



**Economic and Development
Services Committee Minutes**

**February 3, 2025, 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
G. Hardy, Director, Engineering Services
D. Sappleton, Manager, Development and Urban Design
R. Gill, Manager, Development and Technical Services
T. Stoddard, Chief Building Official
L. Davis, Manager, Legislative Services/Deputy City Clerk
K. Christopher, Council-Committee Coordinator

Public Meeting

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

Moved by Councillor Chapman

That Correspondence ED-25-23 from various residents submitting comments in opposition to Report ED-25-21 be added to the agenda for the Economic and Development Services Committee meeting of February 3, 2025 and be referred to the respective report.

Motion Carried

Declarations of Pecuniary Interest

None

Presentations

None

Delegations

Moved by Councillor Chapman

That the delegation of Steven Edwards be heard.

Motion Carried

Steven Edwards - Report ED-25-19

Steven Edwards addressed the Economic and Development Services Committee concerning Report ED-25-19 regarding revised applications to amend the Oshawa Official Plan and Zoning By-law 60-94 at 88 King Street West.

The Committee questioned Steven Edwards.

Referrals from Council

None

Reports from Advisory Committees

None

Items Requiring Direction

ED-25-20 - Detailed Design for the One-Way to Two-Way Conversions for Albert Street, Celina Street, Brock Street East, and Colborne Street (Ward 4)

Moved by Councillor Giberson

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

That pursuant to Report ED-25-20 dated January 29, 2025, concerning the Detailed Design for the One-Way to Two-Way Conversions for Albert Street, Celina Street, Brock Street East, and Colborne Street:

1. That Council endorse, in principle, the detailed designs for converting Albert Street, Celina Street, Brock Street East, and Colborne Street to two-way operations that would require changes to pavement markings and signage only; and,
2. That staff be authorized to post the detailed design on the City's website; and,
3. The staff investigate options for the conversion of Albert Street, Celina Street, Brock Street East, and Colborne Street in 2025 and report back to the March Economic and Development Services Committee.

Motion Carried

Public Consent Agenda

Moved by Councillor Chapman

That all items listed under the heading of Public Consent Agenda for the February 3, 2025 Economic and Development Services Committee meeting be adopted as recommended except Report ED-25-22.

Motion Carried

Correspondence with recommendations

None

Staff Reports/Motions with recommendations

ED-25-19 - 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)

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

That based on Report ED-25-19 dated January 29, 2025 concerning revised applications to amend the Oshawa Official Plan and Zoning By-law 60-94 at 88 King Street West:

1. That the revised application submitted by GHD on behalf of 2702758 Ontario Ltd. to amend the Oshawa Official Plan (File: OPA-2023-01) to permit a new 22-storey mixed-use building containing 285 rental apartment units and 372 square metres (4,004 sq. ft.) of total commercial

floor space on the first floor located on lands municipally known as 88 King Street West 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 revised application submitted by GHD on behalf of 2702758 Ontario Ltd. to amend Zoning By-law 60-94 (File: Z-2023-03) to rezone 88 King Street West from UGC-A (Urban Growth Centre) to an appropriate UGC-A (Urban Growth Centre) Zone to permit a new 22-storey mixed-use building containing 285 rental apartment units and 372 square metres (4,004 sq. ft.) of total commercial floor space on the first floor located on lands municipally known as 88 King Street West 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,
3. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law Amendment proposed in Report ED-24-89 dated September 4, 2024 presented at the public meeting of September 9, 2024 differs to some degree from the proposed amendment recommended to be approved by City Council pursuant to Part 2 of this Recommendation, such differences are not substantial enough to require further notice and another public meeting.

ED-25-21 - Revised Applications 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)

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

That based on Report ED-25-21 dated January 29, 2025 concerning revised applications 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:

1. That the revised application submitted Bousfields Inc. on behalf of Oshawa 6IX Limited Partnership to amend the Oshawa Official Plan (File: OPA-2024-01) to permit an increased residential density of approximately 862 units per hectare (350 units/ac.) on the lands municipally known as 1804, 1806, and 1808 Simcoe Street North and 426 Niagara Drive 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 revised application submitted Bousfields Inc. on behalf of Oshawa 6IX Limited Partnership to amend the Secondary Plan for the Samac Community (File: OPA-2024-01) to permit an increased residential density of approximately 862 units per hectare (350 units/ac.) on the lands municipally known as 1804, 1806, and 1808 Simcoe Street North and 426 Niagara Drive 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,
3. That the revised application submitted Bousfields Inc. on behalf of Oshawa 6IX Limited Partnership to amend Zoning By-law 60-94 (File: Z-2024-01) to rezone the lands municipally known as 1804, 1806, and 1808 Simcoe Street North and 426 Niagara Drive from MU-B(2) “h-

48” (Mixed Use) to an appropriate MU-B (Mixed Use) Zone to permit a new 10-storey mixed-use building with 392 student apartment units and up to 2,512 square metres (27,039 sq. ft.) of commercial floor space 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,

4. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law Amendment proposed in Report ED-24-110 dated October 2, 2024 presented at the public meeting of October 7, 2024 differs to some degree from the proposed amendment recommended to be approved by City Council pursuant to Part 3 of this Recommendation, such differences are not substantial enough to require further notice and another public meeting; and,
5. That the Region of Durham be requested to design and construct traffic signals at the intersection of Simcoe Street North and the northerly leg of Niagara Drive generally concurrent with the redevelopment of 1804, 1806 and 1808 Simcoe Street North and 426 Niagara Drive, with the cost of the portion of the construction of the unwarranted signals that would normally accrue to the City to be financed by the developer of said lands.

Public Discussion Agenda

Matters Excluded from the Consent Agenda

ED-25-22 - Highway 401 Interchange at Townline Road South (Ward 5)

Moved by Councillor Gray

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

Whereas in February 2024, City Council considered ED-24-24 being a Notice of Motion concerning a 401 Interchange at Townline Road; and,

Whereas Council directed staff investigate the feasibility of adding a Highway 401 interchange at Townline Road South; and,

Whereas a new Highway Interchange on Highway 401 is under the jurisdiction of the Ministry of Transportation; and,

Whereas the City sent a letter to the Minister of Transportation, Honorable Prabmeet Sarkaria, to consider adding an interchange at Townline Road South along Highway 401; and,

Whereas the Ministry of Transportation (M.T.O.) previously investigated the possibility of Highway 401 Interchange at Townline Road as part of their Highway 401 from Brock Road to Courtice Road Environmental Assessment (E.A.) Study (2016), and,

Whereas M.T.O. advised in their response letter dated November 26, 2024 (see Attachment 1) that the 2016 E.A. study demonstrated that future capacity and operational requirements of the section of Highway 401 between Harmony Road and Courtice Road can be sufficiently addressed with the proposed other improvements to Highway 401 and the adjacent interchanges; and,

Whereas the 2016 E.A. Study also included a review of the general technical feasibility of a potential interchange at Townline Road and identified that there are potentially significant profile and grading issues associated with the location given the proximity of the adjacent rail corridors and municipal road connections, thus was not recommended at that time; and,

Whereas notwithstanding the technical and operational challenges with a potential interchange at Towline Road, M.T.O. indicated that an interchange is not precluded, provided a Study is undertaken, at no cost to M.T.O., that includes mitigation measures acceptable to M.T.O. that would address any impacts to the Highway 401 mainline and existing local interchanges and is endorsed by M.T.O. as part of the study process;

Therefore be it resolved that Item ED-25-22 be received for information.

Motion Carried

Items Introduced by Council Members

ED-25-24 - Ritson Road Sidewalk (Wards 1 and 2)

Moved by Councillor Giberson

Whereas the Region of Durham received a petition with 391 signatures from Ward 1 and Ward 2 residents November 2024 that requests the missing sidewalk on the east side of Ritson Road be constructed from the southern inlet of Ritson Fields Park to Conlin Road East;

Therefore staff be directed to investigate and report back on opportunities for expediting the sidewalk completion, from the southern inlet of Ritson Fields Park to Conlin Road East., through the development process and in coordination with the Region of Durham, where appropriate.

Moved by Councillor Chapman

That Item ED-25-24 concerning the Ritson Road sidewalk be referred to the Mayor's 2026 budget for consideration.

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

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

None

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 2:20 p.m.

Motion Carried

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

The meeting recessed at 2:20 p.m. and reconvened at 6:30 p.m. with all members of the Committee in attendance in the Chamber except Mayor Carter who participated electronically. Also present was Councillor Lee in the Chamber.

Also in attendance were F. Blanchet and K. Christopher, Council-Committee Coordinators; the Commissioner, Economic and Development Services Department; the Director, Planning Services; the Manager, Development and Urban Design; and E. Kohek, Senior Planner.

Additional Agenda Items

None

Declarations of Pecuniary Interest

None

Application ED-25-18

Presentation

Region of Durham - Application to Amend the Oshawa Official Plan, Regional Municipality of Durham on behalf of Durham Regional Local Housing Corporation, 419 to 451 Christine Crescent and Abutting Christine Crescent Road Allowance

Moved by Councillor Chapman

That the presentation concerning Report ED-25-18 not be heard.

Motion Carried

Delegations

None

Correspondence

None

Reports

ED-25-18 - Application to Amend the Oshawa Official Plan, Regional Municipality of Durham on behalf of Durham Regional Local Housing Corporation, 419 to 451 Christine Crescent and Abutting Christine Crescent Road Allowance (Ward 5)

Moved by Councillor Chapman

That pursuant to Report ED-25-18 dated January 29, 2025, concerning the application submitted by the Regional Municipality of Durham on behalf of the Durham Regional Local Housing Corporation to amend the Oshawa Official Plan (File: OPA-2024-07) to permit the development of a 6-storey apartment building and a 4-storey stacked townhouse building featuring a combined total of 165 units on lands comprising 419 to 451 Christine Crescent and the abutting City-owned Christine Crescent road allowance, 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 6:35 p.m.

Motion Carried