



## Oshawa City Council Minutes

November 24, 2025, 9:30 a.m.  
Council Chamber

Present: Mayor Carter  
Councillor Chapman  
Councillor Giberson  
Councillor Lee  
Councillor Marimpietri  
Councillor Marks  
Councillor McConkey  
Councillor Neal  
Councillor Nicholson

Absent: Councillor Gray  
Councillor Kerr

---

### Public Meeting

Mayor Carter called the meeting to order and stated that all members of Council were participating from the Chamber except Councillors Gray and Kerr who were absent.

### National Anthem

### 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.

### **Council Member Announcements**

Various announcements were made relating to activities and events.

### **Additional Agenda Items**

Moved by Councillor Chapman

Seconded by Councillor Marimpietri

That Correspondence CNCL-25-84 from Various Residents in support of Item ED-25-111 regarding the Housing Affordability Initiative; and,

That Correspondence CNCL-25-85 being Petition Summary submitted by Jack O'Donnell on behalf of 46 signatories concerning Item ED-25-111 be added to the agenda of the City Council meeting of November 24, 2025, and referred to the respective item.

Carried

### **Declarations of Pecuniary Interest**

None.

### **Presentations**

#### **Certificate of Recognition - Oshawa Lady Generals Hockey Team**

Mayor Carter presented a certificate of recognition to the Oshawa Lady Generals Hockey Team - U11AA for winning the North American Hockey Tournament called Roc City Girls Fest.

### **Delegations**

None

### **Items requiring Council Direction**

None

### **Public Consent Agenda**

Moved by Councillor Chapman

Seconded by Councillor Marimpietri

That all items listed under the heading of Public Consent Agenda for the City Council Meeting dated November 24, 2025, be adopted as recommended except for the following:

Minutes of the City Council meetings held on October 24, 2025, and November 14, 2025; and,

Item ED-25-11 from the Fifty-sixth Report of the Economic and Development Services Committee.

Carried

## **Adoption of Council Minutes**

That the minutes of the City Council meeting held on October 31, 2025, be adopted.

## **Correspondence with recommendations**

### **CNCL-25-83 - Correspondence submitted by Fang Ming Zhao concerning Item SF-25-52 being a Request to Amend the Fireworks By-law 59-2014 (All Wards)**

That Correspondence CNCL-25-83 from Fang Ming Zhao dated November 18, 2025, concerning a Request to Amend the Fireworks By-law 59-2014, be referred to Item SF-25-52.

## **Standing Committee Reports**

### **Report of the Community and Operations Services Committee**

#### **CO-25-53 - Request for Larger Stop Signs and Traffic Calming Flexible Bollards on Ormond Drive (Ward 1)**

1. That based on Report CO-25-53 dated November 5, 2025, concerning a request for larger stop signs and traffic calming flexible bollards on Ormond Drive, oversize stop signs not be installed at the intersection of Ormond Drive and Askew Court; and,
2. That based on Report CO-25-53 dated November 5, 2025, concerning a request for larger stop signs and traffic calming flexible bollards on Ormond Drive, no traffic calming measures be installed on Ormond Drive between Greenhill Avenue and Stonegate Avenue.

#### **CO-25-54 - Volt Hockey Recreation Program (All Wards)**

Whereas at its meeting of March 25, 2024, Council referred the following recommendation concerning the Volt Hockey Recreation Program to staff:

“That the City investigate starting a recreation program for Volt Hockey, a newly adopted sport for the disability community, played on a city gym or court using specially designed hockey sport chairs, played as a three vs. three game with chairs that are battery operated and controlled with a joystick.”; and,

Whereas City staff visited Variety Village to observe Volt Hockey games and practices to gain a comprehensive understanding of the operational space and equipment requirements to successfully deliver the program in Oshawa; and,

Whereas an agency agreement was established with Variety - the Children’s Charity of Ontario for the provision of Volt Hockey carts, staff training, and ongoing maintenance support; and,

Whereas selected Staff received specialized training from Variety - the Children’s Charity of Ontario to ensure the safe and effective delivery of the program; and,

Whereas the City successfully secured the EnAbling Change Program grant from the Ministry for Seniors and Accessibility, Government of Ontario for \$48,871.31, which provided funding to support staffing and resources, ensuring the launch of Volt Hockey as a free and accessible program for participants; and,

Whereas the EnAbling Change grant allowed registrants to participate in Volt Hockey at no cost during Fall 2024, Winter 2025, and Spring 2025, removing financial barriers to engagement; and,

Whereas in Fall 2025 the program transitioned into a fee-for-service registered program in accordance with Fees and Charges By-law 109-2024, as amended; and,

Whereas caregiver feedback highlighted the positive impact of Volt Hockey on participant inclusion, independence, and confidence, particularly for children and youth who previously had limited opportunities to engage in organized sport;

Therefore, be it resolved that based on Item CO-25-54 dated November 10, 2025:

1. That Council formally recognizes the successful implementation of Volt Hockey as an inclusive adaptive recreation sport program, supported by community partnerships, grant funding, and sustained through fee-for-service operations; and,
2. That the City continue offering Volt Hockey, contingent upon an active agency agreement with Variety – the Children’s Charity of Ontario, including but not limited to:
  - the supply and maintenance of all program equipment by Variety – the Children’s Charity of Ontario
  - compliance with the Canadian Standards Association
  - compliance with the Electrical Safety Authority

### **Report of the Corporate and Finance Services Committee**

#### **CF-25-53 - 2024 Annual Report on Development Charge Reserve Funds (formerly INFO-25-151) (All Wards)**

That Item CF-25-53 being the 2024 annual report on Development Charge Reserve Funds be received for information.

#### **CF-25-54 - 2024 Annual Community Benefits Charge and Parkland Dedication Treasurer's Report (formerly INFO-25-152) (All Wards)**

That Item CF-25-54 being the 2024 annual Community Benefits Charge and Parkland Dedication Treasurer's Report be received for information.

#### **CF-25-55 - Summary of Contracts Awarded During the Period of June 1, 2025 to August 31, 2025 (formerly INFO-25-154) (All Wards)**

That Item CF-25-55 being the summary of contracts awarded during the period of June 1, 2025 to August 31, 2025 be received for information.

### **Report of the Economic and Development Services Committee**

#### **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)**

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.

## **Report of the Safety and Facilities Services Committee**

### **SF-25-52 - Correspondence submitted by Fang Ming Zhao concerning a Request to Amend the Fireworks By-law 59-2014 (All Wards)**

That Correspondence SF-25-52 from Fang Ming Zhao dated October 24, 2025 be referred to staff to report back in the Second Quarter of 2026 giving consideration of comments and requests of the delegation and questions from the Committee.

### **SF-25-53 - Fire Pals Oshawa (All Wards)**

That Report SF-25-53, dated November 5, 2025, concerning the enhancement of Fire Pals Oshawa be received for information.

### **SF-25-54 - Enhancing Compliance with Municipal Zoning By-laws through the Inclusion of Administrative Penalties in the Planning Act, RSO. 1990, c. P.13 (All Wards)**

Whereas Zoning By-law 60-94, as amended, is a City of Oshawa ("City") by-law to regulate on a City-wide basis the use of lands, buildings and structures, passed pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13 ("Planning Act"); and,

Whereas currently the Planning Act provides for a singular enforcement mechanism for contraventions of municipalities' respective zoning By-laws, requiring charges be laid and convicted under the Provincial Offences Act, R.S.O. 1990, c. P.33 ("Provincial Offences Act"), with fines not exceeding \$25,000 for persons and \$50,000 for corporations, and convictions required for orders of prohibition; and,

Whereas during the course of municipal benchmarking and ongoing review of legislation and City By-laws, staff have identified an opportunity within the Planning Act to enhance compliance with municipal zoning By-laws through the establishment of Administrative Penalties as an additional compliance tool to augment Provincial Offences Act fines; and,

Whereas the establishment of Administrative Penalties in the Planning Act would enable municipalities to more effectively and efficiently ensure compliance with their zoning By-laws as they are proven to promote compliance and deterrence, enhance efficiency and cost-effectiveness, create flexibility and proportionality while ensuring accessibility and transparency in By-laws in which they are established;

Therefore be it resolved that based on Report SF-25-54, dated November 10, 2025 the Province of Ontario be requested to amend the Planning Act, R.S.O. 1990, c. P.13 to establish Administrative

Penalties as an additional enforcement tool for Municipalities to ensure compliance with their zoning By-laws.

**SF-25-55 - Investigation of Off-Leash Dog Park in Southern Part of the Kedron Part 2 Planning Area (Ward 1)**

Whereas through Report CS-21-56, Council directed staff to investigate an off-leash dog park and public consultation within the southern portion of the Kedron Part 2 Planning Area; and,

Whereas staff have reviewed the available land within the southern portion of the Kedron Part 2 Planning Area and determined that from the allocated Parkette land identified as part of the development there are currently no suitable opportunities due to the limited size and configuration of the allocated open space; and,

Whereas the development continues to progress in the northern portion of the Kedron Part 2 Planning Area, there may be opportunities to explore an appropriate location for an off-leash dog park that meets the City's Guidelines for Design and Placement of Off-Leash Areas; and,

Whereas staff will continue to monitor the advancement of development in the northern portion and identify potential sites for future consideration; and,

Whereas any future proposal for an off-leash dog park will require evaluation of suitable open space/parkland to comply with the City's guidelines;

Therefore be it resolved that based on Item SF-25-55 dated November 10, 2025, staff be directed to continue investigating potential opportunities for an off-leash dog park in the northern portion of the Kedron Part 2 Planning Area as development advances, and report back to Safety and Facilities Committee with recommendations, including public consultation results and a review of staffing and operational implications as required.

**SF-25-56 - Investigate practices used by other Municipalities when Naming and Renaming Municipal Facilities (All Wards)**

Whereas City facilities are an important part of the community fabric, and their names reflect Oshawa's history, geography, and recognition of individuals, communities, and organizations of significance; and

Whereas the City's Naming/Renaming Policy (GOV-09-01) establishes the criteria and process for naming City facilities, including public notification and comment following Council discussion of proposed names; and

Whereas in recent naming reports, Council's discussion has noted that the public consultation portion of the policy should be reviewed to ensure it meets current expectations and best practices; and

Whereas public consultation practices vary across municipalities in Ontario, with some undertaking broader or earlier engagement processes when naming or renaming facilities; and

Whereas benchmarking against other municipalities may identify best practices or opportunities to enhance community engagement within Oshawa's naming process;

Therefore be it resolved, that staff be directed to research and benchmark public consultation practices related to naming and renaming municipal facilities in other municipalities, and report back to Safety and Facilities Committee in fourth quarter of 2026.

### **Other Staff Reports and Motions**

None

### **By-Laws**

#### **128-2025 - A By-law to Designate 357 Simcoe Street South under Part IV of the Ontario Heritage Act**

(Implements direction of November 27, 2024 through Item ED-24-132 of the Fortieth Report to the Economic and Development Services Committee to authorize delegating 357 Simcoe Street South under Part IV of the Ontario Heritage Act)

#### **129-2025 - A By-law to further amend Zoning By-law 60-94, as amended**

(Implements direction of November 24, 2025, through Item ED-25-108 of the Fifty-sixth Report to the Economic and Development Services Committee to authorize amendments with respect to the lands municipally known as 390 Ritson Road North)

### **Public Discussion Agenda**

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

### **Adoption of Council Minutes**

Consent Motion:

That the minutes of the City Council meetings held on October 27, 2025, and November 14, 2025, be adopted.

The vote to adopt the minutes of the City Council meetings held on October 27, 2025, and November 14, 2025.

Affirmative (8): Mayor Carter, Councillor Chapman, Councillor Giberson, Councillor Kerr, Councillor Marimpietri, Councillor Marks, Councillor Neal, and Councillor Nicholson

Negative (1): Councillor McConkey

Absent (2): Councillor Gray, and Councillor Lee

Carried (8 to 1)

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

Consent Motion:

That the following item concerning the Housing Affordability Initiative be referred to the Official Plan review:

" 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 Nicholson

Seconded by Councillor Marimpietri

That the motion be amended to add the following after the words "Official Plan Review":

"save and except that current City of Oshawa owned parks, open space, and environmentally sensitive lands not be considered for redesignation during the review and therefore not eligible for inclusion in any Housing Affordability Initiative."

Affirmative (9): Mayor Carter, Councillor Chapman, Councillor Giberson, Councillor Lee, Councillor Marimpietri, Councillor Marks, Councillor McConkey, Councillor Neal, and Councillor Nicholson

Absent (2): Councillor Gray, and Councillor Kerr

Carried (9 to 0)

The vote to adopt the recommendation contained in Item ED-25-111, as amended.



Affirmative (6): Mayor Carter, Councillor Chapman, Councillor Lee, Councillor Marimpietri, Councillor Marks, and Councillor Nicholson

Negative (3): Councillor Giberson, Councillor McConkey, and Councillor Neal

Absent (2): Councillor Gray, and Councillor Kerr

Carried (6 to 3)

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

None

### **Closed Consent Agenda**

Moved by Councillor Chapman

Seconded by Councillor Marimpietri

That all items listed under the heading of Closed Consent Agenda for the City Council Meeting dated November 24, 2025, be adopted as recommended except for the following:

Item ED-25-105 Fifty-seventh Report of the Economic and Development Services Committee.

Carried

### **Correspondence with recommendations**

None

### **Standing Committee Reports**

#### **Report of the Community and Operations Services Committee**

None

#### **Report of the Corporate and Finance Committee Services**

None

#### **Report of the Economic and Development Services Committee**

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

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.

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

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.

#### **Report of the Safety and Facilities Services Committee**

None

#### **Other Staff Reports and Motions**

#### **CNCL-25-78 - Approval to Enter into an Agreement Regarding a Grant Application with the Ontario Centre of Innovation (All Wards)**

That staff be directed to proceed as set out in Item CNCL-25-78 dated November 19, 2025 with respect to the agreement regarding a grant application with the Ontario Centre of Innovation

#### **Closed Discussion Agenda**

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

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

Consent Motion:

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.

The vote to adopt the recommendation contained in Item ED-25-105.

Affirmative (9): Mayor Carter, Councillor Chapman, Councillor Giberson, Councillor Lee, Councillor Marimpietri, Councillor Marks, Councillor McConkey, Councillor Neal, and Councillor Nicholson

Absent (2): Councillor Gray, and Councillor Kerr

Carried (9 to 0)

## **Items Requiring Council Direction**

None

## **Matters Tabled**

None

## **Notices of Motion**

### **CNCL-25-81 - Columbus Developers' Group (Ward 1)**

Moved by Councillor McConkey

Seconded by Councillor Neal

Whereas in January 2019, Development Services Committee Report DS-19- 04 set out following policy: "Going forward, the Columbus Landowners' Group will be formally referred to as the Columbus Developers' Group"; and,

Whereas at the November 14, 2025 Special Council meeting a letter from the developer Delta Urban was added to the meeting agenda, where they still call their group the Columbus Landowners Group, not in compliance with the 2019 policy;

Therefore be resolved that the City communicate to the Columbus developers that they refer to themselves as the Columbus Developers Group, not the Columbus Landowners Group.

Carried

### **CNCL-25-82 - Settlement Funds between the Region of Durham and City of Oshawa (All Wards)**

The following Notice of Motion was ruled out of order by the Mayor:

Whereas under the 2018 settlement between the Region of Durham and City of Oshawa over transit liabilities, the City was to pay the Region \$6.2 million over 10 years starting with the up front payment of \$2 million in April 2018; Whereas the Region Transit Business Plan includes the annual payments from the City of Oshawa starting in 2019 when the City began making annual payments of \$420,000 to the Region; and,

Whereas the last payment is scheduled for 2028 and the outstanding balance is approximately \$1,260,000; and,

Whereas the Region is having difficulty funding the infrastructure needed for transit as well as the infrastructure for the much-needed reconstruction of Regional Roads No. 33 and No. 16 where the safety of homeowners is at risk;

Therefore be it resolved that Council direct the Chief Administrative Officer of the City of Oshawa to request the Region of Durham Chief Administrative Officer negotiate towards an understanding regarding the total outstanding balance of the settlement funds (approximately \$1,260,000) starting in the 2026 budget and inclusive to 2028 budget be allocated to the transit and road reconstruction infrastructure to expedite the projects needed in the areas of Region Roads No 33 and No. 16 in North East Oshawa.

**Confirming By-Law**

Moved by Councillor Chapman  
Seconded by Councillor Marimpietri

That the Confirming By-law be passed.

Carried

**Adjournment**

Moved by Councillor Marks  
Seconded by Councillor Neal

That the meeting adjourn at 10:16 a.m.

Carried

---

Mayor

---

City Clerk