



**Economic and Development
Services Committee Minutes**

**September 8, 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
Councillor Nicholson
P. Aguilera, Council-Committee Coordinator
A. Ambra, Commissioner, Economic and Development Services
L. Davis, Manager, Legislative Services/Deputy City Clerk

Public Meeting

Councillor Marimpietri called the meeting to order and stated that all members of the Committee were participating from the Chamber. Also in attendance in the Chamber were Councillors Lee, McConkey and Neal.

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

None

Items Requiring Direction

None

Public Consent Agenda

Moved by Councillor Chapman

That all items listed under the heading of Public Consent Agenda for the Economic and Development Services Committee Meeting dated September 8, 2025 be adopted as recommended except Items ED-25-85, ED-25-88 and ED-25-95

Motion Carried

Correspondence with recommendations

(See Matters Excluded from Consent Agenda)

Staff Reports/Motions with recommendations

ED-25-87 - Economic and Development Services Committee Outstanding Items List Status Report - Third Quarter 2024 (All Wards)

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

That based on Report ED-25-87 dated September 3, 2025, being the Economic and Development Services Committee Outstanding Items List Status Report - Third Quarter be received for information.

ED-25- 89 - Applications to Amend the Oshawa Official Plan, Pinecrest Part II Plan and Zoning By-law 60-94, KLM Planning Partners Inc. on behalf of 1619321 Ontario Limited, 1251 Taunton Road East (Ward 3)

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

1. That, pursuant to Report ED-25-89 dated September 3, 2025, the application submitted by KLM Planning Partners Inc. on behalf of 1619321 Ontario Limited to amend the Oshawa Official Plan and the Pinecrest Part II Plan (File: OPA-2024-05) to permit a 10-storey, 74-unit apartment building on the lands municipally known as 1251 Taunton Road East 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.
2. That, pursuant to Report ED-25-89 dated September 3, 2025, the application submitted by KLM Planning Partners Inc. on behalf of 1619321 Ontario Limited to amend Zoning By-law 60-94 (File Z-2024-07) to permit a 10-storey, 74-unit apartment building on the lands municipally known as 1251 Taunton Road East 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.
3. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law amendment proposed in Report ED-24-121 dated October 30, 2024 presented at the public meeting of November 4, 2024 differs to some degree from the proposed amendment recommended to be approved by City Council pursuant to Part 2 of this Recommendation, such differences are not substantial enough to require further notice and another public meeting.

ED-25-90 - Process for Extending Timelines under Various Sections of the Ontario Heritage Act (All Wards)

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

That, based on Report ED-25-90 dated September 3, 2025, Economic and Development Services staff be authorized to advance amendments to the Delegation of Authority By-law 29-2009, as amended, to delegate to the Commissioner, Economic and Development Services Department and the Director, Planning Services, and/or their designate(s), to enter into agreements with property owners to waive and/or extend various timelines associated with Sections 29(1.2), 29(8), 33(6), 34(4.2), and 42(4) of the Ontario Heritage Act, as generally outlined in Section 4.3 of said Report.

ED-25-93 - Delegated Authority for Special Event Related Contracts and Short-Term Occupancy of Space (All Wards)

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

Whereas, the City of Oshawa's Delegation of Authority By-law 29-2009, as amended, delegates certain powers and duties to City staff pursuant to Section 23.1 of the Municipal Act, 2001, S.O. 2001, c. 25; and,

Whereas, on November 15, 2022, Council approved CNCL-22-69 resulting in the relocation of Events and Community Engagement and Culture Development (now jointly the Events and Culture division) to the Business and Economic Development Services Branch within the Economic and Development Services Department; and,

Whereas, subsequent staff changes have necessitated clarification of items 8 and 29 within the Delegation of Authority By-law 29-2009 Schedule "A" to ensure staff within the Events and Culture division can efficiently carry out their responsibilities;

Therefore be it resolved that pursuant to Item ED-25-93 and dated September 8, 2025:

1. That Schedule "A" Item 8 of the City's Delegation of Authority By-Law 29-2009, as amended, be further amended to include the "Senior Manager, Special Events and Culture" and "Supervisor, Cultural Development" as delegates; and,
2. That Schedule "A" Item 29 of the City's Delegation of Authority By-Law 29-2009, as amended, be further amended to include the "Senior Manager, Special Events and Culture" as delegate, and to specify the "Supervisor, Cultural Development" and "Supervisor, Events and Community Engagement" as delegates.

ED-25-94 - Update on Stormwater Management Study for the Central Oshawa Protected Major Transit Station Area and Thornton's Corners Protected Major Transit Station Area (Wards 4 and 5)

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

Whereas on June 23, 2025, City Council considered Report ED-25-76 dated May 28, 2025, which contained City staff's recommended City-initiated amendments to Zoning By-law 60-94, as amended ("Zoning By-law"), to implement the following two (2) Protected Major Transit Station Areas ("P.M.T.S.A.s"):

- The "Central Oshawa P.M.T.S.A.", surrounding the planned Central Oshawa GO Station; and,
- The "Thornton's Corners P.M.T.S.A.", surrounding the planned Thornton's Corners GO Station; and,

Whereas these P.M.T.S.A.s are intended to serve as strategic growth areas surrounding the planned Central Oshawa GO Station and the planned Thornton's Corners GO Station, which comprise two of the four new stations proposed to be constructed along Metrolinx's Oshawa-to-Bowmanville GO Train Extension; and,

Whereas following their consideration of Report ED-25-76 dated May 28, 2025, Council adopted the following as part of a multi-part recommendation:

That pursuant to Report ED-25-76 dated May 28, 2025, 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”; and,

Whereas on June 23, 2025, after considering Report ED-25-76, City Council passed By-law 75-2025, being a by-law to enact City-initiated amendments to Zoning By-law 60-94 to implement P.M.T.S.A.s; and,

Whereas on June 26, 2025, City staff issued Notice of the Passing of By-law 75-2025 in accordance with the requirements of the Planning Act, R.S.O. 1990, c. P.13, as amended (the “Planning Act”), and the City’s Public Notice Policy; and,

Whereas on July 16, 2025, the City received one (1) appeal to the Notice of the Passing of a By-law from Ira Kagan of Kagan Shastri DeMelo Winer Park LLP, on behalf of the owners of 555 Simcoe Street South, within the 20-day legislated appeal period under Section 34(19) of the Planning Act, which period expired on July 16, 2025; and,

Whereas one of the issues highlighted within the subject appeal is a concern with respect to the timing to complete the above-noted Stormwater Management Study for the Central Oshawa P.M.T.S.A. and Thornton’s Corners P.M.T.S.A., which pursuant to Subsection 4.5.3 of Report ED-25-76, is anticipated to take approximately six to nine (6 to 9) months to complete; and,

Whereas pursuant to Subsection 4.5.3 of Report ED-25-76, Council directed staff to issue a Request for Proposals for qualified consultants to complete the above-noted Stormwater Management Study, which was issued on August 1, 2025 and closes on September 12, 2025; and,

Whereas pursuant to Subsection 4.5.3 of Report ED-25-76, Council directed that once a recommended consulting team has been selected, that staff report back to the appropriate Standing Committee, and Council, to seek approval of the recommended proponent; and,

Whereas based upon a combination of the Committee and Council meeting schedule (i.e. the summer recess) as well as an extended bidding window necessitated by efforts to obtain bids during the summer months, the commencement of the six to nine (6 to 9) month timeline noted above is currently projected to be six (6) weeks later than an alternative commencement date that could be achieved by instead delegating to staff authority to award the project; and,

Whereas an earlier commencement date would assist in demonstrating the City’s commitment to getting the above-noted Stormwater Management Study underway as expeditiously as possible, particularly in consideration of the fact that the above-noted appeal is based in part on a concern with respect to the timing to complete the study; and,

Whereas to allow a consulting team to be awarded the project six (6) weeks earlier than currently projected, staff are recommending that the requirement to report back to seek approval of the recommended proponent be waived, and the Manager, Procurement, or their designate, be delegated authority to award the project, subject to the approval of the Commissioner, Economic and Development Services Department, or their designate; and,

Whereas pursuant to Section 5.0 of Report ED-25-76, the Stormwater Management Study will be funded using Planning Services’ Professional and Technical account for the work undertaken in 2025;

Therefore that based on Item ED-25-94 dated September 8, 2025, the Manager, Procurement, or their designate, be authorized to award a contract for R.F.P. C2025-076 Stormwater Management Study to the highest ranked proposal as determined through staff's consensus evaluation process, subject to the approval of the Commissioner, Economic and Development Services Department, or their designate.

Public Discussion Agenda

Matters Excluded from the Consent Agenda

ED-25-85 - Correspondence from Ara Saatdjian - Grant request for front entrance replacement at 27-33 Simcoe Street South (Ward 4)

Moved by Councillor Giberson

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

That Correspondence ED-25-85 from Ara Saatdjian requesting a grant for the front entrance replacement at 27-33 Simcoe Street South be received for information.

Moved by Councillor Giberson

That Correspondence ED-25-85 be deferred to the end of the meeting to be discussed in the closed session.

Motion Lost

The vote to receive Correspondence ED-25-85 for information.

Motion Lost

That Correspondence ED-25-85 from Ara Saadjian concerning a request for a front entrance replacement at 27-33 Simcoe Street South be referred to staff for a report.

ED-25-88 - Request by Medallion Developments Inc. to Enter into an Agreement related to Funding under the Regional Revitalization Program, 135 Bruce Street (Ward 4)

Moved by Councillor Giberson

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

Whereas, on September 26, 2022, City Council considered Report DS-22-187 dated September 7, 2022 and approved, subject to conditions, an application submitted by Medallion Developments Inc. operating as Bruce Street Developments Ltd. ("Medallion") under the Urban Growth Centre Community Improvement Plan for an Increased Assessment Grant, to facilitate the development of a purpose-built rental apartment building including a 22 storey tower and a 10 storey tower connected by a 3 storey podium at 135 Bruce Street (the "Project"); and,

Whereas as a condition of receiving an Increased Assessment Grant, Medallion has entered into an Increased Assessment Grant agreement (the "Agreement") with the City to ensure that certain performance criteria/conditions are met; and,

Whereas on April 26, 2024, the Mayor and Chair of the Economic and Development Services Committee submitted a letter to the Region of Durham to request support for the Project under the Regional Revitalization Program (the “R.R.P.”); and,

Whereas Regional Council considered Report #2024-COW-32 dated June 12, 2024 and approved, subject to conditions, Regional financial assistance under the R.R.P. in the amount of up to \$3,900,000, or the amount of assistance provided by the City, whichever is the lesser amount (the “Funds”); and,

Whereas the City entered into an R.R.P. agreement with the Region dated October 22, 2024 (the “R.R.P. Agreement”) to ensure that certain conditions are met and to outline the schedule in which the Funds are to be transferred from the Region to the City and subsequently transferred from the City to Medallion; and,

Whereas the R.R.P. Agreement is strictly between the City and the Region and Medallion is not a party to the R.R.P. Agreement; and,

Whereas the Agreement between Medallion and the City does not specifically mention the Funds, nor does it mention the schedule in which the Funds are to be transferred from the Region to the City and subsequently transferred from the City to Medallion; and,

Whereas through email correspondence dated July 25, 2025, Medallion has advised City staff that their financial lenders require them to provide an executed agreement between the City and Medallion that confirms that the City will transfer the Funds received from the Region to Medallion during specific stages of the Project;

Therefore, be it resolved that based on Item ED-25-88 dated September 8, 2025 concerning funding under the Regional Revitalization Program at 135 Bruce Street, the Commissioner, Economic and Development Services Department be authorized to enter into an appropriate agreement with Medallion, in a form and content satisfactory to the Commissioner, Economic and Development Services Department and the City Solicitor to acknowledge that any Regional financial assistance transferred to the City by the Region for the Project will be subsequently transferred by the City to Medallion during certain construction milestone stages of the Project in accordance with the Region’s Regional Revitalization Program guideline, as follows:

- Stage 1 – Full building permit issued to Medallion (50% of the Funds); and
- Stage 2 – Structural framing inspection (40% of the Funds); and,
- Stage 3 – Occupancy permit received from the area municipal building authority or passed preoccupancy inspection of those municipalities which do not issue an occupancy permit (10% of the Funds).

Motion Carried

ED-25-95 - Proposed General Actions for a Standard Defense Strategy in Support of the City’s Position in the Event of an Appeal Filed Under the Ontario Planning Act or the Ontario Heritage Act (All Wards)

Moved by Councillor Giberson

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

Whereas various decisions made by municipal approval authorities such as Oshawa City Council, the City of Oshawa Committee of Adjustment, or designated City staff under the Ontario Planning Act, R.S.O. 1990, c.P.13, as amended (the "Planning Act"), can be appealed to the Ontario Land Tribunal (the "O.L.T."), including decisions to approve or not approve official plan amendments, zoning by-law amendments, proposed draft plans of subdivision, applications for site plan approval, minor variances and consents; and,

Whereas various decisions made by municipal approval authorities such as Oshawa City Council under the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended (the "Heritage Act"), can also be appealed to the O.L.T., including decisions to list or designate properties in the municipal Register of Properties of Cultural Heritage Value or Interest; and,

Whereas on occasion, such decisions made under the Planning Act or the Heritage Act are the subject of appeals to the O.L.T. filed by parties objecting to the decision; and,

Whereas current Council policy requires that the Economic and Development Services Department prepare a report to the Economic and Development Services Committee when an appeal is filed in accordance with the Planning Act or the Heritage Act against a decision of the City, and,

Whereas as a typical component of such reports, it is staff's general practice to include a recommendation seeking Council's authorization to take appropriate action to support the City's decision, including to attend the O.L.T. hearing; and,

Whereas upon considering such reports, it is Council's general practice to direct staff to attend the O.L.T. in support of the City's decision in the event of an appeal under the Planning Act or the Heritage Act; and,

Whereas in view of the foregoing general practices, it is appropriate that a standard approach be developed for the purposes of implementing a defense strategy to streamline the processing of appeals that are before the O.L.T. and to make efficient use of Council time and staff resources and to be able to respond to O.L.T. matters in a timely manner;

Therefore be it resolved that that based on Item ED-25-95 dated September 8, 2025 concerning Proposed General Actions for a Standard Defense Strategy in Support of the City's Position in the Event of an Appeal Filed Under the Ontario Planning Act or the Ontario Heritage Act, in the event an appeal to the Ontario Land Tribunal (the "O.L.T.") regarding a decision of the City is filed on a matter under the Ontario Planning Act, R.S.O. 1990, c.P.13, as amended (the "Planning Act"), or the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended (the "Heritage Act"), the Commissioner, Economic and Development Services Department, and the City Solicitor, or their respective designates, be authorized to implement an appropriate defense strategy in support of the City's decision generally in accordance with the following actions:

1. Continue to fulfill Council's policy requiring the Economic and Development Services Department to report when an appeal is filed under the Planning Act or the Heritage Act against a decision of the City, by including within the next regularly-scheduled Economic and Development Services Committee agenda a memorandum advising of the appeal; and

2. Advise the O.L.T. that Oshawa City Council maintains the City's position with respect its decision regarding the matter at hand; and
3. Seek party status at the O.L.T. on behalf of the City; and
4. Take appropriate action, as deemed necessary at the discretion of the Commissioner, Economic and Development Services Department, or their designates, in consultation with the City Solicitor, to support the City's decision, including to attend the O.L.T. hearing; and
5. Consent to an offer, if one is made, by the appellant (or the appellant's counsel) to enter into mediation, to be mediated by the O.L.T., regarding the appellant's appeal of the City's decision, as a means of potentially resolving the appeal without the need for an extended hearing, should the Commissioner, Economic and Development Services Department, or their designates, in consultation with the City Solicitor, deem it appropriate to give such consent; and
6. Participate in said mediation and report back to the Economic and Development Services Committee and Council on the results of that mediation for Council to make a final decision on acceptance; and
7. Select, at the discretion of the Commissioner, Economic and Development Services Department, or their designates, an appropriate senior staff member of the Economic and Development Services Department to serve as the delegated City authority to represent the City in mediation, as required pursuant to Rule 18.7 of the O.L.T. Rules of Practice and Procedure; and
8. Engage external counsel and/or a consultant(s) if deemed necessary at the discretion of the Commissioner, Economic and Development Services Department, in consultation with the City Solicitor, or their designates, to prepare for and attend the O.L.T.-led mediation and/or hearing in support of the City's decision, with associated costs to be accommodated through the Corporate Litigation Account; and,
9. Upon the conclusion of the O.L.T. hearing, report back to Council by including within the next regularly scheduled Economic and Development Services Committee agenda a copy of the O.L.T.'s decision

A request was made to vote on the changes to the original motion separately.

The vote to adopt Parts 1 6, 7 and 9 of the recommendation

Motion Lost

Moved by Councillor Kerr

That the motion be amended to insert the staff recommended wording for Parts 1, 6, 7 and 9 as follows:

1. Continue to fulfill Council's policy requiring the Economic and Development Services Department to report when an appeal is filed under the Planning Act or the Heritage Act

against a decision of the City, by including within the appropriate Council Information Package a memorandum advising of the appeal; and

6. Participate in said mediation and report back to the Economic and Development Services Committee and Council on the results of that mediation, as appropriate; and

7. Select, at the discretion of the Commissioner, Economic and Development Services Department, or their designates, an appropriate senior staff member of the Economic and Development Services Department to serve as the delegated City authority to represent the City in mediation, as required pursuant to Rule 18.7 of the O.L.T. Rules of Practice and Procedure; and

9. Upon the conclusion of the O.L.T. hearing, report back to Council by including within the appropriate Information Package a copy of the O.L.T.'s decision

Motion Carried

The vote to adopt the recommendation contained in Item ED-25-95 as amended.

Motion Carried

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

Whereas, various decisions made by municipal approval authorities such as Oshawa City Council, the City of Oshawa Committee of Adjustment, or designated City staff under the Ontario Planning Act, R.S.O. 1990, c.P.13, as amended (the "Planning Act"), can be appealed to the Ontario Land Tribunal (the "O.L.T."), including decisions to approve or not approve official plan amendments, zoning by-law amendments, proposed draft plans of subdivision, applications for site plan approval, minor variances and consents; and,

Whereas, various decisions made by municipal approval authorities such as Oshawa City Council under the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended (the "Heritage Act"), can also be appealed to the O.L.T., including decisions to list or designate properties in the municipal Register of Properties of Cultural Heritage Value or Interest; and,

Whereas, on occasion, such decisions made under the Planning Act or the Heritage Act are the subject of appeals to the O.L.T. filed by parties objecting to the decision; and,

Whereas, current Council policy requires that the Economic and Development Services Department prepare a report to the Economic and Development Services Committee when an appeal is filed in accordance with the Planning Act or the Heritage Act against a decision of the City, and,

Whereas, as a typical component of such reports, it is staff's general practice to include a recommendation seeking Council's authorization to take appropriate action to support the City's decision, including to attend the O.L.T. hearing; and,

Whereas, upon considering such reports, it is Council's general practice to direct staff to attend the O.L.T. in support of the City's decision in the event of an appeal under the Planning Act or the Heritage Act; and,

Whereas, in view of the foregoing general practices, it is appropriate that a standard approach be developed for the purposes of implementing a defense strategy to streamline the processing of appeals that are before the O.L.T. and to make efficient use of Council time and staff resources and to be able to respond to O.L.T. matters in a timely manner;

Therefore, be it resolved that that based on Item ED-25-95 dated September 8, 2025 concerning Proposed General Actions for a Standard Defense Strategy in Support of the City's Position in the Event of an Appeal Filed Under the Ontario Planning Act or the Ontario Heritage Act, in the event an appeal to the Ontario Land Tribunal (the "O.L.T.") regarding a decision of the City is filed on a matter under the Ontario Planning Act, R.S.O. 1990, c.P.13, as amended (the "Planning Act"), or the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended (the "Heritage Act"), the Commissioner, Economic and Development Services Department, and the City Solicitor, or their respective designates, be authorized to implement an appropriate defense strategy in support of the City's decision generally in accordance with the following actions:

1. Continue to fulfill Council's policy requiring the Economic and Development Services Department to report when an appeal is filed under the Planning Act or the Heritage Act against a decision of the City, by including within the appropriate Council Information Package a memorandum advising of the appeal; and
2. Advise the O.L.T. that Oshawa City Council maintains the City's position with respect its decision regarding the matter at hand; and
3. Seek party status at the O.L.T. on behalf of the City; and
4. Take appropriate action, as deemed necessary at the discretion of the Commissioner, Economic and Development Services Department, or their designates, in consultation with the City Solicitor, to support the City's decision, including to attend the O.L.T. hearing; and
5. Consent to an offer, if one is made, by the appellant (or the appellant's counsel) to enter into mediation, to be mediated by the O.L.T., regarding the appellant's appeal of the City's decision, as a means of potentially resolving the appeal without the need for an extended hearing, should the Commissioner, Economic and Development Services Department, or their designates, in consultation with the City Solicitor, deem it appropriate to give such consent; and
6. Participate in said mediation and report back to the Economic and Development Services Committee and Council on the results of that mediation, as appropriate; and
7. Select, at the discretion of the Commissioner, Economic and Development Services Department, or their designates, an appropriate senior staff member of the Economic and Development Services Department to serve as the delegated City authority to represent the City in mediation, as required pursuant to Rule 18.7 of the O.L.T. Rules of Practice and Procedure; and
8. Engage external counsel and/or a consultant(s) if deemed necessary at the discretion of the Commissioner, Economic and Development Services Department, in consultation with the City Solicitor, or their designates, to prepare for and attend the O.L.T.-led

mediation and/or hearing in support of the City's decision, with associated costs to be accommodated through the Corporate Litigation Account; and,

9. Upon the conclusion of the O.L.T. hearing, report back to Council by including within the appropriate Information Package a copy of the O.L.T.'s decision.

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 Economic and Development Services Committee Meeting dated September 8, 2025 be adopted as recommended.

Closed Correspondence with recommendations

None

Closed Staff Reports/Motions with recommendations

ED-25-91 - Proposed Land Exchange of Certain Lands located near Harmony Road North and Britannia Avenue East (Ward 1)

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

1. That based on Closed Report ED-25-91 dated September 3, 2025, certain portions of City-owned lands situated within the northeast quadrant of Harmony Road North and Britannia Avenue East, as identified on Attachments 1 and 2 of said Closed Report, be declared surplus to municipal requirements and that the requirement to declare City-owned properties first as potentially surplus be waived, together with all associated notice requirements in accordance with By-law 178-2022, given the localized nature of the matter; and,
2. That in the event City Council adopts Part 1 of the motion as outlined above and pursuant to Closed Report ED-25-91 dated September 3, 2025, staff be authorized to execute the land disposal strategy and land and easement acquisition strategy as generally outlined in Section 4.4 of said Closed Report for the subject City-owned and Region-owned lands situated within the northeast quadrant of Harmony Road North and Britannia Avenue East, as identified on Attachments 1 and 2 of said Closed Report; and,
3. That in the event City Council adopts Parts 1 and 2 of the motion as outlined above and pursuant to Closed Report ED-25-91 dated September 3, 2025, the Commissioner, Economic and Development Services Department, or their designate, be authorized to

execute any related purchase and sale agreements and easement agreements for the subject City-owned and Region-owned lands situated within the northeast quadrant of Harmony Road North and Britannia Avenue East, as identified on Attachments 1 and 2 of said Closed Report, together with such documents as are required to complete the transaction in the opinion of the City Solicitor, and further that the agreements and other required documents be in a form and content satisfactory to the Commissioner, Economic and Development Services Department, or their designate, and the City Solicitor.

ED-25-92 - Request by Durham Region to Acquire Certain City-owned Lands near the Intersection of Wentworth Street East and Nelson Street for Road Widening Purposes (Ward 5)

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

1. That based on Closed Item ED-25-92 dated September 8, 2025, and given the localized nature of the matter, the requirements to declare City-owned property first as potentially surplus and all notice requirements in accordance with By-law 178-2022 be waived in relation to the subject City-owned lands along Wentworth Street East; and,
2. That the subject City-owned Lands along Wentworth Street East be declared surplus to municipal needs and requirements; and,
3. That the Commissioner, Economic and Development Services Department, or their designate, be authorized to execute an Offer to Purchase Agreement for the sale of the subject City-owned Lands along Wentworth Street East to Durham Region for road improvements, in a form and content satisfactory to the Commissioner, Economic and Development Services Department, and the City Solicitor.

Closed Discussion Agenda

Matters Excluded from the Consent Agenda

None

Items Requiring Direction

None

Matters Tabled

None

Recess

Moved by Councillor Chapman

That the meeting recess at 2:25 p.m.

Motion Carried

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

The meeting recessed at 2:25 p.m. and reconvened at 6:30 p.m. with all members of the Committee in attendance in the Chamber. Also in attendance in the Council Chamber was Councillor Lee.

Also in attendance were P. Aguilera, Council-Committee Coordinator, L. Davis, Manager, Legislative Services Deputy Clerk; the Commissioner, Economic and Development Services Department.

Additional Agenda Items

None

Declarations of Pecuniary Interest

None.

Application ED-25-86

Presentation

Moved by Councillor Chapman

That the presentation from Batory Urban Planning and Project Management concerning an application for Approval of a Draft Plan of Subdivision at 390 Ritson Road North not be heard.

Motion Carried

Delegations

None

Correspondence

None

Reports

ED-25-86 - Application to Amend Zoning By-law 60-94, Batory Planning + Management on behalf of Maple Brook Acquisitions, 390 Ritson Road North (Ward 4)

Moved by Councillor Chapman

That, pursuant to Report ED-25-86 dated September 3, 2025, concerning the application submitted by Batory Planning + Management on behalf of Maple Brook Acquisitions Inc. to amend Zoning By-law 60-94 (File: Z-2025-02) to permit the development of a mechanical car wash at 390 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

Adjournment

Moved by Councillor Gray

That the meeting adjourn at 6:38 p.m.

Motion Carried