

APPENDIX C

- Comments received on Draft Directions



RESPONSE TO KERR VILAGE GROWTH PLAN DRAFT REVIEW

Draft Direction 1: Extend the growth area boundary in the Upper Kerr

Village District: The property currently occupied by Film.ca, the Board of Education and the neighboring industrial property occupied by Alliance Labeling, would be identified as a Westerly extension of the existing growth area to the East. Draft Direction number 4 would intern re designate this whole growth area to Urban Core. (The Alliance Labeling property currently appears on the Heritage Registry as a property of interest. In connection with this direction, it is anticipated that the Town would consider removing this property from the Heritage Register.)

We wholly support both of these draft directions.

Draft Direction 2: Extend the growth area boundary in the Lower Kerr Village District

We support this initiative, which will have the effect of extending the growth area in Lower Kerr Village. From the 16 mile creek to Dorval Drive, we support medium and high density uses in accord with existing developments and developments currently in progress.

Draft Direction 3: Eliminate the Central Business District (CBD) Designation

We strongly support the elimination of the CBD designation in the Gateway area in and around the intersection of Kerr Street and Lakeshore Road West. However, it is our view that in light of the gateway character of this area, re-designation particularly in the quadrants at the Kerr/Lakeshore intersection should be designated to Main Street 2 with Bonusing.

Draft Direction 4: Re-designate northwest corner to Urban Core with Bonusing

We support this direction, which would have the effect of increasing potential building heights in this area from:

-a minimum of 6 storeys to a maximum of 8 storeys;

-to a minimum of 8 storeys to a maximum of 12 storeys with Bonusing

In addition to retail, service commercial, and residential uses, we strongly encourage high profile corporate style office and hotel re-development in this area.



RESPONSE TO KERR VILAGE GROWTH PLAN DRAFT REVIEW

Draft Direction 5: Re-designate Oakville Seniors Centre

We support this direction, which would have the effect of re designating the site as Main Street 2. We would like to be apprised of developments on this site and to be advised if the Town considers selling this site once the Senior Centre is relocated.

Draft Direction 6: Permit bonusing along Kerr Street

We wholly support bonusing along Kerr Street in both Main Street 1 and Main Street 2 designations. In addition we support bonusing in all other commercial areas throughout Kerr Village.

Draft Direction 7: Strengthen and enhance existing urban design policies

We generally oppose this direction as it would seem to create another level of approvals necessary for re development.

Draft Direction 8: Remove growth targets expressed as a number

We support the removal of growth targets in order to facilitate new developments.

Draft Direction 9: Undertake general housekeeping of policies.

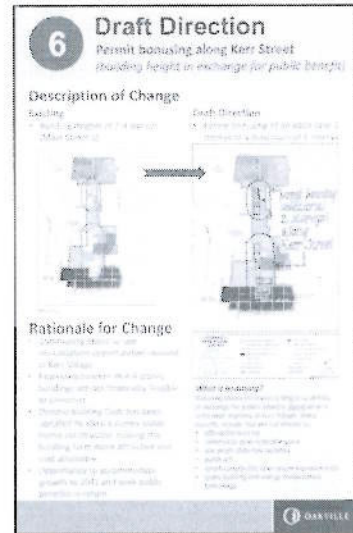
We wholly support this initiative.

December 30th, 2015

Town of Oakville – Planning Services Department
1225 Trafalgar Road
Oakville ON L6H 0H3
plan@oakville.ca

To the Town of Oakville - Planning Department,

RE: Petition to Oppose the Kerr Village Growth Area Review
Proposal Draft Direction 6: Permit bonusing (2 additional
storeys) along Kerr Street.



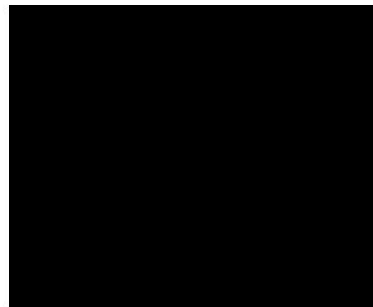
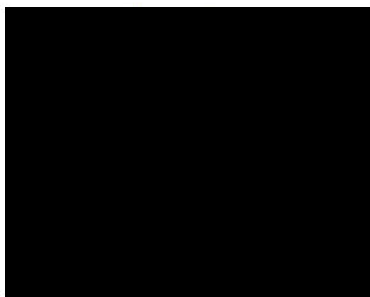
We the residents of Oakville living primarily in Kerr Village area, are strongly opposed to the "bonusing of 2 additional building storeys" proposed for the residential intersections along Kerr Street as outlined in the draft directive of the Town of Oakville Official Plan Review Update 2015 (Pg 17/18).

Kerr village is a vibrant residential community with a diverse demographic ranging from seniors and young families to low income housing at Margaret Drive. We believe that the Towns' proposal to develop Kerr Village as a "vibrant business district" by increasing densities at residential intersections along Kerr Street, will compromise the integrity and unique flavour of our community.

We feel that the proposed increase in building heights will diminish intersection sight lines causing dangerous west-east crossings of young children walking back & forth to Oakwood Public Elementary School (Bartos Road), and to the Kerr Street Ministries (Kerr Street). The increased density will also result in additional vehicular traffic in an already congested area.

We ask that the Town remove Draft Directive 6 from their Kerr Village Growth Area Review Proposal. Attached please find a petition of concerned residents supporting this initiative.

Sincerely,



RECEIVED
JAN 04 2016

PLANNING SERVICES DEPT.



January 19, 2016

Mr. Bradley O. Sunderland, MCIP, RPP
Planner, Policy Planning
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Re: Livable Oakville Plan – Kerr Village Growth Area Review

Dear Mr. Sunderland,

Bell Canada appreciates the opportunity to provide comments on the Kerr Village Growth Area Review that is underway as part of the five-year Official Plan Review (Livable Oakville Official Plan). We understand a public consultation process is currently underway and that a public open house was held on November 19, 2015 to present 9 Draft Directions. It is our goal to continue to work with the Town to ensure the efficient and effective delivery of telecommunications/communications services within the Town's defined areas for growth and intensification.

The policies that will be developed for the Kerr Village Growth Area are of interest to Bell Canada with respect to the placement of telecommunications infrastructure within the public realm. We have reviewed the materials made available to the public during the November 19, 2015 meeting and we have also identified certain policies within the existing Official Plan that are of significance to Bell Canada. We request that the Town consider our preliminary comments at this time. This letter also provides a contextual summary of Bell Canada's mandate as well as insight regarding best practices in urban design with respect to communications/telecommunications infrastructure.

Background

As you may be aware, Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. The Bell Canada Act, a federal statute, requires that Bell manage and operate most of the trunk telecommunications system in Ontario. Bell is therefore also responsible for the infrastructure that supports most 911 emergency services in the Province.

The critical nature of Bell's services is declared in the Bell Canada Act to be "for the general advantage of Canada" and the Telecommunications Act affirms that the services of telecommunications providers are "essential in the maintenance of Canada's identity and sovereignty." Further, the Telecommunications Act outlines objectives for Canada's telecommunications policy, which speaks to ensuring affordable and reliable services, enhanced efficiency and competitiveness, efficient and effective regulation where required, and responsiveness to economic and social requirements of users. Provincial policy further indicates

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the economic and social functions of telecommunications systems and emphasizes the importance of delivering cost-effective and efficient services. The 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

Telecommunications infrastructure is an essential component of creating economically competitive, “smart” communities, which are dependent on fast, reliable Internet access. Section 1.7.1 k) of the 2014 PPS recognizes that “efficient, coordinated telecommunications infrastructure” is a component of supporting long-term economic prosperity. We note that the definition of infrastructure in the 2014 PPS is inclusive of communications/telecommunications, which is indicative of the importance in providing efficient telecommunications services to support current needs and future growth (Section 1.6.1). Furthermore, the 2014 PPS states that infrastructure should be “strategically located to support the effective and efficient delivery of emergency management services” (Section 1.6.4), which is relevant to telecommunications as an integral component of the 911 emergency service.

To support the intent of the Bell Canada Act and Telecommunications Act and ensure consistency with Provincial policy, Bell Canada’s objective is to become more proactive in its involvement with municipalities. Accordingly, our intent is to coordinate with the Town of Oakville on the provisioning of appropriate telecommunications infrastructure to communities and to ensure technical requirements continue to be met within public roadways.

Urban Design Policies

We understand that Kerr Village is intended to develop as a vibrant business district and cultural area. According to the Livable Oakville Official Plan (2009), it is an objective of the Town to create an attractive public realm by promoting high quality streetscapes and open spaces to create a comfortable, accessible and unique community (Section 23.2.3). Furthermore, the replication of existing streetscapes that are well designed and have a continuous theme with generous sidewalks, street trees and enhanced pedestrian and cycling crossings is encouraged (Section 23.4.2 b)). We note, however, that these policies do not explicitly address the placement of telecommunications/communications infrastructure within the public realm in an aesthetically pleasing manner to contribute to the overall character of the street along with urban design elements. Bell would appreciate the opportunity to comment upon and provide direction on the development of public realm and/or urban design policies that would implement these objectives. For instance, if future urban design policies deal with the burial or screening of utilities as a means of improving the public realm, then Bell has a vested interest in informing these policies to clarify what can be feasibly achieved during design.

Bell Canada has developed an Urban Design Manual which speaks to the location and configuration of utility infrastructure to balance ease of access with design. We would ask that the Manual be considered as part of the Kerr Village Growth Area Review. In particular, we wish to draw your attention to the following, which address matters related to the burial of telecommunications infrastructure and the visual screening of infrastructure from public view:

- Section 5.0 discusses issues with regard to urban design and public utilities. Section 5.1 of the UDM addresses municipal requests to bury public infrastructure. Section 5.2 discusses screening of public utilities. Bell is supportive of discreetly locating its utilities and clustering utilities to minimize visual clutter; however, it is important to design the utilities to allow for safe access by Bell's technicians.
- Section 6.0 provides techniques which can be used to minimize the visual prominence of telecommunications equipment in a number of different community scenarios, while still meeting telecommunications network requirements for resiliency, sustainability and growth.

The Urban Design Manual may be viewed online at:
<http://mmmgrouplimited.ca/BellUrbanDesignManual/>

Phasing/Transition

We support the existing policy in Section 23.7.1 that states that “development will likely occur gradually over the long-term and be co-ordinated with the provision of infrastructure, including: vii) utilities”. This policy assists Bell Canada in ensuring that all technical requirements are met and that communities within Oakville are adequately provisioned as growth and intensification occur.

Future Involvement

In addition to the Town's consideration of the comments noted above, we would request that Bell Canada be circulated on any notices and materials released by Oakville in relation to the Kerr Village Growth Area Review so that we may provide further comments, if necessary. We also request that Bell Canada be circulated on any materials related to Kerr Village Urban Design Guidelines and the Town's 2015 Official Plan Review (Livable Oakville Official Plan). We would request that all documents and information regarding these initiatives be sent to:

Ms. Meaghan Palynchuk
Manager - Municipal Relations
Access Network Provisioning, Ontario
20 Hunter Street West, Flr.3
Hamilton, ON
L8P 2Z2

January 19, 2016

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Conclusion

We would like to thank you for the opportunity to provide comments and input on the Kerr Village Growth Area Review and look forward to receiving any future draft documents and materials, or public notices, related to this process.

If you have any questions, please direct them to the undersigned.

Yours truly,

A handwritten signature in black ink that reads "Meaghan Palynchuk". The signature is written in a cursive style with a large initial 'M'.

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cc: Chris Tyrrell – MMM Group Limited