



**Economic and Development  
Services Committee Minutes**

**September 9, 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 McConkey  
F. Bianchet, Council-Committee Coordinator  
A. Ambra, Commissioner, Economic and Development Services  
T. Goodeve, Director, Planning Services  
H. Wright, Director, Economic Development Services  
M. Harrington, Manager, Policy  
D. Sappleton, Manager, Development and Urban Design  
M. Medeiros, Director, Legislative Services/City Clerk  
L. Davis, Manager, Legislative Services/Deputy City Clerk  
K. Christopher, Council-Committee Coordinator  
C. Leherbauer, Senior Planner  
G. Hardy, Director, Engineering Services

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**Public Meeting**

Councillor Chapman called the meeting to order and stated that all members of the Committee were participating from the Chamber except Councillor Marimpietri who was absent (entered the meeting at 6:30 p.m.) Also present in the Chamber was Councillor Lee and Councillor McConkey 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**

Moved by Councillor Giberson

That the delegations of Shan Rabindranathan and Diane Stephen, Chair, Heritage Oshawa concerning Report ED-24-100 regarding the proposed demolition of 291 Thornton Road North be added to the agenda for the Economic and Development Services Committee meeting of September 9, 2024.

Motion Carried

### **Declarations of Pecuniary Interest**

None

### **Presentations**

None

### **Delegations**

Moved by Councillor Giberson

That the delegations of Ludmila Kozak, Diane Stephen and Shan Rabindranathan be heard.

Motion Carried

### **Ludmila Kozak - Report ED-24-94**

Ludmila Kozak addressed the Economic and Development Services Committee concerning Report ED-24-94 regarding a request under the Urban Growth Centre Community Improvement Plan, 95 Simcoe Street South.

The Committee questioned Ludmila Kozak.

Moved by Mayor Carter

That the order of the agenda be altered to bring forward Report ED-24-94 at this time. **(Requires 2/3 vote of members present.)**

Motion Carried

**ED-24-94 - Request under the Urban Growth Centre Community Improvement Plan, 95 Simcoe Street South (Ward 4)**

Moved by Mayor Carter

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

That pursuant to Report ED-24-94 dated September 4, 2024, Mrs. Ludmila Kozak be approved for a Façade and Accessibility Improvement Grant in the amount of \$4,401.35.

Motion Carried

**Shan Rabindranathan - Report ED-24-100**

Shan Rabindranathan addressed the Economic and Development Services Committee concerning Report ED-24-100 regarding the proposed demolition of 291 Thornton Road North.

The Committee questioned Shan Rabindranathan.

**Diane Stephen, Chair, Heritage Oshawa - Report ED-24-100**

Diane Stephen, Chair, Heritage Oshawa addressed the Economic and Development Services Committee concerning Report ED-24-100 regarding the proposed demolition of 291 Thornton Road North.

The Committee questioned Diane Stephen.

**Referrals from Council**

None

**Reports from Advisory Committees**

**ED-24-100 - Proposed Demolition of 291 Thornton Road North (Previously a Presentation at Heritage Oshawa) (Ward 4)**

Moved by Mayor Carter

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

That based on Item ED-24-100 being a report from Heritage Oshawa concerning the proposed demolition of 291 Thornton Road North, the following be received for information:

“Whereas farmer, gardener, fruit grower, and beekeeper Isaac French bought 39 acres of Lot 16, Concession 2, East Whitby Township, in 1856; and,

Whereas his descendants lived on the property until 1928; and,

Whereas the house was possibly built by 1861 and later bricked, 291 Thornton Road North represents a traditional form of the mid nineteenth century Gothic Revival style as it appeared in Ontario; and

Whereas the unusual linking of the dwelling to its rear extension, may indicate the use of the extension as a separate dwelling unit; and,

Whereas this residential relic brings a sense of history to a streetscape that has evolved over the centuries from a rural to urban setting; and,

Whereas it still features a large lot with mature landscaping, possibly including some of the fruit trees cultivated by Isaac French;

Therefore Heritage Oshawa recommends the placement of 291 Thornton Road North on the Municipal Heritage Register as a designated property under Part IV, Section 29 of the Ontario Heritage Act.”

Motion Carried

### **Items Requiring Direction**

#### **ED-24-87 - Ara Saatdjian Submitting Correspondence Concerning a Request for an Exemption to the Urban Growth Centre Grant at 27-33 Simcoe Street South (Ward 4)**

Moved by Councillor Giberson

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

That Correspondence ED-24-87 from Ara Saatdjian concerning a request for an exemption to the Urban Growth Centre Grant at 27-33 Simcoe Street South be referred to staff for a report.

Motion Carried

### **Public Consent Agenda**

Moved by Councillor Giberson

That all items listed under Public Consent Agenda for the Economic and Development Services Committee meeting of September 9, 2024 be adopted as recommended except Reports ED-24-102 and ED-24-103.

Motion Carried

### **Correspondence with recommendations**

None

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

### **ED-24-88 - Recommended Street Name in Accordance with Street Naming Policy in Memory and Honour of the War Dead and War Veterans (All Wards)**

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

That pursuant to Report ED-24-88 dated September 4, 2024, the name Wilfred Walker be added to the City's Street Name Reserve List in accordance with the Council approved Street Naming Policy in Memory and Honour of the War Dead and War Veterans.

### **ED-24-92 - Request by Bruce Street Developments Limited (Medallion) to Classify New Buildings at 135 Bruce Street as a Class 4 Area in Accordance with Ministry of the Environment, Conservation and Parks' Environmental Noise Guidelines (Ward 4)**

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

Whereas, Bruce Street Developments Limited ("Medallion") intends to construct a 22 storey apartment building and a 10 storey apartment building connected by a 4 storey podium featuring a combined total of 509 units at the northwest corner of 135 Bruce Street (Phase 1) (see Attachment 1); and,

Whereas, Medallion submitted an Environmental Noise Assessment prepared by Valcoustics Canada Ltd. ("Valcoustics") which assessed the impact of nearby roads and stationary noise sources on the proposed development; and,

Whereas, Valcoustics' noise assessment predicts that sound levels exceeding the Ministry of the Environment, Conservation and Parks' (M.E.C.P.) noise guidelines for a Class 1 Area would be experienced at the apartment units due to the noise emitted by mechanical equipment and truck delivery activities at the Tribute Communities Centre; and,

Whereas, Bousfields Inc. on behalf of Medallion submitted a letter dated November 15, 2023 to the City requesting the City classify Phase 1 of Medallion's development as a Class 4 Area in accordance with M.E.C.P. guidelines since the development cannot satisfy Class 1 Area sound level limits (see Attachment 2); and,

Whereas, the M.E.C.P. Publication NPC-300 Environmental Noise Guideline – Stationary and Transportation Sources (the "Guideline") provides advice, sound level limits and guidelines that may be used when land use planning decisions are made, and are intended to minimize the potential conflict between proposed noise sensitive land uses and stationary sources of noise emissions; and,

Whereas, the Guideline defines Class 1 Areas as those with an acoustic environment typical of a major population centre, where the background sound level is dominated by the activities of people and usual traffic, often referred to as "urban hum"; and,

Whereas, a Class 4 Area is an acoustical environment that would otherwise be defined as Class 1 or 2 and where higher daytime and nighttime sound limits from that otherwise permitted in an urban area, for both indoor and outdoor areas, may be considered, and which is intended for development with new noise sensitive land uses that are not yet built, and has formal confirmation by the land use planning authority; and,

Whereas, the Guideline allows receptor based noise control measures to be accounted for through measures such as closed exterior doors and windows and specific construction techniques/materials for Class 4 Areas only; and,

Whereas, Valcoustics' noise study concluded that the proposed development would satisfy the daytime and nighttime sound limits for Class 4 Areas subject to warning clauses being provided to occupants of the apartment units; and,

Whereas, the Economic and Development Services Department retained H.G.C. Engineering, a professional stationary and transportation engineering consultant, to conduct a third party peer review of Valcoustics' noise study and the Class 4 Area request on behalf of the City and at the cost of Medallion; and,

Whereas, H.G.C. Engineering reviewed the noise study and agreed with the final conclusions and recommendations of Valcoustics and the Class 4 Area request; and,

Whereas, the site plan agreement for Medallion's development will require warning clauses for occupants and will require all units to be supplied with an air conditioning system so that windows and exterior doors can remained closed when exterior sound levels are elevated;

Therefore be it resolved that Phase 1 of Bruce Street Developments Limited's residential development at 135 Bruce Street contained in Site Plan application file SPA-2022-23 is hereby classified as a Class 4 Area as defined in the Ministry of the Environment, Conservation and Parks Publication NPC-300 (Environmental Noise Guideline – Stationary and Transportation Sources).

**ED-24-96 - Application Under the Urban Growth Centre Community Improvement Plan, 115 Colborne Street West, Riverbank Homes Ltd. (Ward 4)**

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

1. That, pursuant to Report ED-24-96 dated September 4, 2024, the application submitted by Riverbank Homes Ltd. under the City's Urban Growth Centre Community Improvement Plan for an Increased Assessment Grant for the development of a 6-storey, 75-unit purpose-built affordable housing rental apartment building at 115 Colborne Street West be approved in accordance with the comments in said Report, and that the Increased Assessment Grant total \$478,100 over a 9-year period; and,
2. That pursuant to Report ED-24-96 dated September 4, 2024, Riverbank Homes Ltd. enter into an agreement with the City under the Urban Growth Centre's Community Improvement Plan in a form and content satisfactory to the Commissioner, Economic and Development Services Department, and the City Solicitor.

**ED-24-97 - Revised Application to Amend Zoning By-law 60-94, 784464 Ontario Ltd., 1226 King Street East (Ward 3)**

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

1. That pursuant to Report ED-24-97 dated September 4, 2024, the revised application submitted by 784464 Ontario Ltd. to amend Zoning By-law 60-94 (File: Z-2022-13) to rezone the lands municipally known as 1226 King Street East to an appropriate R6-B(Residential) Zone to permit the development of a four-storey, 18-unit apartment building, and OSH (Hazard Lands Open Space) Zone for that portion of the lands

associated with the Hamony Creek Valley, be approved, generally in accordance with the comments contained in said Report, and the necessary by-law be passed in a form and content acceptable to the Commissioner, 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 design of the development advanced under the Zoning By-law Amendment proposed in Report ED-24-07 dated January 3, 2024 presented at the public meeting of January 8, 2024 differs to some degree from the proposed development to be implemented through 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-24-95 - Economic and Development Services Committee Outstanding Items List Status Report - Third Quarter 2024 (All Wards)**

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

1. Whereas the Planning Act, R.S.O. 1990, c. P.13 ("Planning Act") sets out a specific process for certain development applications including amendments to the Oshawa Official Plan and Zoning By-law which require Public Meetings to be held pursuant to the Planning Act; and,

Whereas the City's Telecommunications Policy also sets out a process that includes one Public Meeting regarding matters subject to that Policy; and,

Whereas Public Meetings held under the Planning Act or Telecommunications Policy include consideration of a staff report regarding the matter which is sent back to staff for a subsequent recommendation report, taking into account all feedback received at the Public Meeting; and,

Whereas this is a legislated process for Planning Act matters and a Council Policy for telecommunications matters, not subject to amendments or changes by a Standing Committee of Council; and,

Whereas these matters are tracked on internal departmental work plans and the subsequent report back may be subject to legislated timeframes or require additional information submissions by the applicant(s);

Therefore be it resolved that all items listed on the Economic and Development Services Committee's Outstanding Items List Report related to Public Meetings held pursuant to the Planning Act or the City's Telecommunications Policy be removed from the Economic and Development Services Committee's Outstanding Items List Report as these items are tracked on the departmental work plan; and,

2. Whereas the requester seeking to acquire City-owned land as set out in Closed Correspondence DS-22-84 is no longer interested in pursuing the acquisition on the basis of the terms of the disposition strategy approved by Council pursuant to Closed Report ED-23-142 dated August 24, 2023;

3. Therefore that Item 13 on the Economic and Development Services Committee's Outstanding Items Status Report regarding a third-party request to acquire City-owned land on Park Road South be removed; and,
4. That the remainder of the Economic and Development Committee's Outstanding Items List Report for the Third Quarter of 2024 be received for information.

### **Public Discussion Agenda**

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

#### **ED-24-102 - Second Round of the Canada Mortgage and Housing Corporation's Housing Accelerator Fund (All Wards)**

Moved by Councillor Giberson

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

1. That, pursuant to Report ED-24-102 dated September 4, 2024, the Chief Administrative Officer and/or their delegate be authorized to submit an application to the second round of the Canada Mortgage and Housing Corporation's Housing Accelerator Fund program under the Large/Urban stream generally in accordance with said Report, along with any additional documentation as may be required; and,
2. That, pursuant to Report ED-24-102 dated September 4, 2024, City Council approve the list of City initiatives, as generally contained in Attachment 2 of said Report, as a requirement of the City's application to the second round of the Canada Mortgage and Housing Corporation's Housing Accelerator Fund program under the Large/Urban stream; and,
3. That, pursuant to Report ED-24-102 dated September 4, 2024, the Chief Administrative Officer and/or their delegate be authorized to make changes as required and at their discretion to said list of City initiatives prior to the City's submission, where considered appropriate at their discretion; and,
4. That, pursuant to Report ED-24-102 dated September 4, 2024, the Chief Administrative Officer and/or their delegate be authorized to enter into any necessary agreements that may be required in the event the City is approved for funding under the second round of the Canada Mortgage and Housing Corporation's Housing Accelerator Fund program; and,
5. That City Council direct the Commissioner, Economic and Development Services Department, to report back and provide an update to the Economic and Development Services Committee and Council in the event the City is approved for funding under the second round of the Canada Mortgage and Housing Corporation's Housing Accelerator Fund program; and,
6. That City staff be authorized to forward a copy of Report ED-24-102 dated September 4, 2024 to the Region of Durham.



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

Absent (1): Councillor Marimpietri

Motion Carried (5 to 0)

**ED-24-103 - Arts Resource Centre Cultural Hub Pilot (Ward 4)**

Moved by Mayor Carter

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

That Report ED-24-103 concerning the Arts Resource Centre Cultural Hub Pilot be received for information.

Motion Carried

**Items Introduced by Council Members**

None

**Items Pulled from the Information Package**

None

**Closed Consent Agenda**

Moved by Councillor Giberson

That all items listed under Closed Consent Agenda for the Economic and Development Services Committee meeting of September 9, 2024 be adopted as recommended.

Motion Carried

**Closed Correspondence with recommendations**

**ED-24-104 - Metrolinx Submitting Correspondence Regarding Real Estate Matters Related to the Bowmanville GO Rail Service Extension (All Wards)**

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

That Correspondence ED-24-104 dated August 28, 2024 from Metrolinx regarding real estate matters related to the Bowmanville GO Rail Service extension be referred to staff for a report.

**ED-24-105 - Request by 420 Wing Oshawa Inc. to Amend Licence Agreement (Ward 2)**

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

That Correspondence ED-24-105 dated August 20, 2024 concerning a request by 420 Wing Oshawa Inc. to amend its Licence Agreement be referred to staff for a report.

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

### **ED-24-98 - Update regarding Proposed Improvements to the Public Interface with the West Wharf along Simcoe Street South, south of Harbour Road (Ward 5)**

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

That pursuant to Item ED-24-98 dated September 4, 2024, staff be authorized to proceed concerning the proposed improvements to the public interface along Simcoe Street South, south of Harbour Road.

## **Closed Discussion Agenda**

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

None

### **Items Requiring Direction**

#### **ED-24-93 - Potential Acquisition of Land on Bond Street East (Ward 4)**

Moved by Councillor Gray

That the Economic and Development Services Committee select Option 1 as set out in Section 4.5 of Report ED-24-93 dated September 4, 2024 concerning the potential acquisition of land on Bond Street East.

Carried by later vote

#### **ED-24-99 - Potential Acquisition of Land on Veterans Road (Ward 5)**

Moved by Mayor Carter

That the Economic and Development Services Committee select Option 2 as set out in Section 4.5 of Report ED-24-99 dated September 4, 2024 concerning the potential acquisition of land on Veterans Road.

Carried by later vote

#### **ED-24-101 - Fifth 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 select Option 2 as set out in Section 4.5 of Report ED-24-101 dated September 4, 2024 concerning the fifth update on matters related to the Oshawa-to-Bowmanville GO Rail Extension.

Carried by later vote

The vote to adopt Option 2 as set out in Section 4.5 of Report ED-24-99 regarding the potential acquisition of land on Veterans Road.

Motion Carried

Moved by Councillor Giberson

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

That in accordance with Section 239 (2) (c) (h) and (k) of the Municipal Act, the meeting reconvene in a session closed to the public to consider Report ED-24-93 concerning a proposed or pending acquisition or disposition of land and Report ED-24-101 concerning information explicitly supplied in confidence to the City by Canada, a province or territory or a Crown agency of any of them and a position, plan, procedure, criterion or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City.

Motion Carried

### **Closed Report**

The meeting recessed at 2:47 p.m. and reconvened in closed session at 2:52 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 and Councillor McConkey who participated electronically.

Also in attendance was F. Bianchet and K. Christopher, Council-Committee Coordinators; the Commissioner, Economic and Development Services Department; the Director, Legislative Services/City Clerk; the Director, Planning Services; the Director, Engineering; the Manager, Legislative Services/Deputy City Clerk; the Manager, Policy; and C. Leherbauer, 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-24-93 regarding the potential acquisition of land on Bond Street East.

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-24-101 regarding the fifth 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 rose from closed session at 3:25 p.m.

This concludes the closed meeting summary.

Moved by Mayor Carter

That the Economic and Development Services Committee rise and report.

Motion Carried

The vote to adopt Option 1 as set out in Section 4.5 of Report ED-24-93 dated September 4, 2024 concerning the potential acquisition of land on Bond Street East.

Motion Carried

The vote to adopt Option 2 as set out in Section 4.5 of Report ED-24-101 dated September 4, 2024 concerning the fifth update on matters related to the Oshawa-to-Bowmanville GO Rail Extension.

Motion Carried

### **Matters Tabled**

None

### **Recess**

Moved by Councillor Kerr

That the meeting recess at 3:26 p.m.

Motion Carried

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

Councillor Marimpietri assumed the Chair.

The meeting recessed at 3:26 p.m. and reconvened at 6:30 p.m. with all members of the Committee in attendance in the Chamber. Also present was Councillor Lee in the Chamber and Councillor McConkey who participated electronically.

Also in attendance were F. Bianchet and K. Christopher, Council-Committee Coordinators; the Commissioner, Economic and Development Services Department; the Director, Planning Services, the Manager, Policy; the Manager, Development Planning; E. Kohek, Senior Planner; L. Brown, Principal Planner; and D. Dutta, Planner A.

### **Additional Agenda Items**

Moved by Councillor Chapman

That Correspondence ED-24-106 from A.J. Clarke & Associates Ltd. submitting comments concerning Report ED-24-91 be added to the agenda for the Planning Act Public meeting of September 9, 2024 and be referred to the respective report.

Motion Carried

### **Declarations of Pecuniary Interest**

Councillor Giberson made a declaration of interest concerning Amendment 2 of Report ED-24-91 regarding City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94 as he is an officer and director of Mosaic Non-Profit Housing which has expressed an interest to the Region of

Durham regarding 300 Ritson Road South and did not take part in discussion or voting on the amendment.

### **Application ED-24-89**

#### **Presentation**

#### **GHD - Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, GHD on behalf of 2702758 Ontario Ltd., 88 King Street West (Ward 4)**

Steve Edwards and Reza Motedayen, GHD provided a presentation concerning Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94 for 88 King Street West.

The Committee questioned Steve Edwards and Reza Motedayen, GHD.

#### **Delegations**

None

#### **Correspondence**

None

#### **Reports**

#### **ED-24-89 - Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, GHD on behalf of 2702758 Ontario Ltd., 88 King Street West (Ward 4)**

Moved by Councillor Chapman

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

That pursuant to Report ED-24-89 dated September 4, 2024, concerning the applications submitted by GHD on behalf of 2702758 Ontario Ltd. to amend the Oshawa Official Plan (File: OPA-2023-01) and Zoning By-law 60-94 (File: Z-2023-03) to permit the development of a 22-storey mixed-use building with 285 apartment units and ground floor commercial space at 88 King Street West, 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

### **Application ED-24-90**

#### **Presentation**

#### **JKO Planning Services Inc. - Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, JKO Planning Services Inc. on behalf of 1000645992 Ontario Ltd. for 121, 125 and 131 Bloor Street East (Ward 5)**

Jim Kotsopoulos, JKO Planning Services Inc. provided a presentation concerning Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94 for 121, 125 and 131 Bloor Street East.

The Committee questioned Jim Kotsopoulos, JKO Planning Services Inc.

## **Delegations**

None

## **Correspondence**

None

## **Reports**

### **ED-24-90 - Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, JKO Planning Services Inc. on behalf of 1000645992 Ontario Ltd. for 121, 125 and 131 Bloor Street East (Ward 5)**

Moved by Councillor Chapman

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

That pursuant to Report ED-24-90 dated September 4, 2024, concerning the applications submitted by JKO Planning Services Inc. on behalf of 1000645992 Ontario Ltd. to amend the Oshawa Official Plan (File: OPA-2024-02) and Zoning By-law 60-94 (File: Z-2024-02) to permit the development of a new 11-storey residential/commercial mixed-use building containing 167 apartment units and 90.95 square metres (979 sq. ft.) of commercial floor space at 121, 125 and 131 Bloor Street East, 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

## **Application ED-24-91**

### **Presentation**

#### **Planning Services - City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94 (All Wards)**

By consensus of the Committee, the presentation from Laura Brown, Principal Planner concerning City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94 was not heard.

### **Delegations**

None

### **Correspondence**

None

## **Reports**

### **ED-24-91 - City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94 (All Wards)**

Moved by Councillor Chapman

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

That the proposed amendments to the Oshawa Official Plan and Zoning By-law 60-94 as generally set out in Attachment 1 to Report ED-24-91 dated September 4, 2024 be adopted, and that the appropriate amending by-laws be passed in a form and content acceptable to the Commissioner, Economic and Development Services Department, and the City Solicitor.

Carried by later votes

A request was made to vote on Amendment 2 set out in Attachment 1 to Report ED-24-91 separately.

The vote to adopt Amendment 2 to the Oshawa Official Plan and Zoning By-law 60-94 as set out in Attachment 1 to Report ED-24-91.

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

Conflict (1): Councillor Giberson

Motion Carried (5 to 0)

The vote to adopt the remainder amendments to the Oshawa Official Plan and Zoning By-law 60-94 as generally set out in Attachment 1 to Report ED-24-91.

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

Motion Carried (6 to 0)

## **Adjournment**

Moved by Mayor Carter

That the meeting adjourn at 7:50 p.m.

Motion Carried