



**Economic and Development
Services Committee Minutes**

**April 17, 2023, 1:30 p.m.
Council Chamber**

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

Absent: Councillor Marimpietri

Also Present: Councillor Lee
Councillor McConkey
R. Rossetti, Council-Committee Coordinator
F. Bianchet, Council-Committee Coordinator
J. Lane, Council-Committee Coordinator
L. Davis, Manager, Legislative Services/Deputy City Clerk
W. Munro, Commissioner, Economic and 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
C. Leherbauer, Senior Planner
M. Cousineau, Manager, Downtown and Business Development
B. Murphy, Manager, Marketing and Investment Attraction

Public Meeting

Councillor Chapman Chaired the meeting.

Additional Agenda Items

Moved by Councillor Giberson

That the delegations of Nancy McDowell, and Roger Miller be added to the agenda, and, that Closed Correspondence ED-23-95 from Doug Ricketts, Secretary, Durham Woodworking Club submitting comments concerning Closed Report ED-23-90, and that Closed Correspondence ED-23-97 from

Mary Drummond, President, Durham Integrated Growers, submitting comments concerning Report ED-23-90, and that Correspondence ED-23-96 from Peter Taylor, President, Friends of Second Marsh submitting comments concerning Report ED-23-84 be added to the Economic and Development Services Committee meeting of April 17, 2023 and referred to the respective report.

Motion Carried

Declarations of Pecuniary Interest

Councillor Chapman - ED-23-83 - Request to Amend Licence Agreement between the Ontario Regiment R.C.A.C. Regimental Museum and the City of Oshawa at the South Field of the Oshawa Executive Airport (Ward 2)

Councillor Chapman made a declaration of interest concerning Item ED-23-83 regarding a request to amend licence agreement between the Ontario Regiment R.C.A.C. Regimental Museum and the City of Oshawa at the South Field of the Oshawa Executive Airport as he is a member of the Ontario Regiment Tank Museum and Honorary Colonel of the Ontario Regiment, and did not take part in discussion or voting on the matter.

Presentations

Region of Durham - Overview of Durham Region's newly endorsed Economic Development Strategy

Simon Gill, Director of Economic Development and Tourism, Region of Durham, provided a presentation concerning an overview of the Region's newly endorsed Economic Development Strategy.

Members of the Committee questioned Simon Gill.

Delegations

Moved by Councillor Giberson

That the delegations of Gagan Hajatri, Nancy McDowell, and Roger Miller be heard.

Motion Carried

Gagan Hajatri - Application for Demolition of 195 Simcoe Street North under Section 34, Part IV of the Ontario Heritage Act

Gagan Hajatri addressed the Economic and Development Service Committee concerning the Application for Demolition of 195 Simcoe Street North under Section 34, Part IV of the Ontario Heritage Act.

Members of the Committee questioned Gagan Hajatri.

Nancy McDowell - Revised Applications to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, 1664 Simcoe Street North, 17 and 25 Niagara Drive, Karmina Developments Ltd.

Nancy McDowell addressed the Economic and Development Services Committee concerning the Revised Applications to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, 1664 Simcoe Street North, 17 and 25 Niagara Drive, Karmina Developments Ltd.

Members of the Committee questioned Nancy McDowell.

Rodger Miller, Miller Planning Services - Revised Applications to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, 1664 Simcoe Street North, 17 and 25 Niagara Drive, Karmina Developments Ltd.

Rodger Miller, Miller Planning Services addressed the Economic and Development Services Committee concerning the Revised Applications to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, 1664 Simcoe Street North, 17 and 25 Niagara Drive, Karmina Developments Ltd.

Members of the Committee questioned Rodger Miller.

Referrals from Council

ED-23-94 - Robert McLaughlin Gallery's Board of Directors Requesting Leasehold Improvements to Arthur's on the 4th, Robert McLaughlin Gallery (Ward 4)

Moved by Mayor Carter

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

Whereas, on April 3, 2023, City Council considered correspondence CNCL-23-34 from the Robert McLaughlin Gallery (the "R.M.G.") regarding leasehold improvements to their leased premises at 72 Queen Street (the "Subject Lands") and referred it to the Economic and Development Services Committee; and,

Whereas, the City and the R.M.G. executed a new lease agreement (the "Current Lease Agreement") dated December 14, 2022 for use of the Subject Lands for a twenty (20) year term commencing December 20, 2022 and terminating on December 19, 2042; and,

Whereas, in accordance with the Current Lease Agreement, any improvements to the leased premises proposed by the R.M.G. require prior written approval from the City, and shall be installed to the City's satisfaction; and,

Whereas, the R.M.G.'s proposed leasehold improvements to the event rental space at the gallery known as "Arthur's" includes the following:

- Replacement of carpet with marmoleum flooring;
- Removal of coffee service station to increase flexibility of the space;
- Replacement of lighting fixtures;
- Painting of walls and trim; and,
- Acquiring new furniture to improve accessibility and flexibility of use.

Therefore be it resolved:

1. That, the Robert McLaughlin Gallery's proposed leasehold improvements as generally outlined in correspondence CNCL-23-34 be approved, in principle, at no cost to the City and subject to all necessary requirements of City staff being met to the satisfaction of the Commissioner, Economic and Development Services Department in consultation with the Chief Administrative Officer; and
2. That, subject to the approval of Part 1 above, the Commissioner, Economic and Development Services Department or Director of Planning Services be authorized to execute on behalf of the City of Oshawa, as owner of the subject lands at 72 Queen Street, any required permits or agreements in support of the Robert McLaughlin Gallery's proposed leasehold improvements.

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

Absent (1): Councillor Marimpietri

Motion Carried (5 to 0)

Reports from Advisory Committees

None.

Items Requiring Direction

None.

Public Consent Agenda

Moved by Councillor Giberson

That all items listed under the heading of Public Consent Agenda for the April 17, 2023 Economic and Development Services Committee meeting be adopted as recommended, except Reports ED-23-63, ED-23-65, ED-23-70, ED-23-75, ED-23-77 and ED-23-88.

Motion Carried

Correspondence with recommendations

ED-23-86 - Terry Ward, Vice President of the Board of Directors for Simcoe Hall, requesting assistance to repair the City-owned the road and sidewalk (Ward 5)

That Correspondence ED-23-86, dated March 3, 2023, concerning Terry Ward, Vice President of the Board of Directors for Simcoe Hall, requesting assistance to repair the City-owned the road and sidewalk be referred to staff for a report.

ED-23-87 - George Lysyk & Sons Ltd. requesting the City of Oshawa to enter into an agreement concerning the design, tendering, and construction work for the road urbanization on Dieppe Court (Ward 5)

That Correspondence ED-23-87 concerning George Lysyk & Sons Ltd. requesting the City of Oshawa to enter into an agreement concerning the design, tendering, and construction work for the road urbanization on Dieppe Court be referred to staff for a report.

Staff Reports/Motions with recommendations

ED-23-61 - Proposed Renaming of Ortono Avenue (Ward 5)

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

Whereas, Plan 167, a registered plan of subdivision in the City of Oshawa was registered in February of 1913 with the street names Park Avenue, Lakeview Avenue, Birch Avenue, and Russell Avenue, amongst others; and,

Whereas, following the conclusion of the Second World War and the construction of Highway 401, several streets were closed and other streets were renamed in honour of Second World War battles such as Normandy, Dunkirk and Dieppe; and,

Whereas, there is a street named Ortono Avenue located south of Highway 401 and west of Wilson Road South; and,

Whereas, on March 9, 2023, the Ontario Regiment Museum submitted correspondence to the City (see Attachment 1) advising that the street name of Ortono was incorrect and should be spelt Ortona in reference to the Battle of Ortona; and,

Whereas, there are fifteen (15) dwellings on Ortono Avenue; and,

Whereas, reviewing a potential street name change would involve consulting with the existing residents on Ortono Avenue to obtain their comments on the possible renaming of their street and advising them of the process to change a street name and of the Council policy to provide an ex-gratia payment to offset personal costs to change their address;

Therefore, be it resolved that the Economic and Development Services Department be authorized to initiate a consultation process with the residents of Ortono Avenue and the Ontario Regiment Museum regarding the potential street name change and report back to the Economic and Development Services Committee on the results of that consultation.

ED-23-62 - Process for Handling Applications made under Various Sections of the Ontario Heritage Act (All Wards)

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

1. That, pursuant to Report ED-23-62 dated April 12, 2023, Economic and Development Services staff be authorized to implement the staff recommended processes for applications made under Sections 27, 29, 33 and 34 of the Ontario Heritage Act, as outlined in Section 5.3 of said Report; and,
2. That, pursuant to Report ED-23-62 dated April 12, 2023, Economic and Development Services staff be directed to undertake a detailed review of the heritage policies of other municipalities and recommend appropriate heritage policies for inclusion in the Oshawa Official Plan, through the process of carrying out and reporting on the City's next Municipal Comprehensive Review of the Oshawa Official Plan.

ED-23-80 - Heritage Oshawa By-law (All Wards)

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

Whereas, Section 28 of the Ontario Heritage Act, R.S.O. 1990, c.0.18 (the “Act”), provides that the council of any municipality may, by by-law, establish a municipal heritage committee, with a minimum of five members, to advise and assist the council on matters of cultural heritage value and interest including the designation of heritage properties and heritage conservation districts under Parts IV and V of the Act, and such other heritage matters as the Council may specify by by-law; and,

Whereas, City Council established a municipal heritage committee pursuant to the Act through By-law 59-95, styled as Heritage Oshawa; and,

Whereas, By-law 59-95 was subsequently repealed and replaced with By-law 29-2006, which in turn was later repealed and replaced with By-law 02-2011; and,

Whereas, in addition to reaffirming the establishment of Heritage Oshawa as the City’s Municipal Heritage Committee, By-law 02-2011 includes various provisions setting out operating procedures for the Committee; and,

Whereas, subsequent to passing By-law 02-2011 in 2011, City Council has since adopted the Advisory Committees of Council Policy and Procedure (the “Policy”) which sets out provisions for the operation of all Advisory Committees of Council, including Heritage Oshawa, and requires each Advisory Committee to have a Council-approved Terms of Reference; and,

Whereas, the Policy and Terms of Reference documents are reviewed during each term of Council to ensure they remain up to date and accurate based on current legislation and other Council by-laws or policies; and,

Whereas, the operating procedures set out in By-law 02-2011 are now addressed in the Advisory Committees of Council Policy and Procedure and/or its approved Terms of Reference;

Therefore be it resolved:

1. That City Council reaffirms the establishment of Heritage Oshawa as a Municipal Heritage Committee pursuant to the Ontario Heritage Act; and,
2. That Heritage Oshawa is an Advisory Committee of Council and will operate under the Advisory Committees of Council Policy and Procedure and Committee Terms of Reference as may be amended by Council; and,
3. That By-law 02-2011 be repealed and replaced with a by-law generally in the form and content as set out in Attachment 1 to Item ED-23-80.

ED-23-81 - Common Element Condominiums – Public Meetings and Notices of Application (All Wards)

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

Whereas, the City of Oshawa is the approval authority for applications for plans of condominium in Oshawa; and,

Whereas, Ontario Regulation 544/06 under the Planning Act was approved in 2006 to provide regulations for processing applications for plans of subdivision and plans of condominium; and,

Whereas, prior to July 1, 2016, Ontario Regulation 544/06 stipulated that for applications for common element condominiums and vacant land condominiums, the approval authority must issue a notice of application if a complete application is received and must hold a public meeting in a prescribed manner; and,

Whereas, on July 1, 2016 the Province of Ontario passed Ontario Regulation 178/16 which had the effect, in part, of amending Ontario Regulation 544/06 such that for applications for common element condominiums, the approval authority is not required to issue a notice of application for a complete application or hold a public meeting; and,

Whereas, Item 56 of the City's Delegation By-law 29-2009, as amended, delegates the approval of condominium applications that do not require a public meeting under the Condominium Act or under Council policy to the Commissioner, Economic and Development Services Department or the Director of Planning Services; and,

Whereas, the delegation is subject to the proposed plan of condominium being consistent with the approved site plan and zoning; and,

Whereas, in accordance with Item 56 of the City's Delegation By-law 29-2009, as amended, the City does not issue notices of applications or hold public meetings for proposed standard condominiums or phased condominiums; and,

Whereas, the Condominium Act and the regulations under the Condominium Act do not require a public meeting for an application for a plan of condominium submitted to an approval authority under the Planning Act; and,

Whereas, although the City does not have a policy requiring public meetings for common element condominiums, since July 1, 2016 the City of Oshawa has continued to issue notices of application and hold public meetings for applications for common element condominiums; and,

Whereas, a condominium is not a form of development but is rather a type of tenure of a property, and it does not create development or land use permissions for a property; and,

Whereas, removing the requirement for notice of application and holding a public meeting for common elements condominiums will further enhance the City's development application processing and make efficient use of Economic and Development Services staff resources; and,

Whereas, it is appropriate to continue to issue notice of application and hold a public meeting for any application for common element condominium that proposes to convert an existing rental property to condominium tenure;

Therefore be it resolved:

1. That, pursuant to Item ED-23-81, Schedule "A" to Delegation By-law 29-2009, as amended, be further amended by adding to Item 56 the text ", Planning Act" after the text "Condominium Act" under the heading "Delegated Authority", and the appropriate amending by-law be passed; and,

2. That it is a policy of Oshawa City Council that applications for common elements condominiums do not require a public meeting and do not require a notice of application unless said application proposes to convert an existing rental property to condominium tenure.

ED-23-82 - Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision (S-O-2014-04), 1500 Conlin Road East, Regita Enterprise Inc./Schleiss Development Company Limited (Ward 1)

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

1. That, pursuant to Report ED-23-82 dated April 12, 2023, the revised application submitted by Regita Enterprise Inc./Schleiss Development Company Limited to amend Zoning By-law 60-94 (File: Z-2014-03) in order to implement a revised draft plan of subdivision (File: S-O-2014-04) for 1500 Conlin Road East be approved, generally in accordance with the comments 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 City Solicitor; and,
2. That, pursuant to Report ED-23-82 dated April 12, 2023, the revised application submitted by Regita Enterprise Inc./Schleiss Development Company Limited to implement a revised draft plan of subdivision (File: S-O-2014-04) featuring 29 blocks to accommodate up to 344 single detached dwellings, 13 blocks for 72 street townhouse dwellings, 1 low residential block to accommodate up to 50 block townhouse dwellings, 2 medium density residential blocks to accommodate up to 178 block townhouse dwellings, a portion of a mixed use block, an elementary school block, a walkway block, 3 parkette blocks, 2 stormwater management pond blocks, 2 open space blocks, 7 landscape strip blocks, 2 road widening blocks, 4 reserve blocks and new arterial, collector and local roads at 1500 Conlin Road East be approved, subject to the conditions as generally set out in Attachment 5 of said Report; 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-16-19 dated February 3, 2016 presented at the public meeting of February 8, 2016 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.

ED-23-84 - Revised Proposed New Telecommunication Tower and Related Equipment, 900 Colonel Sam Drive, SpectraPoint Inc. on behalf of Rogers Communications Inc. and R. Knocker & Son Paving Contractors Ltd. (Ward 5)

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

That, pursuant to Report ED-23-84 dated April 12, 2023, the Commissioner, Economic and Development Services Department be authorized to advise Innovation, Science and Economic Development Canada that the City has no objection to the revised proposal by SpectraPoint Inc. on behalf of Rogers Communications Inc. on lands owned by R. Knocker & Son Paving Contractors Ltd. at 900 Colonel Sam Drive to install a 35 metre (114.83 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, Economic and Development Services Department.

Public Discussion Agenda

Matters Excluded from the Consent Agenda

ED-23-63 - Application for Demolition of 195 Simcoe Street North under Section 34, Part IV of the Ontario Heritage Act (Ward 4)

Moved by Councillor Giberson

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

Whereas, the dwelling located at 195 Simcoe Street North, known as the Robert McLaughlin House, is a “listed, non-designated” property on the City’s Register of Properties of Cultural Heritage Value or Interest under Section 27 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18 (the “Heritage Act”) but is not currently designated; and,

Whereas, on February 2, 2021, Nantuck Investments Inc. (the “Owner”) submitted to City staff notice of their intention to demolish the Robert McLaughlin House; and,

Whereas, on March 15, 2021, the then Development Services Committee considered Heritage Oshawa’s recommendation to designate the Robert McLaughlin House, and recommended to City Council that the property be designated, and that staff be directed to investigate with the Owner any possible opportunities for the adaptive reuse of the property; and,

Whereas, on March 29, 2021, City Council directed staff to undertake, among other matters, the process to designate the Robert McLaughlin House as a property of cultural heritage value or interest under the Heritage Act; and,

Whereas, on April 1, 2021, staff issued notice of the City’s intention to designate the Robert McLaughlin House, advising that any person may, on or before May 3, 2021, file a Notice of Objection to the proposed designation; and,

Whereas, a Notice of Objection dated April 30, 2021 was received from the Owner with respect to the proposed designation, which was subsequently referred by City staff to the then Conservation Review Board for a hearing and recommendation to City Council concerning the designation; and,

Whereas, the Conservation Review Board has now been amalgamated with other various tribunals as the Ontario Land Tribunal; and,

Whereas, the appeal process remains ongoing, and a hearing date has not been scheduled by the Ontario Land Tribunal; and,

Whereas on March 16, 2023, the Owner submitted an application under Section 34 of the Heritage Act requesting to demolish a portion of the Robert McLaughlin House and construct an addition to the rear of the remaining portion of the dwelling, in order to facilitate the adaptive reuse of the building for two commercial units and six residential apartment units (see Attachment 1); and,

Whereas, under the Heritage Act, Council has until May 15, 2023 to deem the application either complete or incomplete and give notice to the Owner, and if Council fails to issue such a notice, the application is deemed complete; and,

Whereas, under the Heritage Act, after deeming the application complete, Council would have 90 days to deny, approve or approve with conditions the application to demolish; and,

Whereas, under the Heritage Act, Council must consult with Heritage Oshawa within the aforementioned 90 day period, prior to making a decision on the application; and,

Whereas, Economic and Development Services staff consider Attachment 1 to contain sufficient information for Council to make a decision under the Heritage Act; and,

Whereas, Council's decision on the application does not preclude Council's position on the designation of the property, a matter which remains under consideration at the Ontario Land Tribunal;

Therefore, be it resolved:

1. That, pursuant to Item ED-23-63, City Council deem the application submitted by Nantuck Investments Inc. under Section 34 of the Ontario Heritage Act concerning 195 Simcoe Street North, to be a complete application; and,
2. That, pursuant to Item ED-23-63, Economic and Development Services staff be authorized to provide Notice of Complete Application to Nantuck Investments Inc., owner of 195 Simcoe Street North, by no later than May 5, 2023, in accordance with the requirements of Section 34 of the Ontario Heritage Act; and,
3. That, pursuant to Item ED-23-63, Economic and Development Services staff be directed to consult with Heritage Oshawa on May 25, 2023 on the application under the Ontario Heritage Act received from Nantuck Investments Inc. with respect to 195 Simcoe Street North, and report back to the Economic and Development Services Committee on June 6, 2023.

Motion Carried

ED-23-65 - Revised Applications to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, 1664 Simcoe Street North, 17 and 25 Niagara Drive, Karmina Developments Ltd. (Ward 2)

Moved by Councillor Giberson

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

1. That, pursuant to Report ED-23-65 dated April 12, 2023, the revised application submitted by Karmina Developments Ltd. to amend the Oshawa Official Plan (File: OPA-2019-03) to permit a maximum residential density of 592 units per hectare at 1664 Simcoe Street North and 17 and 25 Niagara Drive 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, pursuant to Report ED-23-65 dated April 12, 2023, the revised application submitted by Karmina Developments Ltd. to amend the Samac Secondary Plan (File: OPA-2019-03) to permit a maximum residential density of 592 units per hectare at 1664 Simcoe Street North and 17 and 25 Niagara Drive be approved, generally in

accordance with the comments contained in said noted 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, pursuant to Report ED-23-65 dated April 12, 2023, the revised application submitted by Karmina Developments Ltd. to amend Zoning By-law 60-94 (File: Z-2019-12) to rezone 1664 Simcoe Street North and 17 and 25 Niagara Drive from R3-A/R4-A/R6-A "h-48" (Residential) to an appropriate R6-D (Residential) Zone to permit a new 7-storey, 142-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 the City Solicitor; and,
4. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law Amendment proposed in Report DS-19-186 dated October 16, 2019 presented at the public meeting of October 21, 2019 differs to some degree from the proposed amendment recommended to be approved by City Council pursuant to Part 3 of this Recommendation, such differences are not substantial enough to require further notice and another public meeting.

Motion Carried

ED-23-70 - Front Ending Agreement with Broccolini Thornton Limited Partnership (Ward 2)

Moved by Councillor Giberson

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

1. That pursuant to Report ED-23-70 dated April 12, 2023 regarding the request from Broccolini Thornton Limited Partnership to enter into a Front Ending Agreement with Broccolini Thornton Limited Partnership and any other developer with work on Thornton Road North in the vicinity of 1680 Thornton Road North for the construction of work associated with the road widening and left-turning lane storage requirements on Thornton Road North, that the Commissioner, Economic and Development Services Department be authorized to sign the agreement provided the agreement is in a form and content acceptable to the City Solicitor and the Commissioner, Corporate and Finance Services Department; and,
2. That, pursuant to Report ED-23-70 dated April 12, 2023, funding in the amount of \$5,129,864.47 in Development Charge and Growth Related Non DC funding for 73-0461 Thornton Road North Growth Related Widening for the reimbursement to Broccolini Thornton Limited Partnership be provided, subject to the execution of the Front Ending Agreement authorized by Item 1; and,
3. That, pursuant to Report ED-23-70 dated April 12, 2023, Council waive the Purchasing By-law requirements and allow Broccolini Thornton Limited Partnership to construct the work associated with the road widening and left-turning lane storage requirements on Thornton Road North as described and set forth by the City of Oshawa in the Site Plan Agreement for 1680 Thornton Road North.

Motion Carried

ED-23-77 - City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94 Related to the City of Oshawa Parking Study (All Wards)

Moved by Councillor Giberson

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

1. That, pursuant to Report ED-23-77 dated April 12, 2023, the City-initiated Amendment to the Oshawa Official Plan as generally set out in Attachment 1 of said Report be approved, 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, pursuant to Report ED-23-77 dated April 12, 2023, the City-initiated Amendment to Zoning By-law 60-94 as generally set out in Attachment 2 of said Report be approved, 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 ED-23-37 dated March 1, 2023 presented at the public meeting of March 6, 2023 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-23-77, such differences are not substantial enough to require further notice and another public meeting.

Motion Carried

ED-23-88 - Municipal Consent Process and Franchise Renewal with Enbridge Gas (All Wards)

Moved by Councillor Gray

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

1. That, pursuant to Report ED-23-88 dated April 12, 2023, that staff be authorized to update the current franchise agreement, to the satisfaction of the Commissioner, Economic and Development Services Department and the City Solicitor, for a term of no greater than 20 years, and that the updated agreement be executed in accordance with the City's delegation by-law; and,
2. That, pursuant to Report ED-23-88 dated April 12, 2023, that Council endorse the consolidated Municipal Consent Requirements as a guide for staff to advance Municipal Consent permits; and,
3. That staff be directed to review the General Fees and Charges By-law with respect to the fees charged for Municipal Consents for both area residents and utility service providers through the 2023 review of the City's General Fees and Charges By-law.

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 Giberson

That all items listed under the heading of Closed Consent Agenda for the April 17, 2023 Economic and Development Services Committee meeting be adopted as recommended, except Reports ED-23-73, ED-23-83, and ED-23-93.

Motion Carried

Closed Correspondence with recommendations

ED-23-85 - Request to Purchase City-owned land at Chopin Park (Ward 5)

That Correspondence ED-23-85, dated March 17, 2023, concerning a request to purchase City-owned land at Chopin Park be referred to staff for a report.

ED-23-92 - Ministry of Transportation submitting a Notice of Application for Approval to Expropriate Land in the vicinity of Wilson Road South and Highway 401 (Ward 5)

That Correspondence ED-23-92, dated March 28, 2023, concerning the Ministry of Transportation submitting a Notice of Application for Approval to Expropriate Land be referred to staff for a report.

Closed Staff Reports/Motions with recommendations

ED-23-64 - Invitation to Use Region-Owned Land on Ritson Road South on a Temporary Basis (Ward 4)

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

That staff be directed to proceed in accordance with Section 2.0 of Closed Report ED-23-64 dated April 12, 2023.

ED-23-66 - Proposed Lease Amendment: 100 Simcoe Street South, Oshawa PUC Networks Inc. (Ward 4)

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

That, pursuant to Report ED-23-66 dated April 12, 2023, the Commissioner, Economic and Development Services Department be authorized to execute an amendment to the lease agreement

with Oshawa PUC Networks Inc. (operating as Oshawa Power) for 100 Simcoe Street South generally consistent with the terms and conditions as set out in Section 5.4 of said Report and in a form and content satisfactory to the Commissioner, Economic and Development Services Department and the City Solicitor.

ED-23-68 - Update on the Combined Disposal and Acquisition Strategy Related to City-owned Lands on Eulalie Avenue (Ward 4)

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

That, pursuant to Closed Report ED-23-68 dated April 12, 2023, the Commissioner, Economic and Development Services Department be authorized to proceed as outlined in Section 5.3 of said Report.

ED-23-69 - Update on City-owned Lands at 0 William Street East and 0 Ritson Road North (Ward 4)

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

That pursuant to Closed Report ED-23-69 dated April 12, 2023, staff be authorized to proceed as outlined in Sections 5.5 and 6.0 of said Report for the City-owned lands municipally known as 0 William Street East and 0 Ritson Road North.

ED-23-71 - Disposal Strategy: City-owned Land on the West Side of Haig Street, Known Municipally as 0 Haig Street (Ward 4)

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

That, pursuant to Closed Report ED-23-71 dated April 12, 2023, staff be authorized to execute the disposal strategy outlined in Section 5.3 of said Closed Report for the City-owned land located on the west side of Haig Street and known municipally as 0 Haig Street, that was declared surplus to municipal requirements by City Council on December 12, 2022.

ED-23-72 - Disposal Strategy: City-owned land located at 0 and 20 Harbour Road, at the northeast corner of Simcoe Street South and Harbour Road (Ward 5)

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

That, pursuant to Closed Report ED-23-72 dated April 12, 2023, staff be authorized to execute the disposal strategy outlined in Section 5.3 of said Closed Report for 0 and 20 Harbour Road, which form part of the northeast corner of Simcoe Street South and Harbour Road, that were declared surplus to municipal requirements by City Council on April 11, 2016.

ED-23-74 - Proposed Improvements to Public Interface along Simcoe Street South, south of Harbour Road (Ward 5)

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

That pursuant to Closed Report ED-23-74 dated April 12, 2023, that staff be authorized to proceed in accordance with Closed Item ED-23-74 concerning proposed improvements to the public interface along Simcoe Street South, south of Harbour Road.

ED-23-79 - Potential Acquisition of Land on Thornton Road North (Ward 2)

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

That, pursuant to Closed Item ED-23-79 concerning the potential acquisition of land on Thornton Road North, the Commissioner, Economic and Development Services Department be authorized to proceed as set out in said Closed Item.

ED-23-89 - Proposed Terms of Reference for Request for Proposal to Operate a Golf Course on City-owned Land (Ward 2)

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

1. That the Terms of Reference for the Request for Proposals to operate a golf course on City-owned land be endorsed as generally set out in Attachment 3 to Report ED-23-89 dated April 12, 2023; and,
2. That, pursuant to Report ED-23-89 dated April 12, 2023, staff be authorized to proceed with the Request for Proposal in general accordance with Attachment 3 to said Report, and report back to the Economic and Development Services Committee and City Council with an overview of any submissions and a recommendation on next steps in the process.

ED-23-90 - Proposed Licence Agreement for the Cordova Valley Clubhouse at 863 Glen Street (Ward 5)

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

That, pursuant to Closed Report ED-23-90 dated April 12, 2023, the Commissioner, Economic and Development Services Department be authorized to proceed as outlined in Section 2.0 of said Report.

ED-23-91 - Direction on Proposed Settlement Respecting 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-23-91 dated April 12, 2023, Legal Services and Economic and Development Services be authorized to advance the recommendation outlined in said Report in regards 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

Matters Excluded from the Consent Agenda

ED-23-93 - Request to Purchase 1 Mary Street North (Ward 4)

Moved by Councillor Giberson

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

That Correspondence ED-23-93, concerning a request to purchase 1 Mary Street North be declined.

Motion Carried

ED-23-83 - Request to Amend Licence Agreement between the Ontario Regiment R.C.A.C. Regimental Museum and the City of Oshawa at the South Field of the Oshawa Executive Airport (Ward 2)

Councillor Chapman declared a conflict on this item. (Councillor Chapman made a declaration of interest concerning Item ED-23-83 regarding a request to amend licence agreement between the Ontario Regiment R.C.A.C. Regimental Museum and the City of Oshawa at the South Field of the Oshawa Executive Airport as he is a member of the Ontario Regiment Tank Museum and Honorary Colonel of the Ontario Regiment, and did not take part in discussion or voting on the matter. ;)

Moved by Councillor Giberson

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

That pursuant to Closed Report ED-23-83 dated April 12, 2023, the Commissioner, Economic and Development Services Department be authorized to proceed as outlined in Section 2.0 of said Report.

Affirmative (4): Councillor Giberson, Councillor Gray, Councillor Kerr, and Mayor Carter

Conflict (1): Councillor Chapman

Absent (1): Councillor Marimpietri

Motion Carried (4 to 0)

ED-23-73 - Request to Purchase City-owned Land on the west side of Grandview Street South, south of Dianne Drive (Ward 5)

Moved by Councillor Gray

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

That, pursuant to Closed Report ED-23-73 dated April 12, 2023, the Commissioner, Economic and Development Services Department be directed to advance Option 2 as outlined in Section 5.5.2 of said Report.

Moved by Councillor Giberson

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 Report ED-23-73.

Motion Carried

Closed Meeting Report

The Committee recessed at 3:02 p.m. and reconvened at 3:07 p.m. in a session closed to the public with the following in attendance: Councillors Chapman, Giberson, Gray, Kerr, Lee, McConkey and Mayor Carter. Also in attendance were R. Rossetti Council-Committee Coordinator; J. Lane, Council-Committee Coordinator; F. Blanchet, Council-Committee Coordinator; the Commissioner, Economic and Development Services Department; the Director, Planning Services; the Manager, Policy; the Manager, Development and Urban Design, 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 3:14 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-23-73 regarding the request to purchase city-owned land on the west side of Grandview South, south of Dianne Drive.

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

This concludes the closed meeting report.

Moved by Councillor Kerr

That the Committee rise from closed session and report.

Motion Carried

The vote to adopt Option 2 from Report ED-23-73 concerning a request to purchase City-owned land on the west side of Grandview Street South, South of Dianne Drive.

Motion Lost

Moved by Councillor Kerr

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

That, pursuant to Closed Report ED-23-73 dated April 12, 2023, the Commissioner, Economic and Development Services Department be directed to advance Option 1 as outlined in Section 5.5.2 of said Report.

Motion Carried

Items Requiring Direction

None.

Matters Tabled

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

No items were lifted from the table.

Recess

Moved by Councillor Kerr

That the meeting recess at 3:16 p.m.

Motion Carried

The meeting recessed at 3:16 p.m. and reconvened at 6:30 p.m. with all members of the committee in attendance, except Councillor Marimpietri, 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; R. Rossetti, the Councillor-Committee Coordinator; F. Blanchet, the Council-Committee Coordinator and J. Lane, the Council-Committee Coordinator.

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

Additional Agenda Items

Moved by Councillor Giberson

That Correspondence from Kim and Emilio Trotta be added to Correspondence ED-23-67 regarding an Application to Amend Zoning By-law 60-94, Rossland Residences Corp., 555 Rossland Road West as listed on agenda for the Economic and Development Services Committee Planning Act Public Meeting of April 17, 2023.

Motion Carried

Declarations of Pecuniary Interest

None.

Application ED-23-78

Presentation

GHD - Application to Amend Zoning By-law 60-94, Rossland Residences Corp., 555 Rossland Road West (Ward 4)

Bryce Jordan, GHD, provided a presentation concerning the Application to Amend Zoning By-law 60-94, Rossland Residences Corp., 555 Rossland Road West.

The Committee questioned Bryce Jordan, GHD.

Delegations

Tammy Atkinson - Application to Amend Zoning By-law 60-94, Rossland Residences Corp., 555 Rossland Road West (Ward 4)

Tammy Atkinson addressed the Economic and Development Services Committee concerning the Application to Amend Zoning By-law 60-94, Rossland Residences Corp., 555 Rossland Road West expressing concerns that she does not support the development based on the height of the buildings,

that the development does not suit the area's existing infrastructure, as well as of the impact on the other homes in the area such as sunlight.

Correspondence

ED-23-67 - Various Residents submitting comments in opposition to ED-23-78 concerning Application to Amend Zoning By-law 60-94, Rossland Residences Corp., 555 Rossland Road West (Ward 4)

Moved by Councillor Kerr

That Correspondence ED-23-67 from various residents submitting comments in opposition to ED-23-78 concerning Application to Amend Zoning By-law 60-94, Rossland Residences Corp., 555 Rossland Road West be referred to Report ED-23-78.

Motion Carried

Reports

ED-23-78 - Application to Amend Zoning By-law 60-94, Rossland Residences Corp., 555 Rossland Road West (Ward 4)

Moved by Councillor Kerr

That, pursuant to Report ED-23-78 dated April 12, 2023, concerning the application submitted by GHD Limited on behalf of Rossland Residences Corp. to amend Zoning By-law 60-94 (File: Z-2023-02) to permit the development of six stacked townhouse buildings (apartment buildings) with a total of 179 dwelling units at 555 Rossland 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 Giberson

That the meeting adjourn at 7:08 p.m.

Motion Carried