

DATE OF MEETING | December 16, 2019 |

AUTHORED BY | LAINYA ROWETT, MANAGER, CURRENT PLANNING |

**SUBJECT PROPOSED TELECOMMUNICATIONS TOWER –
2250 MCGARRIGLE ROAD**

OVERVIEW

Purpose of Report

To present Council with information regarding a request from Rogers Communications Inc. for land use concurrence for a proposed telecommunications tower at 2250 McGarrigle Road.

Recommendation

That Council give direction for Staff to provide a letter of concurrence to “Innovation, Science and Economic Development Canada” in response to a proposed 20m telecommunications facility at 2250 McGarrigle Road.

BACKGROUND

Proposals for telecommunications facilities within the city of Nanaimo are subject to a federal approval process (Innovation, Science and Economic Development Canada [ISED], formally Industry Canada), which includes consultation with the local land use authority (City of Nanaimo) as a commenting body. Rogers Communications Inc. (Rogers) is proposing a new telecommunications facility in Nanaimo and has proceeded to the stage of a formal request to the City for land use concurrence.

The City of Nanaimo does not have an established siting protocol or public consultation process for the siting of telecommunications facilities, thus Rogers has utilized ISED’s *Default Public Consultation Process (CPC-2-0-03 Radiocommunication and Broadcasting Antenna Systems)*. The ISED process requires, at a minimum, the proponents to provide all residents within an area three times the tower height with a notification package. The ISED-required consultation process was also utilized for previous cell tower proposals in the city of Nanaimo, and proponents requested comment from Staff regarding a proposed location.

The Federal Government (through ISED) has exclusive jurisdiction regarding the regulation of telecommunication facilities. Under the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (Section 6.1.1) utility installations, such as telecommunication towers, are permitted in all zones and are exempt from height regulations. The City’s practice to date is to encourage proponents to co-locate such infrastructure in industrial and/or commercial areas.

DISCUSSION

The proposed telecommunications facility includes a 20m monopole tower and would be located on private property at 2250 McGarrigle Road. The property is zoned Light Industrial (I2) and falls within an industrial neighbourhood bounded by the Island Highway, Northfield Road, and Dorman

Road. The industrial neighbourhood contains a mix of highway industrial, light industrial, and high-tech industrial uses.

The proposed improvements would be located adjacent to the site entrance, off McGarrigle Road, and include the following:

- 20m grey, steel monopole with antenna panels;
- A compound that is approximately 8m x 4m in size, enclosed with black chain link fencing, located in the front yard area of the property;
- Three concrete bollards to protect the compound area;
- The cedar hedge along the front property line, which would be maintained or replaced as needed for visual screening of the tower base and compound area; and
- The siting of the facility that would respect City utilities located in the area.

A development permit is not required for the proposed tower and improvements. The base of the facility would be screened by landscaping, and the visual impact of the proposed tower from the Island Highway is minimal.

The proponent conducted pre-consultation with Staff in September 2019 followed by an information package submission. The proponent completed the ISED public consultation process in September and October 2019, which included mailing information packages to property owners and tenants of properties within 60 metres of the proposed tower. The proponent received one inquiry and provided the requested information. Roger's public consultation process concluded in October 2019 and they received no comments from the public regarding the proposed tower.

Rogers explored opportunities for co-location, but found no suitable structures, buildings, or towers that would provide the height necessary for a dependable network. Industrial lands are preferred sites for telecommunication towers and the proposed site is within an industrial area. In addition, the proponent has entered into a long-term agreement with the property owner for the proposed tower. The applicant advises the proposed telecommunications tower would provide high-speed, high-bandwidth cellular service to the Nanaimo community. As a conclusion to the ISED required process, the proponent has requested a letter of concurrence be sent to ISED for the proposed telecommunications facility at 2250 McGarrigle Road. |

OPTIONS

1. That Council give direction for Staff to provide a letter of concurrence to "Innovation, Science and Economic Development Canada" in response to a proposed 20m telecommunications facility at 2250 McGarrigle Road.
 - Advantages: The Rogers mobile network in Nanaimo would be enhanced.
 - Disadvantages: None identified.
 - Financial Implications: None identified.

2. That Council direct Staff to provide a letter of non-concurrence to “Innovation, Science and Economic Development Canada” indicating the reasons and/or concerns regarding a proposed telecommunications facility at 2250 McGarrigle Road.
 - Advantages: If Council has concerns regarding the proposal, this option should be selected to encourage the proponent to engage in further consultation with the City.
 - Disadvantages: This option could cause a delay to improvements to the Rogers mobile network, and the telecommunications facility may be installed with no consideration for the City’s comments.
 - Financial Implications: None Identified.

3. That Council direct Staff to provide a letter to “Innovation, Science and Economic Development Canada” advising that the City has no comment regarding a proposed 20m telecommunications facility at 2250 McGarrigle Road.
 - Advantages: None identified.
 - Disadvantages: The telecommunications facility may be installed with no consideration for the City’s comments.
 - Financial Implications: None identified.

SUMMARY POINTS

- The City has received a request for a letter of concurrence for a proposed 20m telecommunications tower at 2250 McGarrigle Road.
- The proponent completed the required ISED public consultation process in September and October 2019.
- The proposed tower location is within an existing industrial neighbourhood, and the visual impact from the Island Highway is minimal.

ATTACHMENTS:

ATTACHMENT A: Location Plan
ATTACHMENT B: Public Consultation Summary & Land Use Concurrence Request (Rogers)
ATTACHMENT C: Northeast View from Island Highway– Before and After
ATTACHMENT D: Northwest View from Island Highway – Before and After
ATTACHMENT E: Aerial Photo

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