



Oshawa® Economic and Development Services Committee

Minutes

November 3, 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
P. Aguilera, Council-Committee Coordinator
K. Christopher, Council-Committee Coordinator
S. Prodenzino, Council-Committee Coordinator
J. Kelloway, 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 present were Councillor Lee and Councillor Neal who were participating from the Council Chamber and Councillor McConkey who was participating electronically.

Land Acknowledgement

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

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

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

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

We are all Treaty people.

Additional Agenda Items

None

Declarations of Pecuniary Interest

None

Presentations

None

Delegations

None

Referrals from Council

None

Reports from Advisory Committees

None

Items Requiring Direction

None

Public Consent Agenda

That all items listed under the heading of Public Consent Agenda for the November 3, 2025 Economic and Development Services Committee meeting be adopted as recommended.

Correspondence with recommendations

None

Staff Reports/Motions with recommendations

ED-25-108 - Revised Application to Amend Zoning By-Law 60-94, Batory Planning + Management on behalf of Maple Brook Acquisitions - 390 Ritson Road North (Ward 4)

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

1. That based on Report ED-25-108 dated October 29, 2025, the revised 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 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 in accordance with Section 34(17) of the Planning Act and notwithstanding that the details of the site plan design proposed in Report ED-25-86 dated September 3, 2025 and presented at the public meeting of September 8, 2025 differ to some degree from the site plan design contained in this Report, such differences are not substantial enough to require further notice and another public meeting.

Public Discussion Agenda

Matters Excluded from the Consent Agenda

None

Items Introduced by Council Members

ED-25-111 - Housing Affordability Initiative (Ward 4)

Moved by Councillor Giberson

Whereas the City of Oshawa is the owner of various parcels of land and from time to time matters relating to the sale and purchase of land are brought to Council; and,

Whereas these properties are often in strategic and high-value locations that may serve a multitude of sometimes complementary and conflicting priorities, and Oshawa City Council currently does not have any unified, clear strategic direction on how they should be used, resulting in a case-by-case treatment of these properties on questions of future use and future sale; and,

Whereas once a property is sold, any future opportunities to act in a strategic manner is lost; and,

Whereas there is a national housing affordability crisis that has demanded the response of all orders of government with growing calls to use publicly-owned land for affordable housing outcomes, and across Canada there are numerous examples of lower-tier orders of government acting in accordance with this approach; and,

Whereas in September of 2024 the Council approved an application to the federal Housing Accelerator Fund with numerous proposed housing activation initiatives that would be undertaken if awarded the Fund grant, including a proposed initiative to "Creat[e] a program for the redevelopment of surplus City-owned lands and acquisition of lands for housing projects," but the City was informed in 2025 that our application was unsuccessful; and,

Whereas the City of Oshawa has on several instances in the past demonstrated a willingness and success in using lands owned by the municipality for this purpose;

Therefore, be it resolved, that the EDS Committee recommend to City Council to direct staff to engage the public and stakeholders to identify areas considered to be strategic priorities for municipally-owned lands, including using these lands as leverage in achieving objectives for housing affordability in response to the national crisis, and to engage with the Region of Durham on the same question, and to report back to Council by second quarter 2026.

Moved by Councillor Chapman

That Item ED-25-111 concerning the Housing Affordability Initiative be referred to the Official Plan review.

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

Negative (1): Councillor Giberson

Carried (5 to 1)

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 November 3, 2025 Economic and Development Services Committee meeting be adopted as recommended except Report ED-25-106.

Carried

Closed Correspondence with recommendations

None

Closed Staff Reports/Motions with recommendations

ED-25-105 - Revised Disposal Strategy for Surplus City-Owned Land Between Dean Avenue and Whitman Crescent (Ward 5)

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

That based on Closed Report ED-25-105 dated October 29, 2025, Council approve the elements of a revised disposal strategy contained within Section 4.5 of said Closed Report relating to the disposition of surplus City-owned land between Dean Avenue and Whitman Crescent, and authorize the Commissioner, Economic and Development Services Department, in coordination with the City Solicitor, to execute an agreement of purchase and sale with the prospective purchaser(s) generally in accordance with the Council approved terms contained within Sections 4.3 and 4.5 of said Closed Report, together with such agreements and documents as are required to complete the transaction, with the agreement of purchase and sale and all other required documents to be in a form and

content satisfactory to the Commissioner, Economic and Development Services Department, and the City Solicitor.

ED-25-107 - Disposal Strategy - 1250 Airport Boulevard (Ward 2)

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

That based on Closed Report ED-25-107 dated October 29, 2025 concerning certain City-owned surplus lands at 1250 Airport Boulevard, known as Lot 9 on the North Field Lotting Plan for the Oshawa Executive Airport, the Commissioner, Economic and Development Services Department, in coordination with the Commissioner, Safety and Facilities Services Department, and/or their designates, be authorized to advance the disposal strategy as generally set out in Section 4.7 of said Closed Report.

Closed Discussion Agenda

Matters Excluded from the Consent Agenda

ED-25-106 - Update on Conlin Road East Redevelopment Project (Wards 1 and 2)

Moved by Councillor Kerr

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

That based on Closed Report ED-25-106 dated October 29, 2025:

1. That City staff be authorized to advance land acquisition for the reconstruction of Conlin Road East, as generally described in the process outlined in Section 4.3 of said Closed Report; and
2. That the City formally expropriate the required portion of the property known municipally as 1120 Conlin Road East; and
3. That the City formally expropriate the required portions of the properties known municipally as 470, 480, 490, 500, and 510 Conlin Road East.

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(c) (e) and (f) of the Municipal Act, the meeting reconvene in a session closed to the public to consider Report ED-25-106 which concerns information regarding a proposed or pending acquisition or disposition of land by the municipality or local board, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

The meeting recessed at 1:50 p.m. and reconvened at 1:54 p.m. with all members of the Committee present in the Chamber. Also present were Councillors Lee and Neal who participated from the Chamber. and Councillor McConkey who participated electronically.

Also in attendance were the Commissioner, Economic and Development Services Department; the Director, Planning Services; the Director, Engineering Services, K. Christopher, P. Aguilera, S. Prodenzino and J. Kelloway, 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-25-106 regarding the sixth update on matters related to the Update on Conlin Road East Redevelopment Project (Wards 1 and 2).

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

The Committee rose from closed session at 1:54 p.m.

This concludes the closed meeting summary.

Moved by Councillor Kerr

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

Carried

The vote to adopt the recommendation contained in Report ED-25-106.

Carried

Items Requiring Direction

None

Matters Tabled

None

Adjournment

Moved by Councillor Gray

That the meeting adjourn at 1:54 p.m.

Carried