



**Economic and Development
Services Committee Minutes**

**June 3, 2024, 1:30 p.m.
Council Chamber**

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

Also Present: Councillor Lee
K. Christopher, Council-Committee Coordinator
F. Bianchet, Council-Committee Coordinator
P. Aguilera, Council-Committee Coordinator
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
J. MacIsaac, Director, Innovation and Transformation
M. Medeiros, Director, Legislative Services/City Clerk
G. Hardy, Director, Engineering Services
M. Harrington, Manager, Policy
S. Price, Urban Design and Landscape Architect
R. Bedic, Principal Planner
T. Ryan, Principal Planner
K. Kozlowicz, Senior Planner
A. Tulloch, Planner A
E. Blodgett, Indigenous Program Assistant

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.

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

Moved by Councillor Chapman

That Correspondence ED-24-85 from Hans Jain, Atria concerning the Stevenson Road North, Developer Commitment to Site Servicing, be added to the agenda of the Economic and Development Services Committee meeting of June 3, 2024, and referred to staff for report. .

(Requires 2/3 vote of members present)

Motion Carried

Moved by Councillor Kerr

That the Rules of Procedure be waived to add the delegations of Max Lysyk concerning Report ED-24-72 and Michael Fry concerning Report ED-24-70, be added to the agenda of the Economic and Development Services Committee meeting of June 3, 2024.

(Requires 2/3 vote of members present)

Motion Carried

Moved by Councillor Chapman

That the delegations of Mark Snapper, Bryce Jordan and Michael Testaguzza be heard.

Motion Carried

Moved by Councillor Kerr

That the delegations of Max Lysyk and Michael Fry be heard.

Motion Carried

Declarations of Pecuniary Interest

Councillor Marimpietri - ED-24-84 - City-owned land located on the south side of Athol Street East, between Celina and Albert Street (Ward 4)

Councillor Marimpietri declared a conflict of pecuniary interest as his family owns property and operates business in the area that may be affected, and did not take part in discussions or voting on the matter.

Presentations

None

Delegations

Mark Snaper - Report ED-24-63

Mark Snaper, Eye Candy Ads, addressed the Economic and Development Services Committee concerning Report ED-24-63 regarding the application for variance to Sign By-Law 72-96, 142 Athol Street East.

The Committee questioned Mark Snaper.

Bryce Jordan and Michael Testaguzza - Report ED-24-67

Bryce Jordan and Michael Testaguzza addressed the Economic and Development Services Committee concerning the revised application to amend Zoning By-law 60-94, 555 Rossland Road West.

The Committee questioned Bryce Jordan and Michael Testaguzza.

Max Lysyk - Report ED-24-72

Max Lysyk addressed the Economic and Development Services Committee concerning the results of Stage 3 of the Integrated Major Transit Station Area Study for Central Oshawa.

The Committee questioned Max Lysyk.

Michael Fry - Report ED-24-70

Michael Fry addressed the Economic and Development Services Committee concerning revised Application to Amend Zoning By-law 60-94, 184 Bond Oshawa Limited, 184 Bond Street West.

The Committee questioned Michael Fry.

Referrals from Council

None

Reports from Advisory Committees

ED-24-65 - Mind Your Plastic Working Group Report for May 2024 (Previously OEAC-24-32) (All Wards)

Moved by Councillor Giberson

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

That in accordance with Report ED-24-65 (previously OEAC-24-32) concerning the Mind Your Plastic Working Group Report, the following be approved:

1. That, based on Report OEAC-24-32 dated May 7, 2024 from the Mind Your Plastic Working Group that the City works with Mind Your Plastic Working Group to implement a Plastic-Free Events Policy; and,
2. That the Oshawa Environmental Advisory Committee offer \$2,500 from their advertising budget line for the development of a Plastic Reduction Toolkit and webinar series for consideration from Committee and Council should they choose to proceed with implementing the aforementioned policy.

Motion Lost

Moved by Councillor Gray

That in accordance with Report ED-24-65 (previously OEAC-24-32) concerning the Mind Your Plastic Working Group Report, the following be received for information:

1. That, based on Report OEAC-24-32 dated May 7, 2024 from the Mind Your Plastic Working Group that the City works with Mind Your Plastic Working Group to implement a Plastic-Free Events Policy; and,
2. That the Oshawa Environmental Advisory Committee offer \$2,500 from their advertising budget line for the development of a Plastic Reduction Toolkit and webinar series for consideration from Committee and Council should they choose to proceed with implementing the aforementioned policy

Motion Carried

Items Requiring Direction

ED-24-67 - Revised Application to Amend Zoning By-law 60-94, Rossland Residences Corp., 555 Rossland Road West (Ward 4)

Moved by Councillor Gray

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

1. That, pursuant to Item ED-24-67 dated May 29, 2024, the revised application submitted by Rossland Residences Corp. to amend Zoning By-law 60-94 (File: Z-2023-02) to rezone 555 Rossland Road West from R1-C/CIN/SO-D (Residential/CommunityInstitutional/Specialized Office) to an appropriate R6-C (Residential) Zone to permit six (6) stacked townhouse buildings (apartment buildings) with a combined total of 159 dwelling units 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 the City Solicitor; and,

2. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law Amendment proposed in Report ED-23-78 dated April 12, 2023 presented at the public meeting of April 17, 2023 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.

Motion Carried

Public Consent Agenda

Moved by Councillor Chapman

That all items listed under Public Consent Agenda for the Economic and Development Services Committee meeting of June 3, 2024 be adopted as recommended except Reports ED-24-63, ED-24-64, ED-24-69, ED-24-72, ED-24-73, ED-24-75 and ED-24-76.

Motion Carried

Correspondence with recommendations

ED-24-81 - Haim Rabinoviz submitting correspondence concerning the revised application to amend Zoning By-law 60-94 at 184 Bond Street West (Ward 4)

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

That, Correspondence ED-24-81 from Haim Rabinoviz submitting comments concerning the revised application to amend Zoning By-law 60-94 at 184 Bond Street West, be referred to Report ED-24-70.

ED-24-82 - Ludmila Kozak submitting correspondence concerning a request for an exemption to the CIP requirements for 95 Simcoe Street South (Ward 4)

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

That, Correspondence ED-24-82 submitted by Ludmila Kozak concerning a request for an exemption to the CIP requirements for 95 Simcoe Street South, be referred to staff for a report.

Staff Reports/Motions with recommendations

ED-24-70 - Revised Application to Amend Zoning By-law 60-94, 184 Bond Oshawa Limited, 184 Bond Street West (Ward 4)

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

1. That, pursuant to Report ED-24-70 May 29, 2024, the revised application submitted by D.G. Biddle and Associates Limited on behalf of 184 Bond Oshawa Limited to amend Zoning By-law 60-94 (File: Z-2023-04) to rezone lands municipally known as 184 Bond Street West from PSC-A (Planned Strip Commercial) to an appropriate PSC-A (Planned Strip Commercial) Zone to permit a five (5) storey, 38 unit apartment building 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 the City Solicitor; and,

2. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law Amendment proposed in Report ED-23-158 dated September 6, 2023 presented at the public meeting of September 11, 2023 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-24-71 - Request by Medallion Developments (Tanglewood) Limited to fully develop the parkette in Block 168 of Registered Plan of Subdivision 40M-2727, north of Conlin Road East, and east of Harmony Road North (Ward 1)

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

1. That, project 50-0038 (Parkette 6 – Kedron Part II Plan) as outlined in the 2025-2033 Capital Forecast, presented with the Mayor's 2024 Budget, be approved; and,
2. That, pursuant to Report ED-24-71 dated May 29, 2024, the request by Medallion Developments (Tanglewood) Limited (Medallion) to fully develop the parkette in Block 168 of Registered Plan of Subdivision 40M-2727 located north of Conlin Road East, and east of Harmony Road North, be approved; and,
3. That, the City's contribution for the development of the parkette in Block 168 of Registered Plan of Subdivision 40M-2727 not exceed \$482,000, inclusive of applicable taxes, in accordance with the City's typical park program; and,
4. That, funding in the amount of \$482,000, inclusive of applicable taxes, be approved for the City's share of the development of the parkette in Block 168 of Registered Plan of Subdivision 40M-2727 with \$387,000 provided from the Parks, Recreation and Trail Development Charge Reserve and \$95,000 provided from the Growth Related Non Development Charge Reserve; and,
5. That ,Medallion Developments (Tanglewood) Limited (Medallion) be paid for the City's share of the parkette development work in Block 168 of Registered Plan of Subdivision 40M-2727 only after the following conditions have been met:
 - a. The parkette is completed by June 30, 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, Safety and Facilities Services Department including but not necessarily limited to those set out in Section 5.2.4 of Report ED-24-71 dated May 29, 2024.
6. That, an appropriate agreement for the construction and maintenance of the parkette in Block 168 of Registered Plan of Subdivision 40M-2727 be executed by the Commissioner, Economic and Development Services Department on behalf of the City and by Medallion Developments (Tanglewood) Limited (Medallion) which includes all of the City's requirements for the development and maintenance of the parkette as set out in Report ED-24-71 dated May 29, 2024, in a form and content acceptable to the City Solicitor and the Commissioner, Economic and Development Services Department.

ED-24-74 - Baker Park Pedestrian Bridge Over Oshawa Creek Pedestrian Structure MS-6-2017 (Ward 3)

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

1. That, pursuant to Report ED-24-74, dated May 29, 2024, staff be authorized to initiate the detailed design and associated pre-engineering work related to the Pedestrian Bridge MS-6-2017 located in Baker Park; and,
2. That, pursuant to Report ED-24-74, dated May 29, 2024, Council approve \$85,000 to be allocated from the Canadian Community Benefit Fund for the detailed design and the associated pre-engineering of Pedestrian Bridge MS-6-2017; and,
3. That, pursuant to Report ED-24-74 dated May 29, 2024, the replacement of Pedestrian Bridge MS-6-2017 located in Baker Park be referred to the 2025 Mayor's Budget.

ED-24-77 - An Amendment to Council Conditions for an Application under the Urban Growth Centre Community Improvement Plan, 135 Bruce Street (Ward 4)

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

Whereas on September 26, 2022, City Council considered Report DS-22-187 dated September 7, 2022 and approved, subject to conditions, an application submitted by Medallion Developments Inc. operating as Bruce Street Developments Ltd. ("Medallion") under the Urban Growth Centre Community Improvement Plan for an Increased Assessment Grant, to facilitate the development of a purpose-built rental apartment building including a 22 storey tower and a 10 storey tower connected by a 3 storey podium at 135 Bruce Street (Attachment 1); and,

Whereas as a condition of receiving an Increased Assessment Grant, Medallion is required to enter into an Increased Assessment Grant agreement (the "Agreement") with the City to ensure that certain performance criteria/conditions are met; and,

Whereas, included among the original conditions of approval and identified in the draft Agreement is a condition requiring the foundation of the building to be completed by October 31, 2024 and another condition requiring the project to be completed and available for first occupancy by December 31, 2026; and,

Whereas a further condition of approval listed in the draft Agreement identifies that if ownership of the property changes, in whole or in part, before the Increased Assessment Grant period lapses, then the

subsequent owner is not entitled to future grant payments; and,
Whereas, the Urban Growth Centre Community Improvement Plan specifies under Section 1.4, “General Terms of Grant Program”, in Appendix 1: Increased Assessment Grant Program Procedures, that an Increased Assessment Grant cannot be assigned to another person/company; and,

Whereas City staff have been working with Medallion over the past 18 months to finalize and sign the Agreement; and,

Whereas through ongoing discussions between City staff and Medallion, Medallion has advised that they have concerns with two of the performance criteria/conditions listed in the draft Agreement, specifically related to the building foundation and project completion and occupancy deadlines, as well as the restriction on assigning the grant to another person/company; and,

Whereas Medallion has advised that owing to market conditions and uncertainty, labour shortages and general construction delays, they will be unable to meet both the building foundation deadline and the project completion and occupancy deadline; and,

Whereas Medallion has also advised that as is the case with many complex development projects and particularly purpose-built rental projects which often require more sophisticated financing models, Medallion may wish to undertake a corporate restructuring in the future, which would require an assignment of the Increased Assessment Grant; and,

Whereas as a result of further discussions between City staff, including Legal Services, and Medallion, staff would be agreeable to amending the draft Agreement to permit an assignment of the Increased Assessment Grant provided the project is completed and available for first occupancy; and,

Whereas staff would also be agreeable to amending the building foundation and project completion and occupancy deadlines, understanding that this is a result of market uncertainty, construction delays and/or labour shortages;

Therefore be it resolved that:

1. The condition of approval related to building foundation completion for the application under the Urban Growth Centre Community Improvement Plan for 135 Bruce Street be amended, such that now the building foundation shall be completed by September 30, 2026 to the satisfaction of the Chief Building Official; and,
2. The condition of approval related to building completion and occupancy for the application under the Urban Growth Centre Community Improvement Plan for 135 Bruce Street be amended, such that now the project shall be completed and available for first occupancy by December 31, 2028 to the satisfaction of the Chief Building Official; and,
3. The Increased Assessment Grant agreement between the City and Medallion include a condition that permits the assignment of the Increased Assessment Grant to another person/company only after the project is completed and available for first occupancy, and that said agreement be in a form and content satisfactory to the Commissioner, Economic and Development Services Department, and the City Solicitor.

ED-24-78 - Application under the Urban Growth Centre Community Improvement Plan, 44 Bond Street East, Sacco Schools Ltd (Ward 4)

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

Whereas on May 2, 2016, City Council adopted the Urban Growth Centre Community Improvement Plan ("C.I.P."). The C.I.P. is intended to encourage economic development in the Downtown Oshawa Urban Growth Centre through a variety of grant programs. The C.I.P. was advanced owing to the identification of downtown Oshawa as an Urban Growth Centre in the Provincial Growth Plan for the Greater Golden Horseshoe; and,

Whereas the Urban Growth Centre C.I.P. has multiple grant streams including the Façade and Accessibility Improvement Grant Program; Conversion to Residential Grant Program; Upgrade to Building, Fire and Electrical Safety Codes Grant Program; Economic Stimulus Grant Program and the Increased Assessment Grant Program; and,

Whereas Sacco Schools Ltd. owns and operates the BondST Event Centre at 44 Bond Street East; and,

Whereas Sacco Schools Ltd. has applied to the C.I.P. program four times between Spring 2020 and Spring 2023; and,

Whereas in Spring 2020, Sacco Schools Ltd. was approved for a \$10,000 Façade and Accessibility Improvement grant under the C.I.P. in order to upgrade the windows; and,

Whereas in Fall 2020, Sacco Schools Ltd. was approved for a \$30,000 Upgrade to Building, Fire and Electrical Safety Codes grant under the C.I.P., in order to help fund interior alterations including dividing the building into five (5) components with a main floor to be used as live music and entertainment, second floor to be used as a restaurant, two small retail spaces in the front of the building and the basement to be used as a second smaller venue for local talent; and,

Whereas in Spring 2021, Sacco Schools Ltd. was approved for a \$60,000 Upgrade to Building, Fire and Electrical Safety Codes grant, Façade and Accessibility Improvement grant and Economic Stimulus grant under the C.I.P. to help construct fire escapes, accessible washrooms and elevator access on all floors; and,

Whereas in Spring 2023, Sacco Schools Ltd. was approved for an Increased Assessment Grant under the C.I.P. realizing a maximum value of \$81,900 paid over a nine year period; and,

Whereas the approvals bring the total value of all City approved grants to Sacco Schools Ltd. to \$181,900 since 2020; and,

Whereas City staff have released \$60,000 under the Façade and Accessibility Improvement grants and Upgrade to Building, Fire and Electrical Safety Codes grants in accordance with the C.I.P. program terms; and,

Whereas a release of \$40,000 is outstanding under the approved Economic Stimulus grant which contemplates provisions for an elevator to provide access to all floors at BondST Event Centre and although some provisions are in place to support the elevator it is not complete due to the need for additional financial support directed to the installation; and,

Whereas City staff do not have the opportunity to release this funding under the Council endorsed terms of the C.I.P. due to the open building permit to fully complete this work; and,

Whereas Sacco Schools Ltd. have submitted invoices to City staff detailing deposits and payments made regarding provisions for and the installation of the elevator to date which amount to approximately \$94,250 in total invoices with approximately \$59,700 paid to date; and,

Whereas Plan20Thirty – Action Plan for Continued Downtown Revitalization, includes the following actions to support accessible spaces in the downtown area:

- Continue promoting and seeking opportunities to enhance accessible infrastructure to Downtown Businesses and through the public realm; and,
- Focus on establishing a shoppable downtown that possesses diverse retail offerings, accessible locations, public washrooms and promotion of the area as a shopping district; and,

Whereas the 2020-2023 Oshawa Strategic Plan includes:

- Continue to strive to be a barrier-free community; and,

Whereas it is expected that releasing the remaining \$40,000 of approved funding to Sacco Schools Ltd. that has been directed towards the elevator at BondST Event Centre is anticipated to support completion of the elevator, establishing a fully accessible facility in downtown Oshawa;

Therefore, be it resolved that, City staff be directed to release the remaining \$40,000 as part of the Economic Stimulus grant under the C.I.P. to Sacco Schools Ltd.

ED-24-80 - Economic and Development Services Committee Outstanding Items Status Report - Second Quarter 2024 (All Wards)

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

That the Economic and Development Services Committee Outstanding Items Status Report - Second Quarter 2024 be received for information.

Public Discussion Agenda

Matters Excluded from the Consent Agenda

ED-24-63 - Application for Variance to Sign By-Law 72-96, 142 Athol Street East, 2741136 Ontario Inc. O/A Eye Candy Ads (Ward 4)

Moved by Councillor Gray

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

That, pursuant to Report ED-24-63 dated May 29, 2024, the application for a variance to Sign By-Law 72-96, as amended, submitted by 2741136 Ontario Inc. O/A Eye Candy Ads (File: SV-2024-02) to permit one (1) pylon sign with a one-sided digital read-o-graph display for non-accessory (third party) advertising at 142 Athol Street East, be approved, subject to the following conditions:

- a. Static messages only with no animation, flashing, turning or full motion video;

- b. Each static message is to remain up for a minimum of 8 seconds;
- c. Transition time between two different static messages is to be instantaneous; and,
- d. Clearance of 4.25 metres (13.94 ft.) is to be provided between the bottom of the sign and the existing grade.

Amendment:

Moved by Councillor Giberson

That the motion be amended to add a Part 2 the words as follows:

"2. That this exemption to Policy be granted for a 24 month pilot period from date of installation; and,
The exemption be non-transferable."

A request was made to divide the amendment to vote on the part up to the word 'installation' separate from the part starting with the words 'the exemption'.

The vote on the part of the amendment ending with the word 'installation'.

Affirmative (1): Councillor Giberson

Negative (5): Councillor Marimpietri, Councillor Chapman, Councillor Gray, Councillor Kerr, and Mayor Carter

Motion Lost (1 to 5)

The vote on the part of the amendment starting with the words 'the exemption'.

Affirmative (2): Councillor Marimpietri, and Councillor Giberson

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

Motion Lost (2 to 4)

The vote on the recommendation to approve the application for variance to Sign By-Law 72-96, 142 Athol Street East, 2741136 Ontario Inc. O/A Eye Candy Ads

Affirmative (3): Councillor Gray, Councillor Kerr, and Mayor Carter

Negative (3): Councillor Marimpietri, Councillor Chapman, and Councillor Giberson

Motion Lost (3 to 3)

Moved by Councillor Giberson

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

That, pursuant to Report ED-24-63 dated May 29, 2024, the application for a variance to Sign By-law 72-96, as amended, submitted by 2741136 Ontario Inc. O/A Eye Candy Ads (File: SV-2024-02) to

permit one (1) pylon sign with a one-sided digital read-o-graph display for non-accessory (third party) advertising at 142 Athol Street East, be denied.

Motion Lost

Moved by Councillor Giberson

That Report ED-24-63 be referred to Council without a recommendation.

Motion Carried

ED-24-64 - City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94 (All Wards)

Councillor Chapman assumed the Chair.

Moved by Councillor Marimpietri

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

That pursuant to Report ED-24-64 dated May 29, 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 the Oshawa Official Plan and Zoning By-law 60-94, generally in accordance with Attachment 1 to said Report, together with the addition of a proposed new tenth amendment to the nine proposed amendment items contained in Attachment 1, that being an amendment to permit indoor agricultural production (excluding cannabis production) as a permitted use in appropriate Industrial Zones.

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

Motion Carried (6 to 0)

Councillor Marimpietri resumed the Chair.

ED-24-69 - Renaming of Bagot Street (Ward 3)

Moved by Councillor Kerr

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

1. That, pursuant to Report ED-24-69 dated May 29, 2024, Bagot Street be renamed as Debwewin Miikan and the appropriate by-law be passed, and that the standard ex-gratia payment of \$250 provided to each property owner and tenant affected by the street name change be charged to the 2024 Planning Services Operating Budget as set out in said Report; and,
2. That, pursuant to Report ED-24-69 dated May 29, 2024, staff be directed to proceed with the planning and implementation of the educational signage and awareness campaign associated with the renaming, together with a traditional Indigenous renaming ceremony, in collaboration with the Indigenous Working Group.

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

Motion Carried (6 to 0)

ED-24-72 - Results of Stage 3 of the Integrated Major Transit Station Area Study for Central Oshawa (Ward 4 and 5)

Moved by Councillor Giberson

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

1. That, pursuant to Report ED-24-72 dated May 29, 2024, Oshawa City Council endorse Design Concept Number 2 as the Preferred Design Concept for the First Avenue/McNaughton Avenue corridor between Simcoe Street South and Ritson Road South, as generally depicted in Attachment 9 of said Report; and,
2. That, pursuant to Report ED-24-72 dated May 29, 2024, Oshawa City Council endorse in principle maintaining First Avenue/McNaughton Avenue between Simcoe Street South and Ritson Road South as a two lane road, but direct staff to continue to investigate with Parsons the merits of a larger 30 metre road right-of-way to accommodate future transit lanes as well as expanded sidewalks and boulevards and to investigate with the parties the option of other bus transit links from Simcoe Street South into the GO station site via Albany Street and/or Elena Avenue; and,' ; and,
3. That, pursuant to Report ED-24-72 dated May 29, 2024, staff be authorized to schedule Public Information Centre Number 4 to be held in the third quarter of 2024, to be held at Oshawa City Hall in-person but also offering a virtual forum, for the purpose of presenting for public review and input a final recommended Land Use Plan and Urban Design Guidelines, and a Preliminary Design for the Preferred Design Concept for the Integrated Major Transit Station Area Study; and,
4. That, pursuant to Report ED-24-72 dated May 29, 2024, staff be authorized to provide notice of the public consultation process for Stage 4 of the Integrated Major Transit Station Area Study as generally outlined in Subsection 5.3.1.1 of said Report; and,
5. That, pursuant to Report ED-24-72 dated May 29, 2024, Parsons Inc. provide a presentation to the Economic and Development Services Committee giving an update on the progress of Stage 4 of the Integrated Major Transit Station Area Study, prior to the holding of Public Information Centre Number 4; and,
6. That, pursuant to Report ED-24-72 dated May 29, 2024, upon concluding the public consultation process for Stage 4 of the Integrated Major Transit Station Area Study, staff be directed to report back to the Economic and Development Services Committee with the results of the public consultation.

Amendment:

Moved by Councillor Kerr

That Part 2 of the recommendation be amended to add the words 'Ritson Road South' before the words 'Simcoe Street South'.

Motion Carried

The vote on Part 2 of the recommendation contained in Report ED-24-72, Carried, as amended.

A request was made to divide the recommendation contained in Report ED-24-72 in order to vote on Part 2 separately.

The vote on Parts 1, 3, 4, 5 and 6.

Motion Carried

A request was made to divide Part 2 of the recommendation contained in Report ED-24-72 in order to vote on the part up to the words Go station site separate from the words 'via Albany Street and/or Elena Avenue'.

The vote on the recommendation up to the words Go station site.

Motion Carried

The vote on the recommendation from the words 'via Albany Street and/or Elena Avenue'.

Motion Carried

ED-24-73 - The Proposed Terms of Reference for undertaking updates to the Integrated Transportation Master Plan and Active Transportation Master Plan (All Wards)

Moved by Councillor Giberson

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

That, pursuant to Report ED-24-73 dated May 29, 2024, concerning the proposed Terms of Reference for undertaking updates to the Integrated Transportation Master Plan and Active Transportation Master Plan, as generally set out in Attachment 1 to said Report, be approved, with the following amendments to the Terms of Reference:

1. Task 1.8: Alternative Transportation Scenarios: That alternative 4 be relabeled as "One additional Transportation Scenario" and the description be reworded accordingly.
2. 2.1.3 Phase 3: Development of Supporting Strategies, item 6, be amended to strike out "without negatively impacting road operations".
3. Task 3.4: Transit be reworded as:

"The City's ability to take actions to increase transit usage is focused primarily on land use and transportation network, and local transit service is provided by Durham Region Transit ("D.R.T."), and regional transit service is provided by Metrolinx."

Motion Carried

ED-24-75 - Annual Update on Plan 20Thirty Downtown Revitalization Action Plan (Ward 4)

Moved by Councillor Chapman

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

1. That Report ED-24-75 dated May 29, 2024 concerning the Annual Update on Plan 20Thirty Downtown Revitalization Action Plan be received for information.

Amendment:

Moved by Councillor Giberson

That the motion be amended to add the following as Part 2: 'That Attachment 2 of Report ED-24-75 which forms the Terms of Reference for a Plan 20Thirty Steering Committee be endorsed.'

Motion Lost

The vote on the recommendation contained in Report ED-24-75.

Motion Carried

ED-24-76 - Arts Resource Centre Cultural Hub Feasibility Study (Ward 4)

Moved by Councillor Giberson

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

1. That, pursuant to Report ED-24-76, dated May 29, 2024, the Arts Resource Centre Feasibility Study be endorsed; and,
2. That, pursuant to Report ED-24-76, dated May 29, 2024, City staff be directed to develop the parameters for a Cultural Hub Pilot Project, as generally outlined in Section 5.6 of Report ED-24-76 and that staff report back at the September 9, 2024 Economic and Development Services Committee Meeting for direction on implementing the Cultural Hub Pilot Project; and,
3. That, Concept 1 be eliminated from the presented concept as the process moves forward.

Motion Carried

Items Introduced by Council Members

None

Items Pulled from the Information Package

Closed Consent Agenda

Moved by Councillor Chapman

That all items listed under Closed Consent Agenda for the Economic and Development Services Committee meeting of June, 2024 be adopted as recommended except Report ED-24-66 and ED-24-84.

Motion Carried

Closed Correspondence with recommendations

None

Closed Staff Reports/Motions with recommendations

ED-24-79 - Proposed Leasehold Improvements and Amending Agreements Concerning City-owned Land at 115 Grassmere Avenue (Ward 5)

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

1. That, pursuant to Closed Report ED-24-79 dated May 29, 2024, the Durham Community Health Centre's proposal as contained in Attachment 3 of Closed Report ED-24-79 be approved, in principle, subject to the final design drawings being completed to the satisfaction of the Commissioner, Economic and Development Services Department, in consultation with the Commissioner, Safety and Facilities Department; and,
2. That, pursuant to Closed Report ED-24-79 dated May 29, 2024, the Commissioner, Economic and Development Services Department be authorized to amend the existing Funding and Operating Agreement dated July 19, 2007, between the City of Oshawa and the Durham Community Health Centre for the City-owned land located at 115 Grassmere Avenue, generally consistent with the terms and conditions as set out in Section 5.4 of said Closed Report and in a form and content satisfactory to the Commissioner, Economic and Development Services Department, and City Solicitor; and,
3. That, pursuant to Closed Report ED-24-79 dated May 29, 2024 and subject to the approval of Parts 1 and 2 above, the Commissioner, Economic and Development Services Department, be authorized to execute any required permits or agreements in support of the Durham Community Health Centre's proposal, generally as contained in Attachment 3 of said Closed Report ED-24-79.

ED-24-83 - Update on Expropriation of Part of the Lands Known Municipally as 505 Simcoe Street (Ward 5)

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

That, the Commissioner, Economic and Development Services Department, and the City Solicitor be authorized to provide the registered owner of the Site with an offer in accordance with Section 25(1)(a) of the Expropriations Act for full compensation for the registered owner's interest in the Site, plus applicable interest owing, as outlined in Closed Item ED-24-83, as well as pay out the registered owner's reasonable legal costs upon receipt of a cost outline from their counsel.

Closed Correspondence with recommendations

None

Closed Staff Reports/Motions with recommendations

ED-24-79 - Proposed Leasehold Improvements and Amending Agreements Concerning City-owned Land at 115 Grassmere Avenue (Ward 5)

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

1. That, pursuant to Closed Report ED-24-79 dated May 29, 2024, the Durham Community Health Centre's proposal as contained in Attachment 3 of Closed Report ED-24-79 be approved, in principle, subject to the final design drawings being completed to the satisfaction of the Commissioner, Economic and Development Services Department, in consultation with the Commissioner, Safety and Facilities Department; and,
2. That, pursuant to Closed Report ED-24-79 dated May 29, 2024, the Commissioner, Economic and Development Services Department be authorized to amend the existing Funding and Operating Agreement dated July 19, 2007, between the City of Oshawa and the Durham Community Health Centre for the City-owned land located at 115 Grassmere Avenue, generally consistent with the terms and conditions as set out in Section 5.4 of said Closed Report and in a form and content satisfactory to the Commissioner, Economic and Development Services Department, and City Solicitor; and,
3. That, pursuant to Closed Report ED-24-79 dated May 29, 2024 and subject to the approval of Parts 1 and 2 above, the Commissioner, Economic and Development Services Department, be authorized to execute any required permits or agreements in support of the Durham Community Health Centre's proposal, generally as contained in Attachment 3 of said Closed Report ED-24-79.

ED-24-83 - Update on Expropriation of Part of the Lands Known Municipally as 505 Simcoe Street (Ward 5)

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

That, the Commissioner, Economic and Development Services Department, and the City Solicitor be authorized to provide the registered owner of the Site with an offer in accordance with Section 25(1)(a) of the Expropriations Act for full compensation for the registered owner's interest in the Site, plus applicable interest owing, as outlined in Closed Item ED-24-83, as well as pay out the registered owner's reasonable legal costs upon receipt of a cost outline from their counsel.

Closed Discussion Agenda

Moved by Councillor Kerr

That the meeting recess at 3:43 p.m. and reconvene at 4:30 p.m.

Councillor Chapman assumed the Chair.

Councillor Chapman called the meeting to order at 4:30 p.m. and confirmed that all members of the Economic and Development Services Committee were present in the Chamber except for Councillor Marimpietri who was absent. Also present in Chamber was Councillor Lee.

Also in attendance was K. Christopher, F. Blanchet, and J. Lane, Council-Committee Coordinators; the Commissioner, Economic and Development Services Department; the Director, Planning Services; the Director, Legislative Services/City Clerk the Manager, Policy; and V. White, Senior Planner.

Moved by Councillor Gray

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), and 239 (2)(k) of the Municipal Act, the meeting reconvene in a session closed to the public to consider Report ED-24-66 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-24-84 concerning the proposed or pending acquisition or litigation of land.

Matters Excluded from the Consent Agenda

Closed Item Report

The meeting recessed at 4:31 p.m. and reconvened in closed session at 4:33 p.m. with all Members of the Economic and Development Services Committee in attendance except Councillor Marimpietri who was absent. Also present in the Chamber was Councillor Lee.

Also in attendance were K. Christopher, F. Blanchet, and J. Lane, Council Committee Coordinators; the City Clerk/Director, Legislative Services; the Commissioner, Economic and Development Services Department; the Director, Planning Services; and the Manager, Policy.

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

The Committee questioned the Commissioner, Economic and Development Services Department concerning Report ED-24-66 regarding Fourth 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 concerning Report ED-24-66.

The Committee questioned the Commissioner, Economic and Development Services Department concerning Report ED-24-84 regarding the City-owned land located on the south side of Athol Street East, between Celina and Albert Street.

The Commissioner, Economic and Development Services Department responded to questions from the Committee concerning Report ED-24-84.

The Committee rose at 5:04 p.m.

This concludes the closed meeting summary.

Moved by Mayor Carter

That the Economic and Development Services Committee rise and report.

Motion Carried

ED-24-66 - Fourth Update on Matters Related to the Oshawa-to-Bowmanville GO Rail Extension (All Wards)

Moved by Mayor Carter

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

That, pursuant to Closed Report ED-24-66 dated May 29, 2024 regarding a fourth update on matters related to the Oshawa-to-Bowmanville GO Rail Extension, Council adopt the recommendation as outlined in the Report.

Amendment:

Moved by Councillor Giberson

The vote on the amendment to add a Part 4 as discussed in Closed Session.

Affirmative (1): Councillor Giberson

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

Absent (1): Councillor Marimpietri

Motion Lost (1 to 4)

Amendment:

Moved by Councillor Giberson

The vote on the amendment to add Part 5 as discussed in Closed Session.

Affirmative (1): Councillor Giberson

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

Absent (1): Councillor Marimpietri

Motion Lost (1 to 4)

The vote to adopt the recommendation contained in Report ED-24-66

Motion Carried

ED-24-84 - 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 declared a conflict of pecuniary interest as his family owns property and operates business in the area that may be

affected, and did not take part in discussions or voting on the matter.)

Moved by Councillor Kerr

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

that, pursuant to Closed Item ED-24-84, the Commissioner, Economic and Development Services Department, be authorized to enter into negotiations with Post Office LP (Atria Development) Corp. ("Atria") for the Subject Site, in accordance with the process outlined in said Closed Item.

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

Negative (1): Councillor Giberson

Absent (1): Councillor Marimpietri

Motion Carried (4 to 1)

Items Requiring Direction

None

Matters Tabled

None

Recess

Moved by Councillor Gray

That the meeting recess at 5:08 p.m.

Motion Carried

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

Councillor Chapman assumed the Chair.

The meeting recessed at 5:08 p.m. and reconvened at 6:30 p.m. with all members of the committee in attendance except for Councillor Marimpietri . Also present participating from the Chamber was Councillor Nicholson and Councillor Lee.

Also in attendance were K. Christopher, J. Lane, and F. Bianchet, Council-Committee Coordinators; the Commissioner, Economic and Development Services Department; the Director, Planning Services, the Manager, Policy; and V. White, Senior Planner.

Additional Agenda Items

Moved by Councillor Giberson

That the delegation of Max Lysyk and Correspondence ED-24-86 from Max Lysyk submitting comments concerning the Bloor-Simcoe Intensification Study, be added to the agenda of the Economic and Development Services Committee, Planning Act Public Meeting of June 3, 2024

Declarations of Pecuniary Interest

None

Application ED-24-68

Presentation

Planning Services - Bloor-Simcoe Intensification Study and Interim Control By-law 133-2023: Proposed City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94, and Draft Master Block Plan (Ward 5)

Victoria White, Principal Planner, provided a presentation concerning the Bloor-Simcoe Intensification Study and Interim Control By-law 133-2023: Proposed City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94, and Draft Master Block Plan.

The Committee questioned the Principal Planner.

Delegations

Max Lysyk - Report ED-24-68

Max Lysyk addressed the Economic and Development Services Committee concerning the Bloor-Simcoe Intensification Study and Interim Control By-law 133-2023: Proposed City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94, and Draft Master Block Plan.

The Committee questioned Max Lysyk.

Lisa Bolton - Report ED-24-68

Lisa Bolton addressed the Economic and Development Services Committee concerning the Bloor-Simcoe Intensification Study and Interim Control By-law 133-2023: Proposed City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94, and Draft Master Block Plan.

The Committee questioned Lisa Bolton.

Ighor George Lysyk - Report ED-24-68

George Lysyk addressed the Economic and Development Services Committee concerning the Bloor-Simcoe Intensification Study and Interim Control By-law 133-2023: Proposed City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94, and Draft Master Block Plan.

Joell Vanderwagen - Report ED-24-68

Joell Vanderwagen addressed the Economic and Development Services Committee concerning the Bloor-Simcoe Intensification Study and Interim Control By-law 133-2023: Proposed City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94, and Draft Master Block Plan.

The Committee questioned Joell Vanderwagen.

Alix Oge - Report ED-24-68

Alix Oge addressed the Economic and Development Services Committee concerning the Bloor-Simcoe Intensification Study and Interim Control By-law 133-2023: Proposed City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94, and Draft Master Block Plan.

The Committee questioned Alix Oge.

Steve Bosvarie - Report ED-24-68

Steve Bosvarie addressed the Economic and Development Services Committee concerning the Bloor-Simcoe Intensification Study and Interim Control By-law 133-2023: Proposed City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94, and Draft Master Block Plan.

Correspondence

ED-24-86 - Max Lysyk submitting comments concerning the Bloor-Simcoe Intensification Study

Moved by Councillor Giberson

That Correspondence ED-24-86 from Max Lysyk submitting comments concerning the Bloor-Simcoe Intensification Study be referred to Report ED-24-68.

Motion Carried

Reports

ED-24-68 - Bloor-Simcoe Intensification Study and Interim Control By-law 133-2023: Proposed City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94, and Draft Master Block Plan (Ward 5)

Moved by Councillor Giberson

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

That, pursuant to Report ED-24-68 dated May 29, 2024 concerning the draft proposed Master Block Concept Plan and various City-initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 associated with the Bloor-Simcoe Intensification Study, staff be directed to further review 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.

Motion Carried

Adjournment

Moved by Councillor Gray

That the meeting adjourn at 7:40 p.m.

Motion Carried