

City of North Bay Report to Council

Report No: CSBU-2022-054

Date: November 7, 2022

Originator: Adam Curran

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Proposed Telecommunication Tower – 222 McIntyre Street West

Closed Session: yes ☐ no ☒

Recommendation

That Council direct Planning Staff to issue a statement of concurrence to Vianet Telecommunications for the construction of the proposed 12.2 metre tower installation to be installed at 222 McIntyre Street West.

Background

Vianet Telecommunications is proposing to construct a 12.2 metre tower to be installed on the building located at 222 McIntyre Street West within the City of North Bay. The proposed tower will replace all existing wireless equipment that is currently resting on non-penetrating roof-mounts with one additional tower on the site. There is one existing antenna located on the property which was installed in 2020. Appendix A includes information on the proposed tower including pictures showing the existing tower and proposed tower.

The subject property, 222 McIntyre Street West, is currently developed with a multitenant office and retail space. The proposed tower would be located on the roof of the five-storey building. The subject property is designated Central Business District in the City's Official Plan and is zoned General Commercial Inner Core (C1) through the City's Zoning By-law. The property surrounded by commercially zoned land with a mix of commercial and residential uses.

The City of North Bay's Development and/or Redevelopment of Telecommunication Towers/Antenna Facilities Policy came into effect in November 2013. The policy encourages telecommunication towers to be located away from residential development, schools, park spaces, environmental constraints and areas that might obscure public views and vistas, whenever possible. The Applicant has chosen this site because there is

currently wireless equipment that is currently resting on non-penetrating roof-mounts. The proposed tower would co-locate all the existing wireless equipment onto one tower.

The City's Development and/or Redevelopment of Telecommunication Towers//Antenna Facilities Policy also outline the required consultation process for tower applications. Applicants that do not meet the exemption criteria outlined in Section 6 of the policy are required to provide notice of the proposal to all property owners within 120 metres of the proposed tower.

The Applicants were advised of the requirements of the City's policy. As part of the fulfillment of these requirements, the Applicants circulated a notification letter to identified property owners. The Applicants have indicated they did not receive any written or telephone correspondence regarding the proposed tower. With the completion of these activities, the Applicants have met the City of North Bay's consultation requirements.

As the Federal Government is the approval authority for telecommunication towers, Council does not have the ability to approve or deny the application. The intent of this Report is to allow Council to comment on the proposed tower and, should there be no objections, direct Planning Staff to issue a Statement of Concurrence supporting the proposal.

Financial/Legal Implications

N/A

Corporate Strategic Plan

- | | |
|--|---|
| <input type="checkbox"/> Natural North and Near | <input checked="" type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input type="checkbox"/> Spirited Safe Community |
| <input type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

- Promote and support public and private sector investment; and
- Maintains infrastructure across the City in a good state of repair.

Options Analysis

Option 1: That Council direct Planning Staff to issue a statement of concurrence to Vianet Telecommunications for the construction of the proposed 12.2 metre tower installation to be installed at 222 McIntyre Street West.

Option 2: That Council does not direct Planning Staff to issue a statement of concurrence to Vianet Telecommunications for the construction of the proposed 12.2 metre tower to be installed at 222 McIntyre Street West.

Recommended Option

Option 1: That Council direct Planning Staff to issue a statement of concurrence to Vianet Telecommunications for the construction of the proposed 12.2 metre tower installation to be installed at 222 McIntyre Street West.

Respectfully submitted,

Name: Adam Curran, M.E.S., MCIP, RPP

Title: Policy and Business Development Planner

I concur with this report and recommendation

Name Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

Name Ian Kilgour, MCIP, RPP

Title: Director, Community Development and Growth

Name David Euler, P.Eng., PMP

Title: Chief Administrative Officer

Personnel designated for continuance:

Adam Curran, M.E.S., MCIP, RPP

Policy and Business Development Planner