



Economic and Development Services Committee

Minutes

**April 7, 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. Blanchet, Council-Committee Coordinator
A. Ambra, Commissioner, Economic and Development Services
T. Goodeve, Director, Planning Services
C. Richards, Senior Manager, Special Events and Culture
G. Hardy, Director, Engineering Services
D. Sappleton, Manager, Development and Urban Design
S. Price, Manager, Urban Design and Landscape Architect
L. Davis, Manager, Legislative Services/Deputy City Clerk
S. Kordalewski, Supervisor, Cultural Development and Programs
K. Christopher, Council-Committee Coordinator
H. Whilsmith, Planner B

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 Neal who participated from the Chamber and Councillor McConkey who participated electronically.

Land Acknowledgement

The City of Oshawa is situated on lands within the traditional and treaty territory of the Michi Saagiig and Chippewa Anishinaabeg and the signatories of the Williams Treaties, which include the Mississaugas of Scugog Island, Curve Lake, Hiawatha and Alderville First Nations, and the Chippewas of Georgina Island, Rama and Beausoleil First Nations.

We are grateful for the Anishinaabeg who have cared for the land and waters within this territory since time immemorial.

We recognize that Oshawa is steeped in rich Indigenous history and is now present day home to many First Nations, Inuit and Métis people. We express gratitude for this diverse group of Indigenous Peoples who continue to care for the land and shape and strengthen our community.

As a municipality, we are committed to understanding the truth of our shared history, acknowledging our role in addressing the negative impacts that colonization continues to have on Indigenous Peoples, developing reciprocal relationships, and taking meaningful action toward reconciliation.

We are all Treaty people.

Additional Agenda Items

None

Declarations of Pecuniary Interest

None

Presentations

None

Delegations

None

Referrals from Council

None

Reports from Advisory Committees

ED-25-48 - Heritage Research Report for 37 Adelaide Avenue West (Previously HTG-25-07) (Ward 4)

Moved by Councillor Chapman

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

That based on Item ED-25-48 being a report from Heritage Oshawa concerning the Heritage Research Report for 37 Adelaide Avenue West, the following be received for information:

"Whereas, in accordance with Council direction through DS-20-58 concerning Heritage Oshawa's process for purchasing Heritage Research Reports, a Heritage Research Report was procured for 37 Adelaide Avenue West at the request, and with the consent, of the property owners; and,

Whereas, on February 19, 2025, the property owners indicated that, after reviewing the Heritage Research Report and after thoughtful consideration, they are in opposition to the designation of their property at 37 Adelaide Avenue West; and,

Whereas, notwithstanding the opposition from the property owners, the Heritage Research Report finds that 37 Adelaide Avenue West meets the criteria for designation under Part IV of the Ontario Heritage Act, in accordance with O. Reg. 9/06, as amended by O. Reg. 569/22, specifically criteria 1 and 2;

Therefore be it resolved that, pursuant to HTG-25-07 dated February 21, 2025, the property municipally known as 37 Adelaide Avenue West be designated under Part IV of the Ontario Heritage Act."

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

Negative (1): Councillor Giberson

Carried (5 to 1)

Items Requiring Direction

None

Public Consent Agenda

Moved by Councillor Chapman

That all items listed under the heading of Public Consent Agenda for the April 7, 2025 Economic and Development Services Committee meeting be adopted as recommended except Report ED-25-44.

Carried

Correspondence with recommendations

None

Staff Reports/Motions with recommendations

ED-25-45 - Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, Urban Solutions on behalf of Albany Street Investments Limited, 63 Albany Street (Ward 5)

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

That based on Report ED-25-45 dated April 2, 2025 concerning revised applications to amend the Oshawa Official Plan and Zoning By-law 60-94 at 63 Albany Street:

1. That the revised application submitted by Urban Solutions on behalf of Albany Street Investments Limited to amend the Oshawa Official Plan (File: OPA-2022-04) to permit a residential development with a residential density of 527 units per hectare (213.1 u/ac.) on lands municipally known as 63 Albany 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 the revised application submitted by Urban Solutions on behalf of Albany Street Investments Limited to amend Zoning By-law 60-94 (File: Z-2022-06) to rezone the lands municipally known as 63 Albany Street from R2/R3-A.F5.5/R6-B(2)/R6-C(11) “h-7” (Residential) to an appropriate R6-D (Residential) Zone subject to special conditions to permit the proposed development featuring eighteen (18) 3-storey block townhouses and a 22-storey apartment building containing 307 apartment units be approved, generally in accordance with the comments 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 DS-22-186 dated September 7, 2022, presented at the public meeting of September 12, 2022, 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-25-46 - Oshawa Culture Counts Awards 2025 Recipients (All Wards)

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

That based on Report ED-25-46 dated April 2, 2025 concerning the Oshawa Culture Counts Awards 2025 recipients:

1. That Nominee Number 2 listed in Confidential Attachment 3 of the Oshawa Culture Counts Professional Artist nominations presented in Report ED-25-46 be selected as the winner of the 2025 Oshawa Culture Counts Professional Artist Award; and,
2. That Nominee Number 1 listed in Confidential Attachment 3 of the Oshawa Culture Counts Emerging Artists nominations presented in Report ED-25-46 be selected as the winner of the 2025 Oshawa Culture Counts Emerging Artist Award; and,
3. That Nominee Number 2 listed in Confidential Attachment 3 of the Innovation and Creation Champion Award nominations presented in Report ED-25-46 be selected as the winner of the 2025 Innovation and Creation Champion Award.

Public Discussion Agenda

Matters Excluded from the Consent Agenda

ED-25-44 - Request by Medallion Developments (Tanglewood) Limited to retract previous proposal to fully develop the parkette in Block 168 of Registered Plan of Subdivision 40M-2727, north of Colin Road East and east of Harmony Road North (Ward 1)

Moved by Councillor Giberson

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

Whereas, by letter dated May 1, 2024, Medallion Developments (Tanglewood) Limited (“Medallion”) submitted a request to fully “finish” the parkette in Block 168 of Registered Plan of Subdivision 40M-2727 on behalf of the City; and,

Whereas, on June 24, 2024, City Council considered Report ED-24-71 dated May 29, 2024 pertaining to Medallion's above noted request and passed the following motion:

1. That, project 50-0038 (Parkette 6 – Kedron Part II Plan) as outlined in the 2025-2033 Capital Forecast, presented with the Mayor's 2024 Budget, be approved; and,
2. That, pursuant to Report ED-24-71 dated May 29, 2024, the request by Medallion Developments (Tanglewood) Limited (Medallion) to fully develop the parkette in Block 168 of Registered Plan of Subdivision 40M-2727 located north of Conlin Road East, and east of Harmony Road North, be approved; and,
3. That, the City's contribution for the development of the parkette in Block 168 of Registered Plan of Subdivision 40M-2727 not exceed \$482,000, inclusive of applicable taxes, in accordance with the City's typical park program; and,
4. That, funding in the amount of \$482,000, inclusive of applicable taxes, be approved for the City's share of the development of the parkette in Block 168 of Registered Plan of Subdivision 40M-2727 with \$387,000 provided from the Parks, Recreation and Trail Development Charge Reserve and \$95,000 provided from the Growth Related Non Development Charge Reserve; and,
5. That ,Medallion Developments (Tanglewood) Limited (Medallion) be paid for the City's share of the parkette development work in Block 168 of Registered Plan of Subdivision 40M-2727 only after the following conditions have been met:
 - a. The parkette is completed by June 30, 2025 to the satisfaction of the City;
 - b. The subdivider has submitted a statutory declaration and progress payment certificate certifying that all invoices have been paid and no liens exist and all contractors and subcontractors have verified receipt of final payment;
 - c. The City is satisfied that all warranties on park construction, material and equipment will be honoured;
 - d. Safe vehicular access in the opinion of the City via public streets and safe pedestrian access from the streets are provided to the park prior to the City taking over maintenance responsibility for the park;
 - e. Any other condition deemed advisable by the Commissioner, Safety and Facilities Services Department including but not necessarily limited to those set out in Section 5.2.4 of Report ED-24-71 dated May 29, 2024; and,
6. That, an appropriate agreement for the construction and maintenance of the parkette in Block 168 of Registered Plan of Subdivision 40M-2727 be executed by the Commissioner, Economic and Development Services Department on behalf of the City and by Medallion Developments (Tanglewood) Limited (Medallion) which includes all of the City's requirements for the development and maintenance of the parkette as set out in Report ED-24-71 dated May 29, 2024, in a form and content acceptable to the City Solicitor and the Commissioner, Economic and Development Services Department."

Whereas, the City committed to reimbursing Medallion up to \$482,000, inclusive of applicable taxes, in accordance with the City's typical park program, for work normally undertaken by the City at a later date; and,

Whereas, by letter dated February 4, 2025, Medallion provided notice that it had received three (3) verified bids after tendering the subject parkette to four (4) contractors meeting the requirements; and,

Whereas, all three (3) bids significantly exceed the City's allocated budget of \$482,000, inclusive of applicable taxes, by an average of 105%; and,

Whereas, due to the high cost of the bids received, Medallion has determined that it is not feasible to proceed with its proposal to complete the subject parkette to a fully-finished state and is instead requesting to formally retract its offer, citing that it is not feasible to cover the significant escalated costs; and,

Whereas, the funds previously committed to reimbursing Medallion for the subject parkette development must now be returned to their original funding sources as approved, and project 2408 Parkette 6 – Kedron Part II Plan cancelled; and,

Whereas, given that the responsibility to fully "finish" the subject parkette once again rests with the City, it is appropriate that project 50-0038 Parkette 6 – Kedron Part II Plan be added back to the capital forecast for future budget consideration based on the City's park development priorities; and,

Whereas, Medallion will still be required to complete all "basic" park development work as outlined in the subdivision agreement, including, but not limited to, rough grading, fine grading, topsoil, sodding and installation of drainage facilities and perimeter fencing;

Therefore, be it resolved that pursuant to Item ED-25-44 dated April 7, 2025 concerning Medallion's request to retract its previous proposal to fully develop the parkette in Block 168 of Registered Plan of Subdivision 40M-2727:

1. That Medallion Developments (Tanglewood) Limited ("Medallion") be advised that its proposal to fully "finish" the parkette in Block 168 of Registered Plan of Subdivision 40M-2727 is accepted by the City as being formally retracted due to tendered costs exceeding the approved budget of \$482,000, inclusive of applicable taxes, by an average of 105%; and,
2. That the funds previously committed to reimbursing Medallion for the subject parkette development be returned to their original funding sources as approved, and project 2408 Parkette 6 – Kedron Part II Plan cancelled; and,
3. That the City again assume responsibility to fully "finish" the subject parkette, with project 50-0038 Parkette 6 – Kedron Part II Plan being added back to the capital forecast for future budget consideration.

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

Carried (6 to 0)

Items Introduced by Council Members

None

Items Pulled from the Information Package

ED-25-47 - Proposed Columbus Parkland Agreement (INFO-25-70) (Ward 1)

Moved by Councillor Chapman

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

That Item ED-25-47 concerning the proposed Columbus Master Parks Agreement be received for information.

Carried

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

Adjournment

Moved by Councillor Kerr

That the meeting adjourn at 2:40 p.m.

Carried