



**Oshawa City Council  
Minutes**

**March 23, 2026, 9:30 a.m.  
Council Chamber**

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

Absent: Councillor Nicholson

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**Public Meeting**

Mayor called the meeting to order and stated that all members of Council were participating from the Chamber except Councillor Nicholson who was 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 Giberson

Seconded by Councillor Lee

That the Rules of Procedure be waived to introduce a time-sensitive item. **(2/3 vote required)**

Affirmative (5): Councillor Giberson, Councillor Lee, Councillor Marimpietri, Councillor McConkey, and Councillor Neal

Negative (5): Mayor Carter, Councillor Chapman, Councillor Gray, Councillor Kerr, and Councillor Marks

Absent (1): Councillor Nicholson

Lost (5 to 5)

**Declarations of Pecuniary Interest**

None

**Presentations**

None

**Delegations**

Moved by Councillor Chapman

Seconded by Councillor Marimpietri

That the delegation from Valiant Group of Companies be heard.

Carried

Moved by Councillor Chapman

Seconded by Councillor Marimpietri

That the meeting recess for 5 minutes.

Carried

The meeting recessed at 9:35 a.m. and reconvened at 9:40 a.m. with all members of Council in attendance, except for Councillor Nicholson who was absent.

**Valiant Group of Companies - Item CO-26-08**

Beth Kelly and Will Kelly addressed City Council on behalf of the Valiant Group of Companies concerning Item CO-26-08 related to temporary parking at North Oshawa Park.

Members of Council questioned the representatives from the Valiant Group of Companies.

**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 March 23, 2026, be adopted as recommended except:

Items CO-26-07 and related by-law 19-2026, CO-26-08 and CO-26-10 from the Thirty-sixth Report of the Community and Operations Services Committee; and,

Items ED-26-20 and related by-law 18-2026 and ED-26-22 from the Sixty-third Report of the Economic and Development Services Committee.

Carried

**Adoption of Council Minutes**

That the minutes of the City Council meeting held on February 23, 2026, be adopted.

**Correspondence with recommendations**

None

**Standing Committee Reports**

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

**CO-26-06 - Kayla Mathieu Requesting Priority Leisure Guide Registration for City of Oshawa Residents (All Wards)**

That Correspondence CO-26-06 from Kayla Mathieu concerning priority leisure registration for Oshawa residents be referred to staff for a report.

**CO-26-09 - Parking Occupancy Monitoring Technology at Lakeview Park (Ward 5)**

That based on Report CO-26-09 concerning Parking Occupancy Monitoring Technology at Lakeview Park, dated March 4, 2026, the installation of AI Camera Technology as outlined in Section 4.6.2 of said report, be referred to staff for consideration as part of the 2027 Budget.

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

**CF-26-08 - Appointments to the Oshawa Accessibility Advisory Committee and Oshawa Animal Care Advisory Committee (All Wards)**

That in accordance with Report CF-26-08 dated February 25, 2026, concerning appointments to the Oshawa Accessibility Advisory Committee and the Oshawa Animal Care Advisory Committee, the applicants to the Oshawa Accessibility Advisory Committee as listed in Confidential Attachment 1 be appointed for the remainder of the term ending November 14, 2026.

**CF-26-09 - Corporate and Finance Services Committee Outstanding Items List - First Quarter 2026 (All Wards)**

That Report CF-26-09 dated February 25, 2026, being the Corporate and Finance Services Committee Outstanding Items Status Report for the First Quarter of 2026, be received for information.

**CF-26-10 - Updates to Records Retention Schedules (All Wards)**

Whereas Section 255 of the Municipal Act, 2001, S.O. 2001, c.25 ("Municipal Act") sets out specific requirements for the retention of municipal records, including provisions for the municipality to establish record retention periods; and,

Whereas at its meeting of March 29, 2021 Council passed an updated Records Retention By-law (By-law 32-2021) and approved associated schedules, setting out retention periods for various types of records; and,

Whereas in 2025, staff began a project to move corporate records into SharePoint, the City's new electronic data management system; and,

Whereas during this work, various branches have identified the need to revise the Records Retention Schedules to add classifications or amend retention timelines for some record types to ensure compliance with other legislation or accommodate business practices; and,

Whereas amendments to the Schedules must be completed promptly to ensure proper classifications and retention periods are applied in the electronic data management system;

Therefore that based on Item CF-26-10 dated February 25, 2026, concerning updates to the Schedules attached to Records Retention By-law 32-2021, Delegation of Authority By-law 29-2009, as amended be further amended to provide the Director, Legislative Services/City Clerk or their designate the authority to update the schedules with respect to the types of records or length of time required for retention in order to ensure the City is in compliance with legislation.

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

**ED-26-17 - Economic and Development Services Committee Outstanding Items List - First Quarter 2026 (All Wards)**

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

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.

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

**SF-26-09 - Safety and Facilities Services Committee Outstanding Items List Status Report - First Quarter 2026 (All Wards)**

That Report SF-26-09 dated March 4, 2026, being the Safety and Facilities Services Committee Outstanding Items Status Report for the First Quarter of 2026, be received for information.

**SF-26-10 - 2026 Emergency Preparedness Week (All Wards)**

That Report SF-26-10 dated March 4, 2026, concerning 2026 Emergency Preparedness Week, be received for information.

**SF-26-11 - Benchmarking Standards of Soffit Lighting and Residential Properties (All Wards)**

That Report SF-26-11 "Benchmarking Standards of Soffit Lighting and Residential Properties" dated March 4, 2026, be received for information.

**SF-26-12 - Naming of Gardens at Veterans Square, Located at the Northeast Corner of Bond Street East and Simcoe Street North (Ward 4)**

Whereas in 2023, Council approved the design of the Bond Simcoe Urban Square located at the northeast corner of Bond Street East and Simcoe Street North; and,

Whereas in 2025, Council approved the construction of the Bond Simcoe Urban Square; and,

Whereas at its meeting of October 27, 2025, through Report SF-25-49 Council approved the name "Veterans Square" for the Bond Simcoe Urban Square; and,

Whereas at the same meeting Council further directed staff to investigate the naming of the gardens within the square after each of the four services and allied forces; and,

Whereas staff consulted with the Ontario Regiment Museum (O.R.M.) to confirm that the Canadian Armed Forces are represented by three integrated allied members; and,

Whereas the three primary unified branches of the Canadian Armed Forces are: the Royal Canadian Air Force (R.C.A.F.), the Royal Canadian Navy (R.C.N.), and the Canadian Army, which would be the recommendation for appropriate recognition in this context; and,

Whereas the current design for Veterans Square includes the appropriate flower beds for consideration; and,

Whereas the project design consultant has confirmed that name plates can be incorporated into the flower bed design; and,

Whereas the estimated cost to implement this work is approximately \$10,000, and sufficient funds remain within the approved capital budget to accommodate these costs;

1. Therefore be it resolved that based on Item SF-26-12, staff be directed to proceed with naming three of the flower beds within Veterans Square in recognition of the Royal Canadian Air Force, the Royal Canadian Navy, and the Canadian Army, and,
2. That a fourth flower bed be named in recognition of The Ontario Regiment (Royal Canadian Armoured Corps), with appropriate signage incorporated into the final design.

#### **SF-26-13 - Firefighters' Memorial Project (Ward 4)**

Whereas Council approved funding in the 2026 Capital Budget (Project 25-40-0072) in the amount of \$600,000 for the development of a Firefighters' Memorial; and,

Whereas the intent of the project is to create a permanent civic space for remembrance, ceremony, and reflection honouring firefighters who have fallen in the line of duty; and,

Whereas the proposed memorial consists primarily of site development and landscape design within the northern portion of the Oshawa Valley Botanical Gardens (Memory Gardens); and,

Whereas commemorative elements, including a bronze firefighter feature and/or integrated illumination feature, are intended to function as components within a broader civic commemorative space; and,

Whereas Council recognizes that civic commemorative infrastructure projects may include integrated decorative or symbolic features without constituting standalone public art initiatives;

Therefore be it resolved:

1. That the northern portion of the Oshawa Valley Botanical Gardens (Memory Gardens) be confirmed as the approved site for the Firefighters' Memorial Project; and,
2. That the Firefighters' Memorial be advanced as a civic commemorative infrastructure project, consisting of site works and integrated commemorative features; and,
3. That staff be directed to proceed with procurement and implementation of the project in accordance with the City's Purchasing By-law and approved capital project procedures.

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

##### **CNCL-26-12 - 2026 Municipal Elections Compliance Audit Committee**

1. That based on Report CNCL-26-12 dated March 18, 2026, the draft Terms of Reference for the 2026 Municipal Elections Joint Compliance Audit Committee as set out in Attachment 1 to said Report be endorsed; and,
2. That the Director, Legislative Services/City Clerk be authorized to bring forward a by-law for Council approval that would provide for the remuneration and appointment of a roster of individuals to the 2026 Municipal Elections Compliance Audit Committee in accordance with the Terms of Reference; and,

3. That at such time as the above by-law is enacted by Council, that the 2026 Municipal Elections Compliance Audit Committee be deemed to be established in accordance with the Municipal Elections Act.

**CNCL-26-13 - Restricted Acts of Council Following Nomination Day (Lame Duck)**

That in accordance with Report CNCL-26-13 dated March 18, 2026 related to the Restricted Acts (Lame Duck) Delegation of Authority Provisions, Council pass a by-law generally as set out in Attachment 1 to said Report and in the form and content acceptable to the Director, Legislative Services/City Clerk and City Solicitor.

**CNCL-26-14 - Use of Corporate Resources for Election Purposes Policy**

That based on Report CNCL-26-14 dated March 18, 2026, the revised "Use of Corporate Resources for Election Purposes Policy" as set out in Attachment 1 to said Report be approved.

**CNCL-26-15 - Oshawa Executive Airport Operating Agreement Extension**

Whereas Total Aviation & Airport Solutions ("T.A.A.S.") has provided professional airport management and operational services at the Oshawa Executive Airport since 2006, supporting the safe and compliant operation of the facility for nearly two decades; and,

Whereas at its meeting of October 19, 2015 Council authorized a 10 year extension of the Agreement for a term from September 1, 2016 to August 31, 2026 with an option to extend the term for an additional five years from September 2026 to August 2031 upon the mutual consent of both parties subject to the terms set out in Report DS-15-186; and,

Whereas Council has received and considered the financial audit of the Oshawa Executive Airport prepared by Deloitte LLP as presented through Report CF-25-40, which provided independent external review of the City's financial oversight, governance and operational reporting including activities; and,

Whereas the Oshawa Executive Airport operates in a federally regulated aviation environment under Transport Canada and the Canadian Aviation Regulations, including requirements under CAR 302 related to aerodrome operations and safety management, which require qualified and competent airport operational leadership; and,

Whereas the management and operation of an executive airport requires significant technical, regulatory, financial and operational expertise including but not limited to airside safety oversight, infrastructure management and compliance with federal aviation regulations; and,

Whereas continuity in airport management is important to maintaining operational stability and regulatory compliance;

Therefore based on Item CNCL-26-15 concerning the Oshawa Executive Airport Operating Agreement Extension:

1. That Council approve the five year extension of the operating agreement with Total Aviation & Airport Solutions ("T.A.A.S.") for the management and operation of the Oshawa Executive Airport; and,
2. That staff be directed to negotiate and amend the T.A.A.S. operating agreement to reflect Council priorities, audit recommendations and the City's strategic direction

toward business and executive aviation at the Oshawa Executive Airport and to consolidate the existing agreement and consolidate subsequent amending agreements into a single updated agreement; and,

3. That the agreement be in a final form and content satisfactory to the Chief Administrative Officer, the City Solicitor, the Commissioner, Corporate and Finance Services Department, the Commissioner, Safety and Facilities Services Department and the Director, Legislative Services/City Clerk.

#### **CNCL-26-16 - Tribute Communities Centre Debenture (Ward 4)**

Whereas at its meeting of April 11, 2025, City Council considered closed Report CNCL 25-21 related to the Downtown Sport and Entertainment Facility; and,

Whereas Council approved the renovation project to modernize the Tribute Communities Centre at an approximate cost of \$50 million; and,

Whereas authorized staff staff to work with the Region of Durham ("Region"), at the appropriate time, to secure the required debt financing; and,

Whereas the first phase of construction on the modernization project will commence in 2026 and requires funding estimated at \$20 million; and,

Whereas staff have been in contact with the Region to confirm the documentation requirements for the issuance of a debenture; and,

Whereas staff at the Region have confirmed that they require a copy of any Council reports or budgets approving the capital project and certified true copy of the By-law relating to the approved project and issuance of debentures; and,

Whereas the Region is planning to issue debentures in the spring of 2026;

Therefore that based on Item CNCL-26-16 dated March 18, 2026 concerning the Tribute Communities Centre debenture:

1. That Council pass a by-law as generally set out in Attachment 1 to said Item related to the issuance of debentures in the amount of \$20 million and in a final form and content satisfactory to the Commissioner, Finance and Corporate Services/Treasurer, City Solicitor and Director, Legislative Services/City Clerk; and,
2. That staff be authorized to release a copy of closed Report CNCL-25-21 dated April 4, 2025, not including any attachments, to appropriate staff at the Region of Durham for the purpose of meeting the documentary requirements for debt issuance.

#### **By-Laws**

##### **15-2026 - A By-law to further amend Election Sign By-law 42-2014, as amended**

(Implements direction of March 24, 2024 through Item CF-24-21 of the sixteenth report of the Corporate and Finance Services Committee to further amend Election Sign By-law 42-2014, as amended to change the earliest time municipal election signs may be erected, placed, maintained or displayed from forty-two days prior to the last polling day for the election to twenty-five days prior to the last polling day before the election.)

**16-2026 - A By-law to further amend Schedule VII (Control Device - On Street) of the Traffic and Parking By-law 79-99, as amended**

(Implements direction of December 15, 2025 through Item CO-25-55 of the thirty-third Report to the Community and Operations Services Committee to further amend Schedule VII (Control Device - On Street) to add on-street permit parking, in combination with hourly parking, on Colborne Street East between Simcoe Street North and Mary Street North, and on Ontario Street between William Street East and Colborne Street East.)

**17-2026 - A By-law to further amend Delegation By-law 29-2009, as amended**

(Implements direction of March 23, 2026 through Item CF-26-10 of the thirty-seventh Report to the Corporate and Finance Services Committee to further amend Delegation By-law 29-2009, as amended, in order to provide the Director, Legislative Services/City Clerk or their designate the authority to update the schedules with respect to the types of records or length of time required for retention in order to ensure the City is in compliance with legislation.)

**18-2026 - A By-law to Amend Zoning By-law 60-94, as amended**

(Implements direction of March 23, 2026 through Item ED-26-20 of the sixty-second Report to the Economic and Development Services Committee to change the zoning of the lands generally located at 671, 685, 699, 709 and 723 Conlin Road East (File: Z-2020-05) in order to implement the revised draft plan of subdivision (File: S-O2020-01).)

**19-2026 - A By-law to further amend Delegation By-law 29-2009, as amended**

(Implements direction of March 23, 2026 through Item CO-26-07 of the thirty-sixth Report of the Community and Operations Services Committee to further amend Delegation By-law 29-2009, as amended, in order to provide the Commissioner, Community and Operations Services Department or their designate the authority to pass by-laws as required to further amend Traffic By-law 79-99, as amended, to achieve legislated mandates related to Minimum Maintenance Standards.)

**20-2026 - A By-law to Temporarily Provide Authority to the C.A.O. to Conduct Certain Business**

(Implements direction of March 23, 2026 through Report CNCL-26-13 to temporarily provide authority to the Chief Administrative Officer to conduct certain business in the event of the Council of the municipality being restricted in its authority during the time period after Nomination Day but before Voting Day and/or after Voting Day but before the new Council assumes office, pursuant to Section 275 of the Municipal Act, 2001, S.O.2001, c.25, as amended.)

**21-2026 - A By-law to authorize the issuance of debentures Tribute Communities Centre**

(Implements direction of March 23, 2026 through Report CNCL-26-16 to authorize The Regional Municipality of Durham to issue debentures in the maximum principal amount not to exceed \$20,000,000 as partial financing for the Tribute Communities Center modernization)

## Public Discussion Agenda

### Matters Excluded from Consent Agenda

Moved by Councillor McConkey  
Seconded by Councillor Giberson

That the order of the agenda be altered to bring forward Item CO-26-08 concerning the Request by Valiant Group of Companies for Temporary Parking at North Oshawa Park at this time. **(2/3 vote required)**

Carried

### **CO-26-08 - Request by Valiant Group of Companies for Temporary Parking at North Oshawa Park (Ward 2)**

Consent Motion:

Whereas the Valiant Group of Companies, on behalf of 177 Nonquon Road, Oshawa, has requested authorization to use the parking lot at North Oshawa Park for temporary parking of apartment residents' personal vehicles associated with the 245-suite building, during repairs to the building's underground parking deck and garage; and,

Whereas at its meeting of February 23, 2026, Council referred Report CO-26-06 back to staff for a report for the next meeting after further discussions are held between the City and party; and,

Whereas the Valiant Group of Companies have requested thirty (30) parking spaces; and,

Whereas the total number of parking spaces at North Oshawa Park is 121, including five (5) accessible parking spaces; and,

Whereas the parking lot at North Oshawa Park experiences consistently high levels of use by existing permitted and licensed user groups and general park users, resulting in limited parking availability and frequent periods of high occupancy; and,

Whereas in 2025, the 11v11 lit sports field was permitted at an 87% utilization rate; and,

Whereas in addition to drop-in use, in 2025 the five (5) lit tennis courts were regularly used by the Oshawa Senior Community Centres (OSCC55+) and other formal instruction program providers throughout the summer months; and,

Whereas the North Oshawa Clubhouse as owned and operated by the Oshawa Central Council of Neighbourhood Associations under lease with the City, is regularly booked weekends from May to November using upwards of forty (40) parking spaces, and regularly booked by the OSCC55+ every Tuesday from 10:30 am to 2:00 pm; and,

Whereas St. Joseph the Workers Parish utilizes upwards of thirty (30) parking spaces on Sundays between 8:30 am and 1:00 pm and on religious holidays; and,

Whereas parking facilities are also frequently used for drop-in use of the basketball court, skatepark, playground, 40 community garden plots, walking trail, gazebo; and,

Whereas staff have determined that parking capacity does not exist to accommodate the request of the Valiant Group of Companies without displacing or negatively impacting existing permitted and passive users of North Oshawa Park;

Therefore, based on Item CO-26-08, dated March 9, 2026, concerning the request from Valiant Group of Companies to use the parking lot at North Oshawa Park for temporary parking of apartment residents' personal vehicles, the request be denied.

The vote to adopt the recommendation contained in Item CO-26-08.

Affirmative (7): Mayor Carter, Councillor Chapman, Councillor Giberson, Councillor Gray, Councillor Lee, Councillor Marimpietri, and Councillor Neal

Negative (3): Councillor Kerr, Councillor Marks, and Councillor McConkey

Absent (1): Councillor Nicholson

Carried (7 to 3)

**CO-26-07 - Various Residents Concerning the Volume of Dump Truck Traffic on Harmony Road North due to the Gravel Pit on Harmony Road North (Ward 1)**

Consent Motion:

Whereas select Municipal roads, including Howden Road East and Harmony Road North, are currently experiencing increased utilization by heavy duty transport trucks; and

Whereas not all Municipal roads are constructed to withstand sustained use by heavy duty transport trucks; and

Whereas the City has an obligation to maintain Municipal roads in accordance with the Municipal Act and Minimum Maintenance Standards (M.M.S.); and

Whereas impacts of prolonged heavy duty transport trucks on Municipal roads may impede the City's ability to achieve M.M.S. and accelerate the need for Capital investment;

Therefore, be it resolved:

1. That staff be directed to investigate all options within the authority of the Municipality to ensure compliance with M.M.S., including but not limited to:
  - Extended or permanent half-load restrictions on Municipal roads, or portions or roads, within the City;
  - Designated haul routes and weight restrictions;
  - 'No Stopping Any Time' restrictions, and;
2. That Delegation of Authority By-law 29-2009, as amended be further amended to provide the Commissioner, Community and Operations Services Department or their designate the authority to pass by-laws as required to further amend Traffic By-law 79-99, as amended, to achieve legislated mandates related to Minimum Maintenance Standards, in a form and content satisfactory to the Commissioner, Community and

Operations Services Department, the City Solicitor and the Director, Legislative Services/City Clerk; and,

- 3. That the Commissioner, Community and Operations Services Department be authorized to execute any agreement considered appropriate to achieve the legislated mandates related to the Minimum Maintenance Standards in a form and content satisfactory to the Commissioner, Community and Operations Services Department, the City Solicitor and the Director, Legislative Services/City Clerk.

The vote to adopt the recommendation contained in Item CO-26-07 and pass By-law 19-2026.

Affirmative (10): Mayor Carter, Councillor Chapman, Councillor Giberson, Councillor Gray, Councillor Kerr, Councillor Lee, Councillor Marimpietri, Councillor Marks, Councillor McConkey, and Councillor Neal

Absent (1): Councillor Nicholson

Carried (10 to 0)

**CO-26-10 - Community and Operations Services Committee Outstanding Items List - First Quarter 2026 (All Wards)**

Consent Motion:

That Report CO-26-10 dated March 4, 2026, being the Community and Operations Services Committee Outstanding Items Status Report for the First Quarter of 2026, be received for information.

**Amendment:**

Moved by Councillor McConkey

Seconded by Councillor Neal

That Report CO-26-10 dated March 4, 2026, being the Community and Operations Services Committee Outstanding Items Status Report for the First Quarter of 2026, be amended to include reference to Item CNCL-25-69 related to the investigation of a pilot project for para pickleball; and,

That the remainder of the Community and Operations Services Committee Outstanding Items Status Report for the First Quarter of 2026 be received for information.

Carried

The vote to adopt the recommendation contained in Item CO-26-10, as amended.

Carried

**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)**

Consent Motion:

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.

The vote to adopt the recommendation contained in Item ED-26-20 and pass related By-law 18-2026.

Carried

**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)**

Consent Motion:

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.

The vote to adopt the recommendation contained in Item ED-26-22.

Carried

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

#### **CNCL-26-11 - Correspondence: N.A.S.C. Softball Submitting a Request to Waive the Fees for the Oshawa N.A.S.C. Softball Youth Festival (formerly INFO-26-40)**

Moved by Councillor Neal

Seconded by Councillor McConkey

That, notwithstanding Council's Policy related to waiving of fees, based on Correspondence CNCL 26 11 from N.A.S.C. Softball for waiving of fees in the amount of approximately \$2,500, be approved.

Carried

**Closed Consent Agenda**

**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**

None

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

None

**Other Staff Reports and Motions**

None

**Closed Discussion Agenda**

**Matters Excluded from Consent Agenda**

None

**Items Requiring Council Direction**

None

**Matters Tabled**

None

**Notices of Motion**

None

**Confirming By-Law**

Moved by Councillor Chapman

Seconded by Councillor Marimpietri

That the confirming by-law be passed.

Carried

**Adjournment**

Moved by Councillor Kerr

Seconded by Councillor Gray

That the meeting adjourn at 10:27 a.m.

Carried

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Dan Carter, Mayor

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Mary Medeiros, City Clerk