



**Economic and Development
Services Committee Minutes**

**February 6, 2023, 1:30 p.m.
Council Chamber**

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

Also Present: Councillor McConkey
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
M. Harrington, Manager, Policy
D. Sappleton, Manager, Development and Urban Design

Public Meeting

Additional Agenda Items

Moved by Councillor Chapman

That Correspondence from the Building Industry and Land Development Association submitting comments concerning ED-23-22 be added to the agenda for the Economic and Development Services Committee Planning Act Public Meeting of February 6, 2023 and be referred to the respective item.

Motion Carried

Declarations of Pecuniary Interest

None.

Presentations

Region of Durham - Durham Meadoway Visioning Study Status Update

Greg Pereira, Manager of Transportation Planning, Region of Durham provided a presentation concerning the Durham Meadoway Visioning Study Status Update.

Members of the Committee questioned Greg Pereira.

Delegations

None.

Referrals from Council

ED-23-33 - Notice of Motion - Installing Roundabouts as an Alternative to Traditional Traffic Signal Intersection Design (All Wards)

Moved by Councillor Chapman

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

That the Notice of Motion ED-23-33, concerning Installing Roundabouts as an Alternative to Traditional Traffic Signal Intersection Design be received for information.

Motion Carried

Reports from Advisory Committees

Report of Heritage Oshawa

ED-23-31 - Final Research Report 30 Connaught Street (HTG-22-61) (Ward 4)

Moved by Councillor Chapman

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

That, pursuant to ED-23-31, Economic & Development Services staff be authorized to undertake the process established in the Ontario Heritage Act to designate the property located at 30 Connaught Street as property of cultural heritage value or interest under the Ontario Heritage Act by undertaking actions such as the following:

- a. Preparing a Notice of Intention to Designate the property located at 30 Connaught Street under the Ontario Heritage Act which generally includes the Designation Statement and Description; and,
- b. Publishing the Notice in the Oshawa This Week newspaper; and,
- c. Forwarding the Notice to the Ontario Heritage Trust and the owner in accordance with the Ontario Heritage Act; and,
- d. Preparing the necessary by-law and Designation Statement and Description for the consideration by Council.

Motion Carried

Items Requiring Direction

None.

Public Consent Agenda

Moved by Councillor Chapman

That all items listed under the heading of Public Consent Agenda for the February 6, 2023 Economic and Development Services Committee meeting be adopted as recommended, except Reports ED-23-23, ED-23-24, ED-23-27 and ED-23-28.

Motion Carried

Correspondence with recommendations

None.

Staff Reports/Motions with recommendations

ED-23-35 - Revised Applications to Amend the Secondary Plan for the Samac Community and Zoning By-law 60-94, 1413, 1417, 1419 and 1429 Simcoe Street North, Holland Homes Inc. and 2439967 Ontario Ltd. (Ward 2)

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

1. That, pursuant to Report ED-23-35 dated February 1, 2023, the revised application submitted by Holland Homes Inc. and 2439967 Ontario Inc. to amend the Secondary Plan for the Samac Community to permit a 6-storey apartment building with 70 units at 1413, 1417, 1419 and 1429 Simcoe Street North 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 the City Solicitor; and,
2. That the revised application submitted by Holland Homes Inc. and 2439967 Ontario Inc. to amend Zoning By-law 60-94 to permit a 6-storey apartment building with 70 units at 1413, 1417, 1419 and 1429 Simcoe Street North 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 the City Solicitor; and,
3. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law Amendment proposed in Report DS-21-149 dated September 8, 2021 presented at the public meeting of September 13, 2021 differs to some degree from the proposed amendment recommended to be approved by City Council pursuant to Part 2 of this Recommendation in Report ED-23-35, such differences are not substantial enough to require further notice and another public meeting.

Public Discussion Agenda

Matters Excluded from the Consent Agenda

ED-23-23 - Results of the Extended Pilot Project to Permit Sandwich Board Signs in the Central Business District Zones in the Downtown Oshawa Urban Growth Centre (Ward 4)

Moved by Councillor Giberson

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

1. That staff be directed to re-evaluate the feedback and outcomes of the sandwich board sign pilot project to bring back recommended possible alternative delivery options of the program that would simplify the application, renewal, and liability processes; and,
2. That, pursuant to Report ED-23-23 dated February 1, 2023, the City's sandwich board sign pilot project be extended until such time that Council approves the next direction on the program.

Moved by Councillor Giberson

That the motion for ED-23-23 concerning the Results of the Extended Pilot Project to Permit Sandwich Board Signs in the Central Business District Zones in the Downtown Oshawa Urban Growth Centre be withdrawn.

Motion Carried

Moved by Councillor Giberson

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

1. That, pursuant to Report ED-23-23 dated February 1, 2023, the City's sandwich board sign pilot project not be further extended, such that as of April 1, 2023, sandwich board signs shall no longer be permitted in the Central Business District Zones in the Downtown Oshawa Urban Growth Centre, and the necessary by-law to amend Sign By-law 72-96 in this regard be passed in a form and content acceptable to the City Solicitor and the Commissioner, Economic and Development Services Department; and,
2. That the notice provisions of By-law 147-2007 (e.g. newspaper advertisements) be waived concerning notice for any proposed amendment to the Sign By-law 72-96 in consideration of the sandwich board sign pilot project being temporary with an end date of April 1, 2023 listed in the program; and,
3. That upon the expiration of the City's sandwich board sign pilot project on April 1, 2023, Municipal Law Enforcement and Licensing Services resume enforcement of the Sign By-law 72-96 and the Boulevard By-law 163-2006, as amended, as it relates to sandwich board sign restrictions in the Central Business District Zones in the Downtown Oshawa Urban Growth Centre; and,
4. That a copy of Report ED-23-23 dated February 1, 2023 and the related Council resolution be sent to the Region of Durham; and,
5. That staff investigate and report back with a By-law amendment to create allowance for sandwich board signs.

ED-23-24 - Revised 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 Councillor Giberson

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

1. That, pursuant to Report ED-23-24 dated February 1, 2023, the revised application submitted by IBI Group on behalf of 650 Taunton Developments Limited (c/o Fieldgate Commercial) to amend Zoning By-law 60-94 to permit additional Select Industrial uses at 646, 650 and 660 Taunton Road West, be approved generally in accordance with the comments contained in said Report and the necessary by-law be passed; and,
2. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law Amendment proposed in Report ED-22-206 dated November 23, 2022 presented at the public meeting of November 28, 2022 differs to some degree from the proposed amendment recommended to be approved by City Council pursuant to Part 1 of this Recommendation, such differences are not substantial enough to require further notice and another public meeting.

Motion Carried

ED-23-27 - Bill 23, More Homes Built Faster Act, 2022 - Municipal Housing Targets and Municipal Housing Pledges (All Wards)

Moved by Councillor Giberson

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

Whereas, the Province of Ontario introduced Bill 23, More Homes Built Faster Act, 2022, to ensure municipalities grow and provide housing to meet the needs of all in the Province of Ontario; and,

Whereas, the overall goal to deliver 1.5 million homes by 2032 is to be achieved by assigning a municipal housing target to twenty-nine (29) of Ontario's largest and fastest growing municipalities including the City of Oshawa; and,

Whereas, the City of Oshawa has been tasked with facilitating the delivery of 23,000 new homes by 2031 as noted in Attachment 1; and,

Whereas, staff note that as of year-end 2022, the City of Oshawa has approximately 7,500 potential residential units on lots and blocks in the development pipeline; and,

Whereas, staff anticipate that the remaining 15,500 units can be achieved through the development of the Kedron Part II Plan, the Columbus Part II Plan and the intensification of the existing built fabric of the City,

Therefore, be it resolved:

That Item ED-23-27 dated February 6, 2023 be endorsed as the City of Oshawa's pledge to the Minister of Municipal Affairs and Housing to facilitate the construction of 23,000 new homes in Oshawa by 2031, and that the Commissioner, Economic and Development Services Department be authorized to submit a copy of Item ED-23-27 to the Minister of Municipal Affairs and Housing prior to March 1, 2023.

Motion Carried

ED-23-28 - Establishing a Process to Appoint a Municipal Representative to the Hamilton-Oshawa Port Authority Board of Directors (Ward 5)

Moved by Councillor Chapman

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

1. That, pursuant to Report ED23-28 dated February 1, 2023, City Council select three (3) Councillors, together with the Mayor, to form a working group made up of four (4) City of Oshawa elected officials, whose purpose will be to determine a process for jointly appointing a new municipal representative to the Hamilton-Oshawa Port Authority Board of Directors, together with the City of Hamilton elected officials, as generally outlined in said report; and,
2. That, pursuant to Report ED-23-28 dated February 1, 2023, the aforementioned working group will report back to City Council with a recommended process for jointly appointing a new municipal representative to the Hamilton-Oshawa Port Authority Board of Directors.

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 February 6, 2023 Economic and Development Services Committee meeting be adopted as recommended except ED-23-25, ED-23-30 and ED-23-32.

Motion Carried

Closed Correspondence with recommendations

None.

Closed Staff Reports/Motions with recommendations

ED-23-26 - Request by the Durham District School Board to Amend their Lease Agreement for a Portion of the City-owned Property at 110 Mary Street North (Ward 4)

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

That pursuant to Closed Item ED-23-26, dated February 6, 2023, concerning a request from the Durham District School Board to amend their current lease agreement for the use of a portion of the City-owned property at 110 Mary Street North, the Commissioner, Economic and Development Services Department be authorized to amend the subject Agreement generally consistent with the terms and conditions as set out in said Closed Item.

ED-23-29 - Matters Related to Appeals of Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision for Lands South of Renaissance Drive, West of Park Road South (Ward 5)

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

That, pursuant to Closed Report ED-23-29 dated February 1, 2023, Economic and Development Services staff be authorized to advance the recommendation outlined in said Report in regard to appeals filed by SO Developments Inc. for the applications to amend Zoning By-law 60-94 and for approval of a draft plan of subdivision, for lands located south of Renaissance Drive, west of Park Road South.

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 consider Reports ED-23-25, ED-23-30, and ED-23-32.

Motion Carried

Matters Excluded from the Consent Agenda

Closed Meeting Report

The Committee recessed at 3:27 p.m. and reconvened at 3:34 p.m. in a session closed to the public with the following in attendance: Councillors Chapman, Giberson, Gray, Kerr, Marimpietri, McConkey and Neal. 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, Planning Services; the Director, Facilities Management 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 4:29 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-23-25 regarding an Update on the Combined Disposal and Acquisition Strategy Related to City-owned Lands on Eulalie Avenue.

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

The Committee questioned the City Solicitor concerning Report regarding an Update on the Combined Disposal and Acquisition Strategy Related to City-owned Lands on Eulalie Avenue.

The City Solicitor responded to questions from the Committee.

The Committee questioned the Commissioner, Economic and Development Services Department concerning Report ED-23-30 regarding the Potential Acquisition of Land on Simcoe Street South.

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-23-32 regarding the Update on Lease Agreement concerning City-owned Land on Thornton Road North.

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-23-25 - Update on the Combined Disposal and Acquisition Strategy Related to City-owned Lands on Eulalie Avenue (Ward 4)

Moved by Councillor Gray

That Report ED-23-25, dated February 1, 2023, concerning the Update on the Combined Disposal and Acquisition Strategy Related to City-owned Lands on Eulalie Avenue be referred back to staff for further clarification.

Motion Carried

ED-23-30 - Potential Acquisition of Land on Simcoe Street South (Ward 5)

Moved by Councillor Giberson

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

That, pursuant to Closed Item ED-23-30 concerning the potential acquisition of land on Simcoe Street South, the Commissioner, Economic and Development Services Department be authorized to proceed as set out in said Closed Item.

Motion Carried

ED-23-32 - Update on Lease Agreement concerning City-owned Land on Thornton Road North (Ward 2)

Moved by Councillor Kerr

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

That, pursuant to Closed Report ED-23-32 dated February 1, 2023, staff be authorized to advance the approach for moving forward as generally set out in Section 5.5 of said Closed Report.

Motion Carried

Items Requiring Direction

ED-23-34 - Options for the Potential Disposition of City-owned land located at 0 and 20 Harbour Road, at the northeast corner of Simcoe Street South and Harbour Road (Ward 5)

Moved by Councillor Chapman

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

That pursuant to Closed Report ED-23-34 dated February 1, 2023, City staff be authorized to advance Option 3 in accordance with Section 5.3.3 of said Closed Report.

Affirmative (2): Councillor Marimpietri, and Councillor Chapman

Negative (3): Councillor Giberson, Councillor Gray, and Councillor Kerr

Absent (1): Mayor Carter

Motion Lost (2 to 3)

Moved by Councillor Gray

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

That pursuant to Closed Report ED-23-34 dated February 1, 2023, City staff be authorized to advance Option 2 in accordance with Section 5.3.3 of said Closed Report.

Affirmative (3): Councillor Giberson, Councillor Gray, and Councillor Kerr

Negative (2): Councillor Marimpietri, and Councillor Chapman

Absent (1): Mayor Carter

Motion Carried (3 to 2)

Matters Tabled

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

No items were lifted from the table.

Recess

Moved by Councillor Gray

That the meeting recess at 4:33 p.m.

Motion Carried

The meeting recessed at 4:33 p.m. and reconvened at 6:30 p.m. with all members of the committee in attendance as well as Councillor Neal. 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; 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

(See motion at the beginning of the 1:30 p.m. Meeting)

Declarations of Pecuniary Interest

None.

Application ED-23-22

Presentation

Planning Services - Proposed City-initiated Amendments to the Oshawa Official Plan and a Proposed Pre-consultation By-law to Facilitate the City's Planning Approvals Processes

The Committee unanimously agreed to not hear the presentation from the Senior Planner.

Delegations

None.

Correspondence

None.

Reports

ED-23-22 - Proposed City-initiated Amendments to the Oshawa Official Plan and a Proposed Pre-consultation By-law to Facilitate the City's Planning Approvals Processes (All Wards)

Moved by Councillor Chapman

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

1. That the proposed City-initiated amendments to the Oshawa Official Plan, as generally set out in Attachment 1 to Report ED-23-22 dated February 1, 2023, be approved and that the appropriate by-law be passed in a form and content acceptable to the City Solicitor and Commissioner, Economic and Development Services Department; and,
2. That the proposed Pre-consultation By-law, as generally set out in Attachment 2 to Report ED-23-22 dated February 1, 2023, be approved and that an appropriate formal by-law be passed in a form and content acceptable to the City Solicitor and Commissioner, Economic and Development Services Department.

Motion Carried

Adjournment

Moved by Councillor Chapman

That the meeting adjourn at 6:41 p.m.

Motion Carried