

Oshawa® Economic and Development Services Committee
Minutes

April 8, 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
L. Davis, Manager, Legislative Services/Deputy City Clerk
A. Ambra, Commissioner, Economic and Development Services
T. Goodeve, Director, Planning Services
H. Wright, Director, Economic Development Services
D. Sappleton, Manager, Development and Urban Design
M. Harrington, Manager, Policy
V. White, Principal Planner
C. Leherbauer, Senior Planner
S. Price, Urban Design and Landscape Architect
A. Tulloch, Planner A

Public Meeting

Councillor Marimpietri called the meeting to order and stated that all members of the Committee were participating from the Chamber except Councillor Giberson who participated electronically. Also present in the Chamber was Councillor Lee, Councillor Marks and Councillor McConkey.

Traditional Land Acknowledgment

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

Moved by Councillor Chapman

That the delegation of Christine Arsenault, Erik Kumentas, and Cynthia Merkas be added to the Agenda of the Economic and Development Services Committee meeting of April 8, 2024; and

That Additional Correspondence from Sheila Cox, Gina Lavender, Sam and Rachel Berdugo, Ellen and Albert Liebrechts, Andre Villeneuve, Jacquie Villeneuve, Barnett Down, Ann Barker, Marg Wilkinson, James Coker, Galina Popovych-Dudych, Rebecca White, and Satish Puduri be added to Correspondence ED-24-45; and,

That Correspondence from Peter Young, Janet Dowson and Wioletta Walancik be added to the Agenda of the Economic and Development Services Committee meeting of April 8, 2024, and referred to ED-24-46.

Motion Carried

Declarations of Pecuniary Interest

None

Presentations

Parsons Inc. - Stage Three of the Integrated Major Transit Station Area Study for Central Oshawa

John Grieve, Deputy Project Manager, Parsons Inc., provided a presentation concerning Stage Three of the Integrated Major Transit Station Area Study for Central Oshawa.

The Committee questioned John Grieve.

Delegations

Moved by Councillor Chapman

That the delegations of Mike Leonard, J. Allan Arnott, Andrew Beacom, Adam Layton, Will Maria, Cynthia Merkas, Erik Kumentas and Christine Arsenault be heard.

Motion Carried

Mike Leonard - Oshawa Museum at Lakeview Park

Mike Leonard addressed the Economic and Development Services Committee concerning correspondence Item ED-24-48 regarding a request to place a modular building as a 'Welcome & Educational Centre' at the Oshawa Museum and to begin fund raising.

The Committee questioned Mike Leonard.

Moved by Councillor Chapman

That the order of the agenda be altered to bring forward Item ED-24-48 at this time. **(Requires 2/3 vote of members present)**

Motion Carried

ED-24-48 - Mike Leonard submitting correspondence to make a delegation regarding a request to place a modular building as a 'Welcome & Educational Centre' at the Oshawa Museum and to begin fund raising (Ward 5)

Moved by Councillor Chapman

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

That in accordance with Correspondence ED-24-48 from Mike Leonard concerning the request on behalf of the Oshawa Museum, the following be endorsed:

1. Permission to place a modular building there as a Welcome & Educational Centre; and,
2. Permission to begin our fund raising process

Motion Carried

Moved by Councillor Kerr

That the meeting recess for five minutes.

Motion Carried

The meeting recessed at 2:31 p.m. and reconvened at 2:36 p.m. with all members of the Committee in attendance in Council Chambers except Councillor Giberson who participated electronically. Also present in the Chamber was Councillor Lee, Councillor Marks and Councillor McConkey.

J. Allan Arnott - Report ED-24-42

J. Allan Arnott addressed the Economic and Development Services Committee concerning the revised applications to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, Icon Harmony Limited, 1081 and 1093 Harmony Road North and 836 Pinecrest Road.

The Committee questioned J. Allan Arnott.

Andrew Beacom - Report ED-24-42

Andrew Beacom addressed the Economic and Development Services Committee concerning the revised applications to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, Icon Harmony Limited, 1081 and 1093 Harmony Road North and 836 Pinecrest Road.

The Committee questioned Andrew Beacom.

Adam Layton and Will Maria - Report ED-24-42

Adam Layton, Evans Planning, and Will Maria, GHD, addressed the Economic and Development Services Committee concerning the revised applications to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, Icon Harmony Limited, 1081 and 1093 Harmony Road North and 836 Pinecrest Road.

The Committee questioned Adam Layton and Will Maria.

Christine Arsenault - Report ED-24-42

Christine Arsenault addressed the Economic and Development Services Committee concerning the revised applications to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, Icon Harmony Limited, 1081 and 1093 Harmony Road North and 836 Pinecrest Road.

The Committee questioned Christine Arsenault.

Cynthia Merkas - Report ED-24-42

Cynthia Merkas addressed the Economic and Development Services Committee concerning the revised applications to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, Icon Harmony Limited, 1081 and 1093 Harmony Road North and 836 Pinecrest Road.

The Committee questioned Cynthia Merkas.

Erik Kumentas - Report ED-24-42

Erik Kumentas addressed the Economic and Development Services Committee concerning the revised applications to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, Icon Harmony Limited, 1081 and 1093 Harmony Road North and 836 Pinecrest Road.

The Committee questioned Erik Kumentas

Moved by Councillor Chapman

That the agenda be altered to bring forward Item ED-24-42 at this time.

Motion Carried

ED-24-42 - Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, Icon Harmony Limited, 1081 and 1093 Harmony Road North and 836 Pinecrest Road (Ward 3)

Moved by Councillor Chapman

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

Whereas the Maxwell Village Neighbourhood Association has submitted two reports questioning the staff recommendations in this report; and

Whereas Committee Members and staff require time to review the two submitted reports;

Therefore be it resolved that based on Report ED-24-42 concerning revised development applications for 1081 and 1093 Harmony Road North and 836 Pinecrest Road submitted by Icon Harmony Limited:

1. That this matter be deferred until the April 29, 2024 Council meeting; and,
2. That staff provide comments on the two Neighbourhood Association reports prior to the Council meeting.

Motion Carried

Moved by Councillor Chapman

That the meeting recess for ten minutes.

Motion Carried

The meeting recessed at 3:58 p.m. and reconvened at 4:58 p.m. with all members of the Committee in attendance in Council Chambers except Councillor Giberson who participated electronically. Also present in the Chamber was Councillor Lee, Councillor Marks and Councillor McConkey.

Referrals from Council

None

Reports from Advisory Committees

ED-24-47 - Bloor Simcoe Intensification Working Group Report (Previously OEAC-24-20) (Ward 5)

Moved by Councillor Chapman

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

That in accordance with Report ED-24-47 (previously OEAC-24-20) concerning the Bloor Simcoe Intensification Working Group Report, the following be referred to Report ED-24-44:

1. Bike lanes be installed along Bloor St to support the intensification of the area;

2. Conserving the old growth trees that are present at the southwest segment of the vacant lot located at the Northwest corner of Wentworth Street West and Simcoe Street South;
3. Part of the vacant lot be utilized to create green space and sports/exercise equipment or fields for the community;
4. The study team considers our comments and questions during the intensification study process;
5. A mitigation plan be developed should de-vehicalization in the area be not as successful as projected; and,
6. The City should continue to promote applicable Community Improvement Plan financial incentives to help grow and support development.

Motion Carried

ED-24-49 - Snow Placement Zones (Previously OAAC-24-15) (All Wards)

Moved by Councillor Chapman

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

That in accordance with Item ED-24-49 (previously OAAC-24-15) concerning the Snow Placement Zones, the following be received for information:

1. That Snow Placement Zones be clearly indicated on all site plans for multi-residential projects, including long term care homes, schools and senior residential buildings; and,
2. That the Snow Placement Zones not be located within proximity to designated accessible parking spaces.

Motion Carried

Items Requiring Direction

Correspondence ED-24-48 was brought forward by motion and dealt with following the related delegation. (See Delegations).

Public Consent Agenda

Moved by Councillor Chapman

That all items listed under the heading of Public Consent Agenda for the April 8, 2024, Economic and Development Services Committee meeting be adopted as recommended, except Reports ED-24-39, ED-24-40, ED-24-41, ED-24-43 and ED-24-44.

Motion Carried

Correspondence with recommendations

ED-24-46 - Carolyn Adams submitting correspondence in support of the expansion of the Oshawa Museum (Ward 5)

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

That Correspondence ED-24-46 concerning Carolyn Adams submitting correspondence in support of the expansion of the Oshawa Museum be received for information.

ED-24-45 - Various residents submitting correspondence in opposition of the revised applications to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 1081 and 1093 Harmony Road North and 836 Pinecrest Road (Ward 3)

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

That Correspondence ED-24-45 from various residents submitting correspondence in opposition to the revised applications to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 1081 and 1093 Harmony Road North and 836 Pinecrest Road, be referred to Report ED-24-42.

Staff Reports/Motions with recommendations

See Matters Excluded from the Consent Agenda

Report ED-24-42 was brought forward by motion and dealt with following related delegations (See Delegations).

Public Discussion Agenda

Matters Excluded from the Consent Agenda

ED-24-39 - Request by Umiak Investments Limited (Fieldgate) to fully develop the parkette in Block 95 of Registered Plan of Subdivision 40M-2720, north of Conlin Road East, east of Coppermine Street and west of Grandview Street North (Ward 1)

Moved by Councillor Chapman

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

1. That, pursuant to Report ED-24-39 dated April 3, 2024, the request by Umiak Investments Limited (Fieldgate) to fully develop the parkette in Block 95 of Registered Plan of Subdivision 40M-2720 located north of Conlin Road East, east of Coppermine Street and west of Grandview Street North, be approved;
2. That the City's contribution for the development of the parkette in Block 95 of Registered Plan of Subdivision 40M-2720 not exceed \$280,000, inclusive of applicable taxes, in accordance with the City's typical park program;
3. That funding in the amount of \$280,000, inclusive of applicable taxes, be approved for the City's share of the development of the parkette in Block 95 of Registered Plan of Subdivision 40M-2720 with \$266,000 provided from the Parks, Recreation and Trail Development Charge Reserve and \$14,000 provided from the Growth Related Non Development Charge Reserve;

4. That Umiak Investments Limited (Fieldgate) be paid for the City's share of the parkette development work in Block 95 of Registered Plan of Subdivision 40M-2720 only after the following conditions have been met:
 - a. The parkette is completed prior to May 31, 2025 to the satisfaction of the City;
 - b. The subdivider has submitted a statutory declaration and progress payment certificate certifying that all invoices have been paid and no liens exist and all contractors and subcontractors have verified receipt of final payment;
 - c. The City is satisfied that all warranties on park construction, material and equipment will be honoured;
 - d. Safe vehicular access in the opinion of the City via public streets and safe pedestrian access from the streets are provided to the park prior to the City taking over maintenance responsibility for the park; and,
 - e. Any other condition deemed advisable by the Commissioner of Safety and Facilities Services including but not necessarily limited to those set out in Section 5.2.4 of Report ED-24-39 dated April 3, 2024.
5. That an appropriate agreement for the construction and maintenance of the parkette in Block 95 of Registered Plan of Subdivision 40M-2720 be executed by the Commissioner, Economic and Development Services Department on behalf of the City and by Umiak Investments Limited (Fieldgate) which includes all of the City's requirements for the development and maintenance of the parkette as set out in Report ED-24-39 dated April 3, 2024, in a form and content acceptable to the City Solicitor and the Commissioner, Economic and Development Services Department.

Amendment:

Moved by Councillor Giberson

That 4.d) be amended to add the words 'and active transportation' after the words 'safe vehicular'.

Motion Carried

The vote on the recommendation contained in Report ED-24-39, as amended.

Motion Carried

ED-24-44 - Bloor-Simcoe Intensification Study associated with Interim Control By-law 133-2023 (Ward 5)

Moved by Councillor Gray

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

1. That, pursuant to Report ED-24-44 dated April 3, 2024, Planning Services staff be authorized to initiate the statutory public process under the Planning Act, R.S.O. 1990, c.P.13 for Council to consider proposed amendments to the Oshawa Official Plan and Zoning By-law 60-94, generally in accordance with the Bloor-Simcoe Intensification

Study associated with Interim Control By-law 133-2023, contained in Attachment 1 of said Report;

2. That, pursuant to Report ED-24-44 dated April 3, 2024, Planning Services staff be directed to prepare two Master Block Concept Plans generally in accordance with Section 5.3 of Attachment 1 to said Report;
3. That, pursuant to Report ED-24-44 dated April 3, 2024, Economic and Development Services staff be directed to investigate undertaking a high-level drainage analysis, master stormwater drainage plan and downstream erosion assessment, including a cost estimate for such work in the event external professional consultant services are recommended to be retained, in consideration of the potential for the proposed intensification within the Bloor-Simcoe Intensification Study area to exacerbate flooding constraints for upstream and/or downstream properties;
4. That, pursuant to Report ED-24-44 dated April 3, 2024, Planning Services staff be directed to consider potential amendments to the Oshawa Official Plan through the recently initiated Municipal Comprehensive Review of the City's official plan, generally reflective of the amendments outlined in Section 5.4.2 of Attachment 1 to said Report; and
5. That, pursuant to Report ED-24-44 dated April 3, 2024, Economic and Development Services staff be directed to review the Simcoe Street South Renaissance Community Improvement Plan and to investigate the potential implementation of a new Transit-oriented Development Community Improvement Plan for the City, generally in accordance with Section 5.4.3 of Attachment 1 to said Report.

Motion Carried

ED-24-43 - Revised Application to Amend Zoning By-law 60-94, Rossland Residences Corp., 555 Rossland Road West (Ward 4)

Moved by Councillor Chapman

Whereas as stated in Section 5.3 of Report ED-24-43 that in order to implement the proposed buildings/site design there are a number exemptions required such as increased density, lot coverage, building height, rear yard setbacks, encroachment of stairs, reduced front yard, interior side yard and exterior yard setbacks, and reduced landscaped open space and parking;

Therefore, that Report ED-43-43 concerning the revised application to amend Zoning By-law 630-94 for 555 Rossland Road West submitted by Rossland Residences Corp. be referred back to staff to review further with the Developer to attempt to reduce at least some of the exemptions noted above.

Motion Carried

ED-24-41 - Graffiti and Vandalism Remediation Fund (Ward 4)

Moved by Councillor Chapman

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

That pursuant to Report ED-24-41 dated April 3, 2024 concerning a Graffiti and Vandalism Remediation Fund, the Economic and Development Services Department be authorized to implement and deliver the Graffiti and Vandalism Remediation Fund in accordance with Attachment 1 to this report.

Motion Carried

ED-24-40 - Oshawa Culture Counts Awards 2024 Recipients (All Wards)

Moved by Councillor Giberson

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

1. That, pursuant to Report ED-24-40 dated April 3, 2024, Nominee Number 1 listed in Confidential Attachment 3 of the Oshawa Culture Counts Professional Artist nominations presented in Report ED-24-40 be selected as the winner of the 2024 Oshawa Culture Counts Professional Artist Award;
2. That, pursuant to Report ED-24-40 dated April 3, 2024, Nominee Number 1 listed in Confidential Attachment 3 of the Oshawa Culture Counts Emerging Artists nominations presented in Report ED-24-40 be selected as the winner of the 2024 Oshawa Culture Counts Emerging Artist Award; and
3. That, pursuant to Report ED-24-40 dated April 3, 2024, Nominee Number 1 listed in Confidential Attachment 3 of the Innovation and Creation Champion Award nominations presented in Report ED-24-40 be selected as the winner of the 2024 Innovation and Creation Champion Award.

A request was made to vote on Part 2 separately.

The vote on Parts 1 and 3 of the recommendation concerning Report ED-24-40.

Motion Carried

The vote on Part 2 of the recommendation concerning Report ED-24-40.

Affirmative (2): Councillor Giberson, and Councillor Gray

Negative (4): Councillor Marimpietri, Councillor Chapman, Councillor Kerr, and Mayor Carter

Motion Lost (2 to 4)

Moved by Councillor Kerr

That, pursuant to Report ED-24-40 dated April 3, 2024, Nominee Number 2 listed in Confidential Attachment 3 of the Oshawa Culture Counts Emerging Artists nominations presented in Report ED 24-40 be selected as the winner of the 2024 Oshawa Culture Counts Emerging Artist Award and Nominee Number 1 be given an Honourable Mention.

Motion Carried

Items Introduced by Council Members

None

Items Pulled from the Information Package

None

Questions to Staff Concerning the Committee's Outstanding Items List

None

Closed Consent Agenda

Moved by Councillor Chapman

That all items listed under the heading of Closed Consent Agenda for the April 8, 2024 Economic and Development Services Committee meeting be adopted as recommended.

Motion Carried

Closed Correspondence with recommendations

None

Closed Staff Reports/Motions with recommendations

ED-24-37 - Request to Purchase City-owned Parkland on the east side of Kingside Park, west of Emerson Court (Ward 5)

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

That, pursuant to Closed Report ED-24-37 dated April 3, 2024, City staff be authorized to advance the recommendation in accordance with Section 2.0 of said Closed Report.

ED-24-38 - Update on the Recommended Disposal of a 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:

That, pursuant to Closed Report ED-24-38 dated April 3, 2024, the Commissioner of Economic and Development Services be authorized to enter into an agreement of purchase and sale for the City-owned lands comprising a portion of the Cromwell Avenue road allowance, located north of Highway 401, east of Park Road South, generally in accordance with the key terms as set out in Section 5.6 of

said Report, together with such documents as are required to complete the transaction in the opinion of the City Solicitor, and further that the agreements and other required documents be in a form and content satisfactory to the City Solicitor and the Commissioner, Economic and Development Services Department.

Closed Discussion Agenda

Matters Excluded from the Consent Agenda

None.

Items Requiring Direction

None

Matters Tabled

None

Adjournment

Moved by Councillor Chapman

That the meeting adjourn at 4:43 p.m.

Motion Carried