



## Economic and Development Services Committee Minutes

December 2, 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  
Councillor Neal  
F. Bianchet, Council-Committee Coordinator  
A. Ambra, Commissioner, Economic and Development Services  
T. Goodeve, Director, Planning Services  
H. Wright, Director, Economic Development Services  
G. Hardy, Director, Engineering Services  
D. Sappleton, Manager, Development and Urban Design  
S. Yoon, City Solicitor  
L. Davis, Manager, Legislative Services/Deputy City Clerk  
K. Christopher, Council-Committee Coordinator

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### **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 and Neal 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**

None

### **Presentations**

#### **Region of Durham - Simcoe Street Rapid Transit Update**

David Dunn, Region of Durham and Patrick Miller, Durham Region Consultant provided a presentation concerning the Simcoe Street Rapid Transit Update.

Moved by Councillor Kerr

That the presenter's time be extended by two minutes.

Motion Carried

David Dunn, Region of Durham and Patrick Miller, Durham Region Consultant continued to provide a presentation concerning the Simcoe Street Rapid Transit Update.

The Committee questioned the presenters.

### **Delegations**

None

### **Referrals from Council**

#### **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 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. a) That Council reconsider its decision of November 25, 2024 concerning Part 1 of the recommendation contained in Item ED-24-126; and,

b) That the recommended proponent as outlined in Section 4.2.4 of said Closed Report ED-24-126, 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;”.

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.

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

Motion Carried (6 to 0)

## Reports from Advisory Committees

None

## Items Requiring Direction

### **ED-24-137 - Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, 13, 15 and 29 Charles Street, 2856355 Ontario Inc. (Ward 4)**

Moved by Councillor Chapman

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

1. That, pursuant to Report ED-24-137 dated November 27, 2024, the application submitted by A.J. Clarke and Associates Ltd. on behalf of 2856355 Ontario Inc. to amend the Oshawa Official Plan (File: OPA-2024-04) to permit a new 25-storey mixeduse building having a residential density of 2,218 units per hectare (408 student apartment units) on lands municipally known as 13, 15 and 29 Charles Street 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, pursuant to Report ED-24-137 dated November 27, 2024, the application submitted by A.J. Clarke and Associates Ltd. on behalf of 2856355 Ontario Inc. to amend Zoning By-law 60-94 (File: Z-2024-05) to permit a new 25-storey mixed-use building containing 408 student apartment units, 3,323 square metres (35,770 sq. ft.) of commercial floor space and 103 parking spaces on lands municipally known as 13, 15 and 29 Charles Street 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.

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

Negative (2): Councillor Gray, and Councillor Kerr

Motion Carried (4 to 2)

### **Public Consent Agenda**

Moved by Councillor Chapman

That all items listed under Public Consent Agenda for the Economic and Development Services Committee meeting of December 2, 2024 be adopted as recommended.

Motion Carried

### **Correspondence with recommendations**

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

#### **ED-24-132 - Second Update Concerning Heritage Oshawa's Recommendation to Designate 357 Simcoe Street South under Part IV of the Ontario Heritage Act (Ward 5)**

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

That, pursuant to Report ED-24-132 dated November 27, 2024, Economic and Development Services staff be authorized to undertake the process established in the Ontario Heritage Act to designate the property located at 357 Simcoe Street South as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act by undertaking actions such as the following:

- Obtaining an updated Heritage Research Report to provide evidence that the property located at 357 Simcoe Street South specifically addresses the requirements of the Ontario Heritage Act;
- Preparing a Notice of Intention to Designate the property located at 357 Simcoe Street South under the Ontario Heritage Act which will generally include the Designation Statement and Description;
- Publishing the Notice in accordance with the Ontario Heritage Act;
- Forwarding the Notice to the Ontario Heritage Trust and the owner in accordance with the Ontario Heritage Act; and,

- Preparing the necessary by-law which will generally include the Designation Statement and Description for subsequent consideration by Council.

**ED-24-134 - Extending the Exhibition Period of an Artwork at South Oshawa Community Centre (Ward 5)**

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

Whereas, artists Amy Shackleton and Julian Brown submitted an application to the City of Oshawa's 2023 Artist-Initiated Projects Call for Artists to produce and exhibit a temporary artwork at Culture Days 2023; and,

Whereas, the proposal submitted by the artists was selected by a jury comprised of Cultural Leadership Council members, Public Art Task Force (P.A.T.F.) members and City staff; and,

Whereas, on September 7, 2023, the City entered into an agreement with the artists to create a temporary public artwork with an augmented reality component (the "Artwork") at South Oshawa Community Centre; and,

Whereas, the temporary artwork "HotSpot" was created in situ by the artists beginning on October 10, 2023 and exhibited at the South Oshawa Community Centre as a short term installation; and,

Whereas, the agreement for the temporary artwork "HotSpot" expired on November 21, 2024 and has been temporarily extended with an expected removal date of on or before February 21, 2025; and,

Whereas, the artists Amy Shackleton and Julian Brown have shown interest in extending the exhibition of the temporary artwork; and,

Whereas, the temporary artwork has received positive public attention and is appreciated at the South Oshawa Community Centre; and,

Whereas, the P.A.T.F. endorsed an extension of the temporary artwork exhibition period at their meeting on November 12, 2024; and,

Whereas, the City of Oshawa's Public Art Policy specifies that Council is responsible for "approving the related budget, expenditures and sites" of public artworks; and,

Whereas, the temporary artwork's site has already received Council approval through CS-17-11, the budget for extension requires Council approval, and this cost can be accommodated through the existing Business and Economic Development Services operating budget;

Therefore be it resolved that pursuant to Item ED-24-134:

1. That the artist fee of \$1,086.80 for a one year extension of the temporary artwork "HotSpot" at South Oshawa Community Centre be approved; and,
2. That the Director, Business and Economic Development Services, be delegated authority to execute an agreement with the artists to extend the exhibition period of the temporary artwork for one year, resulting in the temporary artwork being removed on or before February 21, 2026.

**ED-24-138 - Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, 111 and 117 King Street East and 0 Athol Street East, 2856355 Ontario Inc. (Ward 4)**

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

That pursuant to Report ED-24-138 dated November 27, 2024 concerning applications to amend the Oshawa Official Plan and Zoning By-law 60-94 at 111 and 117 King Street East and 0 Athol Street East:

1. That the application submitted by A.J. Clarke and Associates Ltd. on behalf of 2856355 Ontario Inc. to amend the Oshawa Official Plan (File: OPA-2024-03) to permit a new mixed-use building having a residential density of 1,622 units per hectare (656 u/ac.) on lands municipally known as 111 and 117 King Street East and 0 Athol Street East 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 the application submitted by A.J. Clarke and Associates Ltd. on behalf of 2856355 Ontario Inc. to amend Zoning By-law 60-94 (File: Z-2024-04) to permit a new mixed-use building consisting of a podium with three (3) towers ranging in height from 31 storeys to 37 storeys containing a total of 1,308 apartment units and 1,374 square metres (14,793 sq. ft.) of commercial floor space on lands municipally known as 111 and 117 King Street East and 0 Athol Street East 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.

**ED-24-139 - Economic and Development Services Committee Outstanding Items List Status Report - Fourth Quarter 2024 (All Wards)**

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

That Report ED-24-139 dated November 26, 2024 being the Economic and Development Services Committee's Outstanding Items List Status Report for the fourth quarter of 2024 be received for information.

**Public Discussion Agenda**

**Matters Excluded from the Consent Agenda**

None

**Items Introduced by Council Members**

**ED-24-142 - City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94 to Permit Accessory Apartments (All Wards)**

Moved by Councillor Chapman

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

That 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 to permit accessory apartments within a building

accessory to a single detached dwelling or semi-detached dwelling in areas outside of serviced urban areas (i.e. rural areas).

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

Motion Carried (6 to 0)

**Items Pulled from the Information Package**

None

**Closed Consent Agenda**

**Closed Correspondence with recommendations**

None

**Closed Staff Reports/Motions with recommendations**

None

**Closed Discussion Agenda**

**Matters Excluded from the Consent Agenda**

None

**Items Requiring Direction**

**ED-24-136 - Land Acquisition Needs for Future Fire Stations 7 and 8 Including Potential Co-location Opportunities for Durham Region Emergency Services, and an Oshawa Power Substation (Wards 1 and 2)**

Moved by Councillor Chapman

That the Economic and Development Services Committee select Option 1 as set out in Section 4.3 of Report ED-24-136 dated November 27, 2024 concerning land acquisition needs for future Fire Stations 7 and 8 including potential co-location opportunities for Durham Region Emergency Services and an Oshawa Power Substation.

Motion Carried

**Matters Tabled**

None

## **Recess**

Moved by Councillor Chapman

That the meeting recess at 3:10 p.m.

Motion Carried

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

The meeting recessed at 3:10 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 Neal who participated electronically (entered the meeting at 6:49 p.m.)

Also in attendance were F. Bianchet and K. Christopher, Council-Committee Coordinators; the Director, Planning Services; the Manager, Development and Urban Design; and R. Bedic, Principal Planner.

## **Additional Agenda Items**

Moved by Councillor Chapman

That Correspondence ED-24-141 from Ryan Lavender, Schleiss Development Company Limited Submitting Comments Concerning Report ED-24-135 be added to the agenda for the Planning Act Public meeting of December 2, 2024 and referred to the respective report.

Motion Carried

## **Declarations of Pecuniary Interest**

None

## **Application ED-24-135**

### **Presentation**

**D.G. Biddle and Associates Ltd. - Applications to Amend the Oshawa Official Plan, Kedron Part II Plan and Zoning By-law 60-94, D.G. Biddle & Associates Ltd. on behalf of Greycrest Homes Inc., 1600 Conlin Road East (Ward 1)**

Michael Fry, D.G. Biddle and Associates Ltd. provided a presentation concerning applications to amend the Oshawa Official Plan, Kedron Part II Plan and Zoning By-law 60-94 at 1600 Conlin Road East.

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

## **Delegations**

### **Joshua Beccanio - ED-24-135**

Josh Beccanio addressed the Economic and Development Services Committee concerning the applications to amend the Oshawa Official Plan, Kedron Part II Plan and Zoning By-law 60-94 at 1600 Conlin Road East stating concerns with the current infrastructure and traffic congestions.



The Committee questioned the delegate.

### **Correspondence**

#### **ED-24-140 - Various Residents Submitting Comments in Opposition to Report ED-24-135 (Ward 1)**

Moved by Councillor Chapman

That Correspondence ED-24-140 from various residents submitting comments in opposition to Report ED-24-135 regarding applications to amend the Oshawa Official Plan, Kedron Part II Plan and Zoning By-law 60-94 at 1600 Conlin Road East be referred to Report ED-24-135.

Motion Carried

### **Reports**

#### **ED-24-135 - Applications to Amend the Oshawa Official Plan, Kedron Part II Plan and Zoning By-law 60-94, D.G. Biddle & Associates Ltd. on behalf of Greycrest Homes Inc., 1600 Conlin Road East (Ward 1)**

Moved by Councillor Chapman

That, pursuant to Report ED-24-135 dated November 27, 2024, concerning the applications submitted by D.G. Biddle and Associates Ltd. on behalf of Greycrest Homes Inc. to amend the Oshawa Official Plan, the Kedron Part II Plan (File: OPA-2024-06) and Zoning By-law 60-94 (File: Z-2024-08) to permit the development of three apartment buildings ranging in height from 6 to 12 storeys with a combined total of 385 apartment units, and also to permit new roads, open space and a future development block, on the lands municipally known as 1600 Conlin 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

### **Adjournment**

Moved by Councillor Chapman

That the meeting adjourn at 7:02 p.m.

Motion Carried