

ANTENNAS

DRAFT AMENDMENT

TO THE MASTER PLAN

COMPLEMENTARY DOCUMENT

Presentation before the Office de consultation publique de Montréal

September 2011

Service du développement et des opérations
Direction du développement économique et urbain
Division de l'urbanisme

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Antennas

Content of the presentation

- Context of the draft amendment
- Definitions and legislative tools
- Summary of proposals:
 - Antennas on public property
 - Towers and antennas on a tower
 - Antennas on a roof
 - Antennas on a wall

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City council findings

- The number of radiocommunication, telecommunication and distribution antennas is **increasing** throughout Montréal territory
- The antennas are installed **haphazardly** on various supports or buildings
- This situation is in direct opposition with **sound urban planning**
- Montrealers are expressing legitimate concerns in that respect

City council resolution

- Establish a committee to study the issue

Committee recommendation

- That Montréal amend the Master Plan **Complementary Document** to provide:
 - 1) That the boroughs adopt provisions pertaining to antennas
 - 2) That antennas be authorized under **conditional uses**
- City council adopted the report

Master Plan:

- Definition of land-use planning orientations
- For example: land-use designations, densities, areas to be protected or transformed, quality of landscape and public domain to be maintained and improved

Master Plan Complementary Document:

- A mandatory component of the Master Plan
- Translation of certain Master Plan orientations into legislative provisions

Conditional uses:

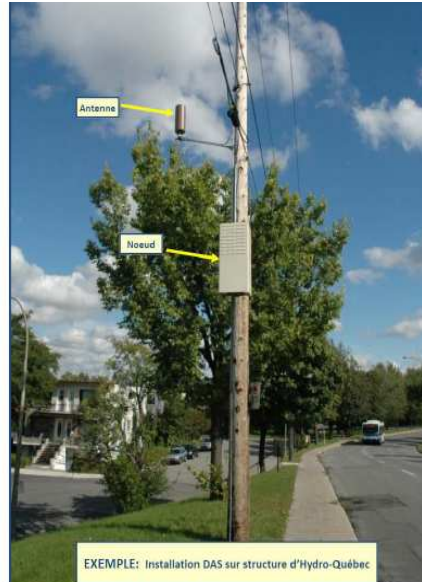
- Legislative tool allowing the authorization of a use under certain conditions predefined in a by-law
- Tool allowing in-depth evaluation of the establishment of a use and its authorization subject to certain conditions

Urban planning by-law:

- The boroughs adopt urban planning by-laws allowing them to manage their territory, in accordance with the Master Plan
- The boroughs already have a variety of provisions pertaining to antennas

Draft Amendment to the Master Plan Complementary Document

Antennas – Public property – Examples of installations on poles



Draft Amendment to the Master Plan Complementary Document

Antennas – Public property – Examples of installations on poles



Antennas on public property

Antennas installed on street- or traffic-light supports or wooden poles must be authorized under a **conditional use** by-law.

Such a by-law must provide for the **following conditions**:

- **Give preference to sites bordering highways and high-traffic roads in industrial, commercial or public-heavy-equipment areas**
- **Avoid heritage and residential areas, parks, and areas with high pedestrian traffic**
- Install antenna-related apparatus or equipment in a box to conceal wires and connectors

Antennas on public property

Antennas and their casings must respect the following criteria:

- Not in front of a **building of heritage or architectural interest**
- Not in front of a **residential window or balcony**
- Painted the same colour as the street- or traffic-light support
- Not on a street- or traffic-light support of distinctive **ornamental character or contemporary design**, unless integrated into the support

Draft Amendment to the Master Plan Complementary Document

Antennas – Public property - Examples of distinctive lamp posts



Draft Amendment to the Master Plan Complementary Document

Antennas – Public property – Example of integration into support

D.A.S. Base™
For 3G+ 4G Distributed Antenna System
Models - XX Series

Cellular Antenna
(by others)

- Preserve the visual aspect of neighborhood and dissimulate the antennas;
- Replace oversized or multiple boxes installed on poles or lamp posts;
- Structural steel cabinet accessible on 360 degrees and lockable;
- Integrates required equipment (PRU, batteries, power supplies) (not included);
- Cellular antenna installed on top of lamp post, 35 ft above ground (not included);
- Easily facilitates access to components at all times by authorized personnel;
- Compatible with all types of lamp posts, metal or concrete (not included);
- And with all of the basic features of the MCM Cabinets (see back cover).



Antennas on public property

An antenna must also respect the following criteria:

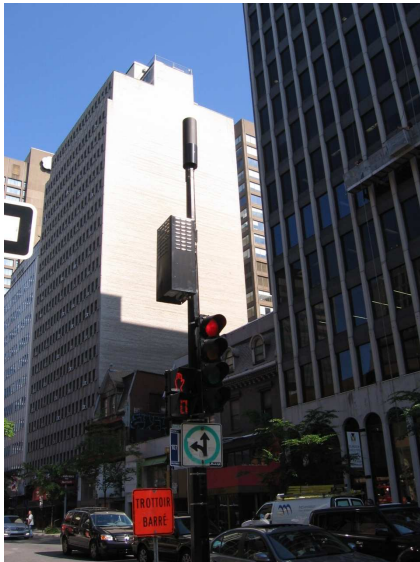
- An antenna should be of approximately the same **diameter** as the street- or traffic-light support on which it is installed
- It may be installed as an **extension of the support** provided that there are no decorative or lighting elements at the top



Antennas on public property

An antenna casing must respect the following criteria:

- Be long and thin in shape
- Be installed behind a road sign or traffic signal to reduce its visibility



Antenna towers

Borough by-laws must govern the establishment of towers **10 metres or less in height** from the ground and govern antennas and equipment of over 1 square metre installed on a tower in such a way as to **limit its visibility from public roads**.

A tower of over 10 metres in height from the ground or equipment of over 1 square metre installed on a tower:

- Must be authorized under a **conditional use** by-law
- Must be set up only in **industrial areas or areas with transportation, communication or major-infrastructure equipment**

Conditions and criteria:

- Give first preference to an installation on the roof or wall of a tall building rather than on a new tower
- Avoid an area or the proximity of an area with elements of **historical, ecological, natural, landscape or archaeological interest**
- Minimize its impact on a building or a sensitive area, such as a **residential area** located nearby
- Set up in a location that does not screen a **view** or landscape of interest, and strive to blend in with the character of the site

Conditions and criteria:

- Cover an area with **no wave coverage** and no towers or tall buildings to hold antennas
- Plan space for other antennas in order to reduce the number of towers
- Give preference to a **freestanding** rather than guyed tower
- Use **colours** that help it to blend in with the surroundings

Antennas on a roof

Borough by-laws must provide **norms or criteria:**

- An antenna is positioned in such a way as to be **invisible from an adjacent street** by requiring, according to its height, a set-back from the facade
- An antenna blends in with the building on which it is installed
- An antenna may not visually overload a roof

Antennas on a wall

Borough by-laws must provide **norms or criteria**:

- An antenna may be **mounted on a wall if it cannot be installed on the roof of a tall building**
- An antenna may not visually overload a wall
- The location, size and colour of an antenna, support or electrical duct are intended to make it invisible from public roads



Conclusion:

- The boroughs' existing provisions must be updated to take into account revisions to the Complementary Document of the Master Plan
- The updates involve primarily conditions for the establishment of antennas on public property and antenna towers
- The updates will help to harmonize provisions pertaining to antennas among the boroughs