



**Development Services Committee
Minutes**

**September 12, 2022, 1:30 p.m.
Council Chamber**

Present: Councillor Marimpietri
Councillor McConkey
Councillor Chapman
Councillor Hurst
Councillor Kerr
Mayor Carter

Also Present: Councillor Giberson
Councillor Neal
Councillor Nicholson
R. Rossetti, Council-Committee Coordinator
F. Bianchet, Council-Committee Coordinator
J. Lane, Council-Committee Coordinator
W. Munro, Commissioner, Development Services Department
T. Goodeve, Director, Planning Services
A. Ambra, Director, Engineering Services
H. Wright, Director, Economic Development Services
M. Harrington, Manager, Policy
D. Sappleton, Manager, Development and Urban Design
S. Yoon, City Solicitor
P. Ralph, Chief Administrative Officer
R. Gill, Manager, Professional Services
G. Hardy, Manager, Development and Technical Services
L. Moebs, Principal Planner

Public Meeting

Additional Agenda Items

Moved by Councillor McConkey

That the delegation of Christopher White concerning DS-22-169 be added to the agenda, and, that Closed Correspondence DS-22-190 regarding DS-22-180, Correspondence DS-22-192 from Karen Charpentier regarding DS-22-169 and Correspondence DS-22-193 from Anna Faygas regarding DS-

22-187 be added to the Development Services Committee meeting of September 12, 2022 and referred to the respective report.

Motion Carried

Declarations of Pecuniary Interest

Councillor Chapman - DS-22-180 - Request by the Ontario Regiment R.C.A.C. Regimental Museum to enter the City-owned Oshawa Executive Airport South Field to undertake Required Studies in Support of their Expansion Proposal (Ward 2)

He is a member in good standing and Honorary Colonel of the Ontario Regiment Museum located at the South Field of the Oshawa Executive Airport.

Councillor Kerr - DS-22-175 - Disposal Strategy: Air and Underground Rights Associated with the City-owned Public Parking Lot (Lot 16) located on the south side of Athol Street East, between Celina and Albert Streets (Ward 1)

Atria was a sponsor of the Troubadour Concert Series of which he was an unpaid volunteer organizer in June and July 2022.

Councillor Marimpietri - DS-22-175 - Disposal Strategy: Air and Underground Rights Associated with the City-owned Public Parking Lot (Lot 16) located on the south side of Athol Street East, between Celina and Albert Streets (Ward 1)

He has family members who own property within the area.

Presentations

None.

Delegations

Moved by Councillor McConkey

That the delegations of Anna Fagyas, Milena Holmes, and Christopher White be heard.

Motion Carried

Anna Fagyas - Application under the Urban Growth Centre Community Improvement Plan and Other Requested Incentives, 135 Bruce Street, Medallion Developments Inc. operating as 135 Bruce Street Developments Ltd.

Anna Fagyas addressed the Development Services Committee concerning Report DS-22-187 regarding the application under the Urban Growth Centre Community Improvement Plan and Other Requested Incentives, 135 Bruce Street, Medallion Developments Inc. operating as 135 Bruce Street Developments Ltd.

The Committee questioned Anna Fagyas.

Milena Holmes (FRÈRE DU NORD) - Request under the Urban Growth Centre Community Improvement Plan

Milena Holmes of Frere du Nord addressed the Development Services Committee concerning Report DS-22-179 regarding the Request under the Urban Growth Centre Community Improvement Plan.

The Committee questioned Milena Holmes.

Christopher White - Proposed New Telecommunication Tower and Related Equipment, 1995 Ritson Road North, SpectraPoint Inc. on behalf of Rogers Communications Inc. and The Trustees of the Kedron Congregation of the United Church of Canada at Kedron

Christopher White addressed the Development Services Committee concerning Report DS-22-169 regarding the proposed New Telecommunication Tower and related equipment, 1995 Ritson Road North, SpectraPoint Inc. on behalf of Rogers Communications Inc. and The Trustees of the Kedron Congregation of the United Church of Canada at Kedron.

The Committee questioned Christopher White.

Correspondence Requiring Action

None.

Referrals from Council and Committees

None.

Reports from Advisory Committees

DS-22-183 - Eighth Report of Heritage Oshawa Committee (Wards 4 and 5)

Moved by Councillor Hurst

That the Development Services Committee recommend to City Council:

That based on Report HTG-22-40, staff proceed with the designation of 442 King Street East, 469 King Street East, 76 Elgin Street East, the General Motors South Plant located at 700-900 Park Road South, and 78-82 King Street West.

Motion Carried

DS-22-184 - Ninth Report of Heritage Oshawa Committee (Ward 4)

Moved by Councillor Hurst

Whereas the Heritage Committee has implemented a Working Group to review properties which have previously had Research Reports prepared; and,

Whereas the Heritage Oshawa Committee has set a 2022 Work Plan target of Designation of 2 properties per month from the list of previously prepared research reports; and,

Whereas the property located at 47 Simcoe Street South (known as the former Oshawa Post Office) is one of those properties that have already had a research report prepared;

Therefore be it resolved that the property at 47 Simcoe Street South, known as the former Post Office, be designated.

Moved by Councillor McConkey

That Report DS-22-184, being the Ninth Report of Heritage Oshawa Committee concerning the designation of the Post Office located at 47 Simcoe Street South be referred to staff for a report.

Motion Carried

DS-22-185 - Tenth Report of Heritage Oshawa Committee (All Wards)

Moved by Councillor Hurst

That the Development Services Committee recommend to City Council:

Whereas the Mandate of Heritage Oshawa is to advise and assist Council on all matters relating to the preservation and promotion of cultural heritage resources within the city of Oshawa; and,

Whereas the approved 2022 Heritage Oshawa Workplan states “Advise and assist Council on all matters relating to cultural heritage including, but not limited to, buildings and structures, cultural heritage landscapes and archeological sites; and,

Whereas there is current Provincial legislation regarding Altering a Part IV Designated Property, such as a Heritage Permit and all necessary information;

Therefore be it resolved that the city of Oshawa create and implement any and all such documents necessary to implement Part 33 (1) and 42 (1) of the Ontario Heritage Act

Motion Carried

DS-22-189 - Fourth Report of the Port of Oshawa Working Group (Ward 5)

Moved by Councillor Hurst

That the Development Services Committee recommend to City Council:

1. That, pursuant to Closed Report PORT-22-01 dated August 31, 2022, the Commissioner, Development Services Department be authorized to execute the agreements as generally contained in Attachments 3 through 8 of said Report, subject to the agreements being in a form and content satisfactory to the Commissioner, Development Services Department and the City Solicitor; and,
2. That, pursuant to Closed Report PORT-22-01 dated August 31, 2022, the appropriate staff be authorized to undertake the various actions outlined in Section 5.2.7 of said Report; and,
3. That, Pursuant to Closed Report PORT-22-01 dated August 31, 2022, Council endorse in principle the concept landscape drawings as generally contained in Attachment 9 of said Report, and direct the Commissioner, Development Services Department to report back to the Port of Oshawa Working Group, the Development Services Committee and Council for approval of the final design drawings.

Moved by Councillor McConkey

That Report DS-22-189 being the Fourth Report of the Port of Oshawa Working Group be deferred to end of meeting in order to discuss in closed session.

Affirmative (2): Councillor Marimpietri, and Councillor McConkey

Negative (4): Councillor Chapman, Councillor Hurst, Councillor Kerr, and Mayor Carter

Motion Lost (2 to 4)

The vote to adopt the main motion.

Motion Carried

Reports Requiring Action

DS-22-187 - Application under the Urban Growth Centre Community Improvement Plan and Other Requested Incentives, 135 Bruce Street, Medallion Developments Inc. operating as 135 Bruce Street Developments Ltd. (Ward 4)

Moved by Councillor Chapman

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-22-187 dated September 7, 2022, Medallion Developments Inc. operating as 135 Bruce Street Developments Ltd. be provided the following in respect to its proposed Phase 1 development of an apartment building at 135 Bruce Street under the City's Urban Growth Centre Community Improvement Plan:
 - a. An Increased Assessment Grant of 50% per year for 16 years totaling an upset limit of \$3,893,568 over the 16-year period. This value may change over the 16-year grant period to ensure the grant total is achieved based on Municipal Property Assessment Corporation's final assessment.
2. That the City enter into an agreement with Medallion Developments Inc. operating as 135 Bruce Street Developments Ltd. setting out performance criteria related to the approval of the Increased Assessment Grant under the City's Urban Growth Centre C.I.P. including, but not limited to:
 - a. The building must have the foundation completed by October 31, 2024 to the satisfaction of the Chief Building Official; and,
 - b. The project must be completed and available for first occupancy by December 31, 2026 to the satisfaction of the Chief Building Official; and,
 - c. The Director, Planning Services must approve an Accessibility Plan, with input from the Oshawa Accessibility Advisory Committee, and this Plan must be implemented and maintained; and,

- d. The property, including any building, must be maintained in accordance with the Property Standards By-law and the Ontario Building Code during the period of the Grant; and,
 - e. Medallion shall continuously comply with any City agreement and City by-laws; and,
 - f. That any Increased Assessment Grant will only be provided to Medallion after all applicable City taxes have been paid by the property owner; and,
 - g. The building architecture is to be designed to the satisfaction of the Director, Planning Services; and,
 - h. Where possible, the owner shall use local trades and suppliers. The owner must agree to a notification program to make local trades and suppliers aware of the project and allow them an opportunity to bid on the project; and,
 - i. Any other appropriate criteria considered advisable by the City Solicitor and Commissioner, Development Services Department.
- 3. That the Commissioner, Development Services Department be authorized to execute any agreement(s) with the owner to implement Parts 1 and 2 above in a form and content satisfactory to the Commissioner, Development Services Department and City Solicitor; and,
 - 4. That the Mayor and Chair of Development Services Committee be authorized to write a letter to the Region of Durham to request support for this project under the Regional Revitalization Program and that if successful the Mayor and Clerk be authorized to execute an agreement with the Region, as appropriate, in a form and content acceptable to the Commissioner, Development Services Department and City Solicitor; and,
 - 5. That the portions of the request by Medallion Developments Inc. operating as 135 Bruce Street Developments Ltd. for financial incentives related to cash-in-lieu of parkland dedication, development application fees, building permit fees and unspecified brownfield development incentives made in their letter dated August 9, 2022 be denied.

Amendment:

Moved by Councillor McConkey

That the motion be amended to add the following Part 6: "Provided that Medallion agrees to work with City staff and Region of Durham staff to conclude an agreement with a license plan for the Durham Region to lease one unit per floor in all new 10floor+ Medallion apartment buildings in the City of Oshawa for the Region of Durham to be permitted to sublet for affordable accessible social housing in the City of Oshawa".

Affirmative (1): Councillor McConkey

Negative (5): Councillor Marimpietri, Councillor Chapman, Councillor Hurst, Councillor Kerr, and Mayor Carter

Motion Lost (1 to 5)

Amendment:

Moved by Councillor Chapman

That the motion be amended to add the words: "and September 12, 2022" be added before the words "be denied" in Part 5.

Motion Carried

Moved by Councillor Kerr

That the meeting recess at 2:45 p.m.

Motion Carried

The meeting recessed at 2:45 p.m. and reconvened at 2:56 p.m. with the following in attendance: Councillors Chapman, Giberson, Hurst, Kerr, 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 Chief Administrative Officer; the Commissioner, Development Services Department; the Director, Planning Services; the Director, Economic Development Services; the Director, Engineering Services; the Manager, Policy; the Manager, Development and Urban Design; the Manager, Professional Services; the Manager, Development and Technical Services; the City Solicitor; and L. Moebs, Principal Planner.

Moved by Councillor McConkey

That Report DS-22-187 be deferred to the City Council meeting in November.

Affirmative (1): Councillor McConkey

Negative (5): Councillor Marimpietri, Councillor Chapman, Councillor Hurst, Councillor Kerr, and Mayor Carter

Motion Lost (1 to 5)

The vote on the main motion as amended.

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

Negative (1): Councillor McConkey

Motion Carried (5 to 1)

Moved by Councillor Chapman

That the order of the agenda be altered to bring forward Report DS-22-169 at this time. **(Requires 2/3 vote of members present)**

Motion Carried

DS-22-169 - Proposed New Telecommunication Tower and Related Equipment, 1995 Ritson Road North, SpectraPoint Inc. on behalf of Rogers Communications Inc. and The Trustees of the Kedron Congregation of the United Church of Canada at Kedron (Ward 1)

Moved by Councillor Chapman

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-22-169 dated September 7, 2022, the Commissioner, Development Services Department be authorized to advise Innovation, Science and Economic Development Canada that the City has no objection to the proposal by SpectraPoint Inc. on behalf of Rogers Communications Inc. on lands owned by The Trustees of the Kedron Congregation of the United Church of Canada at Kedron at 1995 Ritson Road North to install a 24 metre (78.7 ft.) high monopole telecommunication tower with related at-grade equipment and fencing, subject to Rogers Communications Inc. addressing such matters as siting and tower design to the satisfaction of the Commissioner, Development Services Department (File: SPA-2022-07).

Motion Carried

Public Consent Agenda

Moved by Councillor McConkey

That all items listed under the heading of Public Consent Agenda for the September 12, 2022 Development Services Committee meeting be adopted as recommended, except Report DS-22-174.

Motion Carried

Correspondence

DS-22-166 - Request to assume responsibility for Tendering and Construction for the Grandview Street and Conlin Road Roundabout (Ward 1)

That Correspondence DS-22-166, concerning the request to assume responsibility for tendering and construction for the Grandview Street and Conlin Road Roundabout be referred to staff for a report.

DS-22-167 - Petition in support of the City of Oshawa declaring surplus land at 1661 Harmony Road North (Ward 1)

That Correspondence DS-22-167, concerning a Petition requesting the City of Oshawa to declare 1661 Harmony Road North surplus land be referred to Report DS-22-174.

DS-22-176 - Correspondence from Various Residents opposed to the City of Oshawa declaring surplus land at 1661 Harmony Road North (Ward 1)

That Correspondence DS-22-176, concerning various residents requesting the City of Oshawa not declare 1661 Harmony Road North surplus land be referred to Report DS-22-174.

Staff Reports/Motions

DS-22-170 - Recommended Street Names in Accordance with Street Naming Policy in Memory and Honour of the War Dead and War Veterans (All Wards)

That, pursuant to Report DS-22-170 dated September 7, 2022, the Development Services Committee approve the addition of the names Mal Knocker, Lorne Goodman, Armour Hanna, Everett Warne, John Richardson and Kinlin Brothers to the City's Street Name Reserve List in accordance with the Council approved Street Naming Policy in Memory and Honour of the War Dead and War Veterans.

DS-22-173 - Request to Further Extend a Council Condition of Approval for an Application under the Urban Growth Centre Community Improvement Plan, 17 Brock Street West (Ward 4)

That the Development Services Committee recommend to City Council:

Whereas, on April 8, 2019, City Council considered Report DS-19-41 dated March 20, 2019 and approved, subject to conditions, an application submitted by 2276712 Ontario Inc. under the Urban Growth Centre Community Improvement Plan for an Increased Assessment Grant to facilitate the development of a two-storey addition for office space at 17 Brock Street West (Attachment 1); and,

Whereas, among the original conditions of approval, one required the foundation of the two-storey addition to be completed by August 31, 2019 and another required the construction of the building addition to be completed and available for occupancy by December 31, 2019; and,

Whereas, on August 19, 2019 at the request of 2276712 Ontario Inc., those dates were subsequently extended to June 30, 2020 and October 31, 2020, respectively, under the delegated authority of the Commissioner, Development Services Department; and,

Whereas, on June 24, 2020 at the request of 2276712 Ontario Inc., those dates were further extended to June 30, 2021 and October 31, 2021, respectively, also under the delegated authority of the Commissioner, Development Services Department; and,

Whereas, the June 30, 2021 foundation deadline was met; and,

Whereas, by email dated September 2, 2021, 2276712 Ontario Inc. requested another extension of the deadline related to the condition dealing with the completion of the building addition and occupancy, owing to the ongoing challenges with sourcing material and workers during the COVID-19 pandemic; and,

Whereas, the condition related to the completion of the building addition and occupancy was further extended to October 31, 2022 which was approved under the delegated authority of the Commissioner, Development Services Department, with notice being provided to the applicant that this would be the last extension granted by the Commissioner, Development Services Department and any additional extension requests will be reported to the Development Services Committee and Council to seek direction on the appropriateness of a further extension; and,

Whereas, by email dated August 19, 2022 (see Attachment 2), 2276712 Ontario Inc. requested another extension to the condition related to the completion of the building addition and occupancy, owing to the ongoing supply chain and labour challenges as a result of the COVID-19 pandemic;

Therefore be it resolved that the request dated August 19, 2022 from 2276712 Ontario Inc. to further extend the condition of approval related to building completion and occupancy for the application

under the Urban Growth Centre Community Improvement Plan for 17 Brock Street West be approved, such that now the 2-storey addition shall be complete and available for occupancy by October 31, 2023.

DS-22-177 - Potential Acquisition of a Portion of 2425 Simcoe Street North for Additional Parkland in the Windfields Community (Ward 2)

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-22-177 dated September 7, 2022, the Commissioner, Development Services Department or Director of Planning Services be directed to advance the acquisition of a portion of the southeast quadrant of 2425 Simcoe Street North measuring approximately 0.37 hectares (0.92 ac.) in size as part of the parkland dedication contribution for the residential development proposed on the balance of the lands by Tribute Communities on behalf of 2285136 Ontario Limited, pursuant to an application for Site Plan Approval (File: SPA-2021-05); and,
2. That, in the event Part 1 above is approved, conveyance of the land forming part of the parkland dedication contribution to the City shall be required prior to the issuance of a building permit for the structural shell of the 588-unit apartment building proposed as part of the application for Site Plan Approval under File SPA-2021-05, and said conveyance in this manner shall be a condition of the associated site plan agreement; and,
3. That, in relation to the conveyance described in Part 2 above, the Commissioner, Development Services Department be authorized to enter into an appropriate agreement with Tribute Communities or a company to be named later to permit the lands acquired by the City to be used as construction access and staging in relation to the development of the balance of the lands municipally known as 2425 Simcoe Street North, in a form and content satisfactory to the Commissioner, Development Services Department and the City Solicitor; and,
4. That, following the acquisition of the southeast quadrant of 2425 Simcoe Street North and the conclusion of any agreement with Tribute Communities or a company to be named later for construction access and staging, staff are authorized to initiate the public process to change the zoning from PCC-A(4)/SSC-B “h-57” (Planned Commercial Centre/Automobile Service Centre) to OSP (Park Open Space).

DS-22-178 - Development Services Committee Outstanding Items List Report - Third Quarter (All Wards)

That the Development Services Committee recommend to City Council:

That Report DS-22-178, dated August 23, 2022 being the Development Services Committee’s Outstanding Items Status Report for the third quarter of 2022 be received for information.

DS-22-179 - Request under the Urban Growth Centre Community Improvement Plan (Ward 4)

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-22-179 dated September 7, 2022, the Holmes Development Corporation be approved for an Upgrade to Building and Fire Codes Grant in the amount of \$20,000.00.

DS-22-181 - Appointment of Accountable Executive for the Oshawa Executive Airport (Ward 2)

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-22-181 dated September 7, 2022, Warren Munro, Commissioner, Development Services Department be appointed by by-law as the Accountable Executive for the Oshawa Executive Airport pursuant to Subpart 6, 106.02(1)(a) of the Canadian Aviation Regulations; and,
2. That, pursuant to Report DS-22-181 dated September 7, 2022, the Airport Manager be directed to notify the Federal Minister of Transport that Warren Munro, Commissioner, Development Services Department has been appointed by by-law as the Accountable Executive for the Oshawa Executive Airport pursuant to Subpart 6, 106.02(1)(b) of the Canadian Aviation Regulations; and,
3. That, pursuant to Report DS-22-181 dated September 7, 2022, Warren Munro, Commissioner, Development Services Department be directed to submit to the Federal Minister of Transport a signed statement that he accepts the responsibilities of the position within 30 days after his appointment as the Accountable Executive for the Oshawa Executive Airport pursuant to Subpart 6, 106.02(1)(c) of the Canadian Aviation Regulations; and,
4. That, pursuant to Report DS-22-181 dated September 7, 2022, that the by-law further specify that Warren Munro be fully indemnified by the City against any personal liability arising out of his good faith execution of his duties as the Accountable Executive.

Public Discussion Agenda

Matters Excluded from Consent Agenda

DS-22-174 - Public Comments on Council Decision to Declare as Potentially Surplus: Portion of the Grassed Area in the Northwest Corner of the Delpark Homes Centre Lands at 1661 Harmony Road North (Ward 1)

Moved by Mayor Carter

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-22-174 dated September 7, 2022, the portion of the grassed area in the northwest corner of the Delpark Homes Centre lands at 1661 Harmony Road North as generally shown on Attachments 2 and 3 to said Report be declared conditionally surplus to municipal requirements, as outlined in Section 5.4.1 of said Report.

Affirmative (4): Councillor Marimpietri, Councillor Chapman, Councillor Kerr, and Mayor Carter

Negative (2): Councillor McConkey, and Councillor Hurst

Motion Carried (4 to 2)

Items Introduced by Members

Councillor Chapman assumed the Chair.

DS-22-194 - Investigation of Cost to Reconstruct Roselawn Avenue, Winifred Avenue and Bickle Drive (Ward 2)

Moved by Councillor Marimpietri

That the Development Services Committee recommend to City Council:

Whereas, Thornton Road North is an important road in Oshawa, connecting the Highway 407 East with the Northwood Business Park and areas of Oshawa further south; and,

Whereas, Council has approved the reconstruction of Thornton Road North, generally between Conlin Road and Highway 407 East, as a capital project in the 2022 Capital Budget; and

Whereas the Region of Durham has agreed to extend water and sanitary sewer services along Thornton Road North concurrent with the reconstruction of Thornton Road North; and,

Whereas, some residents who reside in the Bickle Drive Subdivision (i.e. Roselawn Avenue, Winifred Avenue and Bickle Drive), have been experiencing water quality, and water quantity issues; and,

Whereas, the cost to reconstruct Roselawn Avenue, Winifred Avenue and Bickle Drive, including installation of regional water and sewer services, is currently unknown,

Therefore be it resolved, that Development Services staff report to City Council through the 2023 budget deliberations on the estimated cost for reconstruction of Roselawn Avenue, Winifred Avenue and Bickle Drive, including estimates from the Region for regional services, and associated project timelines.

Affirmative (6): Councillor Marimpietri, Councillor McConkey, Councillor Chapman, Councillor Hurst, Councillor Kerr, and Mayor Carter

Motion Carried (6 to 0)

Councillor Marimpietri resumed the Chair.

DS-22-195 - Request for a Report concerning High Speed Internet North of Highway 407 in Oshawa (Ward 1)

Moved by Councillor McConkey

That the Development Services Committee recommend to City Council:

That staff prepare a report for Council to advise Oshawa residents on the timing of High Speed Internet being brought to the underserved communities and farm areas north of Highway 407 in Oshawa.

Motion Carried

Closed Consent Agenda

Moved by Councillor McConkey

That all items listed under the heading of Closed Consent Agenda for the September 12, 2022 Development Services Committee meeting be adopted as recommended except Reports DS-22-175 and DS-22-180.

Motion Carried

Closed Correspondence

DS-22-165 - Request to purchase City-Owned Land on Raglan Road West (Ward 1)

That Correspondence DS-22-165 concerning the request to purchase City-Owned Land on Raglan Road West be referred to staff for a report.

Closed Staff Reports/Motions

DS-22-171 - Proposed Assignment of Licence Agreement from Chung & Jao Development Corp. to Choi Noble House Inc. regarding City-owned Lands at 1523 Ritson Road North (Ward 1)

1. That, pursuant to Item DS-22-171 concerning the request by Chung & Jao Development Corp. that the City consent to the assignment to Choi Noble House Inc. of their licence agreement with the City dated March 10, 2022 regarding certain City-owned lands at 1523 Ritson Road North, said consent be given and the assignment approved; and,
2. That, the Commissioner, Development Services Department or the Director of Planning Services be authorized to execute any required documents to give effect to Part 1 above in a form and content satisfactory to the City Solicitor.

DS-22-182 - Update on Potential Sale of Unimproved and Closed Montgomery Street Road Allowance (Ward 5)

That the Development Services Committee recommend to City Council:

That pursuant to Closed Report DS-22-182 dated September 7, 2022 concerning the disposition of the unimproved and closed Montgomery Street road allowance located north of Bloor Street East, south of Highway 401, east of Ritson Road South and west of Wilson Road South, the Commissioner, Development Services Department be authorized to execute the revised disposal strategy as outlined in Section 5.6 of said Report.

DS-22-188 - Request by the Robert McLaughlin Gallery to make Certain Improvements to the Leased Premises at 72 Queen Street (Ward 4)

That the Development Services Committee recommend to City Council:

1. That, pursuant to Item DS-22-188, the Robert McLaughlin Gallery's proposed leasehold improvements are approved in principle, subject to all necessary requirements by City staff, the Central Lake Ontario Conservation Authority and the Region of Durham being met to the satisfaction of the Commissioner, Development Services Department; and,

2. That, pursuant to Item DS-22-188, and subject to the approval of Part 1 above, the Commissioner, Development Services Department or Director of Planning Services be authorized to sign-off on behalf of the City of Oshawa, as owner of the subject lands at 72 Queen Street, on any required permits or agreements in support of the Robert McLaughlin Gallery's proposed leasehold improvements.

Closed Discussion Agenda

Matters Excluded from Consent Agenda

DS-22-175 - Disposal Strategy: Air and Underground Rights Associated with the City-owned Public Parking Lot (Lot 16) located on the south side of Athol Street East, between Celina and Albert Streets (Ward 1)

Councillor Kerr declared a conflict on this item. (Atria was a sponsor of the Troubadour Concert Series of which he was an unpaid volunteer organizer in June and July 2022.)

Councillor Marimpietri declared a conflict on this item. (He has family members who own property within the area.)

Councillor McConkey assumed the Chair.

Moved by Councillor Chapman

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-22-175 dated September 7, 2022, staff be authorized to execute the disposal strategy outlined in Section 5.3 of said Report for the air and underground rights associated with the City-owned public parking lot (Lot 16) located on the south side of Athol Street East, between Celina Street and Albert Street, that was conditionally declared surplus to municipal requirements by City Council on June 20, 2022.

Affirmative (4): Councillor McConkey, Councillor Chapman, Councillor Hurst, and Mayor Carter

Conflict (2): Councillor Marimpietri, and Councillor Kerr

Motion Carried (4 to 0)

DS-22-180 - Request by the Ontario Regiment R.C.A.C. Regimental Museum to enter the City-owned Oshawa Executive Airport South Field to undertake Required Studies in Support of their Expansion Proposal (Ward 2)

Councillor Chapman declared a conflict on this item. (He is a member in good standing and Honorary Colonel of the Ontario Regiment Museum located at the South Field of the Oshawa Executive Airport.)

Moved by Mayor Carter

That the Development Services Committee recommend to City Council:

That based on Closed Item DS-22-180:

1. The request from the Ontario Regiment R.C.A.C. Regimental Museum to enter specific City-owned lands be approved; and,
2. That the Commissioner, Development Services Department be authorized to execute any required documents to give effect to Part 1; and,
3. That City Council support, in principle, the expansion proposal formally submitted by the Ontario Regiment R.C.A.C. Regimental Museum at the South Field of the Oshawa Executive Airport, subject to, but not limited to, such matters as the submission of an application for Site Plan Approval, all appropriate studies in support of the Site Plan Approval application, an assessment of any and all improvements to existing services in the South Field necessary to appropriately accommodate the expansion, and the negotiation of an appropriate lease/licence, all to the satisfaction of the City.

Affirmative (5): Councillor Marimpietri, Councillor McConkey, Councillor Hurst, Councillor Kerr, and Mayor Carter

Conflict (1): Councillor Chapman

Motion Carried (5 to 0)

Items Requiring Action

Recess

Moved by Councillor Chapman

That the meeting recess at 3:40 p.m.

Motion Carried

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

Additional Agenda Items

Moved by Councillor McConkey

That Correspondence DS-22-191 from John Romano in opposition to DS-22-168 be added to the Development Services Committee Planning Act Public meeting of September 12, 2022 and referred to the respective report.

Motion Carried

Declarations of Pecuniary Interest

None

Application DS-22-172

Presentation

Weston Consulting - Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision

Ryan Guetter, Executive Vice President, Weston Consulting provided an overview of the applications to amend Zoning By-law 60-94 and for approval of a Draft Plan of Subdivision, lands north of Conlin Road East and east of the future northerly extension of Wilson Road North, Kedron North GP Inc. (Sorbara).

Delegations

None.

Correspondence

None.

Reports

DS-22-172 - Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, lands north of Conlin Road East and east of the future northerly extension of Wilson Road North, Kedron North GP Inc. (Sorbara) (Ward 1)

Moved by Councillor Kerr

That, pursuant to Report DS-22-172 dated September 7, 2022, concerning the applications submitted by Kedron North GP Inc. to amend Zoning By-law 60-94 (File: Z-2022-05) and for approval of a draft plan of subdivision (File: S-O-2022-02) to permit three (3) medium density residential blocks for up to 470 units, a community use block, part of a community park block, two (2) open space blocks, a road widening for Wilson Road North and part of a new east-west arterial road on lands located generally north of Conlin Road East and east of the future northerly extension of Wilson Road North, staff be directed to further review and prepare a subsequent report and recommendation back to the Development Services Committee. This direction does not constitute or imply any form or degree of approval.

Motion Carried

Application DS-22-168

Presentation

D.G. Biddle & Associates Limited - Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision

Ashlee Prescott and Michael Fry, D.G. Biddle & Associates Limited provided a presentation concerning the applications to amend the Zoning By-law 60-94 and for approval of a Draft Plan of Subdivision and a Common Elements Draft Plan of Condominium 737, 741 and 745 Taunton Road East, D.G. Biddle & Associates Limited on behalf of Urban Life Development Inc.

Delegations

None.

Correspondence

None.

Reports

DS-22-168 - Applications to Amend Zoning By-law 60-94 and for approval of a Draft Plan of Subdivision and a Common Elements Draft Plan of Condominium, 737, 741 and 745 Taunton Road East (Ward 3)

Moved by Councillor Kerr

That, pursuant to Report DS-22-168 dated September 7, 2022, concerning the applications submitted by D.G. Biddle & Associates Limited on behalf of Urban Life Development Inc. to amend Zoning By-law 60-94 (File: Z-2022-04) and for approval of a draft plan of subdivision (File: S-O-2022-01) and a common elements draft plan of condominium (File: C-O-2022-05) to permit 57 block townhouse dwellings at 737, 741 and 745 Taunton Road East, staff be directed to further review and prepare a report and recommendation back to the Development Services Committee. This direction does not constitute or imply any form or degree of approval.

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

Negative (1): Councillor McConkey

Motion Carried (5 to 1)

Application DS-22-186

Presentation

Urban Solutions - Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94

Matthew Johnston, Planner, Urban Solutions to present an overview of the applications to amend the Oshawa Official Plan and Zoning By-law 60-94 Urban Solutions on behalf of Albany Street Investments Limited 63 Albany Street and 467 and 469 Albert Street.

Delegations

Curtis and Anna Gomes addressed the Development Services Committee concerning DS-22-186, regarding an application to amend the Oshawa Official Plan and Zoning By-law 60-94 for 63 Albany and 467 and 469 Albert Street. Mr. and Mrs. Gomes expressed concerns about why his and his neighbours properties need to be rezoned and why the developers do not go down the street and buy other properties.

Correspondence

None.

Reports

DS-22-186 - Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Urban Solutions on behalf of Albany Street Investments Limited, 63 Albany Street and 467 and 469 Albert Street (Ward 5)

Moved by Councillor Kerr

That, pursuant to Report DS-22-186 dated September 7, 2022, concerning the applications submitted by Urban Solutions on behalf of Albany Street Investments Limited to amend the Oshawa Official Plan (File: OPA-2022-04) and Zoning By-law 60-94 (File: Z-2022-06) to permit a 15-storey apartment building containing 286 apartment units and 18 3-storey block townhouses at 63 Albany Street and 467 and 469 Albert Street, staff be directed to further review and prepare a report and recommendation back to the 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 8:24 p.m.

Motion Carried