



**Economic and Development
Services Committee Minutes**

**October 7, 2024, 1:30 p.m.
Council Chamber**

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

Absent: Councillor Kerr

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, Business and Economic Development
Services
G. Hardy, Director, Engineering Services
L. Davis, Manager, Legislative Services/Deputy City Clerk
K. Christopher, Council-Committee Coordinator
M. Harrington, Manager, Policy
B. Murphy, Senior Manager, Economic Development and
Investment Attraction
D. Fullerton, Partnerships and Business Services Officer
S. Kordalewski, Supervisor, Cultural Development and Programs

Public Meeting

Councillor Marimpietri called the meeting to order and stated that all members of the Committee were participating from the Chamber except Councillor Kerr who was absent. Also present was Councillor Lee who participated from the Chamber 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

None

Declarations of Pecuniary Interest

Councillor Chapman made a statement of non-disqualifying interest concerning Report ED-24-112 regarding the Mural Art Evaluation Plan as he consulted with the Integrity Commissioner who advised that notwithstanding his previous role as the Commanding Officer for the Regiment is able to take part in discussion and voting on the matter.

Councillor Marimpietri - ED-24-116 - Stevenson Road North from Taunton Road West to Conlin Road West, Agreement Request (Ward 2)

Councillor Marimpietri made a declaration of interest concerning Report ED-24-116 regarding the Stevenson Road North from Taunton Road West to Conlin Road West, Agreement Request as he has family whom own property in the area and did not take part in discussion or voting on the matter.

Presentations

Aubs & Mugg - Report ED-24-108

Matthew Aubie, Aubs & Mugg provided a presentation concerning Report ED-24-108 regarding the proposed Business and Economic Development Services Visual Brand Identity.

The Committee questioned Matthew Aubie, Aubs & Mugg.

Delegations

None

Referrals from Council

None

Reports from Advisory Committees

None

Items Requiring Direction

ED-24-115 - Application Under the Harbour Road Area Community Improvement Plan, 80 Harbour Road, Oshawa Harbour Limited Partnership (Ward 5)

Moved by Councillor Chapman

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

1. That, based on Report ED-24-115 dated October 2, 2024, Oshawa Harbour Limited Partnership be provided the following in respect to its proposed development of a 16-storey, 336-unit mixed-use residential/commercial podium building at 80 Harbour Road under the City's Harbour Road Area Community Improvement Plan:
 - a. An Increased Assessment Grant totaling \$5,594,460 over a 9-year period. The grant total is achieved based on the final assessment of the Municipal Property Assessment Corporation; and,
2. That Oshawa Harbour Limited Partnership enter into an agreement with the City setting out performance criteria related to the approval of the Increased Assessment Grant under the City's Harbour Road Area Community Improvement Plan generally including, but not limited to:
 - a. A building permit for the foundation must be issued by July 1, 2025 and that construction activity lawfully commence within six (6) months of permit issuance;
 - b. The building must have the foundation completed by January 31, 2027 to the satisfaction of the Chief Building Official;
 - c. The project must be completed and available for first occupancy by July 1, 2031 to the satisfaction of the Chief Building Official;
 - d. The Director of Planning Services must approve an Accessibility Plan, with input from the Oshawa Accessibility Advisory Committee, and this Plan must be implemented and maintained;
 - e. The property, including any building, must be maintained in accordance with the City's Property Standards and Lot Maintenance By-laws and the Ontario Building Code during the period of the Grant;
 - f. Oshawa Harbour Limited Partnership shall continuously comply with any City agreement and City By-laws;
 - g. That any Increased Assessment Grant will only be provided to Oshawa Harbour Limited Partnership after all applicable City taxes have been paid by the property owner;
 - h. The building architecture is to be designed to the satisfaction of the Director of Planning Services;
 - i. Where possible, the owner shall use local trades and suppliers. The owner agrees to establish an appropriate notification program to the satisfaction of the Director, Planning

Services, to make local trades and suppliers aware of the proposed development and allow them an opportunity to bid on the proposal; and,

- j. Any other appropriate criteria considered advisable by the City Solicitor and Commissioner, Economic and Development Services Department; and,
- 3. That the Commissioner, Economic and Development Services Department, be authorized to execute any agreement(s) with the owner to implement Parts 1 and 2 above in a form and content satisfactory to the Commissioner, Economic and Development Services Department, and the City Solicitor.

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 October 7, 2024 be adopted as recommended except Reports ED-24-109, ED-24-112 and ED-24-116.

Motion Carried

Correspondence with recommendations

None

Staff Reports/Motions with recommendations

ED-24-108 - Proposed Business and Economic Development Services Visual Brand Identity (All Wards)

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

That based on the proposed Business and Economic Development Services Visual Brand Identity included in Attachment 1 of Report ED-24-108 dated October 2, 2024; Direction 1 be selected as the Brand Direction for Oshawa Economic Development and be applied to designs for banners, print and digital publications and other documents and materials generally in accordance with the associated brand guidelines prepared by Aubs and Mugg Inc.

ED-24-113 - Update Regarding Imagine Oshawa: Municipal Comprehensive Review of the Oshawa Official Plan (All Wards)

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

- 1. That, based on Report ED-24-113 dated October 2, 2024, in the event funding in the amount of \$450,000 is approved in the 2025-2026 Mayor's budget for the Official Plan Review:
 - a. That Economic and Development Services staff be authorized to prepare appropriate Terms of Reference, in a form and content satisfactory to the Commissioner, Economic and Development Services Department, to complete a Growth Management Study as part of the Official Plan Review, including a Land Needs Assessment; and,

- b. That staff be authorized to advance a Request for Proposal process in consultation with Corporate and Finance Services staff that is open to the general public and targeted to planning related consultants to retain a consultant to undertake the Growth Management Study component of the Official Plan Review; and,
2. That staff be authorized to forward a copy of Report ED-24-113 dated October 2, 2024 and the related Council resolution to the Region of Durham.

Public Discussion Agenda

Matters Excluded from the Consent Agenda

ED-24-109 - Request under the Urban Growth Centre Community Improvement Plan, 27-33 Simcoe Street South (Ward 4)

Moved by Councillor Chapman

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

That pursuant to Report ED-24-109 dated October 2, 2024, Mr. Ara Saatdjian be approved for an Upgrade to Building and Fire Codes Grant in the amount of \$26,788.09.

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

Negative (1): Councillor Giberson

Absent (1): Councillor Kerr

Motion Carried (4 to 1)

ED-24-112 - Mural Art Evaluation Plan (Ward 4)

Moved by Councillor Chapman

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

That pursuant to Report ED-24-112 dated October 2, 2024 concerning the Mural Art Evaluation Plan:

1. That the Mural Art Evaluation Plan by STEPS Mural Art be endorsed; and,
2. That City staff be directed to proceed with the steps as generally outlined in Section 4.4 of Report ED-24-112 to deaccession fourteen (14) of the existing downtown murals as outlined in Sections 4.4.2 and preserve one (1) mural, "Ontario Regiment – 130 Years of Service" as outlined in Sections 4.4.1; and,
3. That 47 Bond Street West (where the mural "Victorian Order of Nurses – 100th Anniversary" is located) and 100 Simcoe Street South (where the mural "Camp X" is located) be approved as sites for new murals, with authorization to the Director, Business and Economic Development Services Department, to execute artist agreements.

Moved by Councillor Gray

That Report ED-24-112 concerning the Mural Art Evaluation Plan be tabled.

Motion Lost

The vote to adopt the recommendation as contained in Report ED-24-112.

Affirmative (4): Councillor Marimpietri, Councillor Chapman, Councillor Giberson, and Mayor Carter

Negative (1): Councillor Gray

Absent (1): Councillor Kerr

Motion Carried (4 to 1)

ED-24-116 - Stevenson Road North from Taunton Road West to Conlin Road West, Agreement Request (Ward 2)

Councillor Marimpietri declared a conflict on this item. (Councillor Marimpietri made a declaration of interest concerning Report ED-24-116 regarding the Stevenson Road North from Taunton Road West to Conlin Road West, Agreement Request as he has family whom own property in the area and did not take part in discussion or voting on the matter.)

Councillor Chapman assumed the Chair.

Moved by Mayor Carter

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

That, pursuant to Report ED-24-116 dated October 2, 2024, concerning the design and construction of Stevenson Road North from Taunton Road West to Conlin Road West:

1. That staff be authorized to advance the detailed design of Stevenson Road North, as outlined in Section 4.4 of Report ED-24-116; and,
2. That staff include the cost to advance the detailed design of Stevenson Road North in the Mayor's 2025 Budget for consideration; and,
3. That staff include the estimated cost for the reconstruction of Stevenson Road North in the Mayor's 2026 Budget for consideration; and,
4. That the Region of Durham be requested to advance the required funds within their 2025 and future Budgets for the purpose of providing serving works on Stevenson Road North in coordination with the City; and,
5. That the Manger, Procurement be authorized to negotiate a contract extension to Gannett Fleming Canada ULC not to exceed the approved 2025 budget for design services.

Motion Carried

Councillor Marimpietri resumed the Chair.

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 Closed Consent Agenda for the Economic and Development Services Committee meeting of October 7, 2024 be adopted as recommended.

Motion Carried

Closed Correspondence with recommendations

None

Closed Staff Reports/Motions with recommendations

ED-24-107 - 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-24-107 dated October 2, 2024, City staff be authorized to proceed in accordance with Section 2.0 of said Report.

ED-24-111 - Request by the Durham District School Board to Amend an existing Licence Agreement with the City of Oshawa for the use of a Portion of the Paved Parking Lot at the Delpark Homes Centre (Ward 1)

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

That pursuant to Closed Report ED-24-111 dated October 2, 2024, Economic and Development Services staff be directed to advance the recommendation as set out in Section 2.0 of said Report in response to the Durham District School Board's request for an amendment to its existing licence agreement with the City for non-exclusive use of a portion of the paved parking lot at the Delpark Homes Centre.

Closed Discussion Agenda

Matters Excluded from the Consent Agenda

None

Items Requiring Direction

None

Matters Tabled

None

Recess

Moved by Councillor Chapman

That the meeting recess at 2:50 p.m.

Motion Carried

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

The meeting recessed at 2:50 p.m. and reconvened at 6:30 p.m. with all members of the Committee in attendance in the Chamber except Councillor Chapman and Kerr who were absent and Mayor Carter who participated electronically. Also present in the Chamber was Councillor Lee.

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, Development Planning; A. Tulloch and V. Muhunthan, Planner A.

Additional Agenda Items

Moved by Councillor Giberson

That Correspondence ED-24-118 from various residents submitting comments in opposition to Report ED-24-114 concerning an application to amend the Oshawa Official Plan and Zoning By-law 60-94 at 111 and 117 King Street East, 0 Athol Street East and 13, 15 and 29 Charles Street be added to the agenda for the Planning Act Public Meeting of October 7, 2024 and be referred to the respective report.

Motion Carried

Declarations of Pecuniary Interest

None

Application ED-24-110

Presentation

Bousfield Inc. - Application to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, Bousfields Inc. on behalf of Oshawa 6IX Limited Partnership, 1804, 1806, and 1808 Simcoe Street North and 426 Niagara Drive (Ward 2)

Kate Cooper, Bousfields Inc. and Frank Taher, 6ix Design/6Dev provided a presentation concerning an application to amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94 at 1804, 1806, and 1808 Simcoe Street North and 426 Niagara Drive.

The Committee questioned Kate Cooper, Bousfields Inc. and Frank Taher, 6ix Design/6Dev.

Delegations

Colin McLorg - Report ED-24-110

Colin McLorg addressed the Economic and Development Services Committee concerning the application to amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94 at 1804, 1806, and 1808 Simcoe Street North and 426 Niagara Drive stating concerns with the design, traffic patterns and safety.

The Committee questioned Colin McLorg.

Correspondence

ED-24-117 - Various Residents Submitting Comments Concerning Report ED-24-110 (Ward 2)

Moved by Councillor Giberson

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

That Correspondence ED-24-117 from various residents submitting comments concerning Report ED-24-110 regarding an application to amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94 at 1804, 1806 and 1808 Simcoe Street North and 426 Niagara Drive be referred to Report ED-24-110.

Motion Carried

Reports

ED-24-110 - Application to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, Bousfields Inc. on behalf of Oshawa 6IX Limited Partnership, 1804, 1806, and 1808 Simcoe Street North and 426 Niagara Drive (Ward 2)

Moved by Councillor Giberson

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

That, pursuant to Report ED-24-110 dated October 2, 2024, concerning the applications submitted by Bousfields Inc. on behalf of Oshawa 6IX Limited Partnership to amend the Oshawa Official Plan, the Secondary Plan for the Samac Community (File: OPA-2024-01) and Zoning By-law 60-94 (File: Z-2024-01) to permit the development of a 10-storey mixed-use building with 386 apartment units and 2,478 square metres (26,674 sq. ft.) of commercial floor space at 1804, 1806 and 1808 Simcoe Street North and 426 Niagara Drive, 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-24-114

Presentation

A.J. Clarke and Associates Ltd. - Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, 111 and 117 King Street East, 0 Athol Street East and 13, 15 and 29 Charles Street, 2856355 Ontario Inc. (Ward 4)

Ryan Ferrari, A.J. Clarke and Associates Ltd. provided a presentation concerning applications to amend the Oshawa Official Plan and Zoning By-law 60-94 at 111 and 117 King Street East, 0 Athol Street East and 13, 15 and 29 Charles Street.

The Committee questioned Ryan Ferrari, A.J. Clarke and Associates Ltd.

Delegations

None

Correspondence

None

Reports

ED-24-114 - Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, 111 and 117 King Street East, 0 Athol Street East and 13, 15 and 29 Charles Street, 2856355 Ontario Inc. (Ward 4)

Moved by Councillor Giberson

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

That based on Report ED-24-114 dated October 2, 2024, concerning the applications submitted by A.J. Clarke and Associates Ltd. on behalf of 2856355 Ontario Inc. to:

- Amend the Oshawa Official Plan (File: OPA-2024-03) and Zoning By-law 60-94 (File: Z-2024-04) to permit the development of a new mixed-use building consisting of a podium with three (3) towers having heights of 31, 33 and 37 storeys containing 1,308 apartment units and 1,374 square metres (14,793 sq. ft.) of commercial floor space at 111 and 117 King Street East and 0 Athol Street East; and,
- Amend the Oshawa Official Plan (File: OPA-2024-04) and Zoning By-law 60-94 (File: Z-2024-05) to permit the development of a new 25-storey mixed-use building containing 408 apartment units and 3,323 square metres (35,770 sq. ft.) of commercial floor space at 13, 15 and 29 Charles Street East;

staff be directed to further review and prepare a subsequent report(s) and recommendation(s) 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 8:04 p.m.

Motion Carried