



Economic and Development Services Committee

Minutes

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

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

Absent: Councillor Gray

Also Present Councillor Lee
Councillor McConkey
Councillor Neal
P. Aguilera, Council-Committee Coordinator
S. Prodenzino, Council-Committee Coordinator
A. Ambra, Commissioner, Economic and Development Services

Public Meeting

Councillor Marimpietri called the meeting to order and stated that all members of the Committee were participating from the Chamber, except Councillor Gray who was absent.

Also present were Councillor Neal and Councillor Lee participating from the Chamber and Councillor McConkey (left the meeting at 1:55 p.m.) 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

Moved by Councillor Chapman

That the delegation requests of Bilal Mohumud and John Walker concerning Report ED-26-25, Jane McFarlane and Lisa Boulton concerning Report ED-26-26 be added to the agenda for the Economic and Development Services Committee meeting of March 30, 2026.

Carried

Declarations of Pecuniary Interest

None

Moved by Councillor Chapman

That the agenda be reordered to hear the Presentation after Delegations

Carried

Delegations

Moved by Councillor Chapman

That the delegations of Bilal Mohamud, John Walker, Jane McFarlane, and Lisa Boulton be heard.

Carried

Mark Snaper - Report ED-26-24

Mark Snaper withdrew his request to make a delegation.

Bilal Mohamud - Report ED-26-25

Bilal Mohamud addressed the Economic and Development Services Committee concerning Report ED-26-25 - Update Regarding the Growth Management Study Component of Imagine Oshawa: The Official Plan Review.

The Committee questioned Bilal Mohamud.

John Walker - Report ED-26-25

John Walker addressed the Economic and Development Services Committee concerning Report ED-26-25 - Update Regarding the Growth Management Study Component of Imagine Oshawa: The Official Plan Review.

Councillor McConkey left the meeting.

Moved by Councillor Giberson

That the delegation's time be extended by two minutes

Carried

John Walker continued to address the Economic and Development Services Committee concerning Report ED-26-25.

The Committee questioned John Walker

Jane McFarlane - ED-26-26

Jane McFarlane addressed the Economic and Development Services Committee concerning Report ED-26-26 - Revised Application to Amend Zoning By-law 60-94, Weston Consulting on behalf of 2835731 Ontario Inc., 827 Gordon Street.

Lisa Boulton - ED-26-26

Lisa Boulton addressed the Economic and Development Services Committee concerning Report ED-26-26 - Revised Application to Amend Zoning By-law 60-94, Weston Consulting on behalf of 2835731 Ontario Inc., 827 Gordon Street.

The Committee questioned Lisa Boulton.

Presentations

Rob Rappolt, Senior Planner - WSP

Rob Rappolt, Senior Planner, WSP and Adam Fisher, Manager, Watson and Associates provided the Economic and Development Services Committee with a presentation concerning the Growth Management Study.

The Committee questioned Rob Rappolt and Adam Fisher.

Referrals from Council

None

Reports from Advisory Committees

ED-26-23 - Proposed Amendment of Designation By-law under Section 30.1 of the Ontario Heritage Act for the Property Municipally Known as 3860 Simcoe Street North (Previously HTG-26-06) (Ward 1)

Moved by Councillor Chapman

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

That based on Report ED-26-23 (previously HTG-26-06) dated February 18, 2026 concerning a proposed amendment to the Designation By-law for 3860 Simcoe Street North:

1. That By-law 106-2021 be amended in accordance with a proposed severance at 3860 Simcoe Street North, such that the legal description of said by-law shall only pertain to the portion of 3860 Simcoe Street North comprised of the original brick residence as generally identified as Part 2 on a severance sketch dated February 10, 2026, prepared by J.D. Barnes Limited, following the property owner obtaining a reference plan and depositing said reference plan to the Land Registry Office to the satisfaction of the Commissioner, Economic and Development Services Department; and
2. That staff be authorized to forward a Notice of By-law Amendment to the owner in accordance with Section 30.1(3) of the Ontario Heritage Act; and
3. That staff prepare a by-law to amend By-law 106-2021 to give effect to Part 1 above for approval by City Council; and
4. That staff be authorized to forward a Notice of By-law Passing to the owner, Ontario Heritage Trust, and the general public in accordance with Section 30.1(9).

Carried

Items Requiring Direction

None

Public Consent Agenda

Moved by Councillor Chapman

That all items listed under the Public Consent Agenda for the March 30, 2026 Economic and Development Services Committee meeting be adopted as recommended, except for Reports ED-26-25, ED-26-26 and ED-26-27.

Carried

Correspondence with recommendations

None

Staff Reports/Motions with recommendations

ED-26-24 - Application for a Variance to Sign By-law 72-96, 1626 Simcoe Street North, Eye Candy Ads (Ward 2)

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

That based on Report ED-26-24 dated March 25, 2026, the application for a variance to Sign By-law 72-96, as amended, submitted by Eye Candy Ads (File: SV-2026-01) to permit one (1) pylon sign with a two-sided digital read-o-graph display for non-accessory (third party) advertising at 1626 Simcoe Street North, be denied.

Public Discussion Agenda

Matters Excluded from the Consent Agenda

ED-26-25 - Update Regarding the Growth Management Study Component of Imagine Oshawa: The Official Plan Review (All Wards)

Moved by Councillor Giberson

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

That based on Report ED-26-25 dated March 25, 2026, concerning the Update Regarding Growth Management Study Component of Imagine Oshawa: The Official Plan Review Council endorse the final Growth Management Study as identified in Attachments 5 to 9 of said Report.

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

Absent (1): Councillor Gray

Carried (5 to 0)

ED-26-26 - Revised Application to Amend Zoning By-law 60-94, Weston Consulting on behalf of 2835731 Ontario Inc., 827 Gordon Street (Ward 5)

Moved by Councillor Giberson

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

1. That, based on Report ED-26-26 dated March 25, 2026, the revised application submitted by Weston Consulting on behalf of 2835731 Ontario Inc. (File: Z-2024-06) to amend Zoning By-law 60-94 to permit four (4) block townhouses and 63 stacked townhouses as well as additional limited commercial uses in the existing heritage building on the lands municipally known as 827 Gordon Street 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 the Zoning By-law Amendment proposed in Report ED-24-120 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 1 of this Recommendation, such differences are not substantial enough to require further notice and another public meeting; and
3. That, based on Report ED-26-26 dated March 25, 2026, the vacant portion of the lands at 827 Gordon Street intended to be developed for residential uses, situated at the intersection of Gordon Street and Wolfe Street, is hereby classified as a Class 4 Area as defined in the Ministry of the Environment, Conservation and Parks Publication NPC-300 (Environmental Noise Guideline – Stationary and Transportation Sources); and

4. That a copy of Report ED-26-26 dated March 25, 2026 and a copy of the decision of Council to classify the vacant undeveloped portion of 827 Gordon Street as a Class 4 Area under Publication NPC-300 be forwarded to the Ministry of the Environment, Conservation and Parks, AGS Automotive Systems and 2835731 Ontario Inc.; and
5. That, based on Report ED-26-26 dated March 25, 2026, the application submitted by the owner of 827 Gordon Street to alter a designated property made under Section 33 of the Ontario Heritage Act, being an application to permit the works as generally described in the Heritage Impact Assessment prepared by EVOQ Architecture dated August 2024, consistent with the revised application to amend Zoning By-law 60-94 for 827 Gordon Street (File: Z-2024-06), be approved under Section 33 of the Ontario Heritage Act, subject to a condition that, prior to the alteration, the owner shall prepare a Conservation Plan outlining strategies to protect the cultural heritage value of the original Cedardale Public School and ensure its longevity, to the satisfaction of the Commissioner, Economic and Development Services Department.

Carried

ED-26-27 - Revised Applications to Amend Zoning By-law 60-94 For Approval of a Draft Plan of Subdivision, Lands North of Conlin Road East and East of the Future Northerly Extension of Wilson Road North, Kedron North GP. Inc. (Sorbara) (Ward 1)

Moved by Councillor Kerr

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

1. That, based on Report ED-26-27 dated March 25, 2026, the revised application submitted by Kedron North GP. Inc. (Sorbara) to amend Zoning By-law 60-94 (File: Z2022-05) to implement a revised draft plan of subdivision (File: S-O-2022-02) on lands located generally north of Conlin Road East and east of the future northerly extension of Wilson 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, based on Report ED-26-27 dated March 25, 2026, the revised application submitted by Kedron North GP. Inc. (Sorbara) for a draft plan of subdivision (File: S-O2022-02) featuring three (3) medium density residential blocks for 511 units, a community use block, part of a community park block, two (2) open space blocks, part of a new east-west arterial road and a road widening for Wilson Road North 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 7 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 Report DS-22-172 dated September 7, 2022 presented at the public meeting of September 12, 2022 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.

Carried

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

Correspondence with recommendations

None

Staff Reports/Motions with recommendations

ED-26-28 - Second Update on Conlin Road East Redevelopment Project (Ward 2)

Moved by Councillor Chapman

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

1. That, based on Closed Report ED-26-28 dated March 25, 2026, the City formally expropriate the required portion of the property known municipally as 520 Conlin Road East; and
2. That, based on Closed Report ED-26-28 dated March 25, 2026, City staff be authorized to advance land acquisition for the reconstruction of Conlin Road East, as generally described in the process outlined in Sections 2.0 and 4.0 of said Closed Report; and
3. That, in the event the land acquisition process detailed in Part 2 of the Recommendation above resolves satisfactorily in the opinion of the Commissioner, Economic and Development Services Department, staff be directed to report back to Council directly no later than June 22, 2026 on the outcome and, if necessary, for further direction beyond that which has already been provided pursuant to Closed Reports ED-25-106 and ED-26-28, dated October 29, 2025 and March 25, 2026, respectively.

Carried

Closed Discussion Agenda

Matters Excluded from the Consent Agenda

None

Items Requiring Direction

None

Matters Tabled

None

Adjournment

Moved by Councillor Chapman

The meeting adjourn at 3:24 p.m.

Carried