



**Wascana View Action Group
City of Regina Council Meeting
City Clerk Submission
July 7, 2022**

1. Description of Presentation

- the Wascana View Action group supports the adoption of the Antenna System Protocol and opposes the current proposal to install a cell tower at the proposed location.
- We support the proposed Protocol including the objectives as stated in Article 2:
 - o Minimize impacts on parks and open spaces, where possible
 - o Generally avoid lands protected for natural and wildlife habitat
 - o Are appropriately located in the context of schools and residential areas
- The Wascana View Action Group represents the 172 residents from Wascana Estates, Wascana Pointe Estates and Southgate Condo Associations that signed a petition opposing the cell tower as they will be severely impacted by the proposed cell tower installation. We are aware that residents of Dorsey Place also submitted a separate petition expressing their concerns.
- These residents support the Antenna Systems Protocol because:

a) Proximity

The proposed Protocol recommends a setback at least the height of the tower. We would recommend consideration should be given to increasing the setback restrictions/limits 3 X any tower height based on other similar jurisdictions across western Canada.

Residents are united in opposition to the proposed location of the new cell tower as the drawing provided showed the location as very close to the current residential neighbourhoods. Alternate sites appear to be available both south and west of the proposed location where there is available space and would comply with the Protocol

b) Environmental Concerns

The Antenna Systems Protocol suggests that areas protected as natural or wildlife habitats should be avoided. The proposed location borders on the edge of the large McKell Wascana Conservation Park, where prairie wildlife and grasses abound. This is an area that is seen as representing the original prairie landscape. Current signage also encourages visitors to understand they are entering an environmentally protected area and asks visitors to refrain from disturbing the vegetation, birds and animals that populate the area. It's also a major walking path for local residents looking for exercise in a more quiet, undisturbed area.

The view from residents is that a new cell tower, or any further intrusion into the nature reserve should not be contemplated or allowed as it conflicts with the original plan for the area. If this project proceeds, it sets an unfortunate precedent for the future. We are also aware that Ducks Unlimited, a steward of the McKell Wascana Conservation Park is also actively supporting the proposed Protocol.

The City of Regina has published a Design Regina - Official Community Plan document that has a Section D2 Environment. Map 4 of this document shows the property to be part of the Wascana Centre. The document also indicates the property is part of the natural corridor for wildlife and is one of the natural systems that the city wishes to maintain and enhance.

The document indicates the City will require an ecological assessment for all new development affecting the natural systems to protect and enhance the Wascana Centre and its public open spaces, waterbodies and habitat areas. This Community Plan suggests an ecological study must be done and to consult with the Provincial Capital Commission to determine the appropriateness of a cell tower in the proposed location.

c) Zoning Issues

The Antenna Systems Protocol is consistent with current City zoning provisions. The City of Regina has indicated the subject property is currently zoned "FW - Floodway Overlay Zone". The City of Regina Zoning Bylaw Part 8E FW - Floodway Overlay Zone clearly states that this zone is to restrict development and prohibit new construction. The new cell tower, complete with a building and chain link fence, would not qualify to be built on the proposed property without a properly approved zoning bylaw change.

d) Longer Term Health and Wellness

Issues related to health and wellness research on the impacts of macro and micro antenna systems should continue to be actively monitored and any substantive issues be raised when the research findings are more definitive than at the present time.

e) Consultation Process

The proposed Protocol calls for thoughtful consultation including affected residents. While the requirements meant that only Wascana Pointe Estates needed to be alerted, the adjoining neighbourhoods of Wascana Estates, Southgate Condo Association and Dorsey Place in Varsity Park will also be affected by the installation. Residents believe that the consultation and dialogue has been rushed. Residents strongly believe that any proposed developments require opportunities for affected residents to participate in the affairs that will have a direct effect on where they have chosen to live.

Recent communication from SaskTel shows a lack of expected corporate responsibility and consideration of the feedback they requested. There is a level of arrogance as it appears that SaskTel is attempting to push through a decision for the tower before the protocol is dealt with by City officials.

f) Esthetic/Property Value Concerns

The proposed Protocol works to respond to residents' concerns that a 45m tall cell tower, immediately west of the neighbourhoods will be unsightly, negatively affecting the resale value for their properties in the future. For SaskTel, through Scott Land and Lease to suggest "people will get used to it" is an unsatisfactory response.

Residents purchased property in the area based on the understanding that the area was fully developed and are paying some of the highest taxes in the City to reside in southeast Regina.

e) Service Enhancement

Residents agree that upgrades to technology are important and are viewed as both positive and necessary to the enhancement of service for users of technology.

2. Presenter:

A delegation from the affected neighbourhoods will attend the City Council meeting on July 13th. Jack Huntington will be the speaker on behalf of the group.

3. Contact Information:

Jack Huntington can be contacted at: