



**Economic and Development Services Committee**

**Minutes**

**March 4, 2024, 1:30 p.m.  
Council Chamber**

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

Also Present: Councillor Lee  
Councillor Marks  
Councillor McConkey  
K. Christopher, Council-Committee Coordinator  
F. Bianchet, Council-Committee Coordinator  
P. Aguilera, Council-Committee Coordinator  
A. Ambra, Commissioner, Economic and Development Services  
Department  
D. Sappleton, Manager, Development and Urban Design  
H. Wright, Director, Business and Economic Development  
Services  
M. Harrington, Manager, Policy  
T. Goodeve, Director, Planning  
C. Leherbauer, Senior Planner  
G. Hardy, Manager, Development and Technical Services  
S. Yoon, City Solicitor  
M. Mayhew-Hammond, Lawyer

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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 was Councillor Lee and Councillor McConkey participating from the Chamber and Councillor Marks and Councillor Neal who participated electronically.

## **Land Acknowledgement**

The City of Oshawa is situated on lands within the traditional and treaty territory of the Michi Saagiig and Chippewa Anishinaabeg and the signatories of the Williams Treaties, which include the Mississaugas of Scugog Island, Curve Lake, Hiawatha and Alderville First Nations, and the Chippewas of Georgina Island, Rama and Beausoleil First Nations.

We are grateful for the Anishinaabeg who have cared for the land and waters within this territory since time immemorial.

We recognize that Oshawa is steeped in rich Indigenous history and is now present day home to many First Nations, Inuit and Métis people. We express gratitude for this diverse group of Indigenous Peoples who continue to care for the land and shape and strengthen our community.

As a municipality, we are committed to understanding the truth of our shared history, acknowledging our role in addressing the negative impacts that colonization continues to have on Indigenous Peoples, developing reciprocal relationships, and taking meaningful action toward reconciliation.

We are all Treaty people

## **Additional Agenda Items**

None

## **Declarations of Pecuniary Interest**

None

## **Presentations**

None

## **Delegations**

None

## **Referrals from Council**

None

## **Reports from Advisory Committees**

### **ED-24-29 - Bloor-Simcoe Intensification Study - Consultation Process (Previously OAAC-24-09) (Ward 5)**

That the Oshawa Accessibility Advisory Committee recommend to the Economic and Development Services Committee:

1. That based on the presentation from Planning Staff concerning the Bloor-Simcoe Intensification Study-Consultation Process, the Oshawa Accessibility Advisory Committee receive a special report on the potential for model accessibility improvements in the Bloor-Simcoe Intensification Study in both publicly owned lands and private lands in alignment with Oshawa, Durham Region, Ontario Ministry of Transportation and Metrolinx official plans; and,

2. That this shall include key features of Highway 401, CN Rail, Future Go Expansion, Oshawa Creek and Trail Network, Heritage Status and Local Business

Moved by Councillor Chapman

That Report ED-24-29 (Previously OAAC-24-09) concerning the Bloor-Simcoe Intensification Study-Consultation Process be received for information.

Motion Carried

**ED-24-30 - Durham Region Transit Stop at Harmony Taunton Smart Centres (Previously OAAC-24-05) (Ward 1)**

That the Oshawa Accessibility Advisory Committee recommend to the Economic and Development Services Committee:

That the Oshawa Accessibility Advisory Committee advise Durham Region Transit that the transit stop changes recently initiated that removed the Harmony Taunton Smart Centres Stop is adversely impacting people with disabilities and that Durham Region Transit consider returning the stop to the shopping plaza.

Moved by Councillor Chapman

That Report ED-24-30 (Previously OAAC-24-05) concerning the Durham Region Transit Stop at Harmony Taunton Smart Centres be endorsed and referred to Durham Region Transit.

Motion Carried

**Items Requiring Direction**

None

**Public Consent Agenda**

Moved by Councillor Chapman

That all items listed under the heading of Public Consent Agenda for the March 4, 2024, Economic and Development Committee meeting be adopted as recommended except Report ED-24-31 and Report ED-24-34.

Motion Carried

**Correspondence with recommendations**

See Matters Excluded from the Consent Agenda

**Staff Reports/Motions with recommendations**

**ED-24-33 - Refund Request for Draft Plan of Subdivision S-O-2023-01, 20-24 Beatrice Street West, Build Up Real Development Co Oshawa Inc. (Ward 2)**

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

Whereas, Build Up Real Development Co Oshawa Inc. (the “Applicant”) is advancing an application for site plan approval (File: SPA-2022-18) for the lands municipally known as 20 and 24 Beatrice Street West to facilitate the development of six (6) semi-detached dwellings and a twenty (20) unit apartment building (stacked townhouses); and,

Whereas, the Applicant has also submitted an application for a proposed draft plan of subdivision (File: S-O-2023-01) to create three (3) blocks, consisting of one (1) block for the proposed apartment building, one (1) block for the proposed semi-detached dwellings and a road widening block; and,

Whereas, the proposed draft plan of subdivision application was submitted to facilitate a future application for a common elements draft plan of condominium, allowing the future Parcels of Tied Land (P.O.T.L.s) associated with the semi-detached dwellings to be created utilizing the removal of part lot control process; and,

Whereas, a public meeting has not been held for the proposed draft plan of subdivision; and,

Whereas, the Applicant is now proposing to advance the development as a standard condominium instead of the originally proposed common elements condominium, negating the need for the proposed draft plan of subdivision; and,

Whereas, the Applicant has decided to withdraw the draft plan of subdivision application and has requested a 75% refund of the draft plan of subdivision application fees in accordance with the letter forming Attachment 1 to this resolution; and,

Whereas, the City does not have a refund policy for draft plan of subdivision applications; and,

Whereas, the City’s refund policy for zoning by-law amendment applications would permit the refund of 50% of a zoning by-law amendment application fee where an application is withdrawn prior to notification of a public meeting being held;

Therefore, be it resolved that pursuant to Item ED-24-33, dated February 28, 2024, the Director of Planning Services be authorized to refund 50% of the application fees submitted by Build Up Real Development Co Oshawa Inc. for draft plan of subdivision S-O-2023-01.

**ED-24-36 - Economic and Development Services Committee Outstanding Items Status Report - First Quarter (All Wards)**

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

That Item ED-23-36, dated March 4, 2024, being the Economic and Development Services Committee's Outstanding Items Status Report for the first quarter of 2024 be received for information.

**Public Discussion Agenda**

**Matters Excluded from the Consent Agenda**

**ED-24-31 - Correspondence from Diana Turchin concerning the use of Glass Railings in the City of Oshawa (All Wards)**

Moved by Councillor Kerr

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

That Correspondence ED-24-31, dated February 10, 2024, concerning the use of Glass Railings in the City of Oshawa be referred to the Oshawa Environmental Advisory Committee.

Motion Carried

**ED-24-34 - City-initiated Amendments to Zoning By-law 60-94 (All Wards)**

Moved by Councillor Kerr

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

That pursuant to Report ED-24-34 dated February 28, 2024, the Economic and Development Services Department be authorized to initiate the statutory public process under the Planning Act for Council to consider proposed City-initiated amendments to Zoning By-law 60-94, generally in accordance with Attachment 1 to said Report.

Affirmative (6): Councillor Marimpietri, Councillor Chapman, Councillor Giberson, Councillor Gray, Councillor Kerr, and Mayor Carter

Motion Carried (6 to 0)

**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 March 4, 2024, Economic and Development Services Committee meeting be adopted as recommended except Report ED-24-28

Motion Carried

**Closed Correspondence with recommendations**

None

**Closed Staff Reports/Motions with recommendations**

**ED-24-25 - Use of Heritage Easement Agreements to Protect Designated Heritage Properties (All Wards)**

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

1. That, pursuant to Report ED-24-25 dated February 28, 2024, Economic and Development Services staff be authorized to advance amendments to the Delegation of Authority By-law 29-2009, as amended, to remove the delegation restriction under Item

60 of Schedule “A” of said by-law which limits the use of Heritage Easement Agreements to only those properties designated by Council as eligible for a Heritage Property Tax Reduction, generally in accordance with Attachment 3 to said Report; and

2. That, pursuant to Report ED-24-25 dated February 28, 2024, the Commissioner of Economic and Development Services be authorized to execute Heritage Easement Agreements, and cause such agreements to be registered on title, where deemed appropriate under the Ontario Heritage Act, in a form and content satisfactory to the Commissioner of Economic and Development Services and City Solicitor.

#### **ED-24-27 - Acquisition Strategy: Land on Bagot Street (Ward 4)**

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

That the Economic and Development Services Committee recommend to City Council that pursuant to Closed Report ED-24-27 dated February 28, 2024, City staff be directed to proceed as outlined in Sections 5.4 and 5.5 of said Report.

#### **ED-24-35 - Response to Correspondence from the Minister of Municipal Affairs and Housing concerning 2023 Housing Targets and Performance (All Wards)**

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

That the Economic and Development Services Committee recommend to City Council that, pursuant to Closed Item ED-24-35, the Mayor of Oshawa be directed to respond to the Minister of Municipal Affairs and Housing and the Province of Ontario in the manner outlined in said Closed Item.

#### **Closed Discussion Agenda**

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

#### **ED-24-28 - Third Update on Matters Related to the Oshawa-to-Bowmanville GO Rail Extension (All Wards)**

Moved by Councillor Chapman

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

That, pursuant to Report ED-24-28 dated February 28, 2024, regarding a third update on matters related to the Oshawa-to-Bowmanville GO Rail Extension, Council adopt the position and comments as referenced in Section 2.0 of said Report and authorize staff to proceed as outlined in said Section.

Motion Carried by a later vote

##### **Items Requiring Direction**

#### **ED-24-26 - Results of the Request for Proposal (Reference Number C2023-093) for the Purchase/Lease and Development of the City-owned Land Located at 0 and 20 Harbour Road (Ward 5)**

Moved by Councillor Chapman

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

That, pursuant to Closed Report ED-24-26 dated February 28, 2024, City staff be authorized to advance Option 1 in accordance with Section 5.3.1 of said Report.

Motion Carried, as amended, by a later vote

Moved by Councillor Chapman

That the meeting recess for 5 minutes in order to shut down the web stream; and,

That in accordance with Section 239 (2)(c), 239(2)(h), 239 (2)(j), and 239 (2)(k) of the Municipal Act, the meeting reconvene in a session closed to the public to consider Report ED-24-28 concerning Information explicitly supplied in confidence to the municipality by Canada, a province or territory or a Crown agency of any of them; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality; and,

Report ED-24-26 concerning proposed or pending acquisition or litigation of land; information that belongs to the municipality and has or potentially has monetary value and position; and a position, plan, procedure, criteria or instruction for negotiations carried on by or on behalf of the municipality

Motion Carried

### **Closed Meeting Report**

The meeting recessed at 2:42 p.m. and reconvened in Closed Session at 2:48 p.m. with all Members of the Economic and Development Services Committee in attendance. Also in attendance was Councillor McConkey and Councillor Lee who participated from the Chamber and Councillor Marks and Councillor Neal who participated electronically.

Also in attendance were K. Christopher, Council-Committee Coordinator; F. Blanchet, Council-Committee Coordinator; P. Aguilera, Council-Committee Coordinator, the Commissioner, Economic and Development Services Department; the Director, Planning Services; the Manager, Policy; C. Leherbauer, Senior Planner and L. Moebs, Senior Planner.

All other staff and members of the public left the meeting.

The Committee questioned the Commissioner, Economic and Development Services Department concerning Report ED-24-28 regarding the Third Update on Matters Related to the Oshawa-to-Bowmanville GO Rail Extension.

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

The Committee questioned the Commissioner, Economic and Development Services Department concerning Report ED-24-26 regarding the results of the Request for Proposal for the Purchase/Lease and Development of the City-owned Land Located at 0 and 20 Harbour Road.

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

Moved: Councillor Gray

That Option 1 be amended concerning Report ED-24-36 regarding the City-owned Land located at 0 and 20 Harbour Road.

Carried

The Committee rose at 3:37 p.m.

This concludes the closed meeting summary.

Moved by Councillor Chapman

That the Economic and Development Services Committee rise and report.

Motion Carried

The vote to adopt the recommendation contained in Report ED-24-28

Affirmative (6): Councillor Marimpietri, Councillor Chapman, Councillor Giberson, Councillor Gray, Councillor Kerr, and Mayor Carter

Motion Carried (6 to 0)

The vote to adopt Option 1 in accordance with Section 5.3.1 of Report ED-24-26, as amended, in Closed Session.

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

Negative (1): Councillor Marimpietri

Motion Carried (5 to 1)

### **Matters Tabled**

None

### **Adjournment**

Moved by Councillor Chapman

That the meeting adjourn at 3:42 p.m.

Motion Carried