



**Economic and Development
Services Committee Minutes**

**March 2, 2026, 1:30 p.m.
Council Chamber**

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

Also Present: Councillor Neal
A. Ambra, Commissioner, Economic and Development Services
M. Medeiros, Director, Legislative Services/City Clerk
P. Aguilera, Council-Committee Coordinator
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 in the Chamber was Councillor Neal.

Mayor Carter 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

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 Public Consent Agenda for the March 2, 2026 Economic and Development Services Committee meeting be adopted as recommended except for reports ED-26-19 and ED-26-20.

Motion Carried

Correspondence with recommendations

None

Staff Reports/Motions with recommendations

ED-26-17 - Economic and Development Services Committee Outstanding Items List Status Report - First Quarter Outstanding Items List (All Wards)

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

That Report ED-26-17 dated March 2, 2026 being the Economic and Development Services Committee's Outstanding Items Status Report for the First Quarter of 2026 be received for information.

ED-26-22 - Proposed Revision to Draft Approved Plan of Subdivision (S-O-2016-02) – Jeffery Homes – west of Harmony Road North, south of Britannia Avenue East (Ward 1)

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

Whereas, based on Council's June 20, 2022 direction related to Report DS-22-131 dated June 1, 2022, the Director, Planning Services, approved, subject to conditions, a draft plan of subdivision (File: S-O-2016-02) submitted by Jeffery Homes featuring a mix of single detached dwellings, street townhouses, back-to-back street townhouses, a high density block, a mixed-use block, a portion of a public elementary school block to be added to lands within draft plan of subdivision S-O-2014-01, a parkette block, open space blocks, a walkway block, a landscape strip block, future development blocks, a road widening block, and new arterial, collector and local roads on lands formerly municipally addressed as 2160 Harmony Road North [see Attachment 1 (location of Phase 2A) and Attachment 2 (draft approved plan)]; and,

Whereas, on January 21, 2026, D.G. Biddle and Associates on behalf of Jeffery Homes requested that the City approve a revised draft plan for Phase 2A of draft approved plan of subdivision S-O-2016-02 to feature a 49 single detached dwellings and 25 street townhouse dwellings, whereas the draft approved plan showed lots for 51 single detached dwellings and 25 street townhouse dwellings in Phase 2A; and,

Whereas, Jeffery Homes has reduced the number of single detached dwelling lots with lot frontages of 9 metres (29.5 ft.) from 47 to 34 and increased the number of lots with lot frontages of 11 metres (36.1 ft.) or more from 4 to 15, achieved by reducing the number of single detached dwellings on the south side of Lorne Goodman Square (Street I) by one (1) and reducing the number of single detached dwelling lots on the north side of John Richardson Avenue (Street J) by one (1) (see Attachment 3); and,

Whereas, although the proposed revision to the draft plan results in a decrease in the number of dwelling units the draft plan, the revision to the draft plan conforms to/complies with the Kedron Part II Plan and Zoning By-law 60-94; and,

Whereas, the Planning Act, R.S.O. 1990, c. P.13 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 changes are minor in nature and do not affect the overall intent of the draft approval issued for draft plan of subdivision S-O-2016-02;

Therefore be it resolved, based on Item ED-26-22 dated March 2, 2026, the proposed revisions to Phase 2A of Draft Approved Plan of Subdivision S-O-2016-02 to reduce the number of single detached dwelling lots from 51 to 49 be approved, and that the proposed revisions be shown on the final 40M-Plan for registration to the satisfaction of the Director, Planning Services.

Public Discussion Agenda

Matters Excluded from the Consent Agenda

ED-26-19 - City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94 (All Wards)

Moved by Councillor Gray

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

That, based on Report ED-26-19 dated February 25, 2026, 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 the Oshawa Official Plan and Zoning By-law 60-94, generally in accordance with Attachments 1 and 2 to this Report.

Affirmative (6): Councillor Marimpietri, Councillor Chapman, Councillor Giberson, Councillor Gray, Councillor Kerr, and Mayor Carter

Motion Carried (6 to 0)

ED-26-20 - Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 671, 685, 699, 709 and 723 Conlin Road East, Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc. (Ward 1)

Moved by Councillor Kerr

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

1. That, based on Report ED-26-20 dated February 25, 2026, the revised application submitted by D.G. Biddle and Associates Limited on behalf of Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc. to amend Zoning By-law 60-94 (File: Z-2020-05) in order to implement the revised draft plan of subdivision (File: S-O2020-01) on lands located at 671, 685, 699, 709 and 723 Conlin 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; and
2. The revised application submitted by D.G. Biddle and Associates Limited on behalf of Greycrest Homes (Oshawa) Inc. and Greycrest Homes (Conlin) Inc. for approval of a draft plan of subdivision (File: S-O-2020-01), to permit the development of two (2) blocks for four (4) semi-detached dwellings, 14 development blocks for 74 street townhouse dwellings, a stormwater management pond block, an open space block, a road widening block and new local roads 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, generally in the form set out in Attachment 6 of said Report; and
3. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law amendment proposed in Reports DS-20-85 and ED-25-29 dated September 9, 2020 and February 26, 2025 presented at the public meetings of September 14, 2020 and March 3, 2025, respectively, 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.

Affirmative (6): Councillor Marimpietri, Councillor Chapman, Councillor Giberson, Councillor Gray, Councillor Kerr, and Mayor Carter

Motion Carried (6 to 0)

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

Matters Excluded from the Consent Agenda

Items Requiring Direction

Matters Tabled

None

Recess

Moved by Councillor Chapman

That the meeting recess at 1:58 p.m.

Motion Carried

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

The meeting recessed at 1:58 p.m. and reconvened at 6:30 p.m. with all members of the Committee in attendance in the Chamber. Also in attendance were Councillor Neal and Councillor McConkey.

Also in attendance were P. Aguilera and S. Prodenzino, Council-Committee Coordinators.

Additional Agenda Items

None

Declarations of Pecuniary Interest

None

Application - ED-26-18

Presentation

Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 2860 Thornton Road North, RG Consulting Inc. on behalf of 407 AT7 Centre Inc. (Ward 1)

Moved by Councillor Chapman

That the presentation from Ralph Grittani, RG Consulting Inc. not be heard.

Motion Carried

Delegations

None

Correspondence

None

Reports

ED-26-18 - Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 2860 Thornton Road North, RG Consulting Inc. on behalf of 407 AT7 Centre Inc. (Ward 1)

Moved by Councillor Chapman

That, based on Report ED-26-18 dated February 25, 2026, concerning the applications submitted by RG Consulting Inc. on behalf of 407 AT7 Centre Inc. to amend Zoning By-law 60-94 (File: Z-2025-05) and for approval of a draft plan of subdivision (File: S-O-2025-03) to permit the development of seventeen (17) blocks consisting of twelve (12) employment blocks, a stormwater management pond block, four (4) open space blocks, and one (1) new arterial road and two (2) new local roads on lands located at 2860 Thornton 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 6:49 p.m.

Motion Carried