



Economic and Development Services Committee Minutes

June 5, 2023, 1:30 p.m.
Council Chamber

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

Absent: Councillor Kerr

Also Present: Councillor Lee
Councillor Neal
R. Rossetti, Council-Committee Coordinator
F. Bianchet, Council-Committee Coordinator
J. Lane, Council-Committee Coordinator
W. Munro, Commissioner, Economic and 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
M. Mayhew-Hammond, Lawyer
J. Maclsaac, Director, Innovation and Transformation
L. Iantomasi, Supervisor, Events and Community Engagement
S. Kordalewski, Supervisor, Cultural Development and Programs
L. Moebs, Principal Planner
C. Leherbauer, Senior Planner

Public Meeting

Councillor Marimpietri called the meeting to order and stated that all members of the Committee were participating from the Chamber except Councillor Kerr who was absent. Also present in the Chamber were Councillors Lee and Neal.

Additional Agenda Items

Moved by Councillor Chapman

That the delegation of Waqas Ahmad be added to the agenda, and, that Correspondence ED-23-136 from Various Residents submitting comments concerning ED-23-117; and, that Correspondence ED-23-137 from Columbus Landowners Group submitting comments concerning ED-23-117; and, that Closed Correspondence ED-23-138 from StijlTree submitting comments concerning ED-23-127 be added to the Economic and Development Services Committee meeting of June 5, 2023 and referred to the respective reports.

Motion Carried

Declarations of Pecuniary Interest

None.

Presentations

Parsons Inc. - Stage Two of the Integrated Major Transit Station Area Study for Central Oshawa

John Grieve, Deputy Project Manager, Parsons Inc., provided a presentation concerning Stage Two of the Integrated Major Transit Station Area Study for Central Oshawa.

Moved by Mayor Carter

That the presentation be extended for two minutes.

Motion Carried

John Grieve, Deputy Project Manager, Parsons Inc., continued to provide a presentation concerning Stage Two of the Integrated Major Transit Station Area Study for Central Oshawa.

Members of the Committee questioned John Grieve.

Delegations

Moved by Councillor Chapman

That the delegations of Waqas Ahmad, Joan Kerr and Ron Bremner be heard.

Motion Carried

Joan Kerr and Ron Bremner - Update on Landmark Oshawa Sign Project

Joan Kerr and Ron Bremner addressed the Economic and Development Service Committee concerning the Update on Landmark Oshawa Sign Project.

Members of the Committee questioned Joan Kerr and Ron Bremner.

Waqas Ahmad - Declaration of Certain City-owned Land as Surplus on the West Side of Park Road South, Known Municipally as 134 Park Road South

Waqas Ahmad addressed the Economic and Development Services Committee concerning the Declaration of Certain City-owned Land as Surplus on the West Side of Park Road South, Known Municipally as 134 Park Road South.

Referrals from Council

ED-23-133 - Commissioner, Planning and Economic and Development, Region of Durham forwarding a copy of 2023-INFO-40 concerning the 2022 Annual Building Activity Review (CNCL-23-55) (All Wards)

Moved by Councillor Chapman

That Economic and Development Services Committee recommend to City Council:

That Correspondence ED-23-133, dated May 5, 2023, concerning Commissioner, Planning and Economic and Development, Region of Durham forwarding a copy of 2023-INFO-40 concerning the 2022 Annual Building Activity Review be received for information.

Motion Carried

Reports from Advisory Committees

Heritage Oshawa Report

ED-23-134 - Update on Report DS-16-23 concerning the Proposed Program for Honouring the Windfields Farm Legacy (HTG-23-37) (Ward 1)

Moved by Councillor Chapman

That Economic and Development Services Committee recommend to City Council:

That Report ED-23-134, dated May 19, 2023, concerning an Update on Report DS-16-23, regarding the Proposed Program for Honouring the Windfields Farm Legacy, be received for information.

Motion Carried

Items Requiring Direction

ED-23-118 - Proposed Design and Location for Northwood Business Park Gateway Signage (Ward 2)

Moved by Mayor Carter

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

That pursuant to Report ED-23-118, dated May 31, 2023 Attachment 1 (Option A) be adopted as the preferred design concept for the Northwood Business Park gateway sign.

Motion Carried

ED-23-126 - Update on Landmark Oshawa Sign Project (Ward 4)

Moved by Councillor Chapman

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

That, pursuant to Report ED-23-126, dated May 31, 2023, the Oshawa Sign Team continue to solicit community donations with the following new targets:

1. 75% of the \$500,000 target by January 31, 2024; and,
2. 100% of the \$500,000 target by March 8, 2024, representing the City's 100th anniversary as a City.

Motion Carried

Public Consent Agenda

Moved by Councillor Chapman

That all items listed under the heading of Public Consent Agenda for the June 5, 2023 Economic and Development Services Committee meeting be adopted as recommended, except Reports ED-23-117 and ED-23-124.

Motion Carried

Correspondence with recommendations

None.

Staff Reports/Motions with recommendations

ED-23-114 - Application to Amend Zoning By-law 60-94, Central Clear View Developments Inc., 39 Athol Street West (Ward 4)

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

That, pursuant to Report ED-23-114 dated May 31, 2023, the application submitted by Independent Project Managers on behalf of Central Clear View Developments Inc. to amend Zoning By-law 60-94 (File: Z-2023-01) to rezone 39 Athol Street West to permit the development of a 12-storey, 140-unit apartment building be approved, generally in accordance with the comments contained in said Report, and the necessary by-law be passed in a form and content acceptable to the Commissioner, Economic and Development Services Department and Legal Services.

ED-23-121 - Status of Renaming Bagot Street (Ward 4)

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

1. That, pursuant to Report ED-23-121 dated May 31, 2023, Bagot Street be renamed in recognition of the harmful recommendations included in the Bagot Commission's Report of 1844 toward Indigenous Peoples in Canada; and,
2. That, pursuant to Report ED-23-121 dated May 31, 2023, staff establish a Bagot Street Renaming Working Group for consultation purposes as shown on Attachment 1, with the objective of developing guidelines for a new name and recommending potential new names for consideration by City Council; and,

3. That, pursuant to Report ED-23-121 dated May 31, 2023, staff report back to the Economic and Development Services Committee with recommended potential new street names following consultations as outlined in Part 2 above in addition to those previously directed by Council pursuant to Item DS-21-152 dated September 13, 2021 and Item DS-22-123 dated June 20, 2022.

ED-23-122 - Proposed Revisions to Planning Application Pre-Consultation Process and Associated Fees, and Status of Appeal of Amendment 212 to the Oshawa Official Plan (All Wards)

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

1. That, pursuant to Report ED-23-122 dated May 31, 2023, the amendments to Pre-consultation By-law 22-2023 be approved and the amending by-law be passed generally in accordance with Section 5.3 and Attachment 4 to said Report; and,
2. That, pursuant to Report ED-23-122 dated May 31, 2023, the amendments to General Fees and Charges By-law 13-2003, as amended, be approved and the amending by-law be passed generally in accordance with Section 5.4 and Attachment 5 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.

ED-23-123 - Declaration of Certain City-owned Land as Surplus on the West Side of Park Road South, Known Municipally as 134 Park Road South (Ward 4)

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

1. That pursuant to Report ED-23-123 dated May 31, 2023, the City-owned land located on the west side of Park Road South and known municipally as 134 Park Road South 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 178-2022, be waived given the localized nature of the matter; and,
2. That pursuant to Report ED-23-123 dated May 31, 2023, all notice requirements in accordance with By-law 178-2022 (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 Park Road South and known municipally as 134 Park Road South as surplus.

ED-23-125 - Temporary Public Art Installation in Ed Broadbent Waterfront Park (Ward 5)

That the Economic Development Services Committee recommend to City Council:

That, pursuant to Report ED-23-125 dated May 31, 2023, that a new outdoor photography exhibition be approved for temporary installation in Ed Broadbent Waterfront Park generally in accordance with Attachment 4 to this Report.

ED-23-128 - Economic and Development Services Committee Outstanding Items List Report - Second Quarter (All Wards)

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

That Report ED-23-128, dated May 30, 2023 being the Economic and Development Services Committee's Outstanding Items Status Report for the second quarter of 2023 be received for information.

Public Discussion Agenda

Matters Excluded from the Consent Agenda

ED-23-117 - Recommended Part II Plan for the Columbus Planning Area, and Related Amendments to the Oshawa Official Plan (Ward 1)

Moved by Councillor Giberson

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

1. That, pursuant to Report ED-23-117 dated May 31, 2023, the City-initiated amendment to Part I of the Oshawa Official Plan (File: 12-03-1453) to put in place amendments to the Part I Plan necessary to ensure the appropriate integration of a new Part II Plan for the Columbus Planning Area, as contained in Attachment 4 of said Report, be adopted generally in accordance with the comments in the Report and be forwarded to the Region for approval; and,
2. That, pursuant to Report ED-23-117 dated May 31, 2023, the City-initiated amendment to introduce a Part II Plan for the Columbus Part II Planning Area (File: 12-03-1453) to serve as a guide for development or redevelopment, as contained in Attachment 5 of said Report be adopted generally in accordance with the comments in the Report and be forwarded to the Region of Durham for approval; and,
3. That the Region of Durham be requested to amend the Durham Regional Official Plan to implement the City's proposed amendments in accordance with the comments contained in Report ED-23-117 dated May 31, 2023; and,
4. That the Columbus Community Urban Design Guidelines, as shown in Attachment 7 of Report ED-23-117 dated May 31, 2023, be endorsed as the Columbus Community Urban Design Guidelines for the Columbus Part II Planning Area.

Motion Carried

ED-23-124 - Annual Update on Plan 20Thirty Downtown Revitalization Action Plan (Ward 4)

Moved by Councillor Giberson

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

That Report ED-23-124, dated May 31, 2023, concerning the Annual Update on Plan 20Thirty Downtown Revitalization Action Plan be received for information.

Motion Carried

Items Introduced by Council Members

None.

Items Pulled from the Information Package

None.

Closed Consent Agenda

Moved by Councillor Chapman

That all items listed under the heading of Closed Consent Agenda for the June 5, 2023 Economic and Development Services Committee meeting be adopted as recommended except ED-23-129, ED-23-130 and ED-23-116.

Motion Carried

Closed Correspondence with recommendations

ED-23-131 - Request to Purchase City-owned lands on Cromwell Avenue (Ward 5)

That Correspondence ED-23-131, dated May 24, 2023, concerning Request to Purchase City-owned lands on Cromwell Avenue be referred to staff for a report.

ED-23-132 - Criscorp Ltd. submitting correspondence in support of the Request to Purchase City-owned Athol Street West Municipal Lot (Ward 4)

That Correspondence ED-23-132, dated May 25, 2023, concerning Criscorp Ltd. submitting correspondence in support of the Request to Purchase City-owned Athol Street West Municipal Lot be referred to staff for consideration in the forthcoming Report related to Correspondence ED-23-130.

ED-23-134 - Request for the City to purchase lands on Thornton Road North (Ward 1)

That Correspondence ED-23-134, dated May 30, 2023, concerning Request for the City to purchase lands on Thornton Road North be referred to staff for a report.

ED-23-135 - Request for the City to participate in a Telecommunications Business Proposal (Ward 4)

That Correspondence ED-23-135 concerning Request for the City to participate in a Telecommunications Business Proposal be referred to staff for a report.

Closed Staff Reports/Motions with recommendations

ED-23-115 - Disposal Strategy: City-owned Land at 110 to 112 William Street (Ward 4)

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

That, pursuant to Closed Report ED-23-115 dated May 31, 2023, staff be authorized to execute the disposal strategy outlined in Section 5.3 of said Closed Report for the City-owned land located at the northeast corner of Kaiser Crescent and William Street West and known municipally as 110 to 112 William Street West, that was declared surplus to municipal requirements by City Council on April 14, 2016.

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 consider Reports ED-23-129, ED-23-130 and ED-23-116 which are concerning proposed or pending acquisitions or disposition of land.

Motion Carried

Matters Excluded from the Consent Agenda

Closed Meeting Report

The meeting recessed at 2:31 p.m. and reconvened in closed session at 2:39 p.m. with the following in attendance: Councillors Chapman, Giberson, Gray, Lee, Marimpietri, McConkey, Neal and Mayor Carter. Also in attendance were R. Rossetti, Council-Committee Coordinator; J. Lane, Council-Committee Coordinator; F. Bianchet, Council-Committee Coordinator; the Commissioner, Economic and Development Services Department; the Director, Business and Economic Development Services; the Director, Planning Services; the Manager, Policy; the Manager, Development and Urban Design; the Senior Planner; the City Solicitor and the Lawyer.

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

Closed meeting discussions took place.

The Committee rose from closed session at 2:58 p.m.

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

The Committee questioned the Commissioner, Economic and Development Services Department concerning Report ED-23-129 regarding a request to purchase City-owned Christine Crescent Road Allowance.

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-23-130 regarding a request to purchase City-owned Athol Street West Municipal Lot.

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-23-116 regarding a request to purchase or lease a portion of the City-owned land at Chopin Park, municipally known as 595 Montgomery Street, west of Hillcrest Drive.

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

This concludes the closed meeting summary.

Moved by Mayor Carter

That the Economic and Development Services Committee rise and report.

Motion Carried

ED-23-129 - Request to Purchase City-owned Christine Crescent Road Allowance (Ward 5)

Moved by Mayor Carter

That Correspondence ED-23-129, dated May 17, 2023, concerning the Request to Purchase City-owned Christine Crescent Road Allowance be referred to staff for a report.

Motion Carried

ED-23-130 - Request to Purchase City-owned Athol Street West Municipal Lot (Ward 4)

Moved by Mayor Carter

That Correspondence ED-23-130, dated May 23, 2023, concerning the Request to Purchase City-owned Athol Street West Municipal Lot be referred to staff for a report.

Motion Carried

ED-23-116 - Request to Purchase or Lease a portion of the City-owned land at Chopin Park, municipally known as 595 Montgomery Street, west of Hillcrest Drive (Ward 5)

Moved by Councillor Gray

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

1. That, pursuant to Closed Report ED-23-116 dated May 31, 2023, that portion of the City-owned land at Chopin Park, municipally known as 595 Montgomery Street, proposed to be developed for a parking lot in association with the apartment buildings at 600 and 602 Hillcrest Drive, as shown in Attachments 1 and 2 to said Report, be declared potentially surplus to municipal requirements for the purposes of obtaining public input on the matter; and,
2. That, staff undertake an appropriate circulation [i.e. within 120 metres (394 ft.) of Chopin Park] of the declaration for public input including placing an ad in the local newspaper inviting the public to provide comments on the fact that the Requested Land has been declared as potentially surplus.

Motion Carried

Items Requiring Direction

ED-23-127 - Update on the Appeal of the Notice of Intention to Designate 195 Simcoe Street North (Ward 4)

Moved by Councillor Chapman

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

1. That, pursuant to Report ED-23-127 dated May 31, 2023, Council does not consent to the application for a demolition permit under Section 34 of the Ontario Heritage Act submitted by Nantuck Investments Inc. for 195 Simcoe Street North; and,
2. That, pursuant to Report ED-23-127 dated May 31, 2023, Council does not consent to the consolidation of the hearing under Section 34 of the Ontario Heritage Act with the hearing regarding the Notice of Intention to Designate 195 Simcoe Street North; and,
3. That, pursuant to Report ED-23-127 dated May 31, 2023, staff be authorized to attend an Ontario Land Tribunal hearing or hearings, as may be necessary, in support of Council's position; and,
4. That, upon the conclusion of the Ontario Land Tribunal hearing or hearings, City staff report back to the Economic and Development Services Committee and Council with the Ontario Land Tribunal's recommendation concerning the potential designation of 195 Simcoe Street North and decision regarding the application under Section 34 of the Ontario Heritage Act for a demolition permit to demolish 195 Simcoe Street North.

Motion Carried

Matters Tabled

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

No items were lifted from the table.

Recess

Moved by Councillor Chapman

That the meeting recess at 3:00 p.m.

Motion Carried

The meeting recessed at 3:00 p.m. and reconvened at 6:30 p.m. with all members of the committee in attendance, as well as Councillors Lee and McConkey. Also in attendance were the Commissioner, Economic and Development Services Department; the Director, Planning Services; the Manager, Development and Urban Design Services; the Senior Planner; the Planner B; R. Rossetti, the Councillor-Committee Coordinator, F. Bianchet, the Council-Committee Coordinator and J. Lane, the Council-Committee Coordinator.

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

Additional Agenda Items

None.

Declarations of Pecuniary Interest

None.

Application ED-23-120

Presentation

GHD - Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, GHD on behalf of 2702758 Ontario Ltd., 88 King Street West

Steve Edwards, Planning Lead, GHD, presented an overview of the Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, GHD on behalf of 2702758 Ontario Ltd., 88 King Street West.

Members of the Committee questioned Steve Edwards.

Delegations

None.

Correspondence

None.

Reports

ED-23-120 - Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, GHD on behalf of 2702758 Ontario Ltd., 88 King Street West (Ward 4)

Moved by Councillor Chapman

That, pursuant to Report ED-23-120 dated May 31, 2023, concerning the applications submitted by GHD on behalf of 2702758 Ontario Ltd. to amend the Oshawa Official Plan (File: OPA-2023-01) and Zoning By-law 60-94 (File: Z-2023-03) to permit the development of a 22-storey mixed-use building with 220 residential units and ground floor commercial space at 88 King Street West, staff be directed to further review and prepare a subsequent 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-23-119

Presentation

Summers & Co. Developments Inc., and Smart Density - Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Smart Density on behalf of TT7 Inc., 70 King Street East

Richard Summers, Summers & Co. Developments Inc., and Mohcine Sadiq and Yvonne Ye, Smart Density, presented an overview of the Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Smart Density on behalf of TT7 Inc., 70 King Street East.

Members of the Committee questioned Richard Summers, Mohcine Sadiq, and Yvonne Ye.

Delegations

Diane Stephen - Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Smart Density on behalf of TT7 Inc., 70 King Street East

Diane Stephen addressed the Economic and Development Services Committee concerning revised applications to amend the Oshawa Official Plan and Zoning By-law 60-94, Smart Density on behalf of TT7 Inc., 70 King Street East advising she is concerned about the alteration in context with changes that would have to be made to the designation By-law, as the whole site is designated. Diane Stephen believes this application should be brought back to Heritage Oshawa for the Advisory Committee and the Community can understand the alterations better.

Correspondence

None.

Reports

ED-23-119 - Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Smart Density on behalf of TT7 Inc., 70 King Street East (Ward 4)

Moved by Councillor Chapman

That, pursuant to Report ED-23-119 dated May 31, 2023, concerning the applications submitted by Smart Density on behalf of TT7 Inc. to amend the Oshawa Official Plan (File: OPA-2022-01) and Zoning By-law 60-94 (File: Z-2022-01) to permit the development of a 21-storey mixed-use building containing 198 rental apartment units and 261.5 square metres (2,814.9 sq. ft.) of commercial floor space on the first two floors at 70 King Street East, 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 7:29 p.m.

Motion Carried