



**Economic and Development
Services Committee Minutes**

**December 1, 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
A. Ambra, Commissioner, Economic and Development Services
K. Christopher, Council-Committee Coordinator
L. Davis, Manager, Legislative Services/Deputy City Clerk
J. Kelloway, Council-Committee Coordinator
S. Prodenzino, Council-Committee Coordinator

Public Meeting

Councillor Marimpietri called the meeting to order and stated that all members of the Committee were participating from the Chamber.

Also present were Councillors Lee and Neal (entered the meeting at 1:34 p.m.) participating from the Chamber and Councillor McConkey who participated electronically.

Land Acknowledgement

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

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

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

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

We are all Treaty people.

Additional Agenda Items

None

Declarations of Pecuniary Interest

None

Presentations

Ontario Tech University (OTU) - Report ED-25-115

Daniel Hoornweg, Ontario Tech University, provided a presentation on the Community Greenhouse Gas Reduction Plan - 5 Year Update.

Councillor Neal entered the meeting.

Moved by Councillor Giberson

That the presentation be extended by two minutes.

Motion Carried

Daniel Hoornweg continued to address the Committee concerning the Community Greenhouse Gas Reduction Plan.

The Committee questioned Daniel Hoornweg.

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 Public Consent Agenda for the December 1, 2025 Economic and Development Services Committee meeting be adopted as recommended.

Correspondence with recommendations

None

Staff Reports/Motions with recommendations

ED-25-112 - Economic and Development Services Committee Outstanding Items List Status Report - Fourth Quarter Outstanding Items List (All Wards)

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

That, based on Report ED-25-112 dated December 1, 2025, being the Economic and Development Services Committee Outstanding Items List Status Report - Fourth Quarter be received for information.

ED-25-114 - Application Under the Urban Growth Centre Community Improvement Plan, 50 Richmond Street East, Richmond Real Estate Inc. (Ward 4)

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

1. That, based on Report ED-25-114 dated November 26, 2025, the application submitted by Richmond Real Estate Inc. under the City's Urban Growth Centre Community Improvement Plan for an Increased Assessment Grant for the redevelopment of Units 114, 115 and 116 at 50 Richmond Street East into a medical clinic and pharmacy be approved in general accordance with the comments contained in said Report, and that the Increased Assessment Grants be \$14,156.54 for Unit 114, \$16,987.85 for Unit 115, and \$16,987.85 for Unit 116 amounting to a total Increased Assessment Grant of \$48,132.24 spread over a nine (9) year period; and,
2. The Commissioner, Economic and Development Services Department, be authorized to enter into an agreement with Richmond Real Estate Inc. or a corporation to be named later, under the City's Urban Growth Centre Community Improvement Plan to implement Part 1 above, in a form and content satisfactory to the Commissioner, Economic and Development Services Department, and the City Solicitor.

ED-25-115 - Community Greenhouse Gas Reduction Plan - 5 Year Update (All Wards)

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

1. That, based on Report ED-25-115 dated November 26, 2025, the 2024 Greenhouse Gas Emissions Inventory be endorsed as part of the first five year update to the Council-approved Community Greenhouse Gas Reduction Plan and authorize staff to provide a copy of the 2024 Greenhouse Gas Emissions Inventory, together with a copy of said Report, to the Federation of Canadian Municipalities for approval, to satisfy Milestones 4 and 5 of the Partners for Climate Change program; and
2. That a copy of Report ED-25-115 dated November 26, 2025 be sent to the Association of Municipalities of Ontario, the Region of Durham, Durham area municipalities,

Oshawa Power and Utilities Corporation, and the Central Lake Ontario Conservation Authority.

Public Discussion Agenda

Matters Excluded from the Consent Agenda

None

Items Introduced by Council Members

None

Items Pulled from the Information Package

None

Closed Consent Agenda

Closed Correspondence with recommendations

None

Closed Staff Reports/Motions with recommendations

None

Closed Discussion Agenda

Moved by Councillor Chapman

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

That the meeting reconvene in a session closed to the public pursuant to Section 239(2)(h) the Municipal Act this in order to receive a presentation from Metrolinx concerning the Go Train Expansion Project Update as it is information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them.

Motion Carried

The meeting recessed at 2:11 p.m. and reconvened at 2:15 p.m. with all members of the Committee present in the Chamber. Also present were Councillor Lee and Councillor Neal participating 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; Director, Business & Economic Development Services, Principal Planner, Economic and Development Services, the Manager/Deputy City Clerk, Legislative Services; K. Christopher, S. Prodenzino and J. Kelloway, Council-Committee Coordinators.

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

Presentation

Metrolinx - Go Train Expansion Project Update

Yi Luo, Kerrie Kerenidis and Rajesh Khetarpal of Metrolinx provided an update on the Go Train Expansion Project

The Committee questioned the presenters.

The Senior Manager, Infrastructure Planning entered the meeting.

Councillor Giberson temporarily left the meeting.

Councillor Giberson returned to the meeting.

Councillor Gray temporarily left the meeting.

Councillor Gray returned to the meeting.

The Committee rose from closed session at 3:25 p.m.

This concludes the closed meeting summary.

Moved by Councillor Chapman

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

Motion Carried

Matters Excluded from the Consent Agenda

None

Items Requiring Direction

None

Matters Tabled

None

Recess

Moved by Councillor Chapman

That the meeting recess at 3:27 p.m.

Motion Carried

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

The meeting recessed at 3:27 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 Neal and Councillor Lee.

Also in attendance were S. Prodenzino, J. Kelloway, and, K. Christopher, Council-Committee Coordinators; Commissioner, Economic and Development Services Department, Director, Economic and Development Services Department, Manager, Development Planning, Economic and Development Services Department and Principal Planner, Economic and Development Services Department.

Additional Agenda Items

Moved by Councillor Chapman

That Correspondence ED-25-119 from Kingsway College submitting comments concerning Report ED-25-113 be added to the agenda for the Economic and Development Services and Planning Act meeting of December 1, 2025 and be referred to the respective report.

Motion Carried

Declarations of Pecuniary Interest

None

Application ED-25-113

Presentation

Scott Waterhouse of GHD Ltd. on behalf of Kiya Investment Corp. provided a presentation for lands at 126, 136, 142 and 148 Townline Road North.

The Committee questioned the presenter.

Delegations

Moved by Councillor Chapman

That the delegations be heard.

Motion Carried

Fred Biesential

Fred Biesential addressed the Economic and Development Services Committee to express concerns regarding the development of lands at 126, 136, 142, and 148 Townline Road North as submitted by Kiya Investment Corp. Fred Biesential noted concerns related to the design of the development, stormwater management, and reduced greenspace.

The Committee questioned the Fred Biesential.

Melissa Rafael

Melissa Rafael addressed the Economic and Development Services Committee to express concerns regarding the development of lands at 126, 136, 142, and 148 Townline Road North as submitted by Kiya Investment Corp. Melissa Rafael noted concerns with traffic safety, stormwater management, erosion and sediment plans as well as ground water impacts and the effect on property wells

Correspondence

ED-25-116 - Correspondence from Melissa Rafael concerning 126, 136, 142 and 148 Townline Road North (Ward 3)

Moved by Councillor Chapman

That Correspondence ED-25-116 from Melissa Rafael concerning 126, 136, 142 and 148 Townline Road North be referred to staff.

Motion Carried

ED-25-117 - Correspondence from Doug and Linda Laing concerning 126, 136, 142 and 148 Townline Road North (Ward 3)

Moved by Councillor Chapman

That Correspondence ED-25-117 from Doug and Linda Laing concerning 126, 136, 142 and 148 Townline Road North be referred to staff.

Motion Carried

ED-25-118 - Correspondence from Melissa Hancock concerning 126, 136, 142 and 148 Townline Road North (Ward 3)

Moved by Councillor Chapman

That Correspondence ED-25-118 from Melissa Hancock concerning 126, 136, 142 and 148 Townline Road North be referred to staff.

Motion Carried

Reports

ED-25-113 - Applications to Amend the Oshawa Official Plan and Zoning By-Law 60-94, 126, 136, 142 and 148 Townline Road North (Ward 3)

Moved by Councillor Chapman

That, based on Report ED-25-113 dated November 26, 2025, concerning the applications submitted by GHD Ltd. on behalf of Kiya Investment Corp. to amend the Oshawa Official Plan (File: OPA-2025-01) and Zoning By-law 60-94 (File: Z-2025-03) to permit the development of a 5-storey, 155 unit apartment building on the lands municipally known as 126, 136, 142 and 148 Townline 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 Chapman

That the meeting adjourn at 7:08 p.m.

Motion Carried