



**Oshawa City Council  
Minutes**

**February 24, 2025, 9:30 a.m.  
Council Chamber**

Present: Mayor Carter  
Councillor Giberson  
Councillor Gray  
Councillor Kerr  
Councillor Lee  
Councillor Marimpietri  
Councillor Marks  
Councillor McConkey  
Councillor Neal  
Councillor Nicholson

Absent: Councillor Chapman

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**Public Meeting**

Mayor Carter called the meeting to order and stated that all members of Council were participating from the Chamber except Councillor Chapman who was absent.

**National Anthem**

**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.

## Council Member Announcements

Various announcements were made relating to activities and events.

## Additional Agenda Items

Moved by Councillor Marimpietri

Seconded by Councillor Marks

That Correspondence CNCL-25-13 from Chris Bell submitting comments concerning Item CNCL-25-11 being a notice of motion regarding winter maintenance at Stonecrest Parkette walkway be added to the agenda for the meeting of February 24, 2025, and be referred to the respective item.

Carried

Moved by Councillor Nicholson

Seconded by Councillor Marimpietri

That the Rules of Procedure be waived to introduce a time sensitive motion concerning Harmony Valley and Cordova Valley off-leash dog parks. **(Requires 2/3 vote of members present)**

Affirmative (8): Councillor Giberson, Councillor Gray, Councillor Lee, Councillor Marimpietri, Councillor Marks, Councillor McConkey, Councillor Neal, and Councillor Nicholson

Negative (2): Mayor Carter, and Councillor Kerr

Absent (1): Councillor Chapman

Carried (8 to 2)

## CNCL-25-14 – Harmony Valley and Cordova Valley Off-Leash Dog Parks (Wards 3 and 5)

Moved by Councillor Nicholson

Seconded by Councillor Marimpietri

That Council designate Harmony Valley and Cordova Valley Off-Leash Dog Parks as community destination parks; and,

That Council direct staff to provide winter snow and ice removal from the public parking areas.

Affirmative (6): Councillor Gray, Councillor Marimpietri, Councillor Marks, Councillor McConkey, Councillor Neal, and Councillor Nicholson

Negative (4): Mayor Carter, Councillor Giberson, Councillor Kerr, and Councillor Lee

Absent (1): Councillor Chapman

Carried (6 to 4)

**Declarations of Pecuniary Interest**

**Councillor Neal - SF-25-07 - Energy Audit Update (All Wards)**

Councillor Neal declared a conflict of interest concerning Item SF-25-07 regarding an energy audit update as he sits on the Board of Directors for the Oshawa Senior Citizens Centre (OSCC55+) and did not take part in discussion or voting on the matter.

**Presentations**

**e-CAMP MENTORing - Black History Month**

Dr. Leroy Clarke provided a presentation regarding Black History Month on behalf of e-CAMP MENTORing.

Members of Council questioned Dr. Clarke.

**Delegations**

None

**Items requiring Council Direction**

None

**Public Consent Agenda**

Moved by Councillor Marimpietri  
Seconded by Councillor Marks

That all items listed under the heading of Public Consent Agenda for the City Council Meeting dated February 24, 2025, be adopted as recommended except for the following:

Item CO-25-06 from the Twenty-third Report of the Community and Operations Services Committee; and,

Items ED-25-20, ED-25-19 and related By-laws 14-2025 and 15-2025 and, ED-25-22 from the Forty-fourth Report of the Economic and Development Services Committee; and,

Items SF-25-06, SF-25-07 and SF-25-08 from the Twenty-third Report of the Safety and Facilities Services Committee; and,

Report CNCL-25-10 and related By-law 16-2025.

Carried

**Adoption of Council Minutes**

That the minutes of the City Council meeting held on January 27, 2025 be adopted.

**Correspondence with recommendations**

None

## Standing Committee Reports

### Report of the Community and Operations Services Committee

#### **CO-25-04 - Local Enhancement and Appreciation of Forests (“L.E.A.F.”) Planting and Stewardship Programs and Agreement (All Wards)**

Whereas L.E.A.F. is a non-profit organization dedicated to educating the public about trees through the City’s Backyard Tree Planting program, as outlined in [Report CS-20-21](#) dated March 9, 2020, which involves planting native species in backyards; and,

Whereas in addition to the Backyard Tree Planting program, L.E.A.F. also promotes urban forest stewardship by engaging citizens in public space planting and educational activities; and,

Whereas L.E.A.F. has hosted several community tree planting and stewardship events since 2021 including volunteer plantings at Central Park, Russett Park and contributed to Oshawa’s Centennial programming which included an in-person tree tour delivered in the Oshawa Valley Botanical Gardens and community planting events at Gold Point Wildlife Reserve; and,

Whereas the City has entered into several short-term stewardship agreements with L.E.A.F. on an event-by-event basis to oversee the planning, communication, volunteer management and education component of the City’s annual community tree planting program on behalf of the City; and,

Whereas leveraging L.E.A.F.’s volunteers, expertise and fundraising capabilities have significantly benefited the community by:

- Organizing, promoting, and hosting seven planting events in various City parks, fostering community engagement;
- Planting and initially maintaining 2,266 native trees, shrubs, and perennials, enhancing local green spaces;
- Engaging 427 residents in community planting and stewardship events; and,

Whereas in addition to the community planting and stewardship activities, L.E.A.F. also utilizes volunteers to monitor each community planting site before an event, immediately after an event, two (2) years after the event and five (5) years after an event to assess survival rates and improve tree health through mulching activities; and,

Whereas the partnership with L.E.A.F. has significantly contributed to increasing the City’s tree canopy and ensuring a healthy urban forest, which provides numerous environmental benefits such as improved air quality, reduced urban heat island effect, and enhanced biodiversity while also fostering civic engagement; and,

Whereas the annual tree planting operations of the City’s Parks, Trails and Forestry division are enhanced by L.E.A.F.’s expertise in community engagement, stewardship and event management; and,

Whereas a multi-year stewardship agreement with L.E.A.F. would allow the City to leverage additional sponsorship opportunities to enhance L.E.A.F.’s services, creating additional opportunities for stewardship initiatives and activities in Oshawa; and,

Whereas demonstrating such partnerships is beneficial when applying for grants; and,

Whereas this partnership supports the Oshawa Strategic Plan Priority Area “Care: Safe & Sustainable Environment” with the goal to manage impacts on natural assets such as wetlands and waterways and enhance tree canopy;

Therefore, be it resolved that based on Item CO-25-04, a five (5) year partnership agreement with L.E.A.F. be approved to oversee the planning, communication, volunteer management and education component of the City’s annual community tree planting program, to be executed by the Commissioner, Community and Operations Services and in a form and content satisfactory to the Commissioner, Community and Operations Services and the City Solicitor.

**CO-25-05 - Options for Expansion of Large Item Collection Program (All Wards)**

That based on Report CO-25-05 dated February 5, 2025, concerning the potential expansion of the Large Item Collection program:

1. That commencing in 2026, the City’s Large Item Collection program be expanded in accordance with Option 1 as outlined in section 4.2.1 of said Report; and
2. That the 2026 annual operating budget be updated to reflect the change in program in accordance with Option 1 as outlined in section 5.0 of said Report; and,
3. That staff further amend the Waste Collection By-law 90-2024, as amended, and the Fees and Charges By-law 109-2024, as amended, to address the program changes outlined in section 4.2.1 of said Report.

**Report of the Corporate and Finance Services Committee**

**CF-25-06 - Annual IT Report and IT Strategic Plan Update (All Wards)**

That based on Report CF-25-06 dated January 29, 2025 concerning the Annual IT Report and IT Strategic Plan Update:

1. That the Corporate Information Technology Strategic Plan be renewed and refreshed to support current and future City of Oshawa Technology priorities; and,
2. That rebalancing IT funding sources from capital to operating expenses be prioritized supporting the need to fund Software as a Service (“SaaS”) delivery model’s that are prevalent in the current IT solutions landscape; and,
3. That the City adopts IT security by design and practice principles based on a culture of readiness, responsiveness, and recovery planning.

**CF-25-07 - 2024 External Audit Service Plan (All Wards)**

That Report CF-25-07 dated January 29, 2025 concerning the 2024 External Audit Service Plan be received for information.

**CF-25-08 - Contract Award - C2024-111 Waste & Recycling Services (All Wards)**

Whereas Purchasing By-Law 80-2020 requires Council approval to award contracts greater than \$2,000,000; and,

Whereas the City requires waste and recycling services for an initial five (5) year term plus two (2) additional one-year terms with annual consumer price index increases; and,

Whereas the waste services includes the supply of all equipment, materials, facilities, labour and supervision required for the front-end waste collection, removal and transfer services of compacted and un-compacted waste from apartment buildings, townhouses, municipal facilities, commercial and institutional bulk containers within the City of Oshawa; and,

Whereas the recycling services includes the recycling collection and diversion services for various City facilities and operations; and,

Whereas Procurement issued a Request for Tender (R.F.T.) C2024-111 for Waste and Recycling Services; and,

Whereas four (4) bids were received (publicly posted on the City's website at Oshawa's Bids and Tenders) and opened by Procurement on December 20, 2024; and,

Whereas the bid received from Waste Connections Canada Inc. in the annual amount of \$309,311 (\$314,755 including non-rebateable H.S.T.), is the lowest compliant bidder and meets the requirements of the tender; and,

Therefore, be it resolved that based on Item CF-25-08, that the Manager, Procurement award a contract for a term of up to seven (7) years to Waste Connections Canada Inc. for waste and recycling services, in the estimated annual amount of \$309,311 plus H.S.T.

#### **CF-25-09 - Contract Award - C2024 -106 Bond/Simcoe Urban Square Construction (Ward 4)**

Whereas the Purchasing By-Law 80-2020 requires Council approval to award contracts greater than \$2,000,000; and,

Whereas funding has been approved in 2024 for Project 50-0067 in the amount of \$3,500,000 including non-rebateable H.S.T. for Bond/Simcoe Urban Square; and,

Whereas Procurement issued a Request for Pre-Qualification in November 2022 to short-list eight (8) general landscape construction contractors to participate in tendering processes for various minor and major parks and trails construction projects; and,

Whereas Procurement issued a Request for Proposal (R.F.P.) C2024-106 for Bond/Simcoe Urban Square Construction and invited the pre-qualified contractors for major parks and trails construction; and,

Whereas three (3) bids were received (publicly posted on the City's website at Oshawa's Bids and Tenders) and opened by Procurement on January 10, 2025; and,

Whereas the bid received from Hawkins Contracting Services Limited in the amount of \$2,188,894 plus H.S.T. (\$2,227,419 including non-rebateable H.S.T.), is the lowest compliant bidder and meets the requirements of the tender; and,

Whereas the bidders provided optional pricing for work related to streetscape works; and,

Whereas, Hawkins Contracting Services Limited cost to complete the optional work is \$254,677 for a total cost of \$2,443,571 plus H.S.T. (\$2,486,578 including non-rebateable H.S.T.) for Bond/Simcoe Urban Square Construction;

Therefore, be it resolved that pursuant to CF-25-09, that the Manager, Procurement award a contract to Hawkins Contracting Services Limited in the amount of \$2,443,571 plus H.S.T., for Bond/Simcoe Urban Square Construction.

**CF-25-10 - Sale of Land for Tax Arrears and Notice of Vesting (All Wards)**

That based on Report CF-25-10 dated January 29, 2025 concerning the sale of land for tax arrears:

1. That in accordance with the requirements under the Municipal Act, 2001, S.O. 2001, c. 25 (“Municipal Act, 2001”), the City register a notice of vesting for the property located on 0 Barbados Street and update the City Holdings Inventory accordingly, and,
2. That following the vesting of the property to the City, the property located on 0 Barbados Street as illustrated on Attachment 1 to said Report, be declared surplus to municipal requirements and that the requirements to declare a City-owned property first as potentially surplus and all notice requirements in accordance with By-law 178-2022, as amended, be waived given the localized nature of the matter.

**CF-25-12 - Facility Rental and Program Cancellation Fees (All Wards)**

Whereas the Fees and Charges By-Law 109-2024, as amended sets out the payment amount of fees and charges for information, services, activities and the use of municipal property; and,

Whereas Recreation Services issues permits with associated fees to rent various municipal facilities including but not limited to arenas, meeting rooms, pools, gymnasiums, outdoor sport fields and park space and processes registrations with associated fees for various recreation programs including but not limited to the arts, aquatic leadership, camp, dance, fitness, recreational sports, skating and swimming; and,

Whereas the current practice for facility rental cancellations is to apply a fixed rate administration fee of \$30 when a cancellation request is received for a facility rental 15 days or more prior to a rental, while facility rentals cancelled less than 15 days prior to a rental are non-refundable; and,

Whereas a tiered, percentage-based facility rental cancellation fee will not impact internal resources and may discourage permit holders from cancelling a rental with short notice that may result in a high demand facility being unused; and,

Whereas a percentage-based facility rental cancellation fee can be fully implemented in the IntelliManager software as an automatic process which will eliminate the potential for human error, as well as ensuring a consistent application of the fee, allowing the amount of the cancellation fee to be determined based on the cost of the facility rental; and,

Whereas a 25% rental cancellation fee falls within a comparable range to the fees charged by the Town of Ajax, Municipality of Clarington and Town of Whitby;

Whereas a three (3) tiered facility rental cancellation fee would provide:

- a full refund for cancellation requests received at least thirty (30) days prior to a rental,
- a cancellation fee of 25% of the rental fee for requests received 15 to 29 days prior to the rental, or
- No refund for rentals that are cancelled in less than fifteen (15) days; and,

Whereas the current refund procedure for registered programs provides options for users to receive a full or partial refund or credit and is dependent on the timing of the cancellation and if the cancellation occurs before or after classes have commenced; and,

Whereas the Registration Cancellation fees facilitated by Recreation Services is not compatible with the IntelliManager registration software and not available to participants online, and as such, must be manually completed by City staff; and

Whereas a (3) tiered cancellation fee can be introduced for general programs including but not limited the arts, dance, fitness, preschool, recreational sports, skating and swimming; and,

Whereas a three (3) tiered registration cancellation fee for general programs would provide:

- a full refund for cancellations received at least seven (7) days prior to the program start date,
- a cancellation fee of 20% of the program fee for cancellations received less than seven (7) days prior to the program start date and up to the start of the second class or
- no refund for cancellations received after the start of the second class; and,

Whereas aquatic leadership programs require additional notice for staff to contact individuals on a waitlist if a participant cancels a registration due to minimum participant and attendance requirements established by the Lifesaving Society, and camp programs require additional notice prior to the first day of the program to organize camper groups and to contact caregivers with important information and therefore need a separate tiered cancellation structure; and,

Whereas the three (3) tiered registration cancellation fee for aquatic leadership programs and camps would provide:

- a full refund for cancellations received at least seven (7) days prior to the program start date,
- a cancellation fee of 20% of the program fee for requests received four (4) to six (6) days prior to the start of the program or
- No refund for cancellations received less than four (4) days prior to the program start date; and,

Therefore, be it resolved that based on Item CF-25-12 dated February 3, 2025 concerning facility rental and program registration cancellation fees:

1. That Fees and Charges By-law 109-2024, as amended, be further amended to include changes to the cancellation fee structure as outlined in Attachment 1 to said Item and in a form and content satisfactory to the City Solicitor and Commissioner, Corporate and Finance Services Department/City Treasurer; and,
2. That staff develop and implement a communication strategy to provide clear communication about the changes to the facility rental and program registration cancellation fees.



**CF-25-13 - Request for Additional Funding - C2023-080 Parking Access Revenue Control Systems (Ward 4)**

Whereas in 2017, 2019 and 2024 Council approved Project 72-0025 for a total project cost of \$1,000,000 inclusive of non-rebateable H.S.T., for a Parking Access and Revenue Control System; and,

Whereas Procurement issued and awarded Request for Proposal (R.F.P.) C2023-080 Parking Access and Revenue Control System to Scheidt & Bachmann Canada Inc.; and,

Whereas the original budget has been committed for the planned scope of work; and, Whereas the original project scope of work included, two (2) Real-time Inventory Digital Signs for Parkade 3; and,

Whereas in consideration of Report CO-24-60, dated December 4, 2024, Parking Utilization Study in the Downtown Oshawa Urban Growth Centre, Council directed staff on December 16, 2024 to investigate and report back on options to modernize the existing Municipal Parking System serviceability and efficiency, including but not limited to:

- Alternative service delivery models within the existing parking system
- Downtown wayfinding
- Interactive and integrated parking technology
- Public communications
- Fee structures; and,
- Financial summary of operations costs, revenues, and capital investment; and

Whereas in the Council requested report, staff would recommend expanding the Real-time Inventory Digital Signs to Parkade 1 and Parkade 2 to enhance downtown wayfinding, implement interactive and integrated parking technology, and ensure consistency with Parkade 3; and,

Whereas the existing scope of work can be expanded to include the Real-time Inventory Digital Signs for Parkade 1 and Parkade 2 to Parking Access and Revenue Control System contract;

Therefore, be it resolved that based on Item CF-25-13, funding of \$175,000 for parking access and revenue control systems be approved, to be funded from the Downtown Revitalization Reserve.

**Report of the Economic and Development Services Committee**

**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 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.

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

That the following motion be referred to the Mayor's 2026 budget for consideration:

"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."

### **Report of the Safety and Facilities Services Committee**

#### **SF-25-09 - Feasibility of Incorporating a Full-Size Cricket Field within Ritson Fields (Ward 1)**

That Report SF-25-09 dated February 5, 2025 concerning incorporating a full-size cricket field within Ritson Fields be referred to the Mayor's budget to be considered as part of a future capital budget project.

#### **SF-25-10 - Review of Schedule C of By-law 122-2024 Concerning Service Room Design (All Wards)**

That staff investigate and review Schedule C of By-law 122-2024 being a by-law to licence, regulate and govern certain businesses in the City of Oshawa and report back on options concerning service room design.

### **Other Staff Reports and Motions**

#### **CNCL-25-09 - Durham Region's Sculptural Bench Public Art Initiative in the City of Oshawa in 2025 (Ward 4)**

Whereas City of Oshawa staff received correspondence from Region of Durham staff dated February 18, 2025 regarding public art and creative placemaking program initiatives (see Attachment 1); and,

Whereas the Region of Durham is commissioning a Region-wide public art project that aims to have sculptural benches located in downtown areas, including the commission of a sculptural bench on land owned by the City that is immediately adjacent to a Durham Region Transit stop located at Bond Street East Westbound at Mary Street; and,

Whereas the Region of Durham intends to acquire, own, install and care for the sculptural bench at no cost to the City of Oshawa aside from staff time to facilitate and develop agreements, arrange logistics and review designs and technical requirements; and,

Whereas the City's Economic and Development Services staff have met and discussed the initiatives contained in the correspondence with Regional staff; and,

Whereas public art installations in Oshawa are a community-wide benefit and that this proposed partnership with Durham Region regarding these initiatives supports Oshawa's Public Art Policy ("P.A.P.") as well as the objectives outlined in the Oshawa Strategic Plan 2024 – 2027: "Innovate. Belong. Care. Lead.", Culture Counts: Oshawa's Arts, Culture and Heritage Plan, the Public Art Master Plan, the Oshawa Economic Development Strategy and the Downtown 20/Thirty Plan; and,

Whereas the City of Oshawa's P.A.P. identifies City Council's responsibilities which include approving the related budget, expenditures and sites of public art projects located in or on City-owned buildings and spaces in Oshawa; and,

Whereas the P.A.P. allows partnerships with external organizations who wish to utilize municipally owned land to install public art and allows for partnership arrangements through which ownership of artworks acquired do not fall to the City; and,

Whereas Oshawa's Public Art Master Plan identifies the downtown urban core as a priority zone for public art projects on account of high pedestrian and vehicular use; and,

Whereas, the City's Economic Development Services staff as well as members of the Public Art Task Force generally support the sculptural bench project and partnership with the Region of Durham as well as the proposed location; and,

Whereas, City staff in the City's Engineering Services branch have reviewed the proposed location and do not have capital concerns with the site and support the general location identified;

Therefore be it resolved that based on Item CNCL-25-09 dated February 24, 2025 concerning a sculptural bench project with the Region of Durham:

1. That the location of Bond Street East Westbound at Mary Street near the Durham Region Transit stop be approved for the purposes of the sculptural bench project per Oshawa's Public Art Policy; and,
2. That City staff be directed to engage with the Region of Durham to develop the sculptural bench project parameters including, but not limited to, the scope of the partnership, site specific logistics and placement, installation, accessibility, safety, and design reviews; and,
3. That the Commissioner, Economic and Development Services Department be authorized to execute an agreement with the Region of Durham outlining the terms and conditions arising out of City staff's engagement with Durham Region, together with such other documents as required in a form and content satisfactory to the Commissioner, Economic and Development Services Department and the City Solicitor.

## **By-Laws**

### **11-2025 - A By-law to adopt Amendment 226 to the City of Oshawa Official Plan**

(Implements Council direction of February 24, 2025, through Report ED-25-19 of the Forty-fourth Report of the Economic and Development Services Committee to adopt the proposed Official Plan Amendment as Amendment 226 to the Oshawa Official Plan to add a site specific policy to permit a maximum residential density of 1,900 units per hectare on lands municipally known as 88 King Street West.)

### **12-2025 - A By-law to Amend Zoning By-law 60-94, as amended.**

(Implements Council direction of February 24, 2025 through Report ED-25-19 of the Forty-fourth Report of the Economic and Development Services Committee to change the zoning for the lands generally located at 88 King Street West from UGC-A (Urban Growth Centre) to UGC-A(8) (Urban Growth Centre), subject to a site specific condition)

### **13-2025 - A By-law to adopt Amendment 228 to the City of Oshawa Official Plan**

(Implements Council direction of February 24, 2025, through Report ED-25-21 of the Forty-fourth Report of the Economic and Development Services Committee to adopt the proposed Official Plan Amendment as Amendment 228 to the Oshawa Official Plan to add a site specific policy to permit a maximum residential density of 862 units per hectare on lands located at 1804, 1806, 1808 Simcoe Street North and 426 Niagara Drive)

#### **14-2025 - A By-law to adopt Amendment 75 to the Samac Secondary Plan**

(Implements Council direction of February 24, 2025, through Report ED-25-21 of the Forty-fourth Report of the Economic and Development Services Committee to adopt the proposed Official Plan Amendment as Amendment 75 to the Samac Secondary Plan for the Samac Community is to add a site specific policy to permit a maximum residential density of 862 units per hectare on lands located at 1804, 1806, 1808 Simcoe Street North and 426 Niagara Drive)

#### **15-2025 - A By-law to amend Zoning By-law 60-94, as amended.**

(Implements Council direction of February 24, 2025, through Report ED-25-21 of the Forty-fourth Report of the Economic and Development Services Committee to change the zoning of the lands generally located at 1804, 1806 and 1808 Simcoe Street North and 426 Niagara Drive (File Z-2024-01) from MU-B(2) "h-48" to MU-B(7) "h-100" and MU-B(7) "h-100" "h-101".)

#### **16-2025 - A By-law to further amend Schedule "A" of Delegation of Authority By-law 29-2009, as amended.**

(Implements Council direction of February 24, 2025, through Item CNCL-25-10 to delegate authority to the Commissioner, Community and Operations Services or the Director of Parks and Roads Operations Services to declare a significant weather event on behalf of the municipality pursuant to O.Reg 239/02)

#### **17-2025 - A By-law to appoint a Livestock Valuer**

(Implements Council direction of February 24, 2025, through Item CNCL-25-08 to appoint a Livestock Valuer and provide for their remuneration and to repeal By-law 158-2022)

### **Public Discussion Agenda**

#### **Matters Excluded from Consent Agenda**

#### **CO-25-06 - Potential Management Improvements at Lakeview Park (Wards 5)**

Mayor Carter temporarily left the meeting.

Councillor Marimpietri assumed the Chair.

#### **Consent Motion:**

That based on Report CO-25-06 dated February 5, 2025 concerning potential management improvements at Lakeview Park:

1. That staff be authorized to investigate the financial implications of installing occupancy sensor technology as outlined in Sections 4.5.3 of said Report and report back; and,
2. That the rental permit application timeline and process as outlined in Section 4.5.5 of said Report be approved by Council.

A request was made to vote on each separately.

Mayor Carter re-entered the meeting.

The vote on Part 1 of the recommendation as contained in Item CO-25-06.

Affirmative (10): Mayor Carter, Councillor Chapman, Councillor Giberson, Councillor Gray, Councillor Kerr, Councillor Lee, Councillor Marimpietri, Councillor Marks, Councillor Neal, and Councillor Nicholson

Negative (1): Councillor McConkey

Carried (10 to 1)

The vote on Part 2 of the recommendation as contained in Item CO-25-06.

Affirmative (10): Mayor Carter, Councillor Chapman, Councillor Giberson, Councillor Gray, Councillor Kerr, Councillor Lee, Councillor Marimpietri, Councillor Marks, Councillor Neal, and Councillor Nicholson

Negative (1): Councillor McConkey

Carried (10 to 1)

Mayor Carter resumed the chair.

**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)**

**Consent Motion:**

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.

The vote to adopt the recommendation contained in Item ED-25-20.

Carried

**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)**

**Consent Motion:**

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.

Carried

The vote to adopt the recommendation contained in Item ED-25-19 and pass By-laws 11-2025 and 12-2025.

Carried

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

#### **Consent Motion:**

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.

That Item ED-25-22 be referred back to staff.

Affirmative (4): Councillor Gray, Councillor McConkey, Councillor Neal, and Councillor Nicholson

Negative (6): Mayor Carter, Councillor Giberson, Councillor Kerr, Councillor Lee, Councillor Marimpietri, and Councillor Marks

Absent (1): Councillor Chapman

Lost (4 to 6)

That Item ED-25-22 be referred to the Mayor's 2026 Budget for consideration.

Affirmative (4): Mayor Carter, Councillor Gray, Councillor McConkey, and Councillor Neal

Negative (6): Councillor Giberson, Councillor Kerr, Councillor Lee, Councillor Marimpietri, Councillor Marks, and Councillor Nicholson

Absent (1): Councillor Chapman

Lost (4 to 6)

The vote to adopt the recommendation contained in Item ED-25-22.



Affirmative (6): Mayor Carter, Councillor Giberson, Councillor Kerr, Councillor Lee, Councillor Marimpietri, and Councillor Marks

Negative (4): Councillor Gray, Councillor McConkey, Councillor Neal, and Councillor Nicholson

Absent (1): Councillor Chapman

Carried (6 to 4)

Moved by Councillor Marimpietri  
Seconded by Councillor Nicholson

That the meeting recess for 10 minutes.

Carried

The meeting recessed at 11:00 a.m. and reconvened at 11:10 a.m. with all members of Council in attendance except Councillor Chapman who was absent.

### **SF-25-06 - Motor Vehicle Collisions on Municipal Roads (All Wards)**

#### **Consent Motion:**

Whereas municipalities may incur significant costs when responding to motor vehicle collisions on municipal roads; and,

Whereas it is prudent to review and assess practices in other jurisdictions regarding the charging of fees for such responses;

Therefore be it resolved that based on Item SF-25-06 dated February 5, 2025, staff be directed to investigate and report back on whether other municipalities are charging fees when responding to motor vehicle collisions on municipal roads.

The vote to adopt the recommendation contained in Item SF-25-06.

Carried

### **SF-25-07 - Energy Audit Update (All Wards)**

Councillor Neal declared a conflict on this item. (Councillor Neal declared a conflict of interest concerning Item SF-25-07 regarding an energy audit update as he sits on the Board of Directors for the Oshawa Senior Citizens Centre (OSCC55+) and did not take part in discussion or voting on the matter.)

#### **Consent Motion:**

That Report SF-25-07 dated February 5, 2025 concerning the energy audits of City facilities be received for information.

The vote to adopt the recommendation contained in Item SF-25-07.

Affirmative (9): Mayor Carter, Councillor Giberson, Councillor Gray, Councillor Kerr, Councillor Lee, Councillor Marimpietri, Councillor Marks, Councillor McConkey, and Councillor Nicholson

Conflict (1): Councillor Neal

Absent (1): Councillor Chapman

Carried (9 to 0)

**SF-25-08 - New 2024 Ontario Building Code and Technical Amendments to Property Standards By-law 1-2002 (All Wards)**

**Consent Motion:**

That based on Report SF-25-08 dated February 5, 2025 concerning new 2024 Ontario Building Code and Technical Amendments to Property Standards By-law 1-2002, Council approve a by-law in a final form and content acceptable to Legal Services and the Commissioner, Safety and Facilities Services Department to implement technical amendments to Property Standards By-law 1-2002, as amended, to align the By-law with the newly established 2024 Ontario Building Code as detailed in Section 4.2 of said Report with the following amendment:

- That Technical Amendment 27 be amended to insert the words 'shall be accessible from within the Building' after the word 'Washroom'.

The vote to adopt the recommendation contained in Item SF-25-08.

Carried

**CNCL-25-10 - Delegated Authority for Declaring a Significant Weather Event in Accordance with Ontario Regulation 239/02, “Minimum Maintenance Standards for Municipal Highways” (All Wards)**

**Consent Motion:**

Whereas many parts of Southern Ontario, including the City of Oshawa, experienced significant snowfall events in the month of February resulting in accumulations of snow exceeding 60 cm; and,

Whereas this quantity of snowfall accumulation impacts the City’s ability to clear snow on roadways and sidewalks in accordance with prescribed standards; and

Whereas Ontario Regulation 239/02, “Minimum Maintenance Standards for Municipal Highways” (“O.Reg 239/02”), is a regulation established under the Municipal Act, 2001,

S.O. 2001, c. 25, that sets out minimum standards of repair for highways under municipal jurisdiction; and,

Whereas when there is an approaching or occurring weather hazard with the potential to pose a significant danger to users of the highways within a municipality, such as a significant accumulation of snow, O.Reg 239/02 grants municipalities the ability to declare a significant weather event and sets out specific standards that may be used until the significant weather event is declared ended (“Significant Weather Event”); and,

Whereas if a municipality complies with the statutory standards established in O.Reg 239/02 in a Significant Weather Event, all roadways and sidewalks within the municipality are deemed to be in a state of repair until such time as the municipality has sufficiently addressed the snow accumulation or the impacts of other weather hazards as applicable, and has declared the end of the Significant Weather Event; and,

Whereas a municipality who declares the beginning or end of a Significant Weather Event in accordance with O.Reg 239/02 shall do so in one or more of the following ways:

- by posting a notice on the municipality’s website.
- by making an announcement on a social media platform.
- by sending a press release or similar communication to the media.
- by notification through the municipality’s police service.
- by any other notification method required in a by-law of the municipality; and,

Whereas it is not always feasible to obtain a declaration of a Significant Weather Event from City Council for a significant weather event due to abrupt timing and/or changing weather patterns;

Therefore be it resolved that based on Item CNCL-25-10 dated February 18, 2025:

1. That Council delegate authority to declare a Significant Weather Event in accordance with Reg 239/02 to the Commissioner, Community and Operations Services Department or the Director of Parks and Roads Operations Services when there is an approaching or occurring weather hazard with the potential to pose a significant danger to users of City highways, including roadways and sidewalks, by posting a notice on the City’s website; and,
2. That the Delegation of Authority By-law 29-2009, as amended, be further amended as generally set out in Attachment 1 to said Item and in a final form and content acceptable to the Commissioner, Community and Operations Services Department and City Solicitor.

Carried

The vote to adopt the recommendation contained in Report CNCL-25-10 and pass By-law 16-2025.

Carried

### **Items Pulled from the Information Package**

None

### **Closed Consent Agenda**

Moved by Councillor Marimpietri  
Seconded by Councillor Marks

That all items listed under the heading of Closed Consent Agenda for the City Council Meeting dated February 24, 2025 be adopted as recommended.

Carried

**Correspondence with recommendations**

None

**Standing Committee Reports**

**Report of the Community and Operations Services Committee**

None

**Report of the Corporate and Finance Committee Services**

**CF-25-05 - Single Source Audit Results (Ward 2)**

That based on Report CF-25-05 dated January 29, 2025, that staff be directed to work with Deloitte LLP to develop policies and procedures related to financial management.

**CF-25-11 - 2024 Year End Taxation Position (All Wards)**

That Report CF-25-11 dated January 29, 2025, concerning 2024 Year End Taxation position be received for information.

**Report of the Economic and Development Services Committee**

None

**Report of the Safety and Facilities Services Committee**

None

**Other Staff Reports and Motions**

**CNCL-25-08 - Appointment of a Livestock Valuer (All Wards)**

That based on Report CNCL-25-08 dated February 19, 2025 concerning the appointment of a Livestock Valuer for the Ontario Wildlife Damage Compensation Program:

1. That the appointment of Gerald Whitfield as Livestock Valuer for the City of Oshawa be rescinded and Evan King be appointed for the remainder of the term and until a successor is appointed; and,
2. That the necessary appointment by-law be passed.

**Closed Discussion Agenda**

**Matters Excluded from Consent Agenda**

None

**Items Requiring Council Direction**

None

**Matters Tabled**

None

**Notices of Motion**

**CNCL-25-11 - Winter Maintenance Stonecrest Parkette Walkway (Ward 1)**

Moved by Councillor McConkey  
Seconded by Councillor Neal

That the City add to its winter maintenance schedule the 3 meter wide lighted and heavily used walkway which crosses the busy Parkette at 1431 Cordick Street connecting Blackwood Boulevard and Rennie Street, to Missom Gate and Harmony Road North, which is also important for students travelling to and from Maxwell Village High School.

Affirmative (10): Mayor Carter, Councillor Giberson, Councillor Gray, Councillor Kerr, Councillor Lee, Councillor Marimpietri, Councillor Marks, Councillor McConkey, Councillor Neal, and Councillor Nicholson

Absent (1): Councillor Chapman

Carried (10 to 0)

**Confirming By-Law**

Moved by Councillor Marimpietri  
Seconded by Councillor Marks

That the Confirming By-law be passed.

Carried

**Adjournment**

Moved by Councillor Kerr  
Seconded by Councillor Nicholson

That the meeting adjourn at 11:45 a.m.

Carried

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Mayor

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City Clerk