



**Economic and Development  
Services Committee Minutes**

**June 2, 2025, 1:30 p.m.  
Council Chamber**

Present: Councillor Marimpietri  
Councillor Giberson  
Councillor Gray  
Councillor Kerr  
Mayor Carter

Absent: Councillor Chapman

Also Present: Councillor Neal  
F. Bianchet, Council-Committee Coordinator  
A. Ambra, Commissioner, Economic and Development Services  
T. Goodeve, Director, Planning Services  
H. Wright, Director, Economic Development Services  
G. Hardy, Director, Engineering Services  
S. Yoon, City Solicitor  
D. Sappleton, Manager, Development and Urban Design  
M. Harrington, Manager, Policy  
M. Cousineau, Manager, Downtown and Business Development  
K. Christopher, Council-Committee Coordinator  
E. Kohek, Senior Planner  
C. Leherbauer, Senior Planner

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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 except Councillor Chapman who was absent. Also present was Councillor Neal who participated from the Chamber.

**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 Gray

That Correspondence ED-25-82 from Dilord Diza submitting comments concerning Report ED-25-70, Correspondence ED-25-83 from Noah Edwards submitting comments concerning Report ED-25-80 and Correspondence ED-25-84 from Jeff Davis submitting comments concerning Report ED-25-73 be added to the agenda for the Economic and Development Services Committee meeting of June 2, 2025 and be referred to the respective reports.

Motion Carried

### **Declarations of Pecuniary Interest**

None

### **Presentations**

None

### **Delegations**

None

### **Referrals from Council**

None

### **Reports from Advisory Committees**

None

### **Items Requiring Direction**

None

### **Public Consent Agenda**

That all items listed under the heading of Public Consent Agenda for the June 2, 2025 Economic and Development Services Committee meeting be adopted as recommended except Report ED-25-73.

## **Correspondence with recommendations**

None

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

### **ED-25-69 - Revised Applications to Amend Zoning By-law 60-94 and for approval of a Draft Plan of Subdivision, 737, 741 and 745 Taunton Road East, Urban Life Development Inc. (Ward 3)**

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

That based on Report ED-25-69 dated May 28, 2025 concerning revised applications to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision at 737, 741 and 745 Taunton Road East:

1. That the revised application submitted by D.G. Biddle and Associates Limited on behalf of Urban Life Development Inc. to amend Zoning By-law 60-94 (File: Z-2022-04) to rezone 737, 741 and 745 Taunton Road East from R2/R4-A/R6-A "h-22" (Residential) to an appropriate R4 (Residential) zone to permit the development of 56 block townhouse dwellings 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 D.G. Biddle and Associates Limited on behalf of Urban Life Development Inc. for approval of a draft plan of subdivision (File: S-O-2022-01) which proposes one (1) block for 56 block townhouse dwellings and one (1) road widening block at 737, 741 and 745 Taunton Road East be approved, and that the Commissioner, Economic and Development Services Department, or Director, Planning Services, be authorized to impose City conditions in the draft plan of subdivision approval Planning Act decision; 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-22-168 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 1 of this Recommendation, such differences are not substantial enough to require further notice and another public meeting.

### **ED-25-70 - Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 11373846 Canada Corp., 374 Farewell Street (Ward 5)**

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

That based on Report ED-25-70 dated May 28, 2025 concerning applications to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision at 374 Farewell Street:

1. That the application submitted by 11373846 Canada Corp. to amend Zoning By-law 60-94 (File: Z-2024-09) to rezone a portion of 374 Farewell Street from CIN/R2 (Community Institutional/Residential) to an appropriate R2 (Residential) Zone to permit the development of eight (8) single detached dwellings and two (2) semi-detached dwellings 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 application submitted by 11373846 Canada Corp. for approval of a draft plan of subdivision (File: S-O-2024-01) featuring eight (8) lots for single detached dwellings and a block for two (2) semi-detached dwellings at 374 Farewell Street be approved, and that the Commissioner, Economic and Development Services Department, or Director, Planning Services, be authorized to impose City conditions in the draft plan of subdivision approval Planning Act decision.

**ED-25-71 - Request to Amend Increased Assessment Grant Agreement under the Urban Growth Centre Community Improvement Plan, 39 Athol Street West (Ward 4)**

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

Whereas on March 31, 2025, City Council considered Report ED-25-26 dated February 26, 2025 and approved, subject to conditions, an application submitted by Independent Project Managers (“I.P.M.”) on behalf of Central Clear View Developments Inc. (the “Owner”) under the Urban Growth Centre Community Improvement Plan for an Increased Assessment Grant, to facilitate the development of a 16-storey, 172-unit residential condominium apartment building with 139.26 square metres (1,500 sq. ft.) of retail floor space at ground level at 39 Athol Street West (the “Project”); and,

Whereas on April 10, 2025, the City of Oshawa and the Owner entered into an Increased Assessment Grant Agreement (“Agreement”) for the Project whereby the City will provide an Increased Assessment Grant over a nine (9) year period, up to a maximum total of Three Million, Four Hundred and Eighteen Thousand, Six Hundred and Thirteen Dollars and Fifty Cents (\$3,418,613.50) subject to certain performance criteria/conditions being met by the Owner; and,

Whereas I.P.M. requested guidance in applying to the Region of Durham’s Regional Revitalization Program (“R.R.P.”) to financially aid in the development of the Project; and,

Whereas at the May 13, 2025 meeting of the Finance and Administration Committee, the Region considered the elimination of the R.R.P.; and,

Whereas the report regarding the possible elimination of the R.R.P. was referred back to Region staff until Fall 2025 and in the meantime, R.R.P. applications can continue to be submitted so that applicants remain in the queue in the event the program is not eliminated; and,

Whereas the elimination of the R.R.P. has negative financial impacts on the Project; and,

Whereas in an effort to mitigate the negative financial impact of being unable to apply for assistance under the Region’s R.R.P. in the event the R.R.P. is eliminated, I.P.M., on behalf of the Owner, submitted to staff a request to amend the Agreement and increase the total grant amount to reflect a proposed change to their development proposal – from a 16-storey, 172-unit residential condominium apartment building to an 18-storey, 204-unit rental apartment building which would result in a change to their project’s post development assessed value from \$115.5 million to \$123.4 million; and,

Whereas Finance Services estimates that the value of the Increased Assessed Grant is Three Million, Eight Hundred and Ninety-Nine Thousand, Four Hundred and Fifty-Seven Dollars and Fifty-Six Cents (\$3,899,457.56); and,

Whereas staff are agreeable to the Owner's request to amend the Increased Assessment Grant Agreement to include a revised grant amount reflective of the increased number of units being provided, subject to all other performance criteria/conditions remaining the same; and,

Whereas staff are also agreeable to supporting the Owner's request for support under the R.R.P. at this time in order to remain in the queue of applications in the event the R.R.P. is not eliminated;

Therefore be it resolved that based on Item ED-25-71 concerning the request to amend the Increased Assessment Grant Agreement under the Urban Growth Centre Community Improvement Plan at 39 Athol Street West:

1. That the Increased Assessment Grant Agreement between the City of Oshawa and Central Clear View Developments Inc. be amended to reflect a grant amount of Three Million, Eight Hundred and Ninety-Nine Thousand, Four Hundred and Fifty-Seven Dollars and Fifty-Six Cents (\$3,899,457.56); and,
2. That the Increased Assessment Grant Agreement be amended to reflect the updated project details of the proposed development at 39 Athol Street West, being an 18-storey, 204-unit residential rental apartment building; and,
3. That the Mayor and Chair of the Economic and Development Services Committee be authorized to write a letter to request support for Central Clear View Developments' proposed development at 39 Athol Street West under the Region of Durham's Regional Revitalization Program, and that the Mayor and Clerk be authorized to execute an agreement with the Region of Durham, as appropriate, in a form and content acceptable to the Commissioner, Economic and Development Services Department, and the City Solicitor.

**ED-25-75 - Proposed Revision to Draft Approved Plan of Subdivision (S-O-2016-06, Phase 2) – Downing Street (1015 King Street) Inc. – north of Queensdale Avenue, west of Keewatin Street South (Ward 3)**

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

Whereas pursuant to City Council's June 26, 2017 direction related to Report DS-17-129 dated June 15, 2017, on July 4, 2017, the Director, Planning Services, approved, subject to conditions, a draft plan of subdivision (File: S-O-2016-06) submitted by Downing Street (1015 King Street) Inc. ("Downing") featuring an extension of Queensdale Avenue with six (6) single detached dwelling lots on the north side of the extension and eleven (11) single detached dwelling lots on the south side of the extension [see Attachment 1 (location of Phase 2) and Attachment 2 (original draft approved plan)]; and,

Whereas on September 3, 2021, Downing submitted an application to amend Zoning By-law 60-94 (File: Z-2021-07) for the entirety of Downing's land holdings between King Street East and Queensdale Avenue, including the area of draft plan of subdivision S-O-2016-06 located on the north side of Queensdale Avenue to permit 34 block townhouse units and nine (9) street townhouse units; and,

Whereas on September 3, 2021, Downing also submitted applications for approval of a draft plan of subdivision (File: S-O-2021-02) and a common elements draft plan of subdivision (File: C-O-2021-01), and for removal of part lot control (File: PLC-2021-11) related to the proposed 34 block townhouses; and,

Whereas on September 23, 2022, Downing filed an appeal of the applications to amend Zoning By-law 60-94 (File: Z-2021-07) and for approval of the draft plan of subdivision (File: S-O-2021-02) to the Ontario Land Tribunal (the "O.L.T."), for the City's failure to make a decision within the timelines prescribed by the Planning Act; and,

Whereas through the O.L.T. appeal process, Downing's proposal was revised to reflect 32 block townhouse units and ten (10) street townhouse units (see Attachment 3); and,

Whereas on April 21, 2023, Downing registered Phase 1 of draft plan of subdivision S-O-2016-06 which included the extension of Queensdale Avenue and the eleven (11) single detached dwelling lots on the south side of Queensdale Avenue; and,

Whereas on August 18, 2023, the O.L.T. issued a decision approving the revised zoning by-law amendment and draft plan of subdivision S-O-2021-02 for the proposed block townhouses on the north side of Queensdale Avenue on the basis of a settlement reached between the City and Downing; and,

Whereas on August 25, 2023, Downing requested that the City approve a revised draft plan for Phase 2 of draft approved plan of subdivision S-O-2016-06 to convert Lots 4, 5 and 6 from three (3) lots for three (3) single detached dwellings to two (2) blocks for ten (10) street townhouse dwellings (see Attachments 2 and 4); and,

Whereas on October 2, 2023, Council approved the revised draft plan for Phase 2 of draft approved plan of subdivision S-O-2016-06; and,

Whereas Eastrose Homes ("Eastrose") has now taken over from Downing as applicant and has assumed management of both the site plan for the 32 block townhouse development and the portion of draft approved plan of subdivision S-O-2016-06 north of Queensdale Avenue; and,

Whereas Eastrose is concerned that the current state of the real estate market for block townhouses and street townhouses has compromised their ability to sell these units as common element condominium units and freehold units, and as a result, now intends to develop these 42 units as rental units in order to capitalize on Federal G.S.T. rebates and other financial mechanisms; and,

Whereas on April 7, 2025, Eastrose requested that the City approve a further revised draft plan for Phase 2 of draft approved plan of subdivision S-O-2016-06 to merge Blocks 1 and 2 for ten (10) street townhouse dwellings to just one (1) block for ten (10) street townhouse dwellings, although still in two (2) street townhouse buildings featuring five (5) units apiece (see Attachment 5); and,

Whereas the Planning Act, R.S.O. 1990, c. P.13, as amended, specifies that an approval authority is not required to give written notice of a change to the conditions of approval if, in the opinion of the approval authority, the changes are minor in nature; and,

Whereas the proposed revisions to the draft plan comply with Zoning By-law 60-94, as amended, as a result of the O.L.T. decision; and,

Whereas the proposed changes are considered to be minor in nature since the number of units remains unchanged and the changes are consistent with the development proposal previously presented to the City, the public and the O.L.T.; and,

Whereas the proposed revision to the approved draft plan is reasonable given the planning approvals process undertaken to date and the built-form will not change;

Therefore be it resolved that based on Item ED-25-75 dated June 2, 2025, the proposed revisions to Phase 2 of Draft Approved Plan of Subdivision S-O-2016-06 to accommodate one (1) block for ten (10) street townhouse dwellings in two (2) street townhouse buildings instead of two (2) blocks for two (2) street townhouse buildings featuring a combined total of ten (10) street townhouse dwelling lots be approved, with the revisions to be shown on the final 40M Plan for registration to the satisfaction of the Director, Planning Services.

**ED-25-76 - Recommended City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94 to Implement Protected Major Transit Station Areas (Ward 5)**

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

That based on Report ED-25-76 dated May 28, 2025 concerning recommended City-initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 to implement Protected Major Transit Station Areas:

1. That Part 1 of the draft recommended City-initiated Amendment to the Oshawa Official Plan to implement Protected Major Transit Station Areas, as generally set out in Part 1 of Attachment 1 of said Report, be adopted, and the appropriate amending 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 in the event City Council adopts Part 1 of the recommended Official Plan Amendment pursuant to Part 1 of this Recommendation, Council authorize staff to forward Part 1 of the Official Plan Amendment to the Province of Ontario for final approval; and,
3. That Part 2 of the draft recommended City-initiated Amendment to the Oshawa Official Plan to implement Protected Major Transit Station Areas, as generally set out in Part 2 of Attachment 1 of said Report, be approved, and the appropriate amending 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, notwithstanding that the draft Official Plan Amendment proposed in Report ED-25-30 dated February 26, 2025 presented at the public meeting of March 3, 2025 differs to some degree from the proposed Official Plan Amendment recommended to be adopted/approved by City Council pursuant to Parts 1 and 3 of this Recommendation, such differences are not substantial enough to require further notice and another public meeting; and,
5. That the draft recommended City-initiated Amendments to Zoning By-law 60-94, as amended, to implement Protected Major Transit Station Areas, as generally set out in Attachment 2 of said Report, be approved, 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,
6. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the draft Zoning By-law Amendment proposed in Report ED-25-30 dated February 26, 2025 presented at the public meeting of March 3, 2025 differs to some degree from the proposed Zoning By-law Amendment recommended to be approved by City Council pursuant to Part 5 of this Recommendation, such differences are not substantial enough to require further notice and another public meeting; and,

7. That the Economic and Development Services Department be authorized to initiate the public process under the Planning Act for Council to consider a proposed Central Oshawa Community Improvement Plan for the Central Oshawa Protected Major Transit Station Area, including new shared programs with the Urban Growth Centre Community Improvement Plan, together with appropriate related amendments to the Oshawa Official Plan; and,
8. That Council direct the Economic and Development Services Committee and Corporate and Finance Services Committee to jointly hold a public meeting under the Planning Act on the proposed Central Oshawa Community Improvement Plan noted under Part 7 of this Recommendation and to jointly make a recommendation to Council regarding the implementation of the same; and,
9. That Council endorse the draft Terms of Reference for a Stormwater Management Study for the Central Oshawa Protected Major Transit Station Area and Thornton's Corners Protected Major Transit Station Area, as generally set out in Attachment 6 to this Report, for the purpose of retaining a qualified professional consultant through the regular procurement process to undertake such a Study.

**ED-25-77 - Economic and Development Services Committee Outstanding Items List Status Report - Second Quarter 2025 (All Wards)**

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

1. Whereas City staff advised Council through INFO-25-69, dated March 19, 2025, that an appeal of Council's decision to designate the existing building located at 149 Harmony Road South in accordance with Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18 was withdrawn by the appellant, and as a result By-law 27-2024, being a by-law to designate 149 Harmony Road South as being of cultural heritage value or interest, is now in effect and the City's Register of Properties of Cultural Heritage Value or Interest has been updated to reflect the designation; Therefore Item 9 regarding direction respecting an appeal to the Ontario Land Tribunal of a Council decision concerning the issuance of a notice of passing of a by-law to designate 149 Harmony Road South be removed from the Economic and Development Services Committee's Outstanding Items List Report; and,
2. Whereas pursuant to Report ED-24-102 dated September 4, 2024, City Council directed staff to report back and provide an update to the Economic and Development Services Committee and Council in the event the City was approved for funding under the second round of the Canada Mortgage and Housing Corporation's ("C.M.H.C.") Housing Accelerator Fund program, and on March 5, 2025 via email correspondence from the C.M.H.C. staff were informed that the City of Oshawa was not selected for funding; Therefore Item 10 regarding the second round of the Canada Mortgage and Housing Corporation's Housing Accelerator Fund be removed from the Economic and Development Services Committee's Outstanding Items List Report; and,
3. That the remainder of Report ED-25-77 dated May 28, 2025 being the Economic and Development Services Committee's Outstanding Items List Status Report for the second quarter of 2025 be received for information.



### **ED-25-80 - City-initiated Amendments to Zoning By-law 60-94 (All Wards)**

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

That based on Report ED-25-80 dated May 28, 2025, the Economic and Development Services Department be authorized to initiate the statutory public process under the Planning Act for Council to consider proposed City-initiated amendments to Zoning By-law 60-94, generally in accordance with Attachment 1 of said Report.

### **ED-25-81 - City Comments on Bill 17, the Proposed 'Protect Ontario by Building Faster and Smarter Act, 2025' (All Wards)**

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

That based on Report ED-25-81 dated May 28, 2025 concerning City comments on Bill 17, the proposed 'Protect Ontario by Building Faster and Smarter Act, 2025':

1. That Report ED-25-81, including Attachment 3, be endorsed as the City's comments on the Province's proposed amendments to certain Acts under Bill 17, "Protect Ontario by Building Faster and Smarter Act, 2025"; and,
2. That Economic and Development Services staff be authorized to submit the comments contained in Report ED-25-81 dated May 28, 2025 related to Bill 17, "Protect Ontario by Building Faster and Smarter Act, 2025" in response to the associated proposals posted on the Environmental Registry of Ontario website, together with the related resolution of the Economic and Development Services Committee, to the Province for its consideration, and to provide a subsequent follow-up once Council has considered this matter; and,
3. That staff be authorized to forward a copy of Report ED-25-81 dated May 28, 2025 and the related Council resolution to the Region of Durham, Durham area municipalities, and Durham area M.P.P.s.

### **Public Discussion Agenda**

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

### **ED-25-73 - 2024-2025 Plan 20Thirty Annual Update (Ward 4)**

Moved by Councillor Kerr

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

That Report ED-25-73 dated May 28, 2025 concerning the 2024-2025 Plan 20Thirty annual update and Plan 20Thirty: Action Plan for Continued Downtown Revitalization be referred back to staff to:

1. Develop reportable metrics and key performance indicators to existing action items in Plan 20Thirty where applicable; and,
2. Explore and evaluate new recommendations for inclusion in Plan 20Thirty; and,
3. Consider the proposal of items to be referred to future, as applicable, Mayor's Budget to support initiatives in the Downtown area.

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

Absent (1): Councillor Chapman

Motion Carried (5 to 0)

### **Items Introduced by Council Members**

None

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

None

### **Closed Consent Agenda**

Moved by Councillor Gray

That all items listed under the heading of Closed Consent Agenda for the June 2, 2025 Economic and Development Services Committee meeting be adopted as recommended except Report ED-25-79.

Motion Carried

### **Closed Correspondence with recommendations**

None

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

#### **ED-25-68 - Update on Disposition of Surplus City-owned Lands: 1170 Keith Ross Drive (Ward 2)**

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

That based on Closed Report ED-25-68 dated May 28, 2025 concerning an update on disposition of surplus City-owned lands located at 1170 Keith Ross Drive, 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 4.5 of said Closed Report.

#### **ED-25-74 - Proposed Storm Water Easement in Favour of UMMAH Foundation of Durham Over Certain City-owned Lands located southeast of 1423 Thornton Road North (Ward 2)**

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

That based on Closed Report ED-25-74 dated June 2, 2025 concerning the proposed storm water easement in favour of UMMAH Foundation of Durham over certain City-owned lands located southeast of 1423 Thornton Road North:

1. That the request for a storm water outfall easement over a portion of the City-owned open space lands located southeast of 1423 Thornton Road North be approved; and,

2. That the Commissioner, Economic and Development Services Department, be authorized to execute any required documents to give effect to Part 1 above, including any required easement agreement, to be in a form and content acceptable to the Commissioner, Economic and Development Services Department, and the City Solicitor; and,
3. That the Applicant be solely responsible for bearing the cost to register the easement and any related agreements.

### **Closed Discussion Agenda**

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

#### **ED-25-79 - Sixth Update on Matters Related to the Oshawa-to-Bowmanville GO Rail Extension (All Wards)**

Moved by Councillor Kerr

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

That based on Closed Report ED-25-79 dated May 28, 2025 concerning a sixth update on matters related to the Oshawa-to-Bowmanville GO Rail Extension, Council adopt the recommendation as set out in Section 2.0 of said Report and that staff be directed to proceed as generally outlined under Section 4.0 of said Report.

Carried by later vote.

Moved by Councillor Gray

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

That in accordance with Section 239(h) and (k) of the Municipal Act, the meeting reconvene in a session closed to the public to consider Report ED-25-79 which concerns information explicitly supplied in confidence to the municipality and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.

Motion Carried

The meeting recessed at 1:43 p.m. and reconvened at 1:48 p.m. with all members of the Committee present in the Chamber except Councillor Chapman who was absent. Also present was Councillor Neal who participated from the Chamber.

Also in attendance were the Commissioner, Economic and Development Services Department; the Director, Planning Services; the Director, Engineering Services; the City Solicitor; the Manager, Policy; L. Moebs, Principal Planner, K. Christopher and F. Blanchet 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-25-79 regarding the sixth update on matters related to the Oshawa-to-Bowmanville GO Rail extension.

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

The Committee rose from closed session at 1:52 p.m.

This concludes the closed meeting summary.

Moved by Mayor Carter

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

Motion Carried

The vote to adopt the recommendation contained in Report ED-25-79.

Motion Carried

### **Items Requiring Direction**

#### **ED-25-72 - Potential Acquisition of Land on Olive Avenue (Ward 4)**

Moved by Councillor Gray

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

That based on Report ED-25-72 dated May 28, 2025 concerning the potential acquisition of land on Olive Avenue, staff be directed to advance Option 1 as set out in Section 4.5.1 of said Report.

Motion Carried

### **Matters Tabled**

None

### **Recess**

Moved by Councillor Kerr

That the meeting recess at 1:53 p.m.

Motion Carried

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

The meeting recessed at 1:53 p.m. and reconvened at 6:30 p.m. with all members of the Committee in attendance in the Chamber except Councillor Chapman who was absent and Mayor Carter who participated electronically.

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

### **Additional Agenda Items**

None

## **Declarations of Pecuniary Interest**

None

## **Application ED-25-67**

### **Presentation**

The Committee did not hear the presentation concerning the applications to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision at 1440 Conlin Road East.

### **Delegations**

None

### **Correspondence**

None

### **Reports**

#### **ED-25-67 - Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, D.G. Biddle and Associates Ltd. on Behalf of 440 Taunton Road Ltd., 1440 Conlin Road East (Ward 1)**

Moved by Councillor Gray

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

That based on Report ED-25-67 dated May 28, 2025 concerning applications to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision at 1440 Conlin Road East:

1. That the application submitted by D.G. Biddle and Associates Ltd. on behalf of 440 Taunton Road Ltd. to amend Zoning By-law 60-94 (File: Z-2025-01) in order to implement a draft plan of subdivision (File: S-O-2025-02) for the lands municipally known as 1440 Conlin Road East be approved, generally in accordance with the comments contained in said Report, and that 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 application submitted by D.G. Biddle and Associates Ltd. on behalf of 440 Taunton Road Ltd. to implement a draft plan of subdivision (File: S-O-2025-02) featuring six (6) blocks for 33 street townhouse dwellings, two (2) landscape strips, two (2) road widening blocks, and extensions of Cayenne Street and Nottaway Gate be approved, subject to the conditions as generally set out in Attachment 4 of said Report.

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

Absent (1): Councillor Chapman

Motion Carried (5 to 0)

## **Adjournment**

Moved by Councillor Gray

That the meeting adjourn at 6:35 p.m.

Motion Carried