



**Safety and Facilities Services Committee**

**Minutes**

**January 20, 2025, 1:30 p.m.  
Council Chamber**

**Present:** Councillor Nicholson  
Councillor Kerr  
Councillor Lee  
Councillor McConkey

**Absent:** Councillor Marks  
Mayor Carter

**Also Present:** A. Grant, Commissioner, Safety and Facilities Services  
L. Davis, Deputy City Clerk  
K. Christopher, Council-Committee Coordinator  
P. Aguilera, Council-Committee Coordinator  
S. Barkwell, Fire Chief  
K. Man, Manager, Policy, Licensing and Business Services  
T. Wood, Deputy

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**Public Meeting**

Councillor Nicholson called the meeting to order and stated that all members of the Committee were participating from the Chamber except 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 Kerr

That Correspondence SF-25-05 from Noah Edwards concerning Report SF-25-02 be added to the agenda for the Safety and Facilities Services Committee meeting of January 20, 2025 and be referred to the respective report.

Carried

**Presentations**

None

**Delegations**

None

**Referrals from Council**

None

**Reports from Advisory Committees**

None

**Items Requiring Direction**

None

**Public Consent Agenda**

Moved by Councillor Kerr

That all items listed under the heading Public Consent Agenda for the January 20, 2025 Safety and Facilities Services Committee meeting be adopted as recommended except for Reports SF-25-01 and SF-25-04.

Carried

**Correspondence with Recommendations**

None

## **Staff Reports/Motions with Recommendations**

### **SF-25-02 - Renovictions in Rental Units in the City of Oshawa (All Wards)**

That the Safety and Facilities Services Committee recommend to City Council:

Whereas municipalities across Ontario are experiencing an affordable housing crisis which, in certain instances, has resulted in precarious tenancies due to the practice of renovictions; and,

Whereas a renoviction is commonly understood as a situation where a tenant is formally evicted (through the legal process prescribed in the [Residential Tenancies Act, 2006](#), which is initiated when a landlord issues a tenant an N-13 notice of eviction) or informally evicted (without going through the proper legal process) because the landlord needs to make repairs or renovations to the rental unit or rental property that cannot be completed while the tenant continues to occupy the unit; and,

Whereas in certain cases, renovictions are being undertaken in bad faith where there is an attempt by the landlord to evict long-time tenants that are paying lower than current market rent levels. The landlord initiates an eviction under the guise of undertaking necessary renovations or repairs only to subsequently increase the rents on vacated units to align with market rent levels; and,

Whereas to discourage bad faith renovictions, several municipalities including the City of Hamilton and the City of Toronto have implemented Renovictions By-laws which require a landlord to apply for a licence (“Residential Rental Renovation Licence”) prior to undertaking a renovation of the rental unit in cases where an N-13 notice of eviction has been issued; and,

Whereas prior to undertaking a renovation of a residential rental unit, such Residential Rental Renovation Licences requires landlords to first comply with certain standards including but not limited to providing:

- proof of a valid building permit
- a report from a qualified person (e.g. engineer) that states that vacating the rental unit is required to complete the renovation
- tenant accommodation or compensation plan and payment of moving allowances to support tenants
- tenants’ rights information to all tenants impacted; and,

Whereas it is appropriate to examine the issue and impact of bad faith renovictions in the City of Oshawa;

Therefore be it resolved that based on Item SF-25-02 dated January 20, 2025, staff be directed to study the issue of bad faith renovictions and report back.

### **SF-25-03 - Consolidating Housing Regulations (All Wards)**

That the Safety and Facilities Services Committee recommend to City Council:

Whereas the City of Oshawa (“City”) regulates several forms of housing stock within Oshawa to ensure compliance with municipal and provincial standards related to health and safety through the registration of two-unit houses and group homes as well as the licensing of lodging houses, short-term rentals, and certain rental housing; and,

Whereas these forms of housing, which share common standards and terminology, are regulated through multiple City by-laws including Two-Unit Registration By-law 41-2001, as amended (“Two-Unit House Registration By-law”), Group Home Registration By-law 78-2006, as amended (“Group Home Registration By-law”), Lodging House Licensing By-law 94-2002, as amended (“Lodging House By-law”) and Schedules “P” and “Q” of Business Licensing By-law 122-2024 (“Business Licensing By-law”); and,

Whereas staff regularly review the City’s by-laws to identify opportunities to enhance municipal regulatory standards; and,

Whereas a preliminary review has identified an opportunity to consolidate the aforementioned housing regulations under one (1) by-law to improve clarity and consistency in common regulatory standards as well as report back on several housing related items directed by Council on the Safety and Facilities Services Committee Outstanding Item List;

Therefore be it resolved that based on Item SF-25-03 dated January 20, 2025, staff be directed to conduct a review and report back on the consolidation of the Two-Unit House Registration By-law, the Group Home Registration By-law, the Lodging House Licensing By-law and Schedules “P” and “Q” of the Business Licensing By-law under one (1) by-law to improve clarity and consistency in common standards, and address housing related items on the Safety and Facilities Services Committee Outstanding Items List.

**Public Discussion Agenda**

**Matters Excluded from Consent Agenda**

**SF-25-01 - Community Risk Reduction Plan (All Wards)**

Moved by Councillor McConkey

That the Safety and Facilities Services Committee recommend to City Council:

That based on Report SF-25-01 dated January 15, 2025, the Community Risk Reduction Plan be endorsed as set out in Attachment 1 to said Report.

Carried

**SF-25-04 - Parkette Naming Kedron Part II Plan, North of Conlin Road East (Ward 1)**

Moved by Councillor McConkey

That the Safety and Facilities Services Committee recommend to City Council:

That pursuant to Report SF-25-04 dated January 15, 2025, the parkette located north of Conlin Road East and west of Harmony Road North, directly south of John Dalby Drive, in the Kedron Development Part II Plan, be named Dalby Parkette.

Carried

**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**

**Correspondence with Recommendations**

None

**Staff Reports/Motions with Recommendations**

None

**Closed Discussion Agenda**

**Matters Excluded from Consent Agenda**

None

**Items Requiring Direction**

None

**Matters Tabled**

None

**Adjournment**

Moved by Councillor Kerr

That the meeting adjourn at 1:52 p.m.

Carried