

Amendments to City Policy C471B to Address Cell Phone Tower Issues - Update

Recommendation:

That Executive Committee recommend to City Council:

That City Policy C471C, as outlined in Attachment 2 of the January 14, 2013, Sustainable Development report 2013SCP005, be approved.

Report Summary

This report presents the draft policy C471C, and summarizes the discussion between Telecommunication proponents, the Edmonton Federation of Community Leagues and Administration.

Previous Council/Committee Action

At the October 10, 2012, Executive Committee meeting, the following motion was passed:

That the September 19, 2012, Sustainable Development report 2012SCP010, be referred back to Administration to:

- conduct further consultation regarding consensus items among stakeholders and City in the draft policy with stakeholders (including Telus/Rogers and Edmonton Federation of Community Leagues).
- examine other jurisdictions' policies, and bring back information, particularly with respect to:

- tower heights and co-locations
- distance between towers less than 15 metres in height
- screening and visual design elements,

and make revisions to draft policy C471C as appropriate, and return to Executive Committee.

Report

Responding to direction from Executive Committee, Administration held a meeting attended by the Edmonton Federation of Community Leagues, proponents and Administration. The meeting focus was to form consensus on aspects of the policy where common ground exists and to narrow the issues of disagreement.

Attachment 1 outlines the items of discussion from the meeting, and the status of consensus for each item. Consensus was achieved on issues such as: definitions; site pre-selection; and alternative consultation.

Attachment 1 also summarizes Administration's responses to concerns raised by the Edmonton Federation of Community Leagues, regarding land use impact, property values, and setbacks from residential areas.

Attachment 2 is the draft policy C471C, which has been updated to reflect the items on which an agreement was reached.

Administration examined the policies and protocols from other jurisdictions within Canada. A summary of the consultation with Industry Canada and other land use authorities is provided in Attachment 3. Reviewing policies from other Land Use Authorities must be

Please retain this report for future meetings

done in the context in which they operate. Other land use authorities, such as Vancouver and Toronto, have greater opportunity to utilize tall buildings whereas Edmonton is a dispersed city with relatively few tall buildings outside of the downtown area. Residential areas comprised of single use, low density developments have fewer options to locate telecommunication infrastructure on commercial sites. Residential areas are the most sensitive to new facilities yet the demand for the service is greatest in these areas.

Administration supports the principle of preselecting tower sites in developing areas. Policy C471 is a consultation procedure and does not provide land use direction; however, it does identify in subsection 11.01, the possibility of preselecting telecommunication tower sites. This type of planning would need to be considered at higher level design stages of development to be effective.

Policy

The Way We Grow, Edmonton's Municipal Development Plan:

- Policy 9.7.1.1: Collaborate with Federal regulators and industry operators as they plan for telecommunication towers
- Policy 9.7.1.2: In consultation with regulators and industry operators, telecommunication towers will be integrated into neighbourhoods through design and site considerations.

Corporate Outcomes

The Way Ahead: Edmonton's Strategic Plan 2009-2018:

- Transform Edmonton's urban form

Public Consultation

Administration held a meeting with stakeholders to discuss the specific recommendations identified during the Executive Committee meeting on October 10, 2012. The discussions focused on the draft policy changes where common ground could be found.

Justification of Recommendation

The proposed City Policy C471C addresses the concerns identified by stakeholders consulted in the review of this policy and the changes to Industry Canada standards in Issue 4 of CPC-2-0-03. The policy changes are based on expectations that municipalities can request that telecommunications providers address tower location concerns in accordance with the Industry Canada standards.

Attachments

1. Items discussed, resolved and outstanding, based on the meeting between Telecommunication Proponents, Edmonton Federation of Community Leagues and Administration
2. Draft Policy C471C – Policy for Siting Telecommunication Facilities
3. Summary of consultation with other land use authorities

Others Reviewing this Report

- D. H. Edey, General Manager, Corporate Services