



# **DEVELOPMENT SERVICES COMMITTEE MEETING**

**MONDAY, FEBRUARY 24, 2014**

**Committee Meeting Room, Council Building**

**1:30 p.m.**

**PLANNING ACT PUBLIC MEETING (6:30 p.m.)**

**PUBLIC MEETING (7:15 p.m.)**

**Council Chamber**

## **AGENDA**

### **Notice to Correspondents**

The personal information contained in your correspondence to Oshawa City Council or its Committees is collected under the *Municipal Act, 2001*. Any personal information you choose to disclose in your correspondence will be used to receive your views on relevant issues to enable the City to make its decision on the matter. This information will become part of the public record.

The City of Oshawa is committed to providing services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have accessibility needs and require alternate formats or other accommodations, please contact Melissa Pringle. Please provide a minimum of one business day's notice in advance of the meeting if accommodation is required.

Questions regarding the Development Services Committee may be directed to Melissa Pringle, Committee Co-ordinator at 905-436-3311 extension 2212 or by email at [mpringle@oshawa.ca](mailto:mpringle@oshawa.ca).

The City of Oshawa's enhanced website features an Events & Meetings Calendar that includes upcoming Council and Committee meetings and agendas and the ability to subscribe to Council and Committee Meeting notifications. Visit [www.oshawa.ca](http://www.oshawa.ca).

## **DEVELOPMENT SERVICES COMMITTEE**

The Development Services Committee is made up of five members. Mayor Henry is an Ex Officio member.

Below are the members of the Development Services Committee:

Councillor Aker, Chair  
Councillor Pidwerbecki, Vice-Chair  
Councillor Chapman, Member  
Councillor Marimpietri, Member  
Councilor Sanders, Member  
Mayor Henry, Ex Officio

The Development Services Committee is responsible for providing advice and recommendations to Council resulting from the operations of Planning Services, Building Permit and Inspection Services, Engineering Services, Economic Development Services (including real estate, tourism, and the operation of the Oshawa Municipal Airport) and Administration and Accessibility Services.

Development Services Committee meetings are held at 1:30 p.m. on the following dates in 2014:

January 13, 2014  
February 3, 2014  
February 24, 2014  
March 24, 2014  
April 14, 2014  
May 5, 2014  
May 26, 2014  
June 16, 2014  
September 8, 2014

Members of the public may address the Committee concerning an item on the agenda by submitting a written request to the Committee Co-ordinator before 4:30 p.m. on the Wednesday preceding the Monday meeting.

### **PLEASE NOTE**

Cellular phones or pagers must be turned off during the meeting.

The City of Oshawa maintains a scent free policy. Please refrain from wearing or using perfumes, colognes or other scented products at this meeting.

# DEVELOPMENT SERVICES COMMITTEE

FEBRUARY 24, 2014

## PUBLIC AGENDA

### DECLARATIONS OF PECUNIARY INTEREST

(As may be presented by Committee Members)

### MATTERS REQUIRING DIRECTION

#### PRESENTATION

Mike Leonard, Chief Building Official to present the highlights of the new Building Code.

#### DELEGATIONS

None.

#### DELEGATION REQUESTS (requires 2/3 vote)

#### CORRESPONDENCE REQUESTS

[DS-14-31](#) Marianne Ortepi – Request for the City of Oshawa to Designate Two Former Windfield Farm Buildings Under the *Ontario Heritage Act*

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(See Pages 1 to 2)

[DS-14-36](#) Durham District School Board Advising the Harmony Road Public School is Closed and that the Surplus School Site is Being Sold at Fair Market Value and Further Requesting the City of Oshawa Advise by May 6, 2014 if Interested in Acquiring the Property

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(See Pages 3 to 28)

[DS-14-38](#) Oshawa Central Business District Improvement Area Board of Management – Requesting the BIA Boundary be Expanded and that By-law 79-91 Regarding the Board's Annual Budget be Amended to Reflect Current Economic Times

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(See Pages 29 to 32)

#### REFERRALS FROM CITY COUNCIL

None.

#### ADVISORY COMMITTEE REPORTS

None.

#### ADDITIONAL AGENDA-RELATED ITEMS (requires 2/3 vote to add)

## **PUBLIC CONSENT AGENDA**

That all items listed under the heading of Public Consent Agenda for the February 24, 2014 Development Services Committee meeting be adopted as recommended.

### **CORRESPONDENCE**

[DS-14-33](#) Ontario Municipal Board (OMB) Costs Decision Dated February 3, 2014 Regarding Appeals Against Official Plan Amendment 157 and Implementing Zoning By-law Numbers 83-2012 and 84-2012 (OMB File: PL121010)

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(See Pages 33 to 45)

Recommendation

That the Development Services Committee recommend to City Council:

That Correspondence DS-14-33 dated February 3, 2014 from the Ontario Municipal Board, being a decision regarding appeals against Official Plan Amendment 157 and implementing Zoning By-law Numbers 83-2012 and 84-2012, be received for information.

[DS-14-35](#) Municipal Information Network – News Release from Canada Post Regarding the Release of Guiding Principles for Converting Door-to-Door to Community Mailbox Delivery

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(See Pages 46 to 47)

Recommendation

That the Development Services Committee recommend to City Council:

That Correspondence DS-14-35 from the Municipal Information Network forwarding a news release from Canada Post regarding the release of guiding principles for converting door-to-door to community mailbox delivery, be received for information.

### **REPORTS**

#### **ADMINISTRATION AND ACCESSIBILITY SERVICES**

None.

#### **BUILDING PERMIT AND INSPECTION SERVICES**

None.

## **ECONOMIC DEVELOPMENT SERVICES**

### [DS-14-34](#) Correspondence from Mr. Chris West

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(See Pages 48 to 55)

Recommendation

That the Development Services Committee recommend to City Council:

Whereas the Development Services Committee referred to staff for a report Correspondence DS-13-283 dated November 16, 2013 from Mr. Chris West (see Attachment No. 1); and,

Whereas staff have contacted the Southwest (Ontario) Economic Alliance to discuss the correspondence and related matters; and,

Whereas the Southwest (Ontario) Economic Alliance and staff have confirmed that the correspondence and related matters are associated with transportation issues specifically in Southwestern Ontario;

Therefore that the correspondence of Mr. Chris West dated September 16, 2013 be received for information.

## **ENGINEERING SERVICES**

### [DS-14-30](#) Municipal Signage on the Highway 407 East Extension

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(See Pages 56 to 63)

Recommendation

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-14-30 dated February 19, 2014:

1. The Ministry of Transportation of Ontario (MTO) be advised that:
  - (a) The City of Oshawa requests enhanced municipal boundary signage (Option 3) which will include the name "Oshawa", the City's population, the City's logo and a welcoming message;
  - (b) The City of Oshawa agrees to pay all costs associated with the manufacturing, installation and maintenance of the enhanced municipal boundary signage; and
  - (c) The City requests that MTO advise the City (Mr. Gary Carroll, Director of Engineering Services) of the process and timelines associated with the City identifying the layout, logo and welcoming message on the enhanced municipal boundary signage.
2. That the City Treasurer be directed to include the cost of the enhanced signage in future corporate budgets.

3. That staff report back at the appropriate time on the layout of the signage including logo and welcoming message

## **ENVIRONMENTAL SERVICES**

None.

## **PLANNING SERVICES**

### [DS-14-18](#) Updated Cash-in-Lieu of Parkland Dedication Fees

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(See Pages 64 to 73)

Recommendation

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-14-18 dated February 19, 2014, the residential fees and non-residential land values for calculating cash-in-lieu of parkland dedication be updated in accordance with Attachment No. 3 to said Report, and come into effect on May 1, 2014 for building permit applications that are not deemed complete by the Chief Building Official by that time.

### [DS-14-37](#) Application for Removal of “h-58” Holding Symbol – 1658 Ritson Road North, Mahogany Management (File: Z-2010-07-H)

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(See Pages 74 to 76)

Recommendation

Whereas on April 27, 2009 Council passed By-law 29-2009 which delegated the approval of applications to remove “h” holding symbols to the Development Services Committee subject to the conditions for lifting the holding symbol being fulfilled to the satisfaction of the Commissioner of Development Services and the necessary by-law being presented to Council for approval; and,

Whereas the owner of 1658 Ritson Road North intends to develop a rental apartment building on the site under the Canada/Ontario Affordable Housing Program (see Attachment No. 1); and,

Whereas the site is zoned R6-C(5) “h-58” (Residential) which permits an apartment building; and,

Whereas the “h-58” holding symbol is in place to ensure that site plan approval is obtained from the City which addresses the following matters:

Site plan approval is obtained from the City that addresses such matters as landscaping, fencing and lighting;

A traffic impact study is completed to the satisfaction of the Region of Durham;

A noise study is completed to the satisfaction of the Region of Durham and the City;

An archeological assessment is completed to the satisfaction of the Ministry of Tourism, Culture and Sport;

Stormwater management matters are addressed to the satisfaction of the City, the Region of Durham and the Central Lake Ontario Conservation Authority;

Slope stability matters are addressed to the satisfaction of the City and Central Lake Ontario Conservation Authority; and

An appropriate easement is granted in favour of the City and/or Region of Durham as appropriate over the valley portion of the property for access to the open space lands for any future maintenance works required in the creek valley and recreational trail purposes.

Whereas the owner has submitted an application to remove the “h-58” holding symbol to advance conditional building permits for the proposed development; and,

Whereas the owner has submitted all of the necessary plans and reports to the necessary departments and agencies for review and approval; and,

Whereas it is expected that the conditions set out above will be satisfied prior to the issuance of any conditional building permit; and,

Whereas the Commissioner of Development Services is satisfied that the conditions for lifting the holding symbol will be satisfied;

Therefore the application submitted by Mahogany Management to remove the “h-58” holding symbol for 1658 Ritson Road North to facilitate the development of an apartment building be approved and the necessary by-law be passed.

## **DISCUSSION AGENDA**

### **MATTERS EXCLUDED FROM CONSENT AGENDA**

### **ITEMS TO BE INTRODUCED BY COUNCILLORS**

### **CLOSED PORTION OF MEETING**

None.

### **ADJOURNMENT**

**Planning Act Public Meeting  
Council Chamber  
6:30 p.m.**

**APPLICATION 1: 185 Hillcroft Street (*Planning Act Public Meeting*)**

**PRESENTATION**

Glenn Genge to present an overview of the applications to amend the Oshawa Official Plan and Zoning By-law 60-94 at 185 Hillcroft Street by Select Avenue Developments.

**DELEGATIONS**

(As may be presented)

**CORRESPONDENCE**

None.

**REPORT**

[DS-14-28](#) Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, 185 Hillcroft Street, Select Avenue Developments

(See Pages 77 to 89)

Recommendation

That, pursuant to Report DS-14-28 dated February 19, 2014, the applications submitted by Select Avenue Developments to amend the Oshawa Official Plan (File No. B-3100-0364) and Zoning By-law No. 60-94 (File No. Z-2013-08) to permit a 128 unit apartment building at 185 Hillcroft Street be referred back to the Development Services Department for further review and the preparation of a subsequent report and recommendation. This referral does not constitute or imply any form or degree of approval.



**Public Meeting  
Council Chamber  
7:15 p.m.**

**APPLICATION 2: Proposed City-Initiated Amendments to Zoning By-law 60-94  
(Public Meeting)**

**PRESENTATION**

Meaghan Harrington, Planner 'B' to present an overview of the proposed city-initiated amendments to Zoning By-law 60-94 and Oshawa Official Plan relating to accessory apartments.

**DELEGATIONS**

(As may be presented)

**CORRESPONDENCE**

[DS-14-32](#) Durham Region Home Builders' Association – Accessory Apartments

(See Pages 90 to 91)

Recommendation

That Correspondence DS-14-32 dated February 6, 2014 from Jennifer Hurd, Durham Region Home Builders' Association (DRHBA) President and Anita DeVries, DRHBA Executive Officer, submitting comments in support of the City of Oshawa encouraging affordable housing and accessory apartments, be received for information.

**REPORT**

[DS-14-29](#) City-Initiated Proposal to Amend the Oshawa Official Plan and Zoning By-law 60-94 Related to Accessory Apartments

(See Pages 92 to 123)

Recommendation

That, pursuant to Report DS-14-29 dated February 19, 2014, the proposed City-initiated amendments to the Oshawa Official Plan (File No. B-3100-0362) and Zoning By-law No. 60-94 (File No. Z-2013-05) relating to Accessory Apartments in single detached dwellings and semi-detached dwellings be referred back to the Development Services Department for further review and the preparation of a subsequent report and recommendation on the proposed amendments to be considered at a future statutory Planning Act public meeting.