



Economic and Development Services Committee Minutes

**November 28, 2022, 1:30 p.m.
Council Chamber**

Present: Councillor Marimpietri
Councillor Chapman
Councillor Kerr
Councillor Giberson
Councillor Gray
Mayor Carter

Also Present: Councillor Lee
Councillor McConkey
Councillor Neal
Councillor Nicholson
R. Rossetti, Council-Committee Coordinator
F. Blanchet, Council-Committee Coordinator
J. Lane, Council-Committee Coordinator
L. Davis, Deputy City Clerk
W. Munro, Commissioner, Development Services Department
T. Goodeve, Director, Planning Services
H. Wright, Director, Economic Development Services
M. Harrington, Manager, Policy
D. Sappleton, Manager, Development and Urban Design
S. Yoon, City Solicitor
T. Adams, Chief Administrative Officer
S. Kordalewski, Supervisor, Cultural Development and Programs

Public Meeting

Additional Agenda Items

Moved by Councillor Chapman

That the delegation of Alan Willison be added to the agenda, and, that Correspondence ED-22-222 from Various Residents submitting comments concerning ED-22-197, Correspondence ED-22-223 from Various Residents regarding ED-22-204 be added to the Economic and Development Services Committee meeting of November 28 and referred to the respective reports.

Declarations of Pecuniary Interest

None.

Presentations

None.

Delegations

Moved by Councillor Chapman

That the delegation of Alan Willison be heard in closed session.

Motion Carried

Referrals from Council

None.

Reports from Advisory Committees

None.

Items Requiring Direction

ED-22-214 - Heritage Oshawa's Recommendation to Designate 10 Sites under the Ontario Heritage Act (Wards 1, 4 and 5)

Moved by Councillor Chapman

That the Economic and Development Services Committee recommend to City Council:

1. That, pursuant to Report ED-22-214 dated November 23, 2022, Economic and Development Services staff be authorized to undertake the process established in the Ontario Heritage Act to designate the property located at 117 King Street East as a property of cultural heritage value or interest under the Ontario Heritage Act by undertaking actions such as the following:
 - a. Obtaining an updated Heritage Research Reports to provide evidence that the subject property specifically addresses the requirements of the Ontario Heritage Act;
 - b. Preparing a Notice of Intention to Designate the property located at 117 King Street East under the Ontario Heritage Act which will generally include the Designation Statement and Description with input from Heritage Oshawa and the owner;
 - c. Publishing the Notice in the Oshawa This Week newspaper;
 - d. Forwarding the Notice to the Ontario Heritage Trust and the owner in accordance with the Ontario Heritage Act; and,

- e. Preparing the necessary by-law which will generally include the Designation Statement and Description with input from Heritage Oshawa and the owner for subsequent consideration by Council; and,
2. That Economic and Development Services staff be directed to report back to the Economic and Development Services Committee in the 4th quarter of 2023 on Heritage Oshawa's request to designate 357 Simcoe Street South to permit the owner to finalize the site plan approval process; and,
3. That the following properties not be designated under the Ontario Heritage Act, but rather remain as 'Class A' and 'Class B' properties, respectively, on the Heritage Oshawa Inventory of City of Oshawa Heritage Properties:
 - a. McLaughlin Hall – 1 Hospital Court;
 - b. Traicus Buildings – 10, 12 and 14 Bond Street West;
 - c. Pascoe House – 1935 Grandview Street North;
 - d. Drew House – 442 King Street East;
 - e. Mushroom House – 469 King Street East;
 - f. 76 Elgin Street East;
 - g. General Motors South Plant – 700-900 Park Road South; and,
 - h. 78-82 King Street West.; and,
4. That Council authorize Planning Services and Legislative Services staff to not proceed with any designation requested by Heritage Oshawa until Heritage Oshawa has followed the process established by Council to advance designations in consultation with the owners such that Council is informed of the position of the property owner.

A request was made to divide Part 3 to vote on each of the properties separately.

The vote to remain status quo for McLaughlin Hall located at 1 Hospital Court.

Affirmative (6): Councillor Marimpietri, Councillor Chapman, Councillor Kerr, Councillor Giberson, Councillor Gray, and Mayor Carter

Motion Carried (6 to 0)

The vote to remain status quo for the Traicus Buildings located at 10, 12 and 14 Bond Street West.

Affirmative (5): Councillor Marimpietri, Councillor Chapman, Councillor Kerr, Councillor Gray, and Mayor Carter

Negative (1): Councillor Giberson

Motion Carried (5 to 1)

The vote to remain status quo for the Pascoe House located at 1935 Grandview Street North.

Affirmative (5): Councillor Marimpietri, Councillor Chapman, Councillor Kerr, Councillor Gray, and Mayor Carter

Negative (1): Councillor Giberson

Motion Carried (5 to 1)

The vote to remain status quo for Drew House located at 442 King Street East.

Affirmative (6): Councillor Marimpietri, Councillor Chapman, Councillor Kerr, Councillor Giberson, Councillor Gray, and Mayor Carter

Motion Carried (6 to 0)

The vote to remain status quo for the Mushroom House located at 469 King East.

Affirmative (6): Councillor Marimpietri, Councillor Chapman, Councillor Kerr, Councillor Giberson, Councillor Gray, and Mayor Carter

Motion Carried (6 to 0)

The vote to remain status quo for 76 Elgin Street East.

Affirmative (6): Councillor Marimpietri, Councillor Chapman, Councillor Kerr, Councillor Giberson, Councillor Gray, and Mayor Carter

Motion Carried (6 to 0)

The vote to remain status quo for the General Motors South Plant located at 700-900 Park Road South.

Affirmative (6): Councillor Marimpietri, Councillor Chapman, Councillor Kerr, Councillor Giberson, Councillor Gray, and Mayor Carter

Motion Carried (6 to 0)

The vote to remain status quo for 78 - 82 King Street West.

Affirmative (5): Councillor Marimpietri, Councillor Chapman, Councillor Kerr, Councillor Gray, and Mayor Carter

Negative (1): Councillor Giberson

Motion Carried (5 to 1)

The vote to adopt the remainder of the recommendation contained in Report ED-22-214.

Motion Carried

ED-22-219 - Oshawa Centennial Celebrations Proposal (All Wards)

Moved by Councillor Chapman

That the Economic and Development Services Committee recommend to City Council:

1. That based on Report ED-22-219 dated November 23, 2022 concerning the Oshawa Centennial Celebrations Proposal that Rotary Park be selected as the legacy project for Oshawa's centennial year and for the potential installation of new public art to assist in the celebration Oshawa's centennial year; and,
2. That the Economic and Development Services Committee endorse the list of current events in Attachment 2 to include enhanced programming in 2024 subject to 2023 Budget deliberations and approval of two (2) new Events Coordinators and one (1) new Culture Development Coordinator to assist in programming and planning; and,
3. That the Economic and Development Services Committee endorse the list of new events in Attachment 3 to include new programming in 2024 subject to 2023 Budget deliberations and approval of two (2) new Events Coordinators and one (1) new Culture Development Coordinator to assist in programming and planning; and,
4. That the Economic and Development Services Committee endorse the other celebration initiatives in Attachment 4 to assist with celebrating Oshawa's centennial year subject to 2023 Budget deliberations and approval of two (2) new Events Coordinators and one (1) new Culture Development Coordinator to assist in programming and planning; and,
5. That the amount of \$60,500 receive pre-budget approval for the 2024 Budget to cover additional costs.

Motion Carried

ED-22-220 - Landmark Oshawa Sign Proposal (Ward 4)

Moved by Councillor Chapman

That the Economic and Development Services Committee recommend to City Council:

1. That, pursuant to Report ED-22-220 dated November 23, 2022, the North Parkette, in the vicinity of the intersection of King Street West and Centre Street South be endorsed as the location of a Landmark Oshawa Sign; and,
2. That pursuant to Report ED-22-220 dated November 23, 2022, Attachment 1, listing the features and minimum requirements of a Landmark Oshawa Sign, be endorsed for the purposes of issuing a Request for Quotes following public consultation and in the event the project is funded; and,
3. That, pursuant to Report ED-22-220, dated November 23, 2022, City staff be directed to develop an Agreement with the Oshawa Sign Team, outlining a partnership which enables them to begin soliciting donations to fund a Landmark Oshawa sign with support from the City to receive donations, subject to any conditions considered

appropriate by the Commissioner of Economic and Development Services, including roles and responsibilities, financial management processes, minimum requirements for a sign, approval of marketing materials, and deadlines by which at least \$500,000 of funding must be secured for the project to proceed; and,

4. That the amount of \$85,000 receive pre-budget approval for the 2024 Budget to fund annual costs associated with maintenance and activation of the sign.

Affirmative (5): Councillor Marimpietri, Councillor Chapman, Councillor Giberson, Councillor Gray, and Mayor Carter

Negative (1): Councillor Kerr

Motion Carried (5 to 1)

Public Consent Agenda

Moved by Councillor Chapman

That all items listed under the heading of Public Consent Agenda for the November 28, 2022 Economic and Development Services Committee meeting be adopted as recommended, except Reports ED-22-215, ED-22-204 and ED-22-197.

Motion Carried

Correspondence with recommendations

None.

Staff Reports/Motions with recommendations

ED-22-196 - Heritage Designation of 2850 Grandview Street North, Hancock House (HTG-22-21 – Item 6) (Ward 1)

That the Economic and Development Services Committee recommend to City Council:

Whereas, on April 28, 2022 Heritage Oshawa made a recommendation (HTG-22-21 – Item 6) to designate 2850 Grandview Street North, also known as the Hancock House (the “Subject Property”), under Part IV of the Ontario Heritage Act; and,

Whereas, on May 9, 2022 the Development Services Committee referred the recommendation from Heritage Oshawa to staff for a report; and,

Whereas, the Subject Property is owned by the Ontario Ministry of Transportation (“M.T.O.”); and,

Whereas, Sections 26.1(1) and 39.1.1(1) of the Ontario Heritage Act provide that Part IV, Conservation of Property of Cultural Heritage Value or Interest, and Part V, Heritage Conservation Districts, of the Act do not apply to property owned by the Province; and,

Whereas, pursuant to the aforementioned policies in both the Ontario Heritage Act and O. Reg. 157/10, the Province has confirmed that the Subject Property cannot be designated under Part IV or Part V of the Act; and,

Whereas, Provincial staff advised that 2850 Grandview Street North would be regulated by the Standards and Guidelines for Provincial Heritage Properties (see Attachment 1);

Therefore be it resolved that pursuant to Item ED-22-196 regarding the heritage designation of 2850 Grandview Street North (HTG-22-21 – Item 6) under Part IV of the Ontario Heritage Act, Item ED-22-196 be received for information.

ED-22-198 - Heritage Designation of 110 Simcoe Street South, Memorial Park (HTG-22-21 – Item 1) (Ward 4)

That the Economic and Development Services Committee recommend to City Council:

Whereas, on April 28, 2022, Heritage Oshawa made a recommendation (HTG-22-21 – Item 1) to designate 110 Simcoe Street South, also known as Memorial Park (the “Subject Property”), under Part IV of the Ontario Heritage Act; and,

Whereas, on May 9, 2022, the Development Services Committee referred the recommendation from Heritage Oshawa to staff for a report; and,

Whereas, on March 20, 2017, City Council endorsed the following recommendation of the Development Services Committee:

“That, pursuant to Report DS-17-45 dated February 23, 2017, Memorial Park not be designated under the Ontario Heritage Act but remain as a listed, non-designated property on the Register of Properties of Cultural Heritage Value and Interest;” and,

Whereas, Section 6.5 q) of the Council-approved Advisory Committees of Council Policy and Procedure (the “Policy”) states that members of advisory committees must “Respect that the decisions of Council are final and accurately communicate the decisions of Council even if they disagree with the decision of the Advisory Committee”; and,

Whereas, Section 10 j) of the Policy states that Advisory Committees cannot reconsider any existing decision of Standing Committee or Council; and,

Whereas, based on these sections of the Policy, Heritage Oshawa may not make any further recommendations concerning the designation of Memorial Park at this time;

Therefore be it resolved that pursuant to Item ED-22-198 regarding the heritage designation of 110 Simcoe Street South (HTG-22-21 – Item 1) under Part IV of the Ontario Heritage Act, Item ED-22-198 be received for information.

ED-22-199 - Greater Oshawa Chamber of Commerce Student Orientation Event Debrief (All Wards)

That the Economic and Development Services Committee recommend to City Council:

Whereas, the Greater Oshawa Chamber of Commerce submitted correspondence to Oshawa City Council at the June 20, 2022 meeting of Council requesting support from the City that included event partnership, in-kind services and partial road or lane closures; and,

Whereas, Oshawa City Council directed staff to support the inaugural Post-Secondary Student Orientation Launch Event proposal by the Greater Oshawa Chamber of Commerce for the first weekend after Labour Day in September 2022 and report back to the Economic and Development

Services Committee on the inaugural Post-Secondary Student Orientation Launch Event in the 4th quarter of 2022; and,

Whereas, the inaugural Post-Secondary Student event was held on September 10, 2022 and achieved the following outcomes:

- Nearly 500 attendee wristbands were distributed onsite with school student identifications validated by each institution;
- 113 student users registered with the Goose Chase application that acted as a connection to participating businesses in the Downtown;
- 240 validated interactions were performed with downtown businesses within the Goose Chase application;
- Post-event survey to student participants received an overall score of 62. It is understood that detractor feedback (12.5% of surveys collected) centred on soft employer presence for the job fair area and cancellation of onsite food trucks; and,

Whereas, the Greater Oshawa Chamber of Commerce has confirmed the intention to host the event for post-secondary students again in 2023; and,

Whereas, the offering of the Post-Secondary Student Orientation event complements the efforts to extend Convocation ceremonies for the entire student experience in both entering, and finishing, post-secondary education in the City of Oshawa;

Therefore be it resolved that an ongoing investment of \$25,000 from the City of Oshawa to support the continuation of the Post-Secondary Student Orientation event be referred to the 2023 Operating Budget.

ED-22-200 - Scheduling of Public Information Centre Number 1 for the Integrated Study to Develop a Land Use and Transportation Plan and Environmental Study Report for the Central Oshawa Major Transit Station Area (Wards 4 and 5)

That the Economic and Development Services Committee recommend to City Council:

Whereas, on September 27, 2021, City Council endorsed the Terms of Reference for an Integrated Study to Develop a Land Use and Transportation Plan and Environmental Study Report for the Central Oshawa Major Transit Station Area (the “Terms of Reference”) through Report DS-21-162, which can be found at the following link:

http://app.oshawa.ca/agendas/development_services/2021/09-13/report_ds-21-162.pdf; and,

Whereas, on March 28, 2022, City Council endorsed the selection of Parsons Inc. (“Parsons”) through Report FIN-22-31 to complete the Integrated Study to Develop a Land Use and Transportation Plan and Environmental Study Report for the Central Oshawa Major Transit Station Area (the “Integrated Study”), which can be found at the following link:

<https://pub-oshawa.escribemeetings.com/filestream.ashx?DocumentId=8514>; and,

Whereas, the primary objective of the Integrated Study is to produce a Land Use and Urban Design Plan (the “Land Use Plan Component”) and an area-specific Transportation Master Plan and Municipal Class Environmental Assessment (the “Municipal Class E.A. Component”); and,

Whereas, the Land Use Plan Component of the Integrated Study will result in the creation of a Master Land Use and Urban Design Plan and implementing guidelines; and,

Whereas, the Municipal Class E.A. Component of the Integrated Study will result in the completion of an area specific Transportation Master Plan (“T.M.P.”), and the advancement of Phases 3 and 4 of the Municipal Class E.A. process for First Avenue/McNaughton Avenue/Dean Avenue, and any other road improvements identified in the T.M.P.; and,

Whereas, the Notice of Study Commencement for the Integrated Study has been issued in accordance with the approved Terms of Reference; and,

Whereas, Parsons is scheduled to complete the reports on existing conditions for the Integrated Study in December 2022, and as a result, it is appropriate to advance the public consultation under Stage 1 of the Integrated Study as outlined in the Terms of Reference, which includes the holding of a Public Information Centre;

Therefore, staff be authorized to advance the public consultation process under Stage 1 of the Integrated Study, in accordance with the approved Terms of Reference, as follows:

1. Schedule Public Information Centre Number 1 in the first quarter of 2023, to be held at Oshawa City Hall in-person but also offering a virtual forum, for the purpose of presenting for public review and input the reports on the existing conditions for the Integrated Study to Develop a Land Use and Transportation Plan and Environmental Study Report for the Central Oshawa Major Transit Station Area; and,
2. Provide notice of Public Information Centre Number 1 for the Integrated Study a minimum of four (4) weeks in advance of the meeting through:
 - Advertising in the Oshawa This Week newspaper;
 - Mailing notice to all property owners in the Integrated Study Area boundary and all property owners within 120 metres (400 ft.) of the Integrated Study Area boundary;
 - Circulating notice to all interested parties and stakeholder groups (including Indigenous community groups) on the Integrated Study mailing list; and,
 - Posting on the City’s Connect Oshawa and social media channels.

ED-22-208 - Direction on City Staff Involvement Respecting an Appeal to the Ontario Land Tribunal of a Committee of Adjustment Decision Concerning Lands South of Queensdale Avenue between Keewatin Street South and Melrose Street (Ward 3)

That the Economic and Development Services Committee recommend to City Council:

That, pursuant to Report ED-22-208 dated November 23, 2022, the Ontario Land Tribunal be advised that City Council takes no position on the appeal of the denial decision of the Committee of Adjustment concerning lands located on the south side of the future extension of Queensdale Avenue between Keewatin Street South and Melrose Street (File: A-2022-71) and that the City not seek party or participant status at the Ontario Land Tribunal hearing.

ED-22-210 - Terms of Reference for a Request for Proposal for a 2024-2034 Economic Development Strategy (All Wards)

That the Economic and Development Services Committee recommend to City Council:

1. That the Terms of Reference to develop a new Economic Development Strategy for the City of Oshawa be endorsed as set out in Attachment 1 to Report ED-22-210 dated November 23, 2022; and,
2. That, pursuant to Report ED-22-210 dated November 23, 2022, staff be authorized to proceed for the Request for Proposal in accordance with Attachment 1 to said Report.

ED-22-213 - Heritage Designation of 47 Simcoe Street South (Ward 4)

That the Economic and Development Services Committee recommend to City Council:

Whereas, on June 23, 2022, Heritage Oshawa made a recommendation (HTG-22-43) to designate 47 Simcoe Street South, also known as the Oshawa Federal Building and Post Office (the “Subject Property”), under Part IV of the Ontario Heritage Act; and,

Whereas, on September 12, 2022, the Development Services Committee referred the recommendation from Heritage Oshawa to staff for a report; and,

Whereas, the Subject Property is owned by Atria Development Corporation; and,

Whereas, in June of 2021, Atria Development Corporation applied to amend the zoning by-law to permit a new 8-storey 143 unit apartment building; and,

Whereas, on September 13, 2021, the Development Services Committee held a public meeting to provide background information on the application submitted by Atria Development Corporation; and,

Whereas, as part of the due diligence process, Atria Development Corporation delegated to Heritage Oshawa on September 23, 2021 at which time Heritage Oshawa did not pass a motion to designate the site but rather received the presentation for information; and,

Whereas, on June 20, 2022, City Council considered DS-22-130, a report of the Commissioner of Development Services recommending that City Council approve the rezoning application and adopted the recommendation; and,

Whereas, Atria Development Corporation has advised (see Attachment 1) that they relied on the Heritage Oshawa September 23, 2021 decision to proceed to finalize their development proposal at significant financial cost;

Therefore be it resolved that pursuant to Item ED-22-213 regarding the heritage designation of 47 Simcoe Street South, also known as the Oshawa Federal Building and Post Office, under Part IV of the Ontario Heritage Act, Item ED-22-213 be received for information.

ED-22-216 - Changes to Planning Review and Approvals Processes and Fees (All Wards)

That the Economic and Development Services Committee recommend to City Council:

1. That, pursuant to Report ED-22-216 dated November 23, 2022, the Economic and Development Services Department be authorized to initiate the statutory public process under the Planning Act for Council to consider proposed City-initiated amendments to the Oshawa Official Plan, and to consider a Mandatory Consultation By-law, generally in accordance with Section 5.2 and Attachment 1 to said Report; and,

2. That the amendments to the General Fees and Charges By-law 13-2003, as amended, be approved and the amending by-law be passed generally in accordance with Attachment 2 to said Report and that the requirement for public notice (including newspaper advertisements) in Notice to the Public By-law 147-2007, as amended, be waived due to timing limitations and the urgent nature of the matter; and,
3. That the amendments to Site Plan Control By-law 137-89, as amended, be approved and the appropriate amending by-law be passed generally in accordance with Attachment 3 to said Report; and,
4. That the amendments to Delegation of Authority By-law 29-2009, as amended, be approved and the appropriate amending by-law be passed generally in accordance with Attachment 4 to said Report; and,
5. That the proposed policy for issuing notice of complete applications for zoning by-law amendments, official plan amendments, draft plans of subdivision and draft plans of condominium be approved generally in accordance with Attachment 6 to said Report.

ED-22-217 - City Comments on Proposed Changes to the Greenbelt Plan, Greenbelt Area Boundary Regulation and Oak Ridges Moraine Conservation Plan (All Wards)

The Economic and Development Services Committee recommends to City Council:

1. That Item CNCL-22-80, being a motion carried by City Council at their November 15, 2022 meeting, together with Report ED-22-217 dated November 23, 2022, be endorsed as the City's comments on the Province's proposed amendments to the Greenbelt Plan, Greenbelt Area boundary regulation O. Reg. 59/05, and the Oak Ridges Moraine Conservation Plan O. Reg. 140/02; and,
2. That a copy of Report ED-22-217 dated November 23, 2022, be sent to the Province of Ontario, the Region of Durham, Durham area municipalities, Durham area M.P.P.'s and the City's Building Industry Liaison Team, which includes the Durham Chapter of the Building Industry and Land Development Association and the Durham Region Home Builders' Association.

Public Discussion Agenda

Matters Excluded from the Consent Agenda

ED-22-215 - Request for a Franchise Renewal between Enbridge Gas and the City of Oshawa (All Wards)

Moved by Mayor Carter

That Correspondence ED-22-215, concerning the request for the franchise renewal between Enbridge Gas and the City of Oshawa be referred to staff for a report.

Motion Carried

ED-22-204 - Broadband Infrastructure in Columbus and Raglan (Ward 1)

Moved by Councillor Gray

That the Economic and Development Services Committee recommend to City Council:

1. That Report DS-22-204 providing an update on the timing of the High Speed Internet to underserved communities and farm areas north of Highway 407 be received for information; and,
2. That a copy of Report DS-22-204 be forwarded to the Region of Durham; and,
3. That a copy of only the public portion of Report DS-22-204 be forwarded to the Oshawa Power and Utilities Corporation and Rogers Communications Inc.

Motion Carried

ED-22-197 - Declaration of Certain City-owned Land as Surplus on the West Side of Haig Street, Known Municipally as 0 Haig Street (Ward 4)

Moved by Councillor Gray

That the Economic and Development Services Committee recommend to City Council:

1. That pursuant to Report ED-22-197 dated November 23, 2022, the City-owned land located on the west side of Haig Street and known municipally as 0 Haig Street be declared surplus to municipal requirements and that the requirement to declare a City-owned property first as potentially surplus in accordance with By-law 97-2000, be waived given the localized nature of the matter; and,
2. That all notice requirements in accordance with By-law 97-2000 (e.g. newspaper ads) be waived given the localized nature of Council's decision to declare the subject City-owned land located on the west side of Haig Street and known municipally as 0 Haig Street as surplus.

Motion Carried

Items Introduced by Council Members

None.

Items Pulled from the Information Package

None.

Questions to Staff Concerning the Committee's Outstanding Items List

None.

Closed Consent Agenda

Moved by Councillor Chapman

That all items listed under the heading of Closed Consent Agenda for the November 28, 2022 Economic and Development Services Committee meeting be adopted as recommended, except Reports ED-22-211, ED-22-212 and ED-22-218.

Closed Correspondence with recommendations

None.

Closed Staff Reports/Motions with recommendations

ED-22-201 - Request by Ontario Ministry of Transportation for an Easement over Part of the City-owned Lviv Boulevard Road Allowance to construct the Highway 401 Underpass and Retaining Walls at Simcoe Street South and Albert Street (Ward 5)

That the Economic and Development Services Committee recommend to City Council:

That, pursuant to Closed Item ED-22-201 concerning a request by the Ontario Ministry of Transportation for an easement over part of the City-owned Lviv Boulevard road allowance, the Commissioner, Economic and Development Services Department be authorized to advance the recommendation contained in Closed Item ED-22-201 and to execute any required documents, subject to the documents being in a form and content satisfactory to the Commissioner, Economic and Development Services Department and the City Solicitor.

ED-22-202 - Proposed Storm Water Easement in Favour of Condor DNIPRO GP Inc. Over Certain City-owned Lands located east of 681 Dnipro Boulevard (Ward 5)

That the Economic and Development Services Committee recommend to City Council:

1. That pursuant to Closed Item ED-22-202 dated November 28, 2022, the request for a storm water outfall easement over a portion of the City-owned open space lands located east of Dnipro Boulevard be approved; and,
2. That the Commissioner, Economic and Development Services Department be authorized to execute any required documents to give effect to Part 1 above including any required easement agreement in a form and content acceptable to the Commissioner, Economic and Development Services Department and City Solicitor; and,
3. That the Applicant be solely responsible for bearing the cost to register the easement and any related agreements.

ED-22-203 - Mary Street Parking Garage Lease Space: Potential Economic Impacts (Ward 4)

That the Economic and Development Services Committee recommend to City Council:

That pursuant to Report ED-22-203, dated November 28, 2022, concerning the Mary Street Parking Garage Lease Space: Potential Economic Impacts be received for information.

ED-22-209 - Appeals to the Ontario Land Tribunal of the City's Failure to make Decisions on Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision for 1015 King Street East (Ward 3)

That the Economic and Development Services Committee recommend to City Council:

That Report ED-22-209 dated November 23, 2022, concerning the appeals submitted to the Ontario Land Tribunal by Downing Street (1015 King Street) Inc. for the applications to amend Zoning By-law 60-94 (File: Z-2021-07) and for a proposed draft plan of subdivision (File: S-O-2021-02) at 1015 King Street East, be received for information.

Closed Discussion Agenda

Moved by Councillor Chapman

That the meeting recess for 5 minutes in order to shut down the web stream; and,

That in accordance with Section 239(2)(c) of the Municipal Act, the meeting reconvene in a session closed to the public to hear a delegation from Alan Willison and to consider Reports ED-22-211, ED-22-212 and ED-22-218.

Motion Carried

Matters Excluded from the Consent Agenda

Closed Meeting Report

The Committee recessed at 3:04 p.m. and reconvened at 3:10 p.m. in a session closed to the public with the following in attendance: Councillors Chapman, Giberson, Gray, Kerr, Lee, Marimpietri, McConkey and Mayor Carter. Also in attendance were R. Rossetti Council-Committee Coordinator; J. Lane, Council-Committee Coordinator; F. Bianchet, Council-Committee Coordinator; the Deputy City Clerk, the Commissioner, Economic and Development Services Department; the Director, Planning Services; the Director, Economic Development Services; the Manager, Policy; and the City Solicitor.

All other staff and members of the public left the meeting.

Closed meeting discussions took place.

The Committee rose from closed session at 3:55 p.m.

The following is a summary of the closed portion of the meeting.

Alan Willison entered the meeting.

Alan Willison addressed the Economic and Development Services Committee concerning a request to purchase City-owned land on Rossland Road East.

The Committee questioned Alan Willison.

Alan Willison left the meeting.

The Committee questioned the Commissioner, Economic and Development Services Department concerning Report ED-22-218 regarding a request to purchase City-Owned land on Rossland Road East.

The Commissioner, Economic and Development Services Department responded to questions from the Committee.

The Committee questioned the Commissioner, Economic and Development Services Department concerning Report ED-22-211 regarding the proposed lease agreement between the City of Oshawa and Popular Car Wash Oshawa Inc. for Driveway Access Over a Portion of City-owned Land on McMillian Drive.

The Commissioner, Economic and Development Services Department responded to questions from the Committee.

The Committee questioned the Commissioner, Economic and Development Services Department concerning Report ED-22-212 regarding the results of the Request for Expression of Interest Process (Reference Number C2022-084) for the Potential Redevelopment of the City-owned Terminal and Surface Level Bus Platform Area Located at 47 Bond Street West.

The Commissioner, Economic and Development Services Department responded to questions from the Committee.

This concludes the closed meeting report.

Moved by Councillor Chapman

That the Committee rise from closed session and report.

Motion Carried

ED-22-211 - Proposed Lease Agreement Between the City of Oshawa and Popular Car Wash Oshawa Inc. for Driveway Access Over a Portion of City-owned Land on McMillian Drive (Ward 4)

Moved by Councillor Chapman

That, pursuant to Report ED-22-211 dated November 23, 2022, the Commissioner, Economic and Development Services Department be authorized to approve and execute a lease agreement with Popular Car Wash Oshawa Inc., to facilitate driveway access from McMillian Drive to the car wash operating at 116 Bond Street West, over a portion of the City-owned lands abutting to the north, consistent with the terms and conditions contained in said Report and in a form and content satisfactory to the Commissioner, Economic and Development Services Department and the City Solicitor.

Motion Carried

ED-22-212 - Results of the Request for Expression of Interest Process (Reference Number C2022-084) for the Potential Redevelopment of the City-owned Terminal and Surface Level Bus Platform Area Located at 47 Bond Street West (Ward 4)

Moved by Councillor Chapman

That the Economic and Development Services Committee recommend to City Council:

That, pursuant to Report ED-22-212 dated November 23, 2022 concerning the Request for Expression of Interest process for the potential redevelopment of the City-owned terminal and surface level bus platform area located at 47 Bond Street West, staff be authorized to advance a Request for

Proposals process on an invitation only basis to the respondents to the City's Request for Expressions of Interest (Reference Number C2022-084).

Motion Carried

ED-22-218 - Request to Purchase a Portion of City-owned Laneway abutting 55 Rossland Road East (Ward 4)

Moved by Councillor Chapman

That the Economic and Development Services Committee recommend to City Council:

That pursuant to Closed Report ED-22-218 dated November 23, 2022, the Director of Planning Services be directed to proceed in accordance with Section 2.0 of said Report.

Motion Carried

Items Requiring Direction

None.

Matters Tabled

Item DS-21-58 - Update Employment Land Inventory List

Recess

Moved by Councillor Chapman

That the meeting recess at 3:56 p.m.

Motion Carried

Planning Act Public Meeting (6:30 p.m.)

Additional Agenda Items

None.

Declarations of Pecuniary Interest

None.

Application ED-22-205

Presentation

Fontur International Inc. - Proposed New Telecommunication Tower and Related Equipment

Brendan Chiu, Planner and Valleri Patel, Planner, Fontur International Inc. provided overview of the Proposed Telecommunication Towers and Related Equipment, 633 Merritt Street, 970 Nelson Street and the CNR Corridor North of the Northern Terminus of Drake Street, Fontur International Inc. on behalf of Bell Mobility Inc.

Delegations

None.

Correspondence

None.

Reports

ED-22-205 - Proposed Telecommunication Towers and Related Equipment, 633 Merritt Street, 970 Nelson Street and the CNR Corridor North of the Northern Terminus of Drake Street, Fontur International Inc. on behalf of Bell Mobility Inc. (Ward 5)

Moved by Councillor Chapman

That the Economic and Development Services Committee recommend to City Council:

That, pursuant to Report ED-22-205 dated November 23, 2022, Economic and Development Services staff be authorized to advise Innovation, Science and Economic Development Canada that the City has no objection to the proposal by Fontur International Inc. on behalf of Bell Mobility Inc. to install telecommunication towers, related equipment and fencing at 633 Merritt Street, 970 Nelson Street and the Canadian National Railway corridor at the northern terminus of Drake Street, subject to Bell Mobility Inc. addressing such matters as siting and tower design to the satisfaction of the Commissioner, Economic and Development Services Department (Files: SPA-2022-22, SPA-2022-24 and SPA-2022-29).

Motion Carried

Application ED-22-207

Presentation

D.G. Biddle and Associates - Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94

Michael Fry, Planning Manager, Partner, D.G. Biddle and Associates provided an overview of the Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, D.G. Biddle and Associates Limited on behalf of Scugog River Developments Inc., 245 and 255 Bloor Street West and 671 and 675 Park Road South.

The Committee questioned Michael Fry.

Delegations

General Motors - Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, D.G. Biddle and Associates Limited on behalf of Scugog River Developments Inc., 245 and 255 Bloor Street West and 671 and 675 Park Road South

Tammy Giroux, Manager Government Relations from General Motors addressed the Economic and Development Services Committee concerning Report ED-22-207, regarding the Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, submitted by D.G. Biddle and Associates Limited on behalf of Scugog River Developments Inc., for lands located at 245 and 255 Bloor Street

West and 671 and 675 Park Road South. Tammy Giroux expressed concerns as outlined in the letter from General Motors stating these proposed changes could negatively impact their operations because a residential designation can impose new restrictions related to noise, lighting and traffic.

The Committee questioned the Manager Government Relations from General Motors.

Dean Mackie - Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, D.G. Biddle and Associates Limited on behalf of Scugog River Developments Inc., 245 and 255 Bloor Street West and 671 and 675 Park Road South

Dean Mackie addressed the Economic and Development Services Committee concerning Report ED-22-207, regarding the Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, submitted by D.G. Biddle and Associates Limited on behalf of Scugog River Developments Inc., for lands located at 245 and 255 Bloor Street West and 671 and 675 Park Road South. Dean Mackie stated that he has a trucking company and wants to make sure there are no interruptions with his business which includes noise, lighting, trucks backing up 24/7. Dean Mackie also stated he wants to make sure there are no issues.

Correspondence

ED-22-221 - General Motors submitting comments in opposition to ED-22-207 concerning the Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94 for 245 and 255 Bloor Street West and 671 and 675 Park Road South (Ward 5)

Moved by Mayor Carter

That Correspondence ED-22-221 from General Motors submitting comments in opposition to Report ED-22-207 regarding the Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, D.G. Biddle and Associates Limited on behalf of Scugog River Developments Inc., 245 and 255 Bloor Street West and 671 and 675 Park Road South be referred to Report ED-22-207.

Motion Carried

Reports

ED-22-207 - Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, D.G. Biddle and Associates Limited on behalf of Scugog River Developments Inc., 245 and 255 Bloor Street West and 671 and 675 Park Road South (Ward 5)

Moved by Mayor Carter

That, pursuant to Report ED-22-207 dated November 23, 2022, concerning the applications submitted by D.G. Biddle and Associates Limited on behalf of Scugog River Developments Inc. to amend the Oshawa Official Plan (File: OPA-2022-05) and Zoning By-law 60-94 (File: Z-2022-09) to permit a 12-storey mixed-use building containing 108 apartment units and 200 square metres (2,152.9 sq. ft.) of commercial floor space on the ground floor at 245 and 255 Bloor Street West and 671 and 675 Park Road South, staff be directed to further review and prepare a report and recommendation back to the Economic and Development Services Committee. This direction does not constitute or imply any form or degree of approval.

Motion Carried

Application ED-22-206

Presentation

IBI Group - Applications to Amend Zoning By-law 60-94

Amy Shepherd, Associate Manager, Planning, IBI Group provided an overview of the Application to Amend Zoning By-law 60-94, IBI Group on behalf of 650 Taunton Developments Limited (c/o Fieldgate Commercial), 646, 650 and 660 Taunton Road West.

The Committee questioned the Amy Shepherd.

Delegations

None.

Correspondence

None.

Reports

ED-22-206 - Application to Amend Zoning By-law 60-94, IBI Group on behalf of 650 Taunton Developments Limited (c/o Fieldgate Commercial), 646, 650 and 660 Taunton Road West (Ward 2)

Moved by Mayor Carter

That, pursuant to Report ED-22-206 dated November 23, 2022, concerning the application submitted by IBI Group on behalf of 650 Taunton Developments Limited (c/o Fieldgate Commercial) to amend Zoning By-law 60-94 (File: Z-2022-08) to permit the development of additional Select Industrial uses and a reduced number of required loading spaces at 646, 650 and 650 Taunton Road West, staff be directed to further review and prepare a report and recommendation back to the Economic and Development Services Committee. This direction does not constitute or imply any form or degree of approval.

Motion Carried

Adjournment

Moved by Councillor Chapman

That the meeting adjourn at 7:26 p.m.

Motion Carried