, 2019 when an ad was placed in the Peterborough Examiner Newspaper. Information packages were mailed to all property owners within 120 meters of the tower base and a Public Consultation Drop-In Session was also held on November 20th. We received a few inquiries from the public. Below is a record of communication:


Email - Nov.7th

Requested information on the construction process and timing, as well as any potential impacts to their property.

Responded via email Nov. 11th

Councillor Lesley Parnell

Email - Nov.19th

Inquired about the possibility of co-locating on existing towers in area and inquired about design of proposed tower. Concerned about proximity to residential properties to the north. Asked if the adjacent property to the east had also been considered as a possible location.

Responded via phone conversation and email Nov. 21st


Attended Public Open House Nov. 20th

Had concerns regarding health and the interruption to her medical implant.

██████████
Attended Public Open House Nov. 20th
General inquiries

██████████
Attended Public Open House Nov. 20th
General inquiries

Councillor Henry Clarke

Attended Public Open House Nov. 20th
General inquiries

Councillor Don Vassiliadis

Attended Public Open House Nov. 20th
General inquiries

Request for Concurrence

At this time, we respectfully request the City of Peterborough provide a letter of concurrence for the proposed tower installation, to Innovation Science and Economic Development Canada (ISED). The letter of concurrence should confirm the applicant has completed municipal consultation, public consultation and address all relevant concerns to the satisfaction of the City of Peterborough. It has been a pleasure working with the City of Peterborough staff to complete municipal consultation for Rogers new tower installation.

Best Regards

Laura Sterling