



Economic and Development Services Committee Minutes

November 4, 2024, 1:30 p.m.
Council Chamber

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

Also Present: Councillor Lee
Councillor McConkey
K. Christopher, Council-Committee Coordinator
F. Bianchet, Council-Committee Coordinator
A. Ambra, Commissioner, Economic and Development Services
T. Goodeve, Director, Planning Services
D. Sappleton, Manager, Development and Urban Design
L. Davis, Manager, Legislative Services/Deputy City Clerk
M. Harrington, Manager, Policy
R. Chowdhury, Planner A

Public Meeting

Councillor Marimpietri called the meeting to order and stated that all members of the Committee were participating from the Chamber. Also present was Councillor Lee 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 Marimpietri - ED-24-127 - Potential Disposition of Certain City-owned land located on the south side of Athol Street East, between Celina and Albert Street (Ward 4)

Councillor Marimpietri made a declaration of interest concerning Report ED-24-127 regarding the potential disposition of certain City-owned land located on the south side of Athol Street East, between Celina and Albert Street as he has family whom own property in the area and did not take part in discussion or voting on the matter.

Presentations

None

Delegations

None

Referrals from Council

None

Reports from Advisory Committees

None

Items Requiring Direction

ED-24-125 - Application Under the Urban Growth Centre Community Improvement Plan and Other Requested Incentives, 40 King Street West, 1000923055 Ontario Inc. (Ward 4)

Moved by Councillor Chapman

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

1. That, based on Report ED-24-125 dated October 30, 2024, 1000923055 Ontario Inc. be provided the following in respect to its proposed redevelopment/conversion of the existing, largely vacant office building at 40 King Street West to a mixed-use commercial/residential building featuring 119 rental apartment units under the City's Urban Growth Centre Community Improvement Plan:

- (a) An Increased Assessment Grant of 50% per year for 15 years totaling \$2,078,670 over the 15-year period. This percentage may change over the 15-year grant period to ensure the grant total is achieved based on M.P.A.C.'s final assessment; and,
2. That 1000923055 Ontario Inc. enter into an agreement with the City setting out performance criteria related to the approval of the Increased Assessment Grant under the City's Urban Growth Centre Community Improvement Plan generally including, but not necessarily limited to:
- A building permit for the conversion of the office space into residential units must be issued by February 1, 2025 and that construction activity commence within six (6) months of permit issuance;
 - The project must be completed and available for first occupancy by February 1, 2027 to the satisfaction of the Chief Building Official;
 - The Director, Planning Services, must approve an Accessibility Plan, with input from the Oshawa Accessibility Advisory Committee, and this Plan must be implemented and maintained;
 - The property, including any building, must be maintained in accordance with the Property Standards By-law and the Ontario Building Code during the period of the Grant;
 - 1000923055 Ontario Inc. shall continuously comply with any City agreement and City By-laws;
 - That any Increased Assessment Grant will only be provided to 1000923055 Ontario Inc. after all applicable City taxes have been paid by the property owner;
 - The building architecture is to be designed to the satisfaction of the Commissioner, Economic and Development Services Department;
 - 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 redevelopment and allow them an opportunity to bid on the proposal; and,
 - Any other appropriate criteria considered advisable by the City Solicitor and the 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.
4. That the Mayor and Chair of the Economic and Development Services Committee be authorized to write a letter to the Region of Durham to request support for 1000923055 Ontario Inc.'s proposed redevelopment at 40 King Street West under the Regional Revitalization Program and that the Mayor and Clerk be authorized to execute an agreement with the Region of Durham, as appropriate, in a form and content acceptable 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 November 4, 2024 be adopted as recommended.

Motion Carried

Correspondence with recommendations

None

Staff Reports/Motions with recommendations

ED-24-128 - 2024 Update on the City of Oshawa's Ability to Meet the Provincial Target of 23,000 New Homes in Oshawa between 2022 and 2031 (All Wards)

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

That Report ED-24-128 dated October 30, 2024 providing the 2024 update on the City's ability to meet the Provincial target of 23,000 new homes in Oshawa between 2022 and 2031 be received for information.

ED-24-129 - City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94 (All Wards)

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

That pursuant to Report ED-24-129 dated October 30, 2024, staff 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.

Public Discussion Agenda

Matters Excluded from the Consent Agenda

None

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

Closed Correspondence with recommendations

None

Closed Staff Reports/Motions with recommendations

See Matters Excluded from the Consent Agenda.

Closed Discussion Agenda

Matters Excluded from the Consent Agenda

ED-24-126 - Results of the Request for Proposal Process for the Future Use of the City-owned Public Parking Lot (Lot 4) located on the north side of Athol Street East, between Centre Street South and Simcoe Street South (Ward 4)

Moved by Councillor Kerr

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

That pursuant to Closed Report ED-24-126 dated October 30, 2024 concerning the results of the request for proposal process for the future use of the City-owned public parking lot (lot 4) located on the north side of Athol Street East, between Centre Street South and Simcoe Street South:

1. That the recommended proponent as outlined in Section 4.2.4 of said Closed Report, be endorsed as the successful proponent of the Request for Proposal (Reference Number C-2024-045) to develop the City-owned Parking Lot 4 located on the north side of Athol Street East, east of Centre Street South and west of Simcoe Street South; and,
2. That the City-owned Parking Lot 4 located on the north side of Athol Street East, east of Centre Street South and west of Simcoe Street South, be declared surplus to municipal requirements and that the requirement to declare a City-owned property first as potentially surplus in accordance with the City's Real Estate Acquisition and Disposition By-law 178-2022 be waived, given the localized nature of the matter and the work previously undertaken through the preceding Request for Expression of Interest and Request for Proposal processes (Reference Numbers C2023-100 and C2024-045, respectively); and,
3. That all notice requirements in accordance with the City's Real Estate Acquisition and Disposition By-law 178-2022 be waived given the localized nature of Council's decision to declare the City-owned Parking Lot 4 located on the north side of Athol Street East, east of Centre Street South and west of Simcoe Street South, as surplus; and,
4. That, in the event Council declares the City-owned Parking Lot 4 located on the north side of Athol Street East, east of Centre Street South, and west of Simcoe Street South as surplus to municipal requirements pursuant to Closed Report ED-24-126 dated October 30, 2024, staff be authorized to execute the disposal strategy outlined in Section 4.3.3 of said Closed Report for the subject parking lot.

Carried by later vote.

ED-24-127 - Potential Disposition of Certain 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 made a declaration of interest concerning Report ED-24-127 regarding the potential disposition of certain City-owned land located on the south side of Athol Street East, between Celina and Albert Street as he has family whom own property in the area and did not take part in discussion or voting on the matter.)

Moved by Councillor Kerr

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

That based on Closed Report ED-24-127 dated October 30, 2024 concerning the potential disposition of certain City-owned land located on the south side of Athol Street East, between Celina and Albert Street:

1. That the City-owned parking lot located on the south side of Athol Street East, between Celina Street and Albert Street, be declared surplus to municipal requirements, conditional upon implementation of the revised disposal strategy as generally outlined in Section 4.5.1 and Attachment 4 of said Report, and that the requirement to declare a City-owned property first as potentially surplus in accordance with the City's Real Estate Acquisition and Disposition By-law 178-2022 be waived, given the localized nature of the matter and the work previously undertaken through the preceding process to declare the associated air and underground rights for the City-owned parking lot located on the south side of Athol Street East, between Celina Street and Albert Street, as conditionally surplus; and,
2. That all notice requirements in accordance with the City's Real Estate Acquisition and Disposition Bylaw 178-2022 be waived in view of the previous notices that were provided during the process to declare the associated air and underground rights for the City-owned parking lot located on the south side of Athol Street East, between Celina Street and Albert Street, as conditionally surplus; and,
3. That in the event Council declares the City-owned parking lot located on the south side of Athol Street East, between Celina Street and Albert Street, as conditionally surplus to municipal requirements pursuant to Closed Report ED-24-127 dated October 30, 2024, the Commissioner, Economic and Development Services Department, be directed to execute the revised disposal strategy for the subject parking lot as generally outlined in Section 4.5.1 and Attachment 4 of said Report.

Carried by later vote.

Items Requiring Direction

ED-24-124 - Request for a Limiting Distance Agreement on the City-owned Land located at 47 Bond Street West (Ward 4)

Moved by Councillor Kerr

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

That based on Closed Report ED-24-124 dated October 30, 2024, the Economic and Development Services Committee proceed as outlined in Section 4.5.1 of said Report.

Motion Carried

Moved by Councillor Chapman

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

That in accordance with Section 239 (2)(c)(i)(j) and (k) of the Municipal Act, the meeting reconvene in a session closed to the public to consider Report ED-24-126 concerning the proposed or pending acquisition or disposition of land; information supplied in confidence which could prejudice a competitive position or interfere with negotiations of a person or organization; information that belongs to the municipality and has or potentially has monetary value; position, plan, procedure, criteria or instruction for negotiations carried on by or on behalf of the municipality and Report ED-24-127 concerning the proposed or pending acquisition or disposition of land.

Motion Carried

Closed Report

The meeting recessed at 1:38 p.m. and reconvened at 1:45 p.m. in a session closed to the public with all members of the Committee present in the Chamber. Also present was Councillor Lee who participated from 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, Development and Urban Design; the Manager, Policy; the Manager, Legislative Services/Deputy City Clerk; and, V. White, Principal 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-24-126 regarding the request for a limiting distance agreement on the City-owned land located at 47 Bond Street West.

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

Councillor McConkey left the meeting at 3:34 p.m.

Councillor Marimpietri left the meeting at 3:40 p.m.

Councillor Chapman assumed the Chair.

Moved by Councillor Kerr

That the meeting recess for 5 minutes.

Motion Carried

The meeting recessed at 3:42 p.m. and reconvened at 3:48 p.m. with all members of the Committee in attendance except Councillor Marimpietri who was absent.

The Committee questioned the Commissioner, Economic and Development Services Department concerning Report ED-24-127 regarding the potential disposition of certain 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.

The Committee rose from closed session at 3:53 p.m.

This concludes the closed meeting summary.

Moved by Mayor Carter

That the Economic and Development Services Committee rise and report.

Motion Carried

Councillor Marimpietri re-entered the meeting at 3:55 p.m. but did not resume the Chair.

The vote to adopt the recommendation contained in Report ED-24-126.

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

Negative (2): Councillor Giberson, and Councillor Kerr

Motion Carried (4 to 2)

The vote to adopt the recommendation contained in Report ED-24-127.

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

Conflict (1): Councillor Marimpietri

Motion Carried (5 to 0)

Matters Tabled

None

Recess

Moved by Councillor Marimpietri

That the meeting recess at 4:00 p.m.

Motion Carried

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

Councillor Marimpietri resumed the Chair.

The meeting recessed at 4:00 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. Blanchet and K. Christopher, Council-Committee Coordinators; the Director, Planning Services; the Manager, Development and Urban Design; E. Kohek, Senior Planner; L. Ryan, Principal Planner; and D. Dutta, Planner A.

Additional Agenda Items

Moved by Councillor Chapman

That Correspondence ED-24-130 from various residents submitting comments concerning Report ED-24-121 and Correspondence ED-24-131 from Antony Kizhakkeden submitting comments in opposition to Report ED-24-122 be added to the agenda for the Planning Act Public meeting of November 4, 2024 and be referred to the respective reports.

Motion Carried

Declarations of Pecuniary Interest

None

Application ED-24-119

Presentation

Batory Urban Planning and Project Management - Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 11373846 Canada Corp., 374 Farewell Street (Ward 5)

Paul Demczak, Batory Urban Planning and Project Management provided a presentation concerning Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision at 374 Farewell Street.

The Committee questioned Paul Demczak, Batory Urban Planning and Project Management.

Delegations

Luke Scott - ED-24-119

Luke Scott addressed the Economic and Development Services Committee concerning the applications to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision at 374 Farewell Street stating concerns with the lot sizes, parking and accessibility.

Correspondence

None

Reports

ED-24-119 - Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 11373846 Canada Corp., 374 Farewell Street (Ward 5)

Moved by Councillor Chapman

That pursuant to Report ED-24-119 dated October 30, 2024, concerning the applications submitted by 11373846 Canada Corp. to amend Zoning By-law 60-94 (File: Z-2024-09) and for approval of a draft plan of subdivision (File: S-O-2024-01) to permit the development of eight (8) single detached dwellings and two (2) semi-detached dwellings at 374 Farewell Street, 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-24-120

Presentation

Weston Consulting - Application to Amend Zoning By-law 60-94, Weston Consulting on behalf of 2835731 Ontario Inc., 827 Gordon Street (Ward 5)

Kayly Robbins, Weston Consulting provided a presentation concerning an Application to Amend Zoning By-law 60-94 at 827 Gordon Street.

The Committee questioned Kayly Robbins, Weston Consulting.

Delegations

Lisa Boulton, AGS Automotive Systems - Report ED-24-120

Lisa Boulton, AGS Automotive Systems addressed the Economic and Development Services Committee concerning the application to amend Zoning By-law 60-94 at 827 Gordon Street stating possible concerns with noise and air quality in conjunction with AGS Automotive Systems and the height of the proposed stacked townhouses.

The Committee questioned Lisa Boulton, AGS Automotive Systems.

Bryanna Fretz - Report ED-24-120

Bryanna Fretz addressed the Economic and Development Services Committee concerning the application to amend Zoning By-law 60-94 at 827 Gordon Street stating concerns with the height of the proposed development, privacy and traffic patterns.

The Committee questioned Bryanna Fretz.

Luke Scott - ED-24-120

Luke Scott addressed the Economic and Development Services Committee concerning the application to amend Zoning By-law 60-94 at 827 Gordon Street stating concerns with noise and the current residents losing green space.

Correspondence

None

Reports

ED-24-120 - Application to Amend Zoning By-law 60-94, Weston Consulting on behalf of 2835731 Ontario Inc., 827 Gordon Street (Ward 5)

Moved by Councillor Chapman

That pursuant to Report ED-24-120 dated October 30, 2024, concerning the application submitted by Weston Consulting on behalf of 2835731 Ontario Inc. to amend Zoning By-law 60-94 (File: Z-2024-06) to permit the development of four (4) block townhouses and 63 apartment units (stacked townhouses) at 827 Gordon Street, 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-24-121

Presentation

KLM Planning - Applications to Amend the Oshawa Official Plan, Pinecrest Part II Plan and Zoning By-law 60-94, KLM Planning Partners Inc. on behalf of 1619321 Ontario Limited, 1251 Taunton Road East (Ward 3)

Aya Omar, KLM Planning provided a presentation concerning Applications to Amend the Oshawa Official Plan, Pinecrest Part II Plan and Zoning By-law 60-94 at 1251 Taunton Road East.

The Committee questioned Aya Omar, KLM Planning.

Delegations

Anshut Yadar - Report ED-24-121

Anshut Yadar addressed the Economic and Development Services Committee concerning applications to amend the Oshawa Official Plan, Pinecrest Part II Plan and Zoning By-law 60-94 at

1251 Taunton Road East stating concerns with the height of the proposed development, noise, privacy and traffic patterns.

Luke Scott - ED-24-121

Luke Scott addressed the Economic and Development Services Committee concerning applications to amend the Oshawa Official Plan, Pinecrest Part II Plan and Zoning By-law 60-94 at 1251 Taunton Road East stating concerns with the height of the proposed development and traffic patterns.

Correspondence

ED-24-123 - Various Residents Submitting Comments in Opposition to Report ED-24-121 (Ward 3)

Moved by Councillor Chapman

That Correspondence ED-24-123 from various residents submitting comments in opposition to Report ED-24-121 regarding applications to amend the Oshawa Official Plan, Pinecrest Part II Plan and Zoning By-law 60-94 at 1251 Taunton Road East be referred to Report ED-24-121.

Motion Carried

Reports

ED-24-121 - Applications to Amend the Oshawa Official Plan, Pinecrest Part II Plan and Zoning By-law 60-94, KLM Planning Partners Inc. on behalf of 1619321 Ontario Limited, 1251 Taunton Road East (Ward 3)

Moved by Councillor Chapman

That pursuant to Report ED-24-121 dated October 30, 2024, concerning the applications submitted by KLM Planning Partners Inc. on behalf of 1619321 Ontario Limited to amend the Oshawa Official Plan, the Pinecrest Part II Plan (File: OPA-2024-05) and Zoning By-law 60-94 (File: Z-2024-07) to permit a 10-storey, 74-unit apartment building on the lands municipally known as 1251 Taunton Road 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-24-122

Presentation

D.G. Biddle and Associates - Application to Amend Zoning By-law 60-94, D.G Biddle and Associates on behalf of Al Arqam Islamic Centre, 1709 Harmony Road North and adjacent surplus lands being purchased from the City (Ward 1)

Michael Fry, D.G. Biddle and Associates provided a presentation concerning an Application to Amend Zoning By-law 60-94 at 1709 Harmony Road North and adjacent surplus lands being purchased from the City.

The Committee questioned Michael Fry, D.G. Biddle and Associates.

Delegations

None

Correspondence

None

Reports

ED-24-122 - Application to Amend Zoning By-law 60-94, D.G Biddle and Associates on behalf of Al Arqam Islamic Centre, 1709 Harmony Road North and adjacent surplus lands being purchased from the City (Ward 1)

Moved by Councillor Chapman

That pursuant to Report ED-24-122 dated October 30, 2024, concerning the application submitted by D.G Biddle and Associates on behalf of Al Arqam Islamic Centre to amend Zoning By-law 60-94 (File: Z-2024-03) to permit the development of a new mosque building at 1709 Harmony Road North and the adjacent lands being purchased from the City of Oshawa, 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 Chapman

That the meeting adjourn at 9:12 p.m.

Motion Carried