



**Economic and Development  
Services Committee Minutes**

**October 16, 2023, 1:30 p.m.  
Council Chamber**

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

Also Present: Councillor Lee  
J. Lane, Council-Committee Coordinator  
K. Christopher, Council-Committee Coordinator  
L. Davis, Manager, Legislative Services/Deputy City Clerk  
W. Munro, Commissioner, Economic and Development Services  
Department  
T. Goodeve, Director, Planning Services  
H. Wright, Director, Economic Development Services  
D. Sappleton, Manager, Development and Urban Design  
D. Fullerton, Partnership and Business Services Officer  
B. Underwood, Senior Infrastructure Business Analyst  
M. Cousineau, Manager, Downtown and Business Development  
A. Gurung, Materials Inspector  
A. Siddharth, Design Technologist A  
S. Salsbury, Senior Municipal Engineer Technologist  
R. Roy, Development Engineer Project Coordinator  
S. Kordalewski, Supervisor, Cultural Development and Programs  
E. Kohek, Senior Planner  
D. Detta, Planner A  
C. Leherbauer, Senior Planner

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**Public Meeting**

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

**Additional Agenda Items**

Moved by Councillor Chapman

That the delegations of Michael Fry, Christopher Novak, and Diane Stephen be added to the Agenda of the Economic and Development Services Committee meeting of October 16, 2023.

Motion Carried

### **Declarations of Pecuniary Interest**

#### **Councillor Marimpietri - ED-23-194 - Cost Analysis for Certain Proposed Options for the Air and Underground Rights associated with City-owned land located on the south side of Athol Street East, between Celina and Albert Street (Ward 4)**

Councillor Marimpietri advised he has family whom own property and operate a business in the area that will be potentially impacted by the decision. Councillor Marimpietri did not take part in discussion or voting on the matter.

### **Presentations**

None.

### **Delegations**

Moved by Councillor Chapman

That the delegations of Yvonne Ye, Michael Fry, Christopher Novak, and Diane Stephen be heard.

Motion Carried

#### **Yvonne Ye, Smart Density - Item ED-23-183**

Naama Blonder, Smart Density, on behalf of Yvonne Ye, addressed the Economic and Development Services Committee concerning Item ED-23-183 regarding the revised applications to amend the Oshawa Official Plan and Zoning By-law 60-94, Smart Density on behalf of TT7 Inc., 70 King Street East.

#### **Michael Fry - Item ED-23-198**

Michael Fry addressed the Economic and Development Services Committee concerning Item ED-23-198 regarding the revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Dines Plaza Inc., 400 King Street West.

The Committee questioned Michael Fry.

#### **Christopher Novak - Item ED-23-187**

Christopher Novak addressed the Economic and Development Services Committee concerning Item ED-23-187 regarding the application to remove Part Lot Control, John Novak, 574 Cartier Avenue.

The Committee questioned Christopher Novak.

Moved by Councillor Kerr

That Christopher Novak be granted a two (2) minute extension on his delegation.

Motion Carried

### **Diane Stephen - Item ED-23-196**

Diane Stephen addressed the Economic and Development Services Committee concerning Item ED-23-196 regarding the update on impacts of Bill 23 on the City of Oshawa Register of Properties of Cultural Heritage Value or Interest.

### **Diane Stephen - Item ED-23- 183**

Diane Stephen addressed the Economic and Development Services Committee concerning Item ED-23-183 regarding the revised applications to amend the Oshawa Official Plan and Zoning By-law 60-94, Smart Density on behalf of TT7 Inc., 70 King Street East.

The Committee questioned Diane Stephen.

### **Referrals from Council**

None.

### **Reports from Advisory Committees**

#### **Oshawa Active Transportation Advisory Committee Report**

#### **ED-23-199 - Projects Working Group Report - Wentworth Street Reconstruction: Cedar Street to Farewell Street (Previously OATAC-23-21) (Ward 5)**

Moved by Councillor Chapman

That Report ED-23-199 (Previously OATAC-23-21) concerning the following comments from OATAC Projects Working Group Report regarding the Wentworth Street Reconstruction: Cedar Street to Farewell Street, be referred to staff for a report:

1. That the limit of the reduction of the number of auto lanes from four to two is strongly supported and should be at least from Ritson Road to Farewell Street on this Type “C” arterial road; and,
2. The provision of a multi-use path on the north side of Wentworth and a sidewalk on the south side is strongly supported but it does not remove the need for micro- mobility lanes for the entire length of the reconstruction on this Type “C” arterial road with direct driveway access. The road cross-section should be similar to Attachment No. 1; and,
3. That traffic lights be appropriate for the safe cycling across intersecting roads; and,
4. That intersections at all crossing roads be painted and designated as cross-rides; and,
5. That the restoration of all intersecting arterial and collector roads include a multi-i- use path on one side and a sidewalk on the other side.

Motion Carried

#### **ED-23-200 - Engineering Services - Winterize your Bike Event (All Wards)**

Moved by Councillor Chapman

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

That Report ED-23-200 concerning the Winterize your Bike Even from the Oshawa Active Transportation Committee requesting Bob Astley, Mike Bennett and Jim Bate be appointed as members of the Oshawa Active Transportation Advisory Committee to assist the Canadian Institutes of Health Research Team with the Winterize your Bike Event, be endorsed.

Motion Carried

### **Oshawa Environmental Advisory Committee Report**

#### **OEAC-23-47 - Application for a Sign Variance: Pattison Outdoor Advertising at 1220 Simcoe Street North (Ward 2) (Previously ED-23-154)**

Moved by Councillor Chapman

That Report OEAC-23-47 concerning the Oshawa Environmental Advisory Committee comments on the Application for a Sign Variance: Pattison Outdoor Advertising at 1220 Simcoe Street North (Ward 2) (Previously ED-23-154), be received for information; and, the original recommendation contained in Report ED-23-154 authorizing staff to approve the sign variance application for 1220 Simcoe Street North be approved.

Moved by Councillor Giberson

That Report OEAC-23-47 concerning the Application for a Sign Variance: Pattison Outdoor Advertising at 1220 Simcoe Street North (Ward 2) (Previously ED-23-154), be referred back to staff to address the concerns of the Oshawa Environmental Advisory Committee with the Applicant.

Moved by Councillor Giberson

That the motion to refer be withdrawn.

Motion Carried

Moved by Councillor Chapman

The vote to adopt the recommendation concerning Report OEAC-23-47.

Motion Carried

### **Items Requiring Direction**

#### **ED-23-187 - Application to Remove Part Lot Control, John Novak, 574 Cartier Avenue (Ward 4)**

Moved by Councillor Chapman

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

That, pursuant to Report ED-23-187 dated October 11, 2023, the application to Remove Part Lot Control (File: PLC-2019-10) to create two (2) semi-detached dwelling lots on lands municipally known as 574 Cartier Avenue be denied.

Motion Carried

## **Public Consent Agenda**

Moved by Councillor Chapman

That all items listed under the heading of Public Consent Agenda for the October 16, 2023, meeting be adopted as recommended except Reports ED-23-193 and ED-23-196.

Motion Carried

### **Correspondence with recommendations**

#### **ED-23-186 - Petition for Construction of Sidewalks from 337 to 374 Division Street on both East and West sides (Ward 4)**

That Correspondence ED-23-186, dated September 14, 2023, concerning a petition for the Construction of Sidewalks from 337 to 374 Division Street on both East and West sides be referred to staff for a report

#### **ED-23-195 - Petition to Uphold the Original Sidewalk Plan for Fosterbrook Street (Ward 1)**

That Correspondence ED-23-195 dated June 11, 2023, concerning a petition to Uphold the Original Sidewalk Plan for Fosterbrook Street be referred to staff for a report

### **Staff Reports/Motions with recommendations**

#### **ED-23-180 - Planning Application Fee Refund Waivers (All Wards)**

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

That, pursuant to Report ED-23-180 dated October 11, 2023, the proposed amendments to the City's Delegation of Authority By-law 29-2009, as amended, be approved as generally outlined in Section 5.3 of said Report and the appropriate amending by-law be passed.

#### **ED-23-182 - Revised Application to Amend Zoning By-law 60-94, 2676916 Ontario Inc., 480, 484, 490 and 506 Ritson Road South (Ward 5)**

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

1. That, pursuant to Report ED-23-182 dated October 11, 2023, the revised application submitted by Weston Consulting on behalf of 2676916 Ontario Inc. to amend Zoning By-law 60-94 (File: Z-2020-03) to permit the development of two three-storey apartment buildings (stacked townhouses) with a combined total of 39 apartment units 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 of Economic and Development Services and Legal Services; and,
2. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law Amendment proposed in Report DS-21-148 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 1 of this Recommendation, such differences are not substantial enough to require further notice and another public meeting.

**ED-23-183 - Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Smart Density on behalf of TT7 Inc., 70 King Street East (Ward 4)**

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

1. That, pursuant to Report ED-23-183 dated October 11, 2023, the revised application submitted by Smart Density on behalf of TT7 Inc. to amend the Oshawa Official Plan (File: OPA-2022-01) to permit a new 21-storey mixed-use building containing 198 rental apartment units and 261.50 square metres (2,814.76 sq. ft.) of total commercial floor space on the first two floors located on lands municipally known as 70 King Street East be approved, generally in accordance with the comments contained said Report, and the necessary by-law be passed in a form and content acceptable to the Commissioner of Economic and Development Services and Legal Services; and,
2. That, pursuant to Report ED-23-183 dated October 11, 2023, the application submitted by Smart Density on behalf of TT7 Inc. to amend Zoning By-law 60-94 (File: Z-2022-01) to rezone 70 King Street East from CBD-A.T25 (Central Business District) to an appropriate CBD-A (Central Business District) Zone to permit a new 21-storey mixed-use building containing 198 rental apartment units and 261.50 square metres (2,814.76 sq. ft.) of total commercial floor space on the first two floors be approved, generally in accordance with the comments contained said Report, and the necessary by-law be passed in a form and content acceptable to the Commissioner of Economic and Development Services and Legal Services; and,
3. That, pursuant to Report ED-23-183 dated October 11, 2023, the Section 33 application under the Ontario Heritage Act, R.S.O. 1990, c. O.18, to permit the lands municipally known as 70 King Street East, be altered, consistent with the application to amend the Oshawa Official Plan (File: OPA-2022-01) and Zoning By-law 60-94 (File: Z-2022-01), be approved.

**ED-23-184 - Request under the Urban Growth Centre Community Improvement Plan (Ward 4)**

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

That the Development Services Committee recommend to City Council that, pursuant to Report ED-23-184 dated October 11, 2023, the Biltmore Theatre be approved for an Upgrade to Building and Fire Codes Grant in the amount of \$10,000.00.

**ED-23-185 - Temporary Public Art Installation on the McMillan Parkade (Parkade 2) (Ward 4)**

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

That pursuant to Report ED-23-185 dated October 11, 2023, the Economic and Development Services Committee recommend to City Council that the McMillan Parkade (Parkade 2) be approved as the site for a new temporary public artwork and authorize staff to proceed generally in accordance with this Report

### **ED-23-188 - Mind Your Plastic - Potential Adoption of a Plastic Free Event Policy in Oshawa for Single Use Plastics (All Wards)**

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

1. That Mind Your Plastic be requested to make a presentation to the Oshawa Environmental Advisory Committee on the outcome of the Town of Ajax Plastic Reduction and Awareness Toolkit and Opportunities to implement a similar toolkit in Oshawa; and,
2. That Mind Your Plastic be requested to make a presentation by the end of the 2nd Quarter of 2024; and,
3. That the Oshawa Environmental Advisory Committee be directed to report to the Economic and Development Services Committee on the results of the presentation.

### **ED-23-189 - Update on Franchise Agreement Renewal with Enbridge Gas (All Wards)**

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

Whereas, Council approved the recommendations in Report ED-23-88 dated April 12, 2023 regarding the Municipal Consent Process and Franchise Agreement Renewal with Enbridge Gas Inc. ("Enbridge Gas"); and,

Whereas, Provincial legislation requires a Franchise Agreement between a Municipal Corporation and the gas utility company serving that Municipality; and,

Whereas in April 2001, the Ontario Energy Board issued a Model Franchise Agreement to serve as a model for such agreement; and,

Whereas on July 21, 2003, the Corporation of the City of Oshawa ("City") entered into a Franchise Agreement with Enbridge Gas, the gas utility company serving Oshawa; and,

Whereas, the current Franchise Agreement with Enbridge Gas expired on July 21, 2023; and,

Whereas, Council authorized staff to update the current Franchise Agreement, to the satisfaction of the Commissioner, Economic and Development Services and the City Solicitor, for a term of no greater than 20 years; and,

Whereas, Council directed that the updated Franchise Agreement be executed in accordance with the City's Delegation By-law 29-2009, as amended ("Delegation By-law"); and,

Whereas, in or around the mid-2000s, Enbridge Gas successfully obtained an order from the Ontario Energy Board declaring and directing that the assent of the Municipal electors of that municipality is not necessary pursuant to Section 9(4) of the Municipal Franchises Act; and,

Whereas, by way of an application from Enbridge Gas, the Ontario Energy Board has directed and declared that the assent of those Municipal electors of the City to the by-law is not necessary in the event Council passes the necessary by-law;

Therefore, be it resolved that:

1. This Council approves the form of draft by-law and franchise agreement attached hereto as Attachment 1 and authorizes the submission thereof to the Ontario Energy

Board for approval pursuant to the provisions of Section 9 of the Municipal Franchises Act; and,

2. This Council requests that the Ontario Energy Board make an Order declaring and directing that the assent of the municipal electors to the attached draft by-law and franchise agreement pertaining to the Corporation of the City of Oshawa is not necessary pursuant to the provisions of Section 9(4) of the Municipal Franchises Act.

**ED-23-191 - City-initiated Amendment to the Harbour Road Area Community Improvement Plan (Ward 5)**

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

Whereas, on June 12, 2017 Council adopted the Harbour Road Area Community Improvement Plan (the “Harbour Road Area C.I.P.”), a copy of which is available on the City’s website at the following link: <https://www.oshawa.ca/en/business-development/resources/Documents/CIP-Harbour-Road-Area.pdf>; and,

Whereas, the goals of the Harbour Road Area C.I.P. are to increase the provision of a range of accommodation in the Harbour Road Area, increase assessment and job creation, reduce greenfield development through infilling and intensification and use municipal services more effectively; and,

Whereas, the objective of the Harbour Road Area C.I.P. is to intensify the Harbour Road Area and develop this area with residential uses and mixed residential/commercial uses to support an overall long-term density target of at least 60 residential units per gross hectare to help achieve Provincial objectives related to intensification; and,

Whereas, the Harbour Road Area C.I.P., as currently approved, will expire on December 31, 2023 unless it is extended; and,

Whereas, notwithstanding the fact that the Harbour Road Area is a key growth area of the City located in the vicinity of Ed Broadbent Waterfront Park and Lakeview Park, no formal applications by the development community have been received since the inception of the Harbour Road Area C.I.P.; and,

Whereas, the Province of Ontario introduced Bill 23, More Homes Built Faster Act, 2022, in October 2022 to ensure that 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 2032; and,

Whereas, as part of the 2022 Federal Budget, the Government of Canada announced \$4 billion in new funding to create the Housing Accelerator Fund (H.A.F.), a program intended to grow the annual housing supply across the country by providing incentive funding to local governments; and,



Whereas, the City recently submitted an application under the H.A.F. which contained an action plan that included nine initiatives that the City will undertake to achieve its housing supply growth target; and,

Whereas, there are two initiatives within the City's action plan under the H.A.F. that relate to the Harbour Road Area, including redevelopment of City-owned lands for increased densities in strategic growth areas and offering the use of surplus City-owned land for housing projects; and,

Whereas, it is appropriate that the City supports any development incentivized by the H.A.F., including municipal programs such as the Harbour Road Area C.I.P.; and,

Whereas, there is existing development interest in the Harbour Road Area; and,

Whereas, it is appropriate to extend the expiry date of the Harbour Road Area C.I.P. in order to continue to advance the goals and objective of the Plan through the aid of its incentives, to assist the City in meeting its housing targets, and to support the City's initiatives under the federal H.A.F. program;

Therefore be it resolved that based on Report ED-23-191, the Economic and Development Services Department be authorized to initiate the statutory public process under the Planning Act for Council to consider the proposed City-initiated amendment to the Harbour Road Area C.I.P., generally in accordance with Attachment 1.

**ED-23-192 - Proposed Focused Intensification Study along certain portions of the Bloor Street and Simcoe Street South Corridors (Ward 5)**

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

1. That, pursuant to Report ED-23-192 dated October 11, 2023, Economic and Development Services staff be directed to undertake an in-house, focused intensification study along certain portions of the Bloor Street and Simcoe Street South corridors, generally in accordance with Section 5.4 and as shown in Attachments 1 to 3 of said Report; and,
2. That, pursuant to Report ED-23-192 dated October 11, 2023, an appropriate Interim Control By-law be passed pursuant to Section 38 of the Planning Act, R.S.O. 1990, c. P.13 to prohibit development in the study area, as shown in Attachments 1 to 3 of said Report, in a form and content generally reflecting the proposed Interim Control By-law comprising Attachment 4 of said Report.

**ED-23-198 - Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Dines Plaza Inc., 400 King Street West (Ward 4)**

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

1. That, pursuant to Report ED-23-198 dated October 11, 2023, the revised application submitted by D.G. Biddle and Associates Limited on behalf of Dines Plaza Inc. to amend the Oshawa Official Plan (File: OPA-2021-04) to permit an increased residential density of 640 units per hectare (260 u/ac.) at 400 King Street West 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 of Economic and Development Services and Legal Services; and

2. That, pursuant to Report ED-23-198 dated October 11, 2023, the revised application submitted by D.G. Biddle and Associates Limited on behalf of Dines Plaza Inc. to amend Zoning By-law 60-94 (File: Z-2021-09) to rezone 400 King Street West from PSC-A (Planned Strip Commercial) to an appropriate PSC-A (Planned Strip Commercial) Zone to permit a new mixed use residential/commercial building varying in height between 4, 6, 8 and 20 storeys with 244 apartment units and 659 square metres (7,093.42 sq. ft.) of commercial floor space on the ground floor 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 of Economic and Development Services and Legal Services; and,
3. That the Zoning By-law Amendment proposed in Report DS-22-01 dated January 5, 2022, presented at the public meeting of January 10, 2022 differs to some degree from the proposed amendment recommended to be approved by City Council pursuant to Part 2 of this Recommendation, such differences are not substantial enough to require further notice and another public meeting.

### **Public Discussion Agenda**

#### **Matters Excluded from the Consent Agenda**

#### **ED-23-193 - Update on the City of Oshawa's Ability to Meet the Provincial Target of 23,000 New Homes in Oshawa by 2032 (All Wards)**

Moved by Councillor Giberson

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

1. That, pursuant to Report ED-23-193 dated October 11, 2023, the Province of Ontario be requested to instruct the development industry to build houses to help the City achieve the Provincial target of 23,000 new units in Oshawa by 2032, in instances where the City has undertaken all necessary steps to advance delivery of the same that are under its direct control; and,
2. That, pursuant to Report ED-23-193 dated October 11, 2023, the Province of Ontario be requested to engage with the developers listed on Attachment 5 to said Report and encourage them to immediately take the steps necessary to obtain building permits; and,
3. That, pursuant to Report ED-23-193 dated October 11, 2023, the Province of Ontario be requested to engage with the developers listed on Attachment 5 to said Report and encourage them to immediately take the steps necessary to obtain site plan approval; and,
4. That, pursuant to Report ED-23-193 dated October 11, 2023, the Province of Ontario be requested to confirm that the City of Oshawa will receive the maximum funding available under the Building Faster Fund on the basis of our year-to-date building activity and the contents of this Report.

**Motion Carried**

**ED-23-196 - Update on Impacts of Bill 23 on the City of Oshawa Register of Properties of Cultural Heritage Value or Interest (Wards 3 and 4)**

Moved by Councillor Chapman

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

1. That, pursuant to Report ED-23-196 dated October 11, 2023, Economic and Development Services staff be authorized to undertake the process established in the Ontario Heritage Act to designate the property known as Union Cemetery, located at 760 King Street West, as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act by undertaking actions such as the following:
  - a. Preparing a Notice of Intention to Designate the property known as Union Cemetery, located at 760 King Street West, under the Ontario Heritage Act which will generally include the Designation Statement and Description as described in the Heritage Research Report affixed to Attachment 2 of said Report;
  - b. Circulating the Notice in accordance with the requirements of the Ontario Heritage Act;
  - c. Forwarding the Notice to the Ontario Heritage Trust and the owner in accordance with the Ontario Heritage Act;
  - d. Preparing the necessary by-law which will generally include the Designation Statement and Description for subsequent consideration by Council; and,
2. That, pursuant to Report ED-23-196 dated October 11, 2023, Economic and Development Services staff be authorized to undertake the process established in the Ontario Heritage Act to designate the property known as the Robert McLaughlin Gallery, located at 72 Queen Street, as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act by undertaking actions such as the following:
  - a. Preparing a Notice of Intention to Designate the property known as the Robert McLaughlin Gallery, located at 72 Queen Street, under the Ontario Heritage Act which will generally include the Designation Statement and Description as described in the Heritage Research Report affixed to Attachment 4 of said Report;
  - b. Circulating the Notice in accordance with the requirements of the Ontario Heritage Act;
  - c. Forwarding the Notice to the Ontario Heritage Trust and the owner in accordance with the Ontario Heritage Act;
  - d. Preparing the necessary by-law which will generally include the Designation Statement and Description for subsequent consideration by Council; and,
3. That, pursuant to Report ED-23-196 dated October 11, 2023, Economic and Development Services staff be authorized to undertake the process established in the Ontario Heritage Act to designate the property known as Memorial Park, located at 110 Simcoe Street South, as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act by undertaking actions such as the following:

- a. Preparing a Notice of Intention to Designate the property known as Memorial Park, located at 110 Simcoe Street South, under the Ontario Heritage Act which will generally include the Designation Statement and Description as described in the Heritage Research Report affixed to Attachment 6 of said Report;
  - b. Circulating the Notice in accordance with the requirements of the Ontario Heritage Act;
  - c. Forwarding the Notice to the Ontario Heritage Trust and the owner in accordance with the Ontario Heritage Act;
  - d. Preparing the necessary by-law which will generally include the Designation Statement and Description for subsequent consideration by Council
4. That, pursuant to Report ED-23-196 dated October 11, 2023, Economic and Development Services staff be authorized to undertake the process established in the Ontario Heritage Act to designate the property known as the former Harmony Public School, located at 149 Harmony Road South, as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act by undertaking actions such as the following:
  - a. Preparing a Notice of Intention to Designate the property known as the former Harmony Public School, located at 149 Harmony Road South, under the Ontario Heritage Act which will generally include the Designation Statement and Description as described in the Heritage Research Report affixed to Attachment 8 of said Report;
  - b. Circulating the Notice in accordance with the requirements of the Ontario Heritage Act;
  - 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 which will generally include the Designation Statement and Description for subsequent consideration by Council.

A request was made to vote on Part 4 separately.

Moved by Councillor Chapman

The vote on Parts 1, 2 and 3 of the recommendation contained in Report ED-23-196.

Motion Carried

Moved by Councillor Gray

The vote on Part 4 of the recommendation related to Report ED-23-196.

Motion Carried

### **Items Introduced by Council Members**

None

### **Items Pulled from the Information Package**

None.

### **Closed Consent Agenda**

Moved by Councillor Chapman

That all items listed under the heading of Closed Consent Agenda for the October 16, 2023 Economic and Development Services Committee meeting be adopted as recommended.

Motion Carried

### **Closed Correspondence with recommendations**

None

### **Closed Staff Reports/Motions with recommendations**

#### **ED-23-178 - Disposal Strategy: City-owned Land Known Municipally as the Christine Crescent Right-of-Way (Ward 5)**

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

1. That, pursuant to Closed Report ED-23-178 dated October 11, 2023, staff be authorized to execute the disposal strategy outlined in Section 5.3 of said Closed Report for the City-owned land known municipally as the Christine Crescent right-of-way, as shown on Attachments 1 and 2, that was declared surplus to municipal requirements by City Council on October 2, 2023; and
2. That, pursuant to Closed Report ED-23-178 dated October 11, 2023, the City-owned Christine Crescent road allowance located south of Nevis Avenue, as identified on Attachments 1 and 2 of said Closed Report, be formally closed by by-law as a public highway, at the appropriate time, and that the notice requirements of the City's Notice By-law 147-2007, as amended, be waived.

#### **ED-23-181 - Declaration of Certain City-owned Lands as Surplus and Request to acquire City-owned Lands and Easements on City-owned Lands to Facilitate Metrolinx's Oshawa-to-Bowmanville GO Rail Extension (Ward 5)**

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

1. That, pursuant to Closed Item ED-23-181, the City-owned lands located in proximity to that section of the Canadian National rail corridor generally spanning west of Park Road South to Harmony Road South be declared surplus to municipal requirements and that the requirements to declare a City-owned property first as potentially surplus in accordance with the City's Real Estate Acquisition and Disposition By-law 178-2022 be waived, given the localized nature of the matter; and,

2. That, pursuant to Closed Item ED-23-181, all notice requirements in accordance with the City's Real Estate Acquisition and Disposition By-law 178-2022 be waived, given the localized nature of Council's decision to declare the subject City-owned lands as described in Part 1 above as surplus; and,
3. That, pursuant to Closed Item ED-23-181, concerning the disposition of City-owned surplus lands located in proximity to that section of the Canadian National rail corridor generally spanning west of Park Road South to Harmony Road South, the Commissioner, Economic and Development Services Department and City Solicitor be authorized to advance in accordance with said Closed Item.

**ED-23-190 - Request for Extension of General Motors and City of Oshawa Road Condition Pilot Project (All Wards)**

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

Whereas, pursuant to Closed Report DS-22-26 dated February 2, 2022, the Director of the then-Economic Development Services division was authorized to enter into any required agreement with General Motors in a form and content to the satisfaction of the Commissioner, Development Services Department and the City Solicitor to advance the project; and,

Whereas, Closed Report DS-22-26 projected an anticipated project timeline of 12 to 14 months; and,

Whereas, following endorsement of Closed Report DS-22-26, City staff worked with staff at General Motors to establish an agreement that both parties were satisfied with; and,

Whereas, in order for the Pilot Project to collect sufficient data it was necessary to launch the project in Q2 2023 when road conditions were more prevalent to aid in information sharing to the City of Oshawa; and,

Whereas, the project team includes members of General Motors Future Roads Division and City of Oshawa Road Operations, Information and Technology Services and Business and Economic Development Services; and,

Whereas, the project team has determined that it is an appropriate step forward at this point in time to aid in efficiencies that explore potential integration solutions to the existing City service response platform (Maximo); and,

Whereas, all members of the City of Oshawa project team are supportive of these integrations;

Therefore be it resolved that the Economic and Development Services Committee recommend to City Council that the Director, Business and Economic Development Services be authorized to enter into an agreement to extend the General Motors and City of Oshawa Road Condition Pilot Project for an additional 12 months provided the agreement is in a form and content to the satisfaction of the Commissioner, Economic and Development Services and the City Solicitor.

## **ED-23-197 - Disposal Strategy: Portion of the Cromwell Avenue Road Allowance, North of Highway 401, East of Park Road South (Ward 5)**

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

1. That, pursuant to Closed Report ED-23-197 dated October 11, 2023, staff be authorized to execute the disposal strategy outlined in Section 5.3 of said Closed Report for the City-owned land located north of Highway 401, east of Park Road South, comprising a portion of the Cromwell Avenue road allowance as shown on Attachments 1 and 2, that was declared surplus to municipal requirements by City Council on October 2, 2023; and,
2. That, pursuant to Closed Report ED-23-197 dated October 11, 2023, the portion of City-owned Cromwell Avenue road allowance located north of Highway 401, east of Park Road South, as identified on Attachments 1 and 2 of said Closed Report, be formally closed by by-law as a public highway, at the appropriate time, and that the notice requirements of the City's Notice By-law 147-2007, as amended, be waived.

### **Closed Discussion Agenda**

Councillor Marimpietri left the meeting at 3:31 PM.

Councillor Chapman assumed the Chair.

### **Matters Excluded from the Consent Agenda**

None

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-23-194 which is concerning proposed or pending acquisitions or disposition of land.

Motion Carried

### **Closed Item Report**

The meeting recessed at 3:28 p.m. and reconvened in closed session at 3:32 p.m. with all Members of the Economic and Development Services Committee in attendance. Councillor Marimpietri had declared a conflict of interest and left the meeting.

Also in attendance were W. Munro, Commissioner, Economic and Development Services Department; T. Goodeve, Director, Planning Services; D. Sappleton, Manager, Development and Urban Design; M. Harrington, Manager, Policy; L. Davis, Deputy City Clerk; and, K. Christopher and J. Lane, Council Committee Coordinators.

The Committee questioned the Commissioner, Economic and Development Services Department concerning Report ED-23-194 regarding the Cost Analysis for Certain Proposed Options for the Air and Underground Rights associated with City-owned land located on the south side of Athol Street East, between Celina and Albert Street (Ward 4).

The Commissioner, Economic and Development Services Department responded to questions from the Committee concerning Report ED-23-194.

This concludes the closed meeting summary.

Moved by Councillor Giberson

That the Economic and Development Services Committee rise and report at 3:47 PM.

Motion Carried

### **Items Requiring Direction**

#### **ED-23-194 - Cost Analysis for Certain Proposed Options for the Air and Underground Rights associated with City-owned land located on the south side of Athol Street East, between Celina and Albert Street (Ward 4)**

Councillor Marimpietri declared a conflict on this item. (Councillor Marimpietri advised he has family whom own property and operate a business in the area that will be potentially impacted by the decision and did not take part in discussion or voting on the matter.)

Moved by Councillor Kerr

That pursuant to Closed Report ED-23-194 dated October 11, 2023, staff be directed to proceed with Option 3 as set out in Section 5.2 of said Report

Motion Lost

Moved by Councillor Giberson

That pursuant to Closed Report ED-23-194 dated October 11, 2023, staff be directed to proceed with Option 1 as set out in Section 5.1. of said Report.

Motion Lost

Moved by Councillor Gray

That Report ED-23-194 be referred to Council without a recommendation.

Motion Carried

### **Matters Tabled**

None

### **Recess**

Moved by Councillor Giberson

That the meeting recess at 3:49 PM.

Motion Carried



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

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

Also in attendance were K. Christopher and J. Lane, Council-Committee Coordinators; L. Davis, Manager, Legislative Services/Deputy City Clerk; W. Munro, Commissioner, Economic and Development Services Department; T. Goodeve, Director, Planning Services; D. Sappleton, Manager, Development and Urban Design; and E. Kohek, Senior Planner.

### **Additional Agenda Items**

None

### **Declarations of Pecuniary Interest**

None.

### **Application ED-23-179**

#### **Presentation**

Moved by Councillor Chapman

That the presentation concerning Report ED-23-179 not be heard.

Motion Carried

**Amy Shepherd, Arcadis - Application to Amend Zoning By-law 60-94, Arcadis on behalf of 650 Taunton Developments Limited (c/o Fieldgate Commercial) and 620 Taunton Self Storage Developments Ltd., 620 Taunton Rd. W and 646 Taunton Rd. W (Ward 2)**

### **Delegations**

None.

### **Correspondence**

None.

### **Reports**

**ED-23-179 Application to Amend Zoning By-law 60-94, Arcadis on behalf of 650 Taunton Developments Limited (c/o Fieldgate Commercial) and 620 Taunton Self Storage Developments Ltd., 620 Taunton Road West and a portion of 646 Taunton Road West (Ward 2)**

Moved by Councillor Kerr

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

That, pursuant to Report ED-23-179 dated October 11, 2023, the application submitted by Arcadis on behalf of 650 Taunton Developments Limited (c/o Fieldgate Commercial) and 620 Taunton Self Storage Developments Ltd. to amend Zoning By-law 60-94 (File: Z-2023-06) to permit the development of additional Select Industrial uses at 620 Taunton Road West and a portion of 646

Taunton Road West, be approved generally in accordance with the comments contained in said Report and the necessary by-law be passed.

Motion Carried

**Adjournment**

Moved by Councillor Gray

That the meeting adjourn at 6:36 p.m.