

Bell Mobility

Telecommunication Tower Proposals:

663 Merritt Street, Oshawa, ON

CN Rail on Drake Street, Oshawa, ON

970 Nelson Road, Oshawa, ON

Prepared by FONTUR International Inc

November 28th, 2022



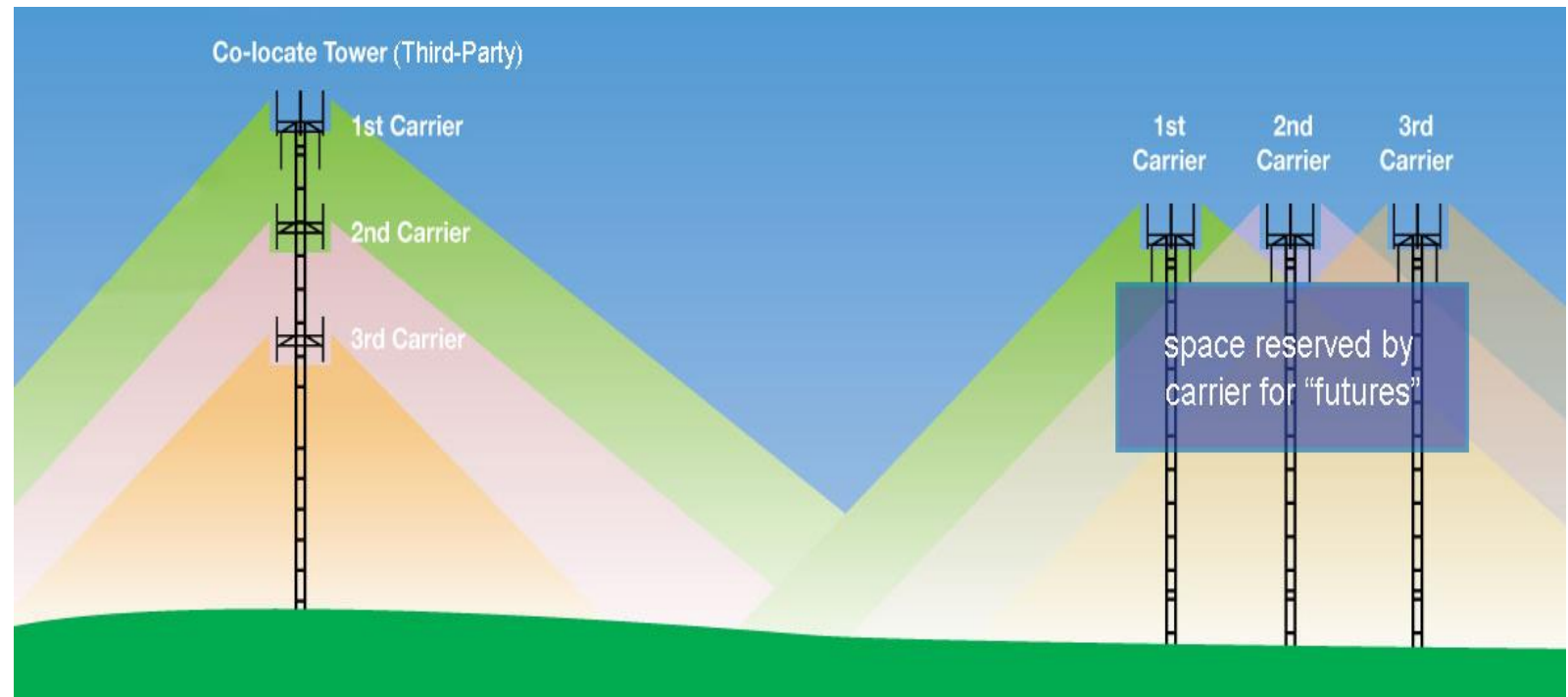
Presentation

- Overview of Bell Mobility and Wireless Networks
- Planning Application Process
- Site Selection (Why here?)
- Tower Design
- Safety Code 6

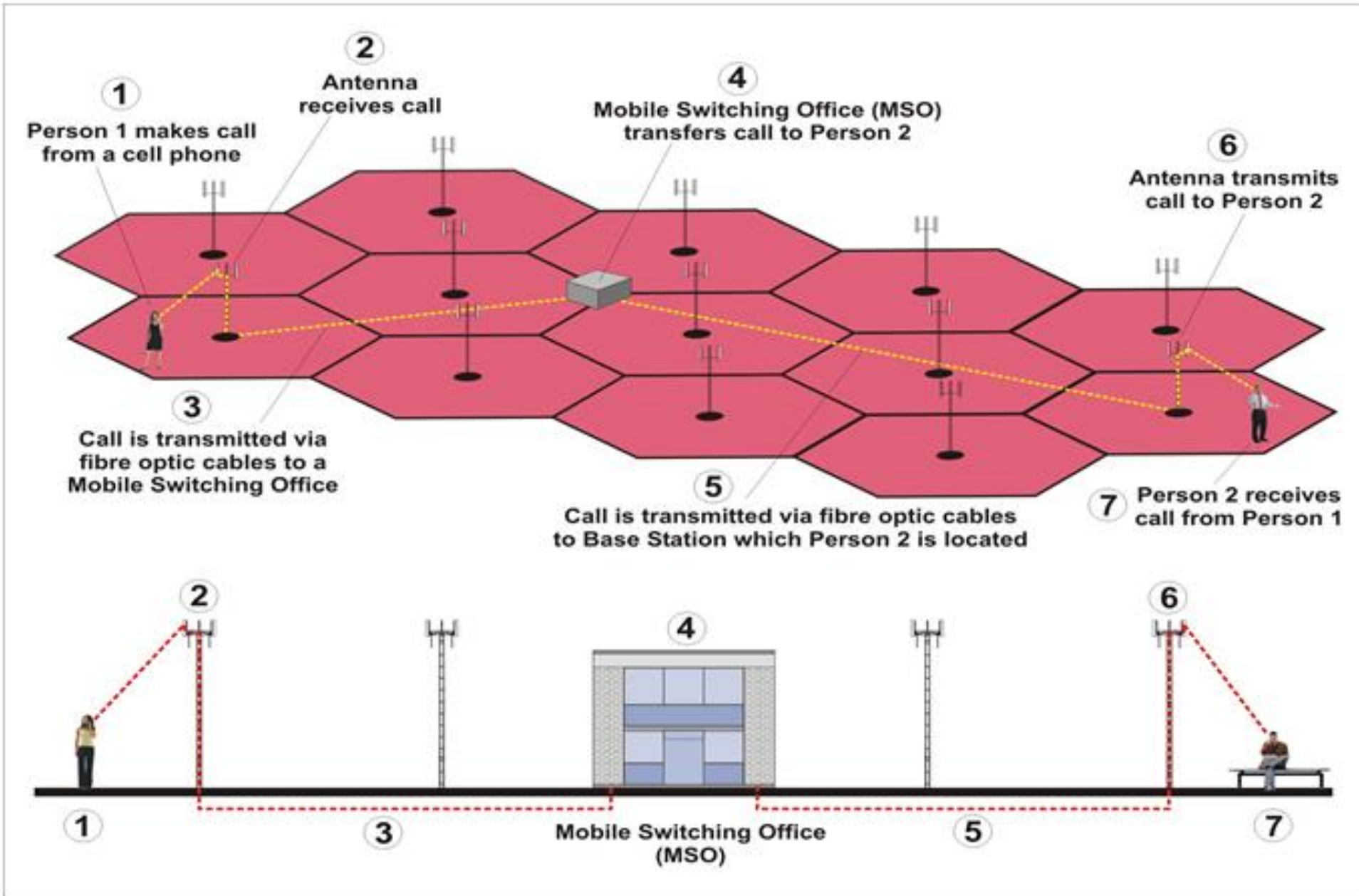


Bell Mobility

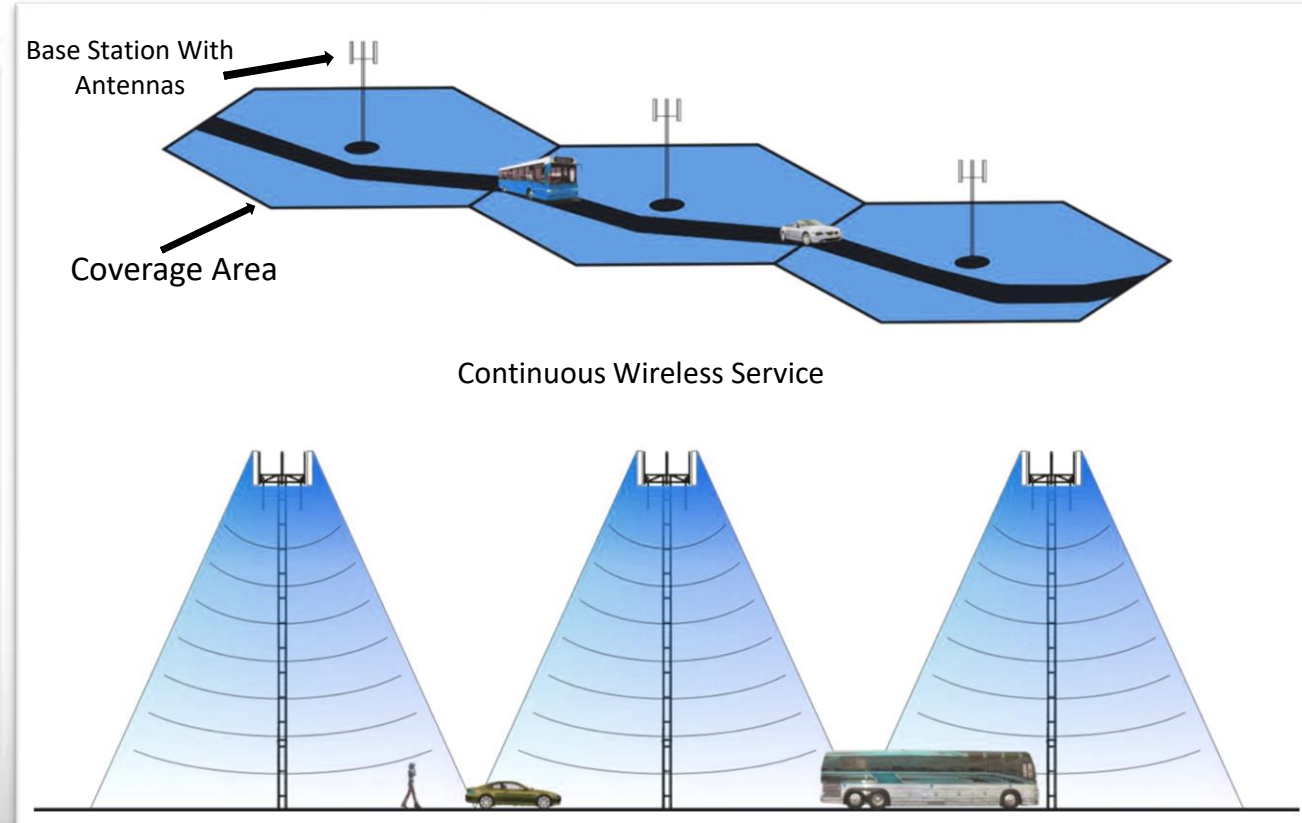
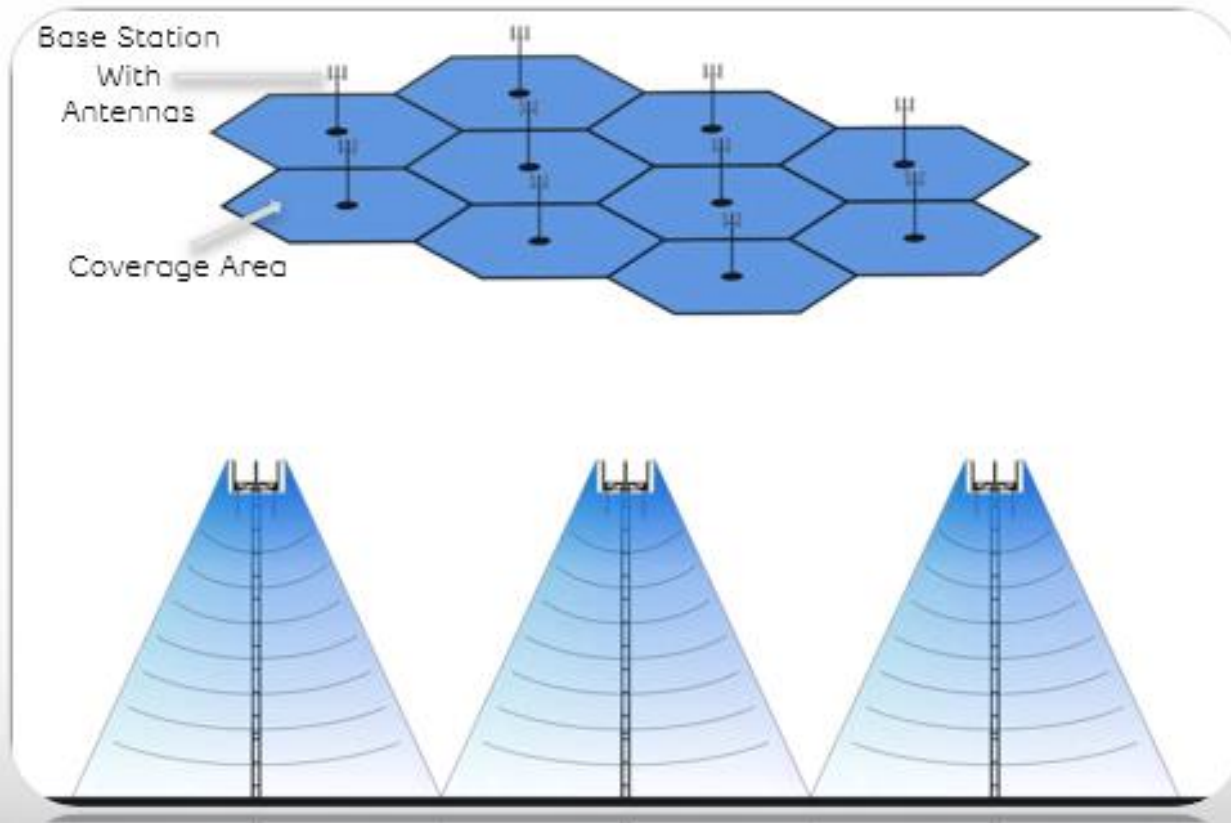
- Wireless Provider with approximately 9.5 million subscribers
- Room for up to three carriers on a single tower
- Works to reduce tower proliferation



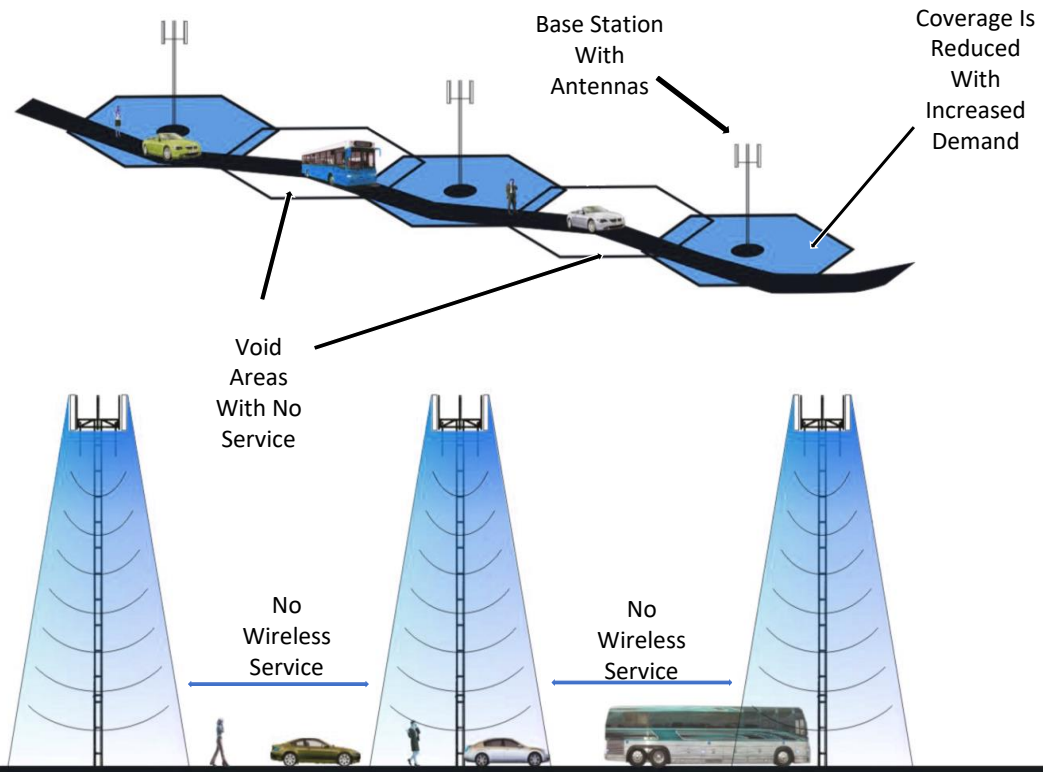
Wireless Phone



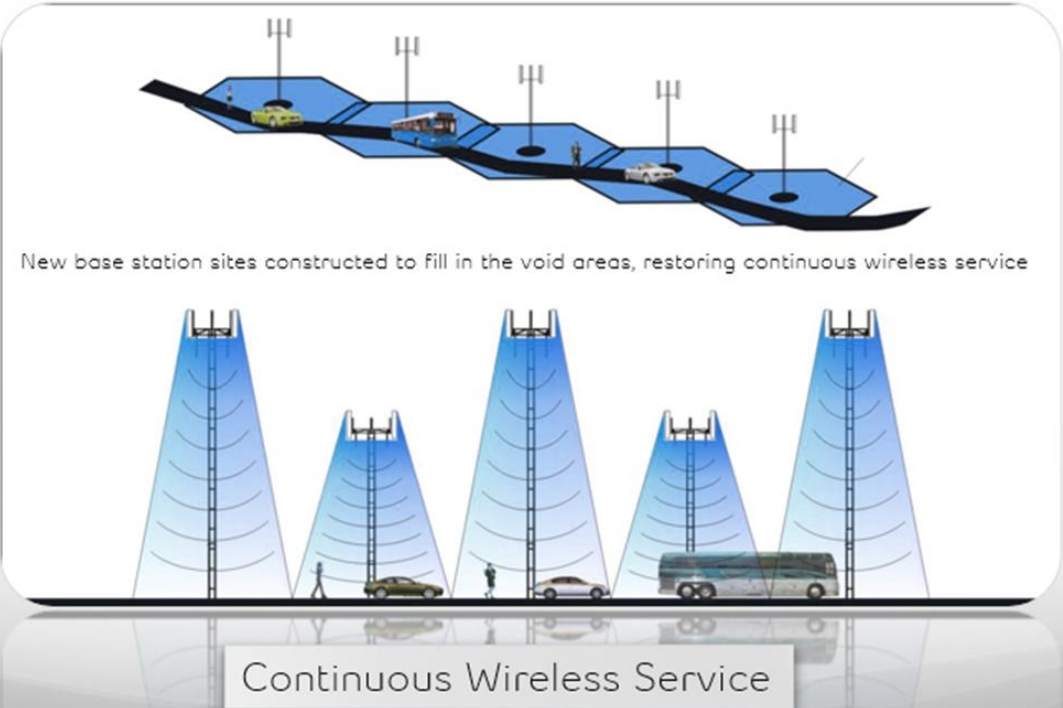
What is a Wireless Network?



What is a Wireless Network?



Continuous coverage restored by filling gaps



SIGNUM WIRELESS

Why build a new tower?

- Wireless technology is responsible for delivering essential communications services such as:
 - EMS response (Police, fire, ambulance)
 - Voice (Phone, video conferencing)
 - Data (E-mail, SMS)
 - Internet service (web-browsing)
 - Video streaming
- In order to provide wireless communications services, each carrier must have wireless networks



Planning Process

- Pre-consultation Application
- Formal Application
- Public Consultation
- Next Steps:
 - Public Consultation Summary Report
 - City/Council Concurrence
 - Innovation, Science & Economic Development Canada (ISED) Approval
 - Construction



Photo Simulations

CN Rail on Drake St – View is from Holland St

Proposed Tower



Photo Simulations

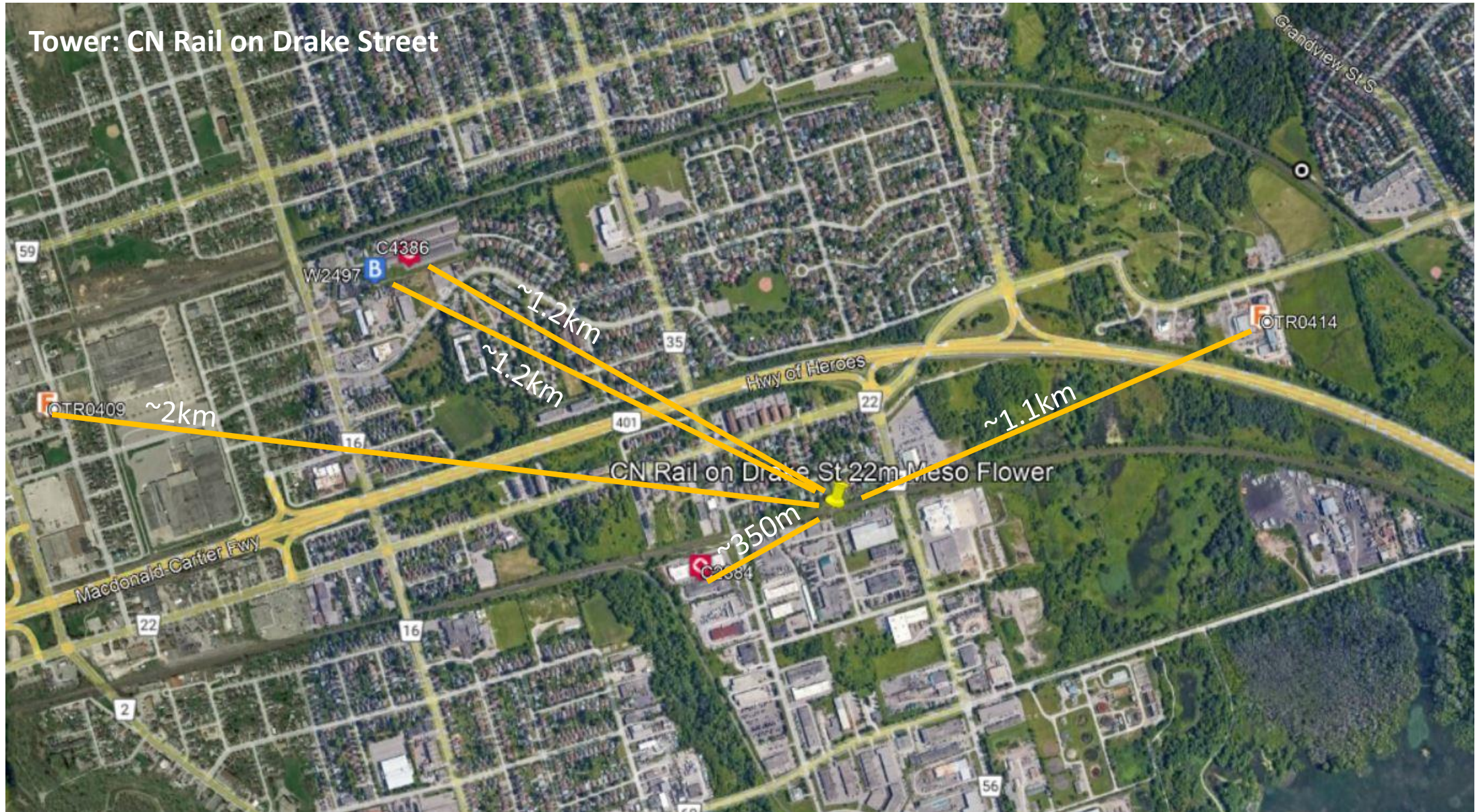


Photo Simulations

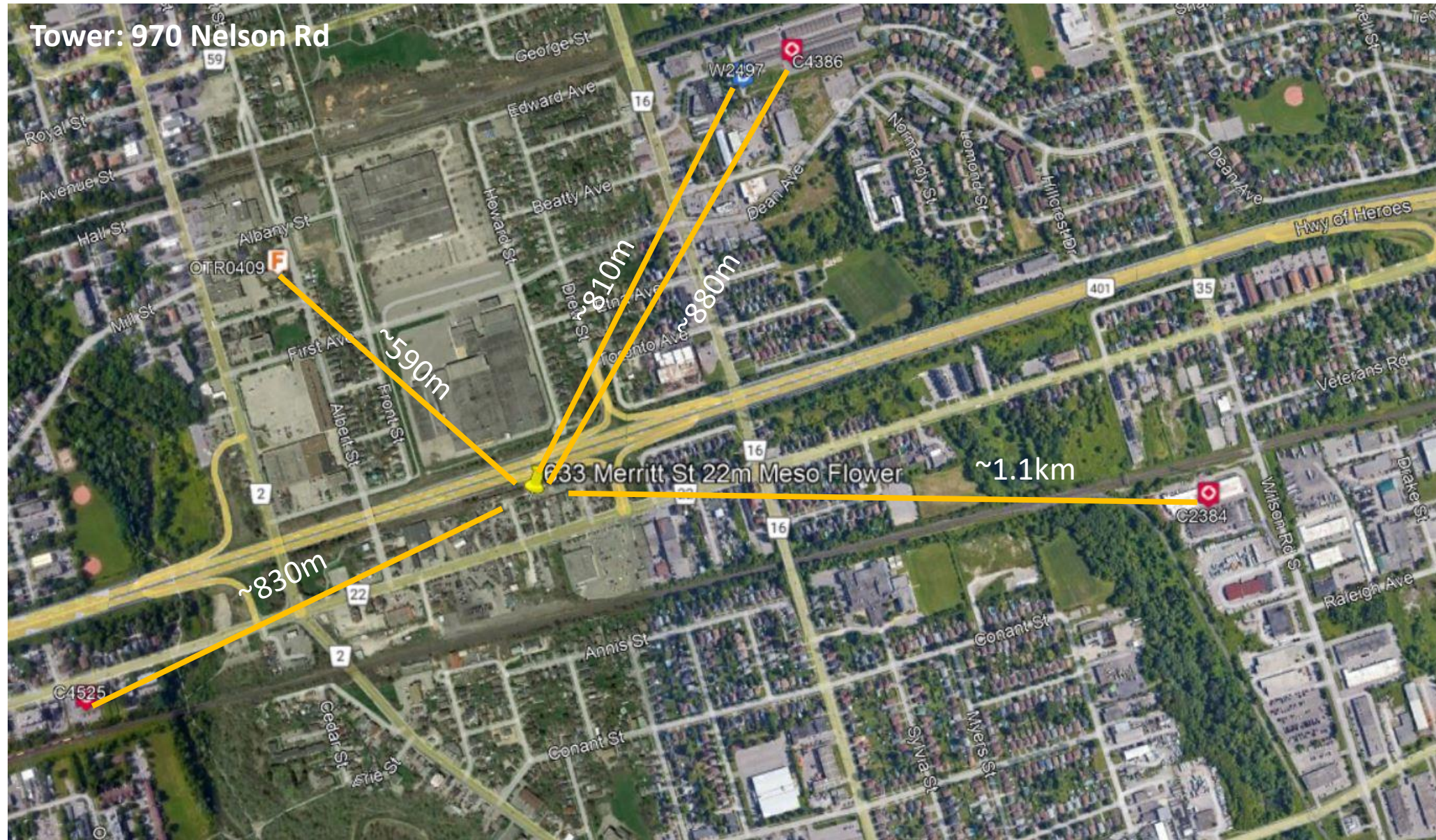
970 Nelson Road – View is from Wentworth St East



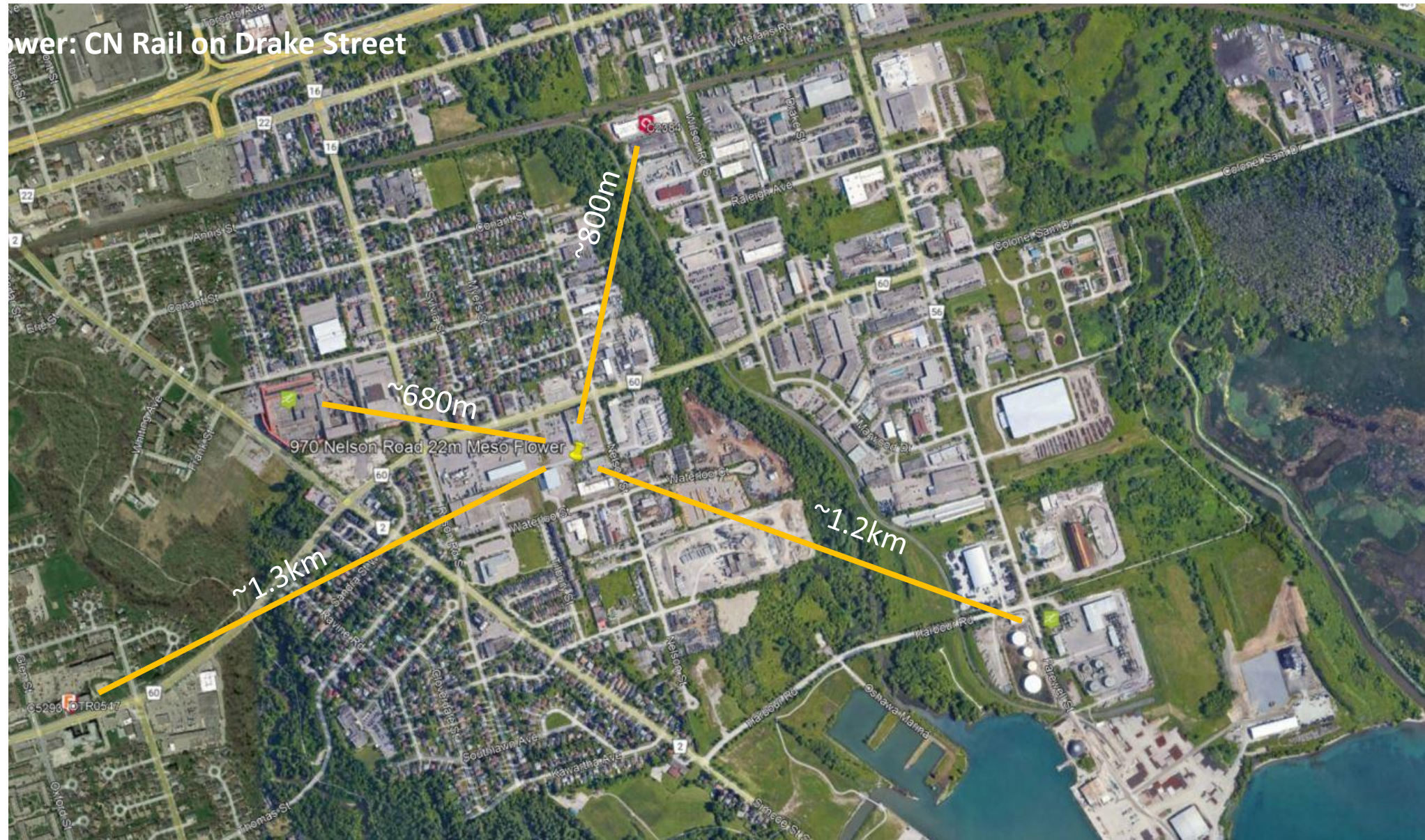
Proposed Site in Relation to Existing Towers



Proposed Site in Relation to Existing Towers



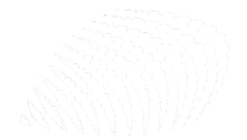
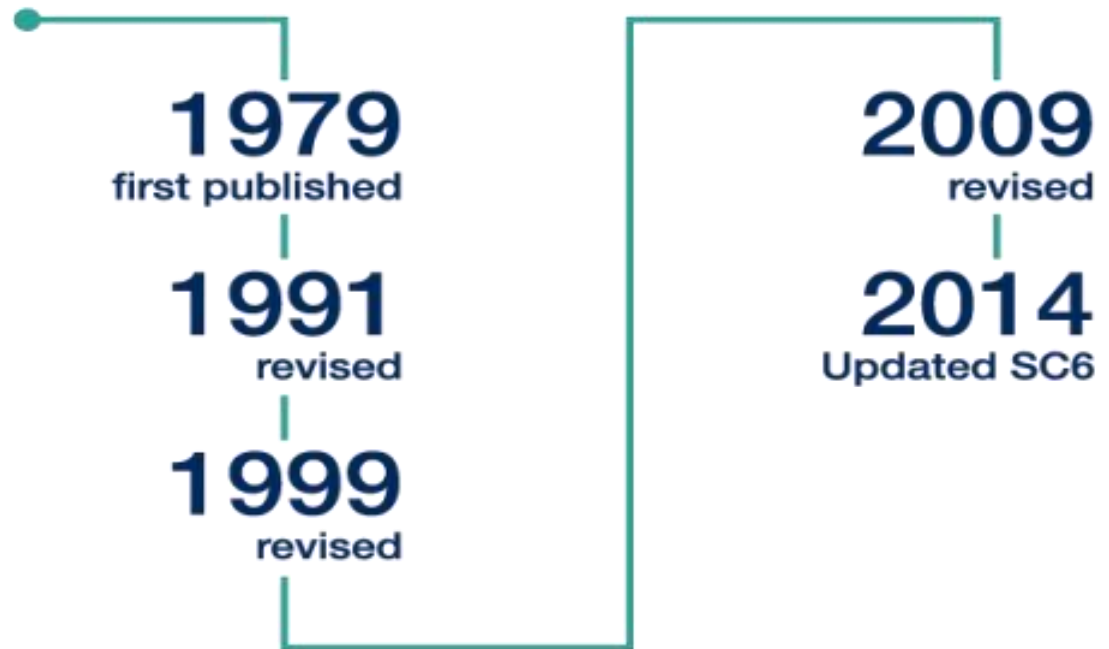
Proposed Site in Relation to Existing Towers



Safety Code 6

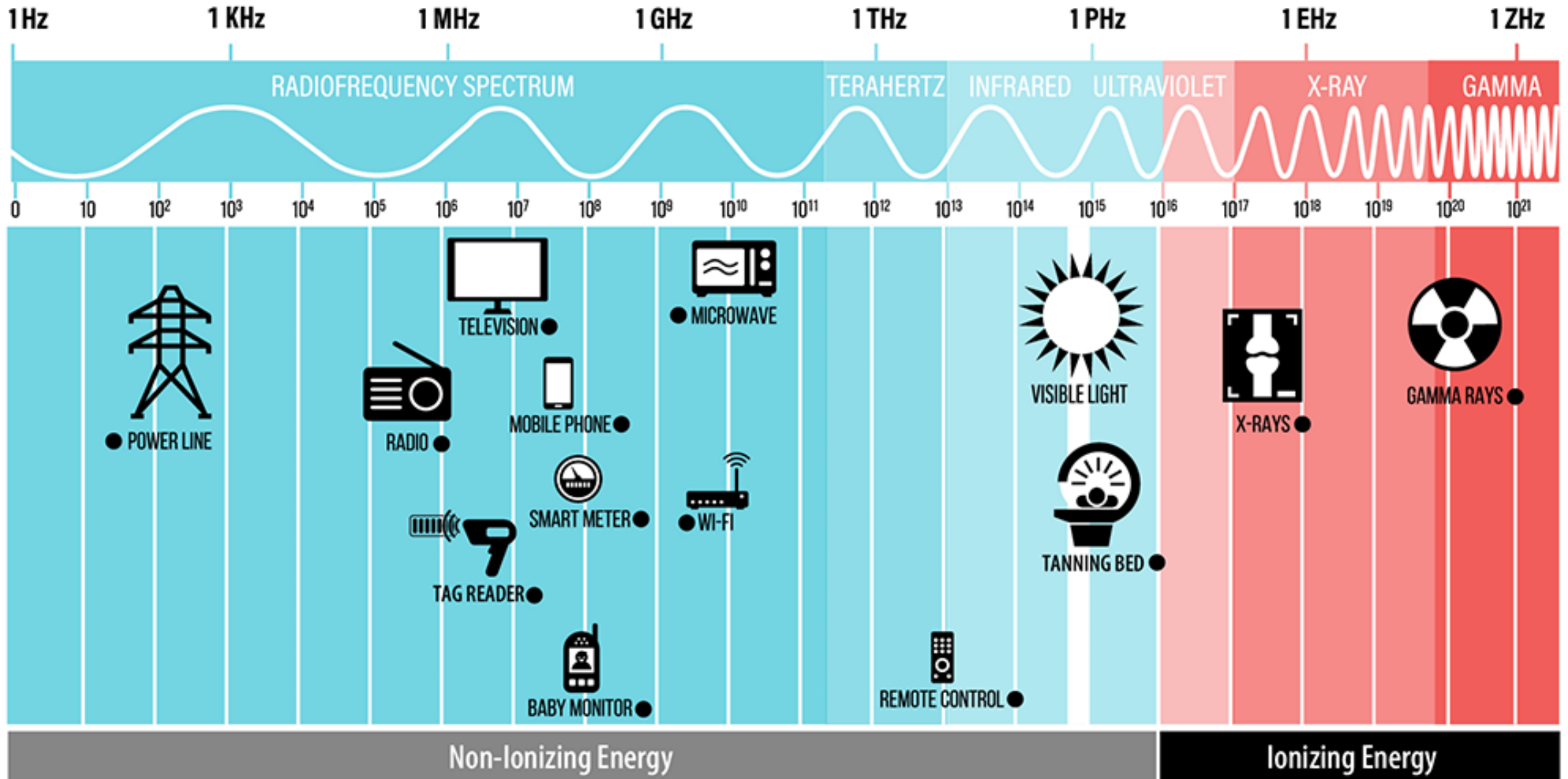
Safety Code 6

or the Code is Canada's national standard on human exposure to radiofrequency electromagnetic fields. The Code is a comprehensive document that sets out safety requirements for the installation and use of radiofrequency (RF) and microwave devices that operate in the frequency range from 3 kHz to 300 GHz.

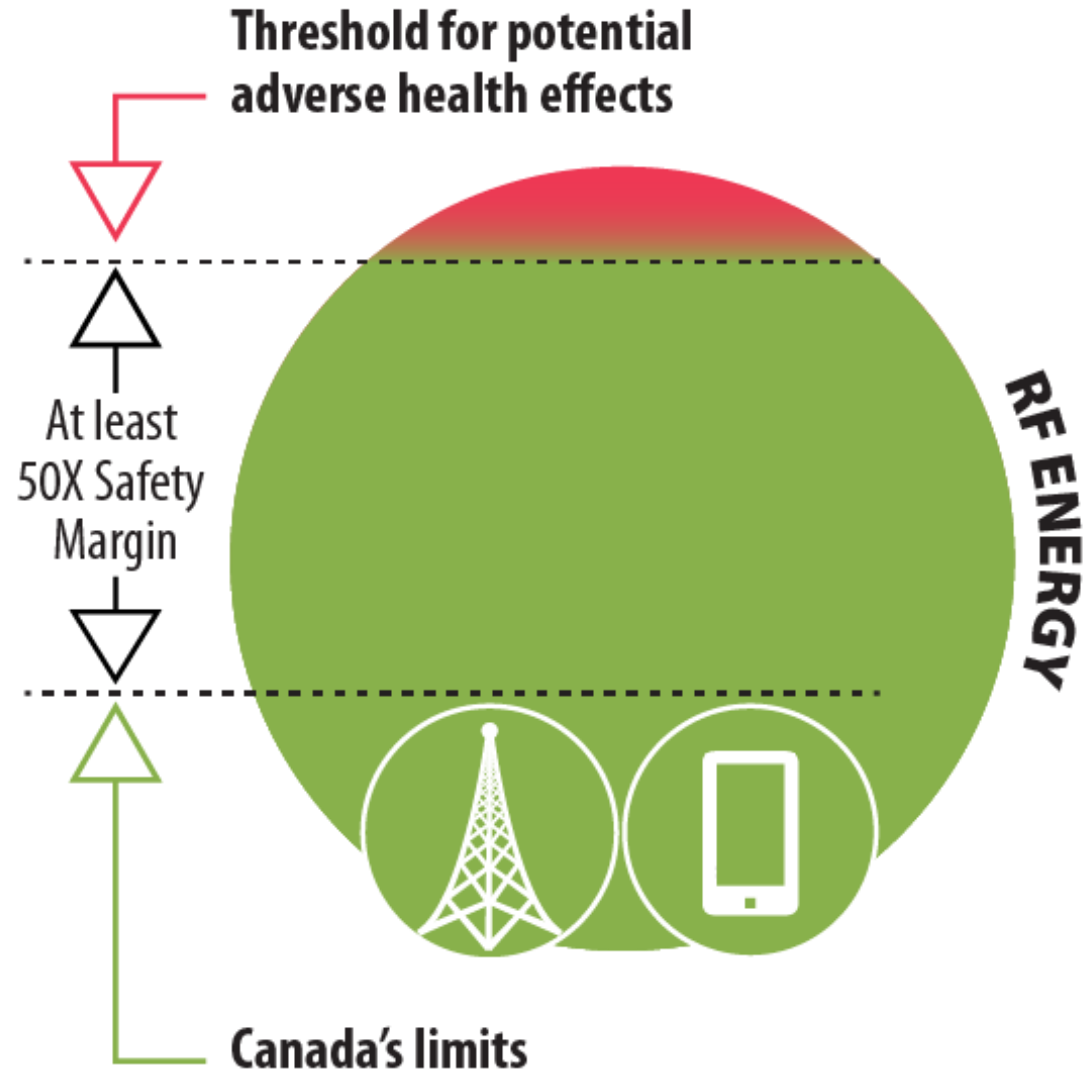


Saskatchewan Health Services

Safety Code 6 – Radiofrequency Spectrum



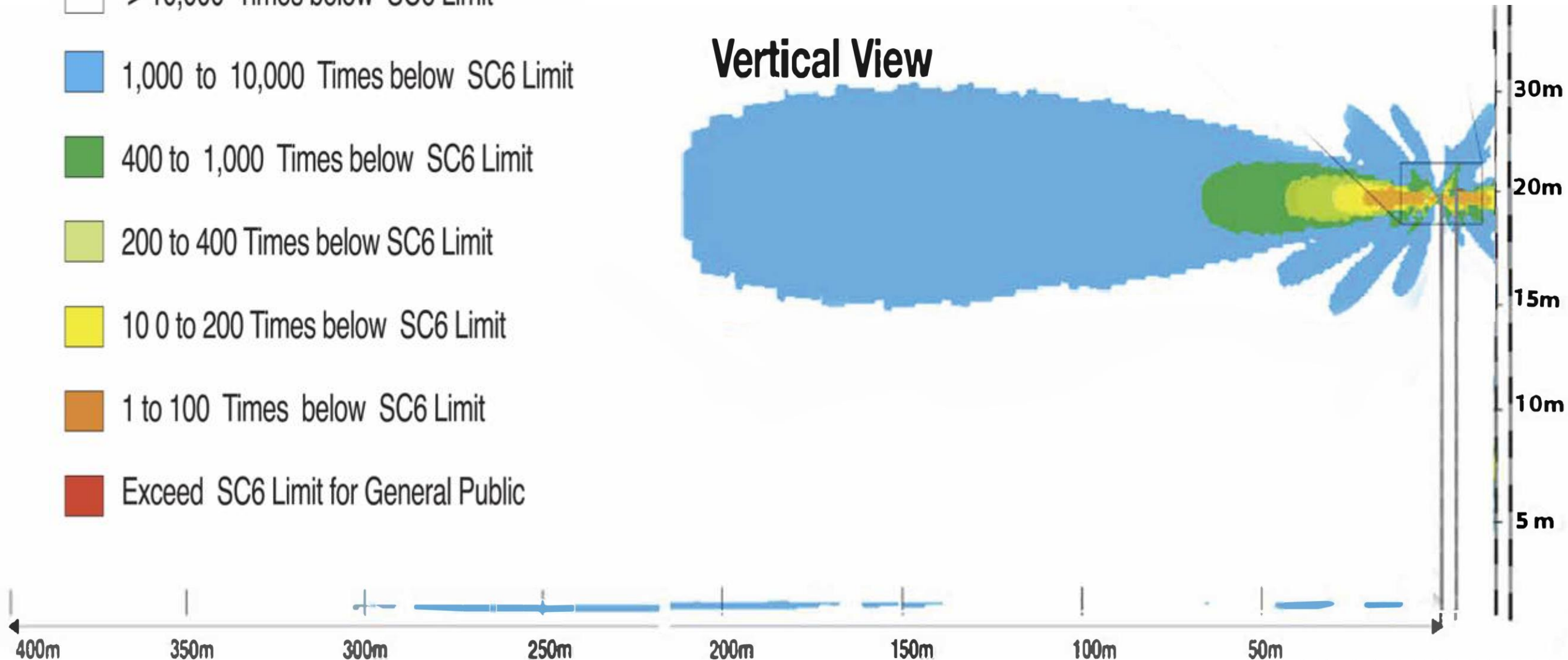
Safety Code 6



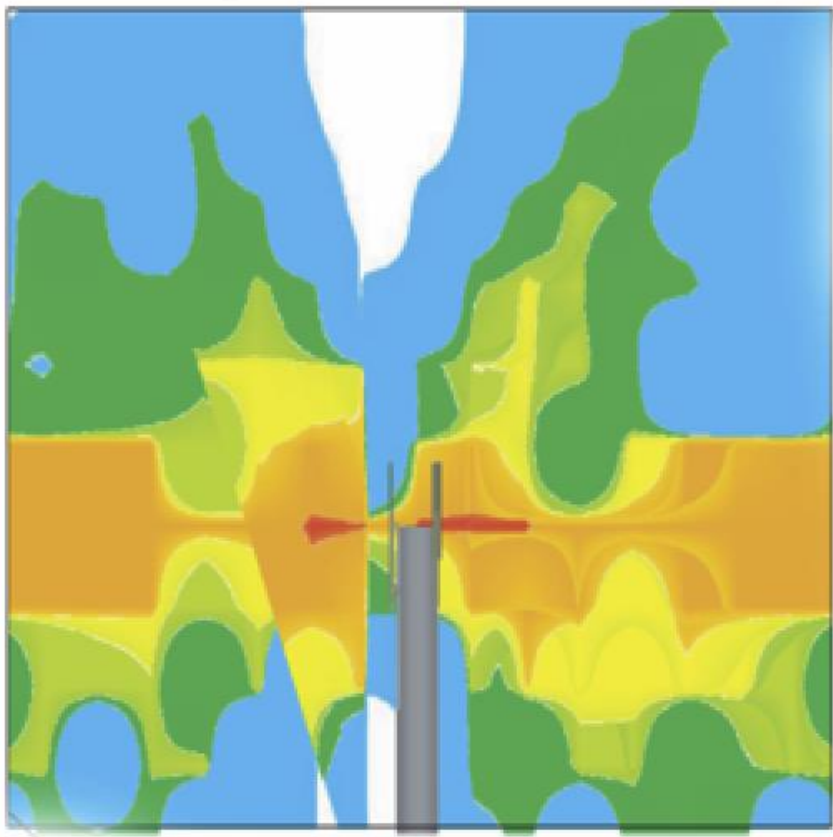
Legend -General Public SC6 Limit Contour

-  > 10,000 Times below SC6 Limit
-  1,000 to 10,000 Times below SC6 Limit
-  400 to 1,000 Times below SC6 Limit
-  200 to 400 Times below SC6 Limit
-  100 to 200 Times below SC6 Limit
-  1 to 100 Times below SC6 Limit
-  Exceed SC6 Limit for General Public

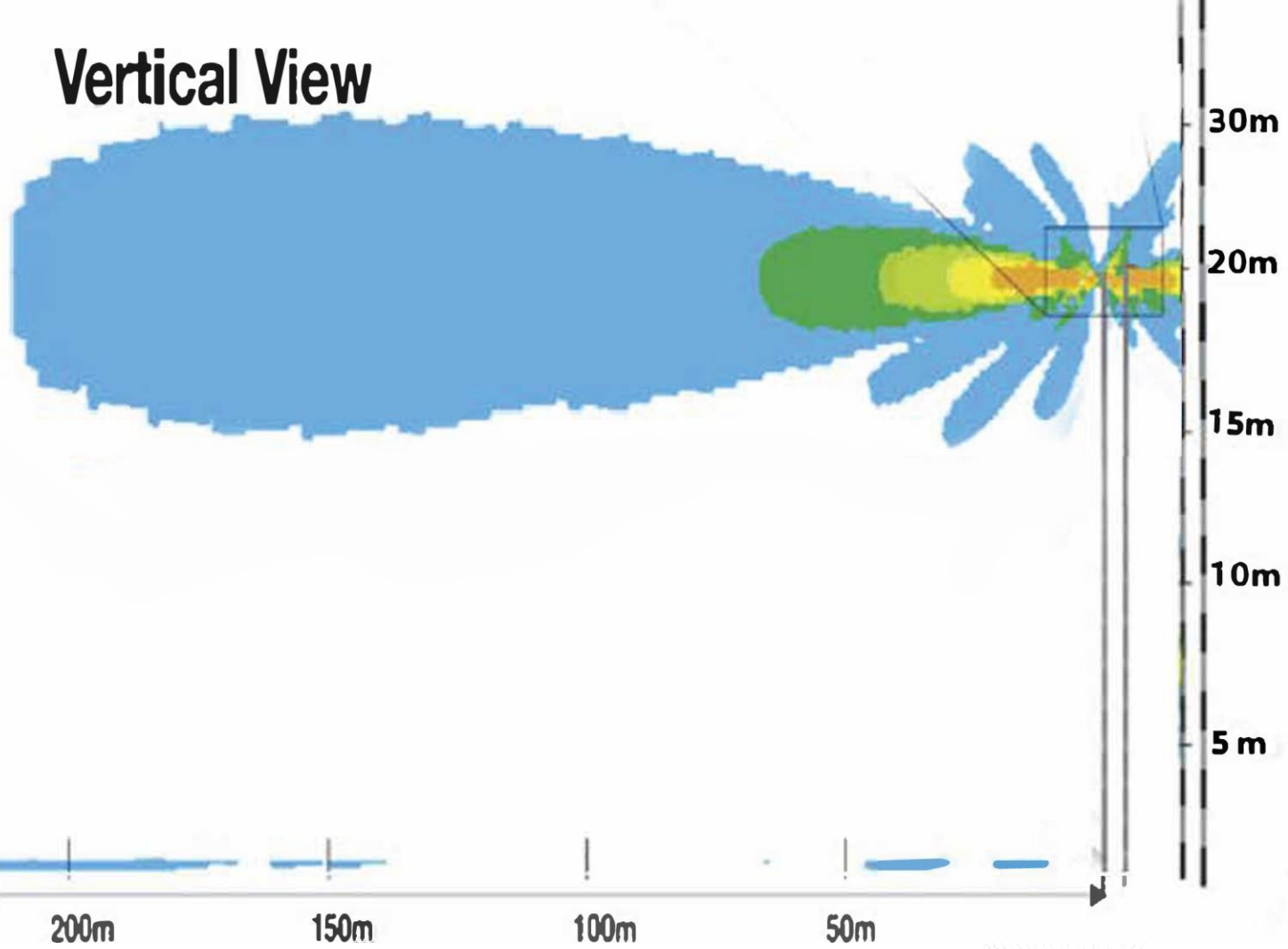
Vertical View



Magnified View



Vertical View



Property Values

There is a range of different factors which exert an influence on the price/value of real property, among which includes:

- strength of market demand
- interest rates
- employment/unemployment levels
- tax levels
- utility costs

Conclusion

- Wireless service in Oshawa is in need of upgrading to serve current and future needs
- These towers will be crucial to prevent a degradation of service to this area of Oshawa





Application to Amend Zoning By-law 60-94 (File Z-2022-08)



646, 650 and 660 Taunton Road West ("650 Taunton Road West")

650 Taunton Road West (Lots 1 & 2)

Fieldgate Commercial owns 2.95 hectares (ha) of vacant land, collectively known as '650 Taunton Road West', that includes two development lots for which the following is planned:

Lot 1 (0.7 ha):

Commercial retail building (with a Tim Hortons)

Site Plan Approval pending

Lot 2 (2.25 ha):

Industrial condominiums

Site Plan application recently submitted

Zoning By-law Amendment required

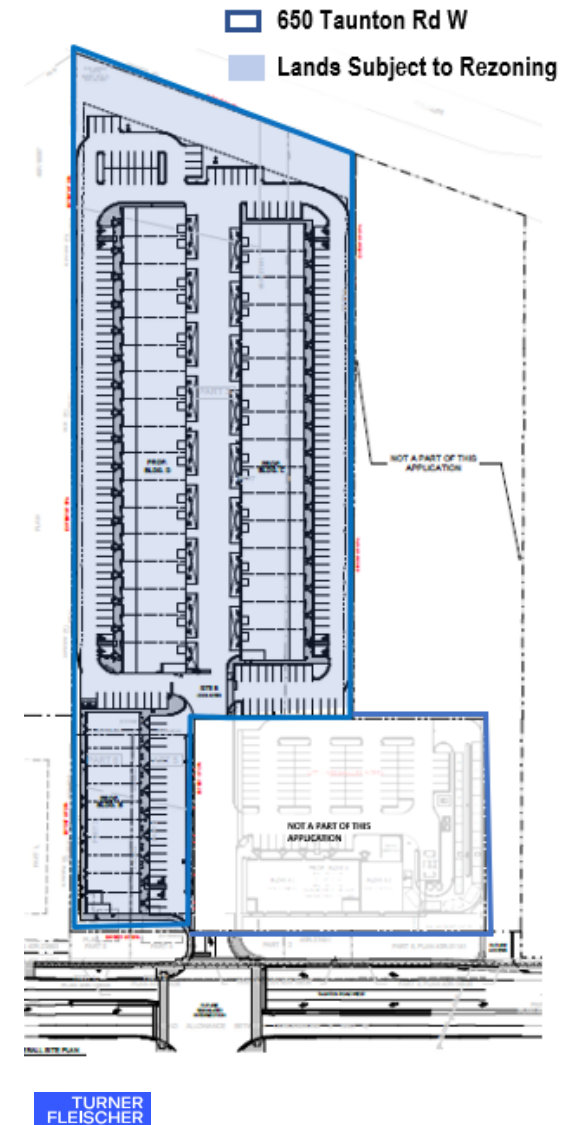


Proposed Lot 2 Industrial Condominium Development

The proposed development on Lot 2 includes:

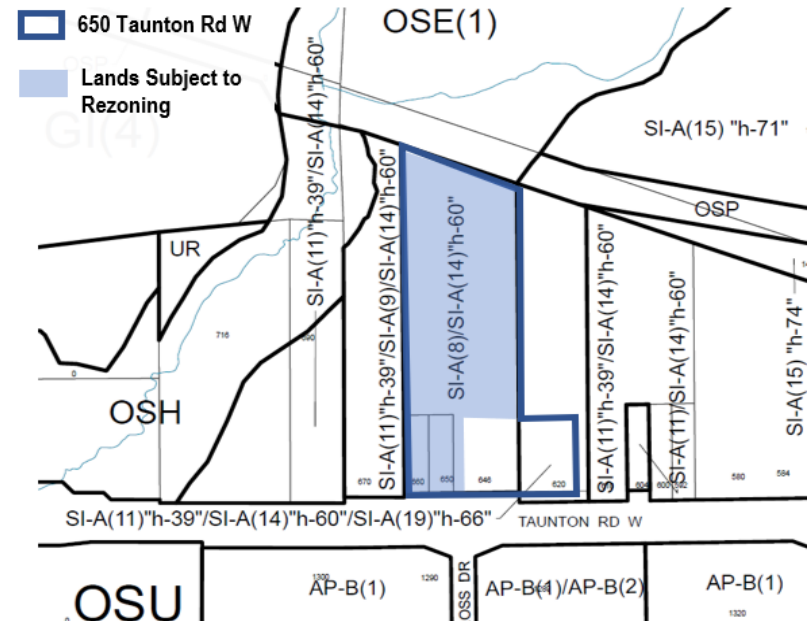
- 3 buildings with approximately 44 units and a total GFA of 9,373 m²;
- Parking (customer and staff) and loading areas; and
- Landscaping and pedestrian connections.

Industrial condominiums are generally occupied by professional offices, sales outlets, contractors, service industries, restaurants, recreation and other light industrial small businesses.



Lot 2 is currently zoned as **Select Industrial - SI-A(8)/SI-A(14)“h-60”**:

- Condition (8) limits uses to a banquet hall, club (excluding night club), commercial recreational establishment, convenience store (maximum of 300 m²), day care centre, financial institution, office and restaurant.
- Condition (14) allows a hotel and retail store (minimum of 2,000 m²).



The zoning conditions were established over a decade ago for a previous landowner's development proposal.

A broader range of light industrial, commercial and institutional uses are allowed in the SI-A zone, which would be appropriate for the proposed industrial condominiums.

The Zoning By-law Amendment application for Lot 2 is seeking to amend the SI-A(8) zoning conditions to:

1. Allow the following additional land uses:

- Assembly hall;
- Brew your own operation;
- Commercial school or training centre;
- Data processing centre;
- Food preparation plant;
- Light industrial uses;
- Merchandise service shop;
- Plumbing, electrical or building supply shop;
- Printing establishment;
- Research and development establishment;
- Sales outlet;
- Service industry;
- Studio;
- Television or radio broadcasting station or studio;
- Theatre; and
- Warehouse.

2. Establish a minimum 6 metre front yard setback for the above-noted uses (which currently applies to the existing SI-A (8) permitted uses);

3. Cap the minimum required loading spaces required to one (1) large loading space;

4. Allow for a slightly reduced parking standard; and

5. Provide minor relief to the landscape buffer.

The requested amendment will ensure the efficient use and development of vacant industrial lands and facilitate local economic development and the provision of range of service types and business types to support a complete community.

The proposed development and the requested Zoning By-law Amendment is:

- Consistent with the relevant policies of the Provincial Policy Statement;
- Conforms with the relevant policies of the Provincial Growth Plan;
- Conforms with the relevant policies of Durham Region's Official Plan; and
- Conforms with and supports relevant policies of Oshawa's Official Plan.

We respectfully request the Zoning By-law Amendment be approved and look forward to continuing to work with the City of Oshawa during the Site Plan Approval process.