



**Economic and Development  
Services Committee Minutes**

**May 5, 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  
F. Bianchet, Council-Committee Coordinator  
A. Ambra, Commissioner, Economic and Development Services  
T. Goodeve, Director, Planning Services  
D. Sappleton, Manager, Development and Urban Design  
M. Harrington, Manager, Policy  
S. Price, Manager, Urban Design and Landscape Architect  
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 were Councillor Lee 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**

#### **Councillor Marimpietri - ED-25-57 - Update on Disposition of City-owned Land, located on the south side of Athol Street East, between Celina Street and Albert Street (Ward 4)**

Councillor Marimpietri made a declaration of interest concerning Report ED-25-57 regarding an update on disposition of City-owned land, located on the south side of Athol Street East, between Celina Street and Albert Street as he has family whom own property in the area and did not take part in discussion or voting on the matter.

### **Presentations**

None

### **Delegations**

Moved by Councillor Chapman

That the delegations of Mark Snaper, Eye Candy Ads and Rich Weisz be heard.

Motion Carried

#### **Mark Snaper, Eye Candy Ads - Report ED-25-53**

Mark Snaper, Eye Candy Ads addressed the Economic and Development Services Committee concerning Report ED-25-53 regarding an application for a variance to Sign By-law 72-96 at 649 King Street East.

The Committee questioned Mark Snaper, Eye Candy Ads.

#### **Rich Weisz - Report ED-25-52**

Rich Weisz addressed the Economic and Development Services Committee concerning Report ED-25-52 regarding a request to add the name George Weisz to the City's Street Name Reserve List.

### **Referrals from Council**

None

### **Reports from Advisory Committees**

None

## **Items Requiring Direction**

### **ED-25-51 - Request to Add the Name Irv Harrell to the City's Street Name Reserve List (All Wards)**

Moved by Councillor Chapman

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

That based on Report ED-25-51 dated April 30, 2025, the name Irv Harrell be added to the City's Street Name Reserve List.

Motion Carried

### **ED-25-52 - Request to Add the Name George Weisz to the City's Street Name Reserve List (All Wards)**

Moved by Councillor Chapman

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

That based on Report ED-25-52 dated April 30, 2025, the name George Weisz be added to the City's Street Name Reserve List.

Motion Carried

## **Public Consent Agenda**

Moved by Councillor Chapman

That all items listed under the heading of Public Consent Agenda for the May 5, 2025 Economic and Development Services Committee meeting be adopted as recommended except Reports ED-25-53 and ED-25-61.

Motion Carried

## **Correspondence with recommendations**

### **ED-25-55 - Various Residents Submitting Comments Concerning Report ED-25-52 Regarding a Request to Add the Name George Weisz to the City's Street Name Reserve List (All Wards)**

That Correspondence ED-25-55 from various residents submitting comments concerning Report ED-25-52 regarding the request to add the name George Weisz to the City's street name reserve list be referred to Report ED-25-52.

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

### **ED-25-60 - Cancellation of the Simcoe Street South Renaissance Community Improvement Plan Grant at 450-452 Simcoe Street South (Ward 5)**

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

Whereas, the property owners of 450-452 Simcoe Street South submitted a Simcoe Street South Renaissance Community Improvement Plan (“S.S.S.C.I.P.”) application to the City of Oshawa on August 31, 2022 with proposed work for the Façade and Accessibility Improvement Grant with respect to the property located at 450-452 Simcoe Street South (the “Subject Property”); and,

Whereas, the grant application was to assist in financing improvements to the Subject Property, including siding to be replaced by stucco (“Proposed Work”); and,

Whereas, the Community Improvement Plan (“C.I.P.”) Application Review Team approved a Façade and Accessibility Improvement Grant (the “Grant”) under the S.S.S.C.I.P. in the amount of \$5,424 (the “Grant Amount”) and extended a formal Committal Letter to the property owners on October 12, 2022; and,

Whereas, the property owners signed and entered into an agreement with the City on December 1, 2022, which included a deadline for completion of the Proposed Work funded by the grant for October 12, 2023, among other Conditions of Approval outlined in Appendix 1 of the Committal Letter; and,

Whereas, following multiple unsuccessful attempts to communicate with the property owners, a letter of final notice was sent digitally via email and physically via mail on November 14, 2024, outlining that all remaining requirements, including the completion of the Proposed Work and all business and fire inspections, must be submitted no later than February 28, 2025, or the City would cancel the Grant in its entirety, including a report to the Economic and Development Services Committee recommending the grant be cancelled; and,

Whereas, Clause 11 of Appendix 1 – Conditions of Approval within the C.I.P. Committal Letter stipulates that “The Property Owner agrees that if the Proposed Work is not fully completed by the Completion Date, which determination shall be in the City’s sole and absolute discretion, the City reserves the right to cancel or reduce the Grant in its entirety, at no objection from the Property Owner”; and,

Whereas, the property owner has not yet completed the required work or submitted the necessary documentation to the City as of the final deadline;

Therefore be it resolved that based on Item ED-25-60 concerning the cancellation of the Simcoe Street South Renaissance Community Improvement Plan Grant at 450-452 Simcoe Street South:

1. That the Façade and Accessibility Improvement Grant under the Simcoe Street South Renaissance Community Improvement Plan in the amount of \$5,424 for the property located at 450-452 Simcoe Street South be cancelled due to failure to meet the Conditions of Approval outlined in the grant agreement; and,
2. That the Director, Business and Economic Development Services, be delegated authority to execute cancellation of the grant and associated actions, resulting in the Grant Amount being released to the Community Improvement Plan Program Budget uncommitted balance.

## **Public Discussion Agenda**

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

#### **ED-25-53 - Application for a Variance to Sign By-Law 72-96, 649 King Street East, Eye Candy Ads (Ward 3)**

Moved by Councillor Chapman

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

That based on Report ED-25-53 dated April 30, 2025, the application for a variance to Sign By-Law 72-96, as amended, submitted by Eye Candy Ads to permit one (1) pylon sign with a one-sided digital read-o-graph display for non-accessory (third party) advertising at 649 King Street East, be approved.

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

Negative (1): Councillor Giberson

Motion Carried (5 to 1)

#### **ED-25-61 - Downtown Oshawa Banner Program Agreement Renewal (Ward 4)**

Moved by Councillor Kerr

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

Whereas [Report CNCL-23-54](#) dated May 24, 2023 requested direction from City Council to enter into agreements with Post-Secondary Institutions with campuses in downtown Oshawa regarding banners on allocated light standards; and,

Whereas the endorsed recommendation in Report CNCL-23-54 directed staff to enter into a two year agreement with Ontario Tech University and Trent University Durham GTA for exclusive use of designated light standards within the downtown for institutional banner installations; and,

Whereas Attachment 2 to Report CNCL-23-54 indicates which designated light standards are assigned to each Post-Secondary Institution; and,

Whereas Ontario Tech University and Trent University Durham GTA continue to welcome students, faculty and staff to multiple locations across downtown Oshawa; and,

Whereas the banner installations of Ontario Tech University and Trent University Durham GTA add to vibrant placemaking in the downtown area and there is no financial obligation required by the City as all costs pertaining to the installations are managed by the Post-Secondary Institutions; and,

Whereas the current agreements are set to expire in June 2025;

Therefore be it resolved that based on Item ED-25-61 concerning the Downtown Oshawa Banner Program Agreement Renewal:

1. That the Director, Business and Economic Development Services, be delegated the authority to renew the agreements with Ontario Tech University and Trent University Durham GTA for exclusive use of designated light standards within the downtown for institutional banner installations in a form and content acceptable to the Commissioner, Community and Operations Services Department, the Commissioner, Economic and Development Services Department, and the City Solicitor; and,
2. That the agreements are reviewed and renewed every three (3) years and that the authority to renew the agreements between the City of Oshawa and Ontario Tech University and Trent University Durham GTA be delegated to the Director, Business and Economic Development Services, in a form and content acceptable to the Commissioner, Community and Operations Services Department, the Commissioner, Economic and Development Services Department, and the City Solicitor.

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

Motion Carried (6 to 0)

#### **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**

Moved by Councillor Chapman

That all items listed under the heading of Closed Consent Agenda for the May 5, 2025 Economic and Development Services Committee meeting be adopted as recommended except Report ED-25-57.

Motion Carried

#### **Closed Correspondence with recommendations**

None

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

**ED-25-54 - Real Estate Acquisitions and Dispositions by the City of Oshawa from January 1, 2024 to March 31, 2025 (All Wards)**

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

That Closed Report ED-25-54 dated April 30, 2025 concerning real estate acquisitions and dispositions by the City of Oshawa from January 1, 2024 to March 31, 2025 be received for information.

**ED-25-59 - Proposed Licence Agreement with the Durham District School Board for the Non-exclusive use of Parking Spaces at Various City-owned Parks (All Wards)**

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

That based on Closed Report ED-25-59 dated April 30, 2025, City staff be directed to advance the recommendation as set out in Section 2.0 of said Closed Report in response to the Durham District School Board's request for an extension to its existing licence agreement with the City for non-exclusive use of parking spaces at various City-owned parks.

**ED-25-63 - Update Regarding the Expropriation of Lands Known Municipally as 33 to 45 Simcoe Street North (Ward 4)**

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

That based on Closed Report ED-25-63 dated April 30, 2025 concerning an update regarding the expropriation of lands known municipally as 33 and 45 Simcoe Street North, City staff be authorized to proceed in accordance with section 2.0 of said Closed Report.

**ED-25-64 - Conveyance of Lands to the City in Advance of Registered Plan of Subdivision by Kedron North GP Inc. (Ward 1)**

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

That based on Closed Report ED-25-64 dated April 30, 2025 concerning the conveyance of certain lands to the City, as generally identified in Attachments 1 and 2, the Commissioner, Economic and Development Services Department, be authorized to proceed as outlined in said Closed Item.

**ED-25-65 - Update on Disposition of Surplus City-owned Lands: Lands West of 1190 Keith Ross Drive (Ward 2)**

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

That based on Closed Report ED-25-65 dated April 30, 2025 concerning an update on disposition of surplus City-owned lands located west of 1190 Keith Ross Drive:

1. That the Commissioner, Economic and Development Services Department, in coordination with the Commissioner, Safety and Facilities Services Department, be authorized to advance the approach as generally set out in Section 4.3 of said Closed Report; and,
2. That the Operating and Options Agreement between the City and "His Majesty" represented by the Minister of Transportation, the lands described as Part 3 and part of Part 5 on Plan 40R-19499 and a portion of Part 1 of Plan 40R-12222 as outlined on Attachment 2 of said Closed Report, be deemed not necessary for the management, maintenance, or operation of the airport as an undertaking.

## **Closed Discussion Agenda**

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

#### **ED-25-57 - Update on Disposition of City-owned Land, located on the south side of Athol Street East, between Celina Street and Albert Street (Ward 4)**

Councillor Marimpietri declared a conflict on this item. (Councillor Marimpietri made a declaration of interest concerning Report ED-25-57 regarding an update on disposition of City-owned land, located on the south side of Athol Street East, between Celina Street and Albert Street as he has family whom own property in the area and did not take part in discussion or voting on the matter. )

Moved by Councillor Chapman

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

That based on Closed Report ED-25-57 dated April 30, 2025 concerning an update on disposition of City-owned land, located on the south side of Athol Street East, between Celina Street and Albert Street, City staff be authorized to advance the approach as generally set out in both Section 4.4 and Attachment 5 of said Closed Report.

Carried by later vote.

### **Items Requiring Direction**

#### **ED-25-56 - Results of the Request for Proposal Process (Reference Number C2024-113) for the Potential Redevelopment of the City-owned Land at 47 Bond Street West (Ward 4)**

Moved by Councillor Chapman

That the Economic and Development Services Committee select Option 2 as set out in Section 4.3 of Closed Report ED-25-56 dated April 30, 2025 concerning next steps in the request for proposal process for the City-owned land located at 47 Bond Street West.

Carried by later vote.

#### **ED-25-58 - Update on the Disposition of City-owned Land located on the north side of Athol Street East, between Centre Street South and Simcoe Street South (Ward 4)**

That the Economic and Development Services Committee select Option 1 as out in Section 4.3 of Closed Report ED-25-58 dated April 30, 2025 concerning the disposition of City-owned land located on the north side of Athol Street East, between Centre Street South and Simcoe Street South.

Carried by later vote.

Moved by Councillor Chapman

That the meeting recess for 5 minutes in order to shut down the webstream; and,

That in accordance with Section 239 (2)(c)(i)(j) and (k) of the Municipal Act, the meeting reconvene in a session closed to the public to consider Report ED-25-56 which concerns a proposed or pending acquisition or disposition of land; a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the City, which, if disclosed, could reasonably be

expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons or organization; a trade secret or scientific, technical, commercial or financial information that belongs to the City and has monetary value or potential monetary value; a position, plan, procedure, criterion or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City; and,

Reports ED-25-57 and ED-25-58 which concerns a proposed or pending acquisition or disposition of land.

Motion Carried

### **Closed Report**

The meeting recessed at 2:05 p.m. and reconvened at 2:10 p.m. in a session closed to the public with all members of the Committee present in the Chamber. Also present were Councillor Lee in the Chamber and Councillor McConkey who participated electronically.

Also in attendance were the Commissioner, Economic and Development Services Department; the Director, Planning Services; the Manager, Policy; V. White and L. Brown, Principal Planners and F. Bianchet and K. Christopher, Council-Committee Coordinators.

All other staff and members of the public left the meeting.

The Committee questioned the Commissioner, Economic and Development Services Department concerning Report ED-25-56 regarding results of the request for proposal process for the potential redevelopment of the City-owned land at 47 Bond Street West.

The Commissioner, Economic and Development Services Department responded to questions from the Committee.

The Committee questioned the Commissioner, Economic and Development Services Department concerning Report ED-25-58 regarding an update on the disposition of City-owned land located on the north side of Athol Street East, between Celina Street South and Simcoe Street South.

The Commissioner, Economic and Development Services Department responded to questions from the Committee.

Councillor Marimpietri left the meeting at 2:52 p.m. and Councillor Chapman assumed the Chair.

The Committee questioned the Commissioner, Economic and Development Services Department concerning Report ED-25-57 regarding an update on the disposition of City-owned land, located on the south side of Athol Street East, between Celina Street and Albert Street.

The Commissioner, Economic and Development Services Department responded to questions from the Committee.

The Committee rose from closed session at 3:02 p.m.

This concludes the closed meeting summary.

Moved by Councillor Gray

That the Economic and Development Services Committee rise from closed session and report.

Motion Carried

Councillor Marimpietri re-entered the meeting at 3:04 p.m. but did not resume the Chair.

The vote to adopt the recommendation contained in Report ED-25-57.

Affirmative (3): Councillor Chapman, Councillor Gray, and Councillor Kerr

Negative (1): Councillor Giberson

Conflict (1): Councillor Marimpietri

Motion Carried (3 to 1)

The vote to adopt Option 2 as set out in Section 4.3 of Report ED-25-56.

Affirmative (4): Councillor Marimpietri, Councillor Chapman, Councillor Gray, and Councillor Kerr

Negative (1): Councillor Giberson

Motion Carried (4 to 1)

The vote to adopt Option 1 as set out in Section 4.3 of Report ED-25-58.

Affirmative (4): Councillor Marimpietri, Councillor Chapman, Councillor Gray, and Councillor Kerr

Negative (1): Councillor Giberson

Absent (1): Mayor Carter

Motion Carried (4 to 1)

### **Matters Tabled**

None

### **Recess**

Moved by Councillor Marimpietri

That the meeting recess at 3:06 p.m.

Motion Carried

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

The meeting recessed at 3:06 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 were Councillors Lee and Neal in the Chamber. Councillor Marimpietri resumed the Chair following the recess.

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; T. Ryan, Principal Planner and E. Kohek, Senior Planner.

### **Additional Agenda Items**

Moved by Councillor Chapman

That Correspondence ED-25-66 from Hydro One Networks Inc. submitting comments concerning Report ED-25-49 be added to the agenda for the Planning Act Public meeting of May 5, 2025 and be referred to the respective report.

Motion Carried

### **Declarations of Pecuniary Interest**

None

### **Application ED-25-49**

#### **Presentation**

#### **The Biglieri Group - Application for Approval of a Draft Plan of Subdivision at 2375 Ritson Road North**

Mallory Nievas, The Biglieri Group provided a presentation concerning the application for Approval of Draft Plan of Subdivision at 2375 Ritson Road North.

The Committee questioned Mallory Nievas, The Biglieri Group.

### **Delegations**

#### **Jim Parker - Report ED-25-49**

Jim Parker addressed the Economic and Development Services Committee concerning Report ED-25-49 regarding an application for approval of a Draft Plan of Subdivision at 2375 Ritson Road North stating concerns with grading, drainage and dust due to construction.

The Committee questioned Jim Parker.

#### **Tom Jakob - Report ED-25-49**

Tom Jakob addressed the Economic and Development Services Committee with questions concerning Report ED-25-49 regarding an application for approval of a Draft Plan of Subdivision at 2375 Ritson Road North.

The Committee questioned Tom Jakob.

## **Correspondence**

### **ED-25-62 - Jim Parker Submitting Comments in Opposition to Report ED-25-49 Regarding an Application for Approval of a Draft Plan of Subdivision at 2375 Ritson Road North (Ward 1)**

Moved by Councillor Chapman

That Correspondence ED-25-62 from Jim Parker submitting comments in opposition to Report ED-25-49 regarding the application for Approval of Draft Plan of Subdivision at 2375 Ritson Road North be referred to Report ED-25-49.

Motion Carried

## **Reports**

### **ED-25-49 - Application for Approval of a Draft Plan of Subdivision, 2375 Ritson Road North, Menkes Ritson Road Inc. (Ward 1)**

Moved by Councillor Chapman

That based on Report ED-25-49 dated April 30, 2025, concerning the application submitted by Menkes Ritson Road Inc. for approval of a draft plan of subdivision (File: S-O-2025-01) to permit the development of eight (8) blocks consisting of three (3) employment blocks, a future development block, a stormwater management pond block, two (2) open space blocks and a road widening block, and a new local road, on lands forming part of 2375 Ritson Road North, 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

## **Application ED-25-50**

### **Presentation**

#### **Planning Services - City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94**

Moved by Councillor Chapman

That the presentation concerning City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94 not be heard.

Motion Carried

## **Delegations**

None

## **Correspondence**

None

## **Reports**

### **ED-25-50 - City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94 (All Wards)**

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

That the proposed amendments to the Oshawa Official Plan and Zoning By-law 60-94 as generally set out in Attachment 1 to Report ED-25-50 dated April 30, 2024 be adopted, and that the appropriate amending by-laws be passed in a form and content acceptable to the Commissioner, Economic and Development Services Department, and the City Solicitor.

## **Adjournment**

Moved by Councillor Chapman

That the meeting adjourn at 7:09 p.m.

Motion Carried