



City of
Peterborough

To: **Members of the General Committee**

From: **Blair Nelson, Commissioner, Infrastructure, Planning and Growth Management**

Meeting Date: **February 18, 2025**

Report: **Tower Concurrence CT-03-24 Update, Report IPGPL25-008**

Subject

An update report to inform Council on 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 780 Argyle Street.

Recommendations

That Council approve the recommendations outlined in Report IPGPL25-008, dated February 18, 2025 of the Commissioner of Infrastructure, Planning and Growth Management as follows:

- a) That Innovation, Science and Economic Development (ISED) Canada be advised that the proposal for a telecommunication structure by Rogers Communications Inc. at 780 Argyle Street has been circulated in accordance with the City of Peterborough's Telecommunications Structures Policy and Procedure;
- b) That ISED Canada be further advised that the proposal for a telecommunications structure at 780 Argyle Street has generated some public questions which the applicant has addressed as documented by Spectra Point Inc. and summarized in Appendix 'D' of Report IPGPL25-008; and
- c) That ISED Canada be further advised that Council passed a resolution at the August 12, 2024 City Council Meeting requesting the proponent consider consulting with the tenant of the building located on the subject property, which the applicant has addressed as documented by Spectra Point Inc. and summarized in Appendix 'E' of Report IPGPL25-008.

Executive Summary

- Spectra Point Inc. (the Applicant) on behalf of Rogers Communications Inc. (the Proponent) has requested concurrence from Council for a new 30-metre tall telecommunications structure on the property at 780 Argyle Street.
- The Proponent sought to locate the structure on a City-owned property in close proximity to this site, but for various reasons, no properties were suitable. This request recognizes that where the City owns land within the search area that is suitable and meets the technical requirements, the City prefers to be the landlord of first choice.
- The Proponent completed a public circulation in accordance with both Federal and City standards.
- At the Council meeting of August 12, 2024, the City passed a motion deferring a decision pending further consultation with the new proposed tenant (Rowan Tree Children's School) within the existing building at 780 Argyle Street.
- The Proponent's request for concurrence is in accordance with the City's Telecommunications Structures Policy and Procedure (No. 0025-P01).

Background

Spectra Point Inc. on behalf of Rogers Communications Inc. proposes to erect a new communications tower by way of a Concealed Densification Monopole with a height of 30 metres on the property known as 780 Argyle Street.

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 uses or where an elementary or secondary school is located. Where that is not feasible for technical reasons including client demand, engineering principles, and local topography, the applicant is subject to a more rigorous consultation standard, including additional public consultation.

Rogers prepared a site selection report which confirms a gap in coverage and network connectivity in the Auburn Street and Parkhill Road Area. Rogers also completed a co-location assessment which looks at whether other existing structures could support an antenna installation that would address the coverage issue and avoid the need for a new tower. This site was identified as the preferred site and locating on a suitable municipally-owned site was explored but not possible.

In accordance with the City of Peterborough's Policy and Procedure related to public consultation for the siting and design of Telecommunications Structures, Report IPGPL24-014 was received by Council on August 12, 2024, and described the public

consultation process undertaken for this proposal. The applicant has followed the City's procedure regarding the municipal consultation process to satisfy the Innovation Science and Economic Development (ISED) Canada requirements. At the August 12, 2024 meeting, Council passed a resolution to defer the matter for six weeks, to allow the applicant to conduct further consultation with the incoming tenant of 780 Argyle Street, the Rowan Tree Children's School. A copy of the resolution and details of the consultation is included in Appendix E. Concerns from the parents were related to potential health effects of the proposed tower. The applicant has indicated that Rogers commissioned a third-party study which determined the maximum exposure is slightly below 11% of the allowable limits set by the federal safety standards.

In accordance with the above, the Applicant has addressed Council's motion and has fulfilled the City's Policy.

Strategic Plan

Strategic Pillar: Infrastructure

Strategic Initiative: Invest in infrastructure to ensure that it meets the future needs of our growing City.

The proposed telecommunication structure supports private investment in infrastructure to meet the future needs of our growing City.

Engagement and Consultation

Consultation was conducted by the applicant in accordance with the City's Telecommunications Structures Policy and Procedure.

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 to be borne by the applicant.

Conclusion

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 Concealed Densification 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 21 residential properties, approximately 45 metres from the closest residential structure.

In accordance with the City's Procedure, the applicant has complied with the City's process and addressed concerns and requirements. Council directed the applicant to complete further consultation with the new tenant of the host property. The purpose of this staff report is to advise Council of the conclusion of the public consultation process and municipal consultations along with the additional consultation with the new tenant of 780 Argyle Street. Pending Council's direction, Staff will forward a letter together with a copy of Council's resolution and this staff report for ISED Canada's consideration.

Attachments

Exhibit A: Land Use Map
Exhibit B: Proposed Concept Site Plan
Exhibit C: Public Consultation Package
Exhibit D: Summary of Public Consultation Comments, May 2024
Exhibit E: Summary of Additional Tenant Consultation of 780 Argyle Street, September to November 2024

Submitted by,

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Commissioner, Infrastructure, Planning and Growth Management

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