

To: Economic and Development Services Committee

From: Warren Munro, HBA, MCIP, RPP, Commissioner,
Economic and Development Services Department

Report Number: ED-23-209

Date of Report: November 22, 2023

Date of Meeting: November 27, 2023

Subject: City-initiated Amendment to the Harbour Road Area
Community Improvement Plan

Ward: Ward 5

File: 12-04-0040

1.0 Purpose

The purpose of this Report is to provide background information for the Planning Act public meeting to consider a proposed City-initiated amendment to the Harbour Road Area Community Improvement Plan (the “Harbour Road Area C.I.P.”).

Attachment 1 is a copy of the Harbour Road Area C.I.P., 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>.

Attachment 2 contains the proposed amendment to the Harbour Road Area C.I.P.

A notice advertising the public meeting was mailed to all assessed property owners within 120 metres (400 ft.) of the Harbour Road Area Community Improvement Project Area boundary and emailed to all required public bodies. In addition, notice was posted on the City’s website and a sign giving notice of the public meeting was erected at the northeast corner of Simcoe Street South and Harbour Road.

2.0 Recommendation

That the Economic and Development Services Committee select an appropriate option as set out in Section 5.2 of Report ED-23-209 dated November 22, 2023.

3.0 Executive Summary

Not applicable.

4.0 Input from Other Sources

No department or agency that provided comments has any objection to the proposed amendment.

5.0 Analysis

5.1 Background

On June 12, 2017, Council adopted the Harbour Road Area C.I.P. 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. 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.

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

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. However, in the last several years, the Harbour Road Area has been a focus of interest on the part of the development community, including sites that have been the subject of planning applications to facilitate the potential for significant residential/commercial mixed-use development.

As well, on October 6, 2023, the City released a targeted Request for Proposal for the purchase and development or lease and development of the City-owned lands located at 0 and 20 Harbour Road, which is located within the Harbour Road Area Community Improvement Project Area.

It is also important to note that 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. 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. The City of Oshawa has been tasked with facilitating the delivery of 23,000 new homes by 2032.

In addition, 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. 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. 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.

To date, a decision from the Government of Canada concerning the City's application under the H.A.F. has not been made.

On October 30, 2023, Council considered Resolution ED-23-191 dated October 16, 2023 and authorized staff to initiate the public consultation component of the process to allow Council to consider a City-initiated amendment to extend the expiration date of the Harbour Road Area C.I.P. from December 31, 2023 to December 31, 2026.

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 action plan under the federal H.A.F. program.

5.2 Options

At the conclusion of the public meeting, two options are available to the Economic and Development Services Committee to deal with the proposed amendment to the Harbour Road Area C.I.P.

5.2.1 Option 1: Approve/Adopt the Proposed Amendment

At the conclusion of a public meeting, staff are normally directed to continue to review the proposal and prepare a subsequent report and recommendation to the Economic and Development Services Committee. In this case, however, the proposed amendment may not raise concern on the part of either the public or the Economic and Development Services Committee.

Accordingly, the Economic and Development Services Committee may wish to pass the following motion in the event no significant issues are raised at the public meeting:

"That the Economic and Development Services Committee recommend to City Council that the proposed amendment to the Harbour Road Area Community Improvement Plan, as generally set out in Attachment 2 to Report ED-23-209 dated November 22, 2023, be adopted and that the appropriate amending by-law be passed in a form and content acceptable to the City Solicitor and the Commissioner of Economic and Development Services."

5.2.2 Option 2: Direct Staff to Further Review the Proposed Amendment and Report Back to the Economic and Development Services Committee

In the event significant issues are raised by the public and/or the Economic and Development Services Committee at the public meeting, then staff should be directed to further review the proposed amendment and prepare a subsequent report. In this case,

the following motion should be passed by the Economic and Development Services Committee:

“That staff be directed to further review the proposed City-initiated amendment to the Harbour Road Area Community Improvement Plan, as generally set out in Attachment 2 to Report ED-23-209 dated November 22, 2023, and prepare a subsequent report and recommendation back to the Economic and Development Services Committee. This direction does not constitute or imply any form or degree of approval.”

6.0 Financial Implications

Anticipated costs to the City are included in the appropriate 2023 Departmental budgets and relate primarily to advertising costs for the public meeting and the passing of any by-laws.

The Increased Assessment Grant Program in the Harbour Road Area C.I.P. is funded through a tax increment financing process using increased City tax revenues resulting from development.

7.0 Relationship to the Oshawa Strategic Plan

Holding a public meeting on the proposed City-initiated Amendment to the Harbour Road Area C.I.P. advances the Accountable Leadership goal of the Oshawa Strategic Plan.



Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,
Planning Services



Warren Munro, HBA, MCIP, RPP, Commissioner,
Economic and Development Services Department

Harbour Road Area Community Improvement Plan

Issue:

The City continues to encourage redevelopment, infill development and intensification within the Harbour Road area, generally on the north side of Harbour Road between Simcoe Street South and the Montgomery Creek and south of Wellington Avenue East. This area is located in the vicinity of Ed Broadbent Waterfront Park, Lakeview Park and the area of the former marina. The goals and objectives of the Harbour Road Area Community Improvement Plan for this area are related to intensifying the Harbour Road Area, developing 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, reducing greenfield development through infilling and intensification, increasing the provision of a range of accommodation in the Harbour Road Area, increasing assessment and job creation, and using municipal services more effectively.

The Harbour Road Area Community Improvement Plan, as currently approved, will expire on December 31, 2023 unless it is extended.

It is appropriate to extend the expiry date of the Harbour Road Area Community Improvement Plan to December 31, 2026 in order to continue to advance the goals of the plan through the aid of its incentives.

Proposed Amendment:

- (a) Amend Section 8.4 by deleting the three references to the year “2023” and replacing them with the year “2026.”