



Development Services Committee Meeting

Monday, January 12, 2015
Committee Meeting Room, Council Building
1:30 p.m.

Planning Act Public Meetings/Public Meetings
Council Chamber
6:30 p.m.

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, Committee Co-ordinator; Tel: 905-436-3311 extension 2212; T.T.Y.: 905-436-5627; email: mpringle@oshawa.ca or in-person. Please provide a minimum of one business days' notice in advance of the meeting if accommodation is required.

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 Carter, Member
Councillor Chapman, Member
Councillor 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 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 2015:

January 12, 2015
February 2, 2015
February 23, 2015
March 23, 2015
April 13, 2015
May 4, 2015
May 25, 2015

June 15, 2015
September 14, 2015
October 5, 2015
October 26, 2015
November 16, 2015
December 7, 2015

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

- All personal electronic devices must be turned to an inaudible function 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.
- Video recording and photography during Committee meetings is permitted in the area designated in the Committee Meeting Room

Development Services Committee

January 12, 2015

Public Agenda

Declarations of Pecuniary Interest

(As may be presented by Committee Members)

Matters Requiring Direction

Presentation

Tom Hodgins, Commissioner, Development Services to present an overview of the Development Services Department's 2014 accomplishments.

Delegations

Lucy Stocco, Executive Vice-President, Land Development, Tribute requesting to address the Development Services Committee concerning Report DS-15-06, 'Revised Applications to Amend the Windfields Part II Plan and Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision (S-O-2012-01) - Phase 3, west of Simcoe Street North, north of future Britannia Avenue West, Tribute Communities (2157236 Ontario Limited)'.

Rosemary McConkey requesting to address the Development Services Committee concerning 364 Simcoe Street North.

Delegation Requests (requires 2/3 vote)

Correspondence Requests

DS-15-17 Rosemary McConkey – Request to Address the Development Services Committee Concerning 364 Simcoe Street North

(See Page 1)

Referrals from City Council

None.

Advisory Committee Reports

Report of Heritage Oshawa (DS-15-08)

(See Pages 2 to 53)

Heritage Oshawa respectfully reports and recommends to the Development Services Committee its Fourth Report.

1. John Malish – Seeking a Letter of Support for St. George's Ukrainian Catholic Church (HTG-14-119)

Recommendation

That pursuant to Correspondence HTG-14-119 dated December 9, 2014 from John Malish seeking a letter of support for St. George's Ukrainian Catholic Church related to the widening project on Highway 401, the City of Oshawa send a letter to the Ministry of Transportation expressing concern regarding the potential excessive ground vibrations or other potential negative consequences caused by the construction and widening of Highway 401 through the urban core, in particular St. Georges Ukrainian Catholic Church located at 579 Albert Street; and,

That the Ministry of Transportation be requested to advise of the precautions that will be taken by the contractor to ensure there will be no damage to heritage properties.

2. Pioneer Memorial Garden Cemetery Research Report (HTG-14-120)

Recommendation

That pursuant to Report HTG-14-120 'Pioneer Memorial Garden Cemetery Research Report' dated June 2012, Pioneer Memorial Garden Cemetery be designated under Part IV of the *Ontario Heritage Act*.

3. Bible Christian Cemetery Research Report (HTG-14-121)

Recommendation

That pursuant to Report HTG-14-121 'Bible Christian Cemetery Research Report' dated August 2012, Bible Christian Cemetery be designated under Part IV of the *Ontario Heritage Act*.

4. Methodist Cemetery Research Report (HTG-14-122)

Recommendation

That pursuant to Report HTG-14-122 'Methodist Cemetery Research Report' dated August 2012, Methodist Cemetery be designated under Part IV of the Ontario Heritage Act.

5. Additional City Staff Support for Doors Open 2015 (HTG-14-124)

Recommendation

Whereas Doors Open 2014 added three new sites to the 2014 event; and,

Whereas at this year's Doors Open event there were many requests from the public that the event be a two-day event; and,

Whereas support from city staff significantly improved the coordination of the Heritage Oshawa Doors Open Working Group; and,

Whereas the theme for Doors Open 2015 is 'Our Athletic Heritage' of which Oshawa has a varied and rich heritage; and,

Whereas the Culture Counts, Oshawa's Arts, Culture and Heritage Plan calls for a strong ,vital and connected arts, culture and heritage sector,

Therefore Heritage Oshawa recommends that City Staff be assigned to assist the volunteers in coordinating and implementing the Doors Open event in 2015.

6. Stone Pillar and Posts on Simcoe Street North (HTG-14-126)

Recommendation

That the existing fieldstone pillar matching those removed from the main gates at Windfields Farm as well as the additional smaller concrete posts and attached hardware be salvaged and relocated to be repurposed into landscape design on adjacent properties; and,

That Heritage Oshawa be advised as to the adaptive reuse.

7. Infill near Olive Avenue Row Houses (HTG-14-127)

Recommendation

Whereas the properties at 106-167 Olive Avenue are on the Heritage Oshawa Inventory;

Therefore be it resolved that when these buildings or vacant adjacent lands are subject to a building permit, that design criteria consider massing, roof heights, window and door openings, setbacks, exterior claddings and roof style and pitch in order to better protect the cultural heritage resources and present aesthetically appealing streetscapes.

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 January 12, 2015 Development Services Committee meeting be adopted as recommended.

Correspondence

DS-15-09 TransCanada – Eastern Mainline Project – Pipeline Routing, City of Oshawa

(See Pages 54 to 56)

Recommendation

That the Development Services Committee recommend to City Council:

That Correspondence DS-15-09 dated December 22, 2014 from Brian MacDonnell, Senior Land Representative, TransCanada providing a response to Wayne Bell, Senior Project Engineer, Ministry of Transportation regarding TransCanada's Eastern Mainline Project and the pipeline routing in the Oshawa of Oshawa, be received for information.

DS-15-11 James Lonergan Submitting a War Veteran Street Name Nomination Form to Honour Andrew Hayward Murdock

(See Confidential Attachments)

Recommendation

That the Development Services Committee recommend to City Council:

That Correspondence DS-15-11 from James Lonergan submitting a War Veteran Street Name Nomination Form to honour Andrew Hayward Murdock be referred to staff to follow the City's street naming process.

Reports

Administration and Accessibility Services

None.

Building Permit and Inspection Services

None.

Economic Development Services

DS-15-10 Potential Expansion of the Downtown Oshawa Business Improvement Area Boundary

(See Pages 61 to 69)

Recommendation

That the Development Services Committee recommend to City Council:

1. That pursuant to Report DS-15-10 dated January 7, 2015 and as a prerequisite to Council considering the Downtown Oshawa Business Improvement Area Board of Management's request to expand the B.I.A. Boundaries and alter the budget restrictions on the B.I.A., the B.I.A. Board of Management hold two public information meetings for both the existing membership and those businesses and property owners affected by the proposed boundary expansion to discuss its requests; and,
2. That staff report back to the Development Services Committee and Council with the results of the public information meetings and the formal process required by the Municipal Act, 2001, S.O. 2001, c.25 with respect to altering the boundaries of Business Improvement Area including expected financial implications and costs.

Engineering Services

None.

Planning Services

DS-15-02 Oshawa Official Plan Conformity Exercise and Updates to Watershed and Housing Policies

Recommendation

That the Development Services Committee recommend to City Council:

Whereas the Planning Act requires the City to appropriately amend the Oshawa Official Plan and Samac Secondary Plan in order to implement the Provincial Growth Plan, the Provincial Greenbelt Plan and the Durham Regional Official Plan; and,

Whereas the Oshawa Official Plan and Samac Secondary Plan also need to be amended to appropriately implement the Central Lake Ontario Conservation Authority approved watershed plans for the Oshawa Creek and the Black/Harmony/Farewell Creek watersheds and related natural heritage system mapping; and,

Whereas it is now appropriate to initiate a formal public consultation process on the above-noted proposed amendments to the Oshawa Official Plan and the Samac Secondary Plan;

Therefore be it resolved:

1. That the Development Services Department be authorized to initiate the public consultation process for Council to consider amendments to the Oshawa Official Plan and the Samac Secondary Plan to ensure that these planning documents:
 - a. Conform to the Provincial Growth Plan;
 - b. Conform to the Provincial Greenbelt Plan;
 - c. Conform to the Durham Regional Official Plan; and
 - d. Incorporate appropriate environmental policies and natural heritage systems mapping in order to implement the watershed plans approved by the Central Lake Ontario Conservation Authority; and,
2. That staff be authorized to hold four Statutory Public Open Houses under subsection 17(16) of the Planning Act (a minimum of one public open house is required) throughout the City (Columbus Community Centre, Legends Centre, City Hall and South Oshawa Community Centre) to initiate the public consultation process with respect to the proposed amendments; and,
3. That following the Statutory Public Open Houses, staff be authorized to schedule a Special Meeting of Council, as required under subsection 26(3) of the Planning Act to discuss the amendments that may be required; and,
4. That following the Special Meeting of Council staff be authorized to schedule a Statutory Public Meeting held by the Development Services Committee, as required under subsection 17(15)(d) of the Planning Act on the proposed amendments.

DS-15-03 Recommended Street Names in Accordance with Street Naming Policy in the Memory and Honour of the War Dead and War Veterans

(See Pages 70 to 74)

Recommendation

That the Development Services Committee recommend to City Council:

That pursuant to Report DS-15-03 dated January 7, 2015, the Development Services Committee approve the addition of the names Askew, Douglas Langtree, William Lott, Irvine Scott and Chick Hewitt to the City's Street Name Reserve List in accordance with the Council approved Street Naming Policy in Memory and Honour of the War Dead and War Veterans.

DS-15-06 Revised Applications to Amend the Windfields Part II Plan and Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision (S-O-2012-01) – Block T (Phase 3), West of Simcoe Street North, North of Future Britannia Avenue West, Tribute Communities (2157236 Ontario Limited)

(See Pages 75 to 103)

Recommendation

That the Development Services Committee recommend to City Council:

1. That pursuant to Report DS-15-06 dated January 7, 2015, the revised application submitted by Tribute Communities (2157236 Ontario Limited) (File B-3100-0167) to amend the Windfields Part II Plan for Block T (Phase 3) in draft plan of subdivision S-O-2012-01, which is west of Simcoe Street North and north of Britannia Avenue West, to permit medium density residential uses be approved and the necessary by-law be passed generally in accordance with the comments in the above noted Report; and,
2. That pursuant to Report DS-15-06 dated January 7, 2015, the revised application submitted by Tribute Communities (2157236 Ontario Limited) (File Z-2012-03) to amend Zoning By-law 60-94 for Block T (Phase 3) in draft plan of subdivision S-O-2012-01, which is west of Simcoe Street North and north of Britannia Avenue West, be approved and Block T (Phase 3) be rezoned to permit block townhouse dwellings, back-to-back townhouse dwellings and/or apartments, in accordance with the revised draft plan of subdivision, the proposed amendment to the Windfields Part II Plan and the comments in the above noted Report and that the necessary by-law be passed; and,
3. That pursuant to Report DS-15-06 dated January 7, 2015, the revised application submitted by Tribute Communities (2157236 Ontario Limited) for a revision to draft plan of subdivision as it relates to Block T (Phase 3) in draft plan subdivision S-O-2012-01, which is west of Simcoe Street North and north of Britannia Avenue West, to permit block townhouse dwellings, back-to-back townhouse dwellings and/or apartments be approved subject to the currently approved Council conditions for earlier phases of the plan as set out in Attachment 7 of the above noted Report with the following revisions:
 - That the Condition 34(a) be amended to add the following sentence:

“The guidelines shall generally reflect the concept plan for the blocks abutting Simcoe Street North dated November 24, 2014 that forms Attachment 6 to Item DS-15-06.”
 - That the Condition 70(a) be amended by adding a reference to Block T as follows:

“70(a) That the subdivider pay the City an appropriate amount of cash-in-lieu of parkland to satisfy the parkland dedication requirements of the Planning Act for Blocks S, T, U, V and X north of Britannia Avenue West and west Simcoe Street North during the building permit process.”

4. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the rezoning proposed in the public meeting report and at the public meeting differs from that approved by City Council, such differences are not substantial enough to require further notice and another public meeting.

Discussion Agenda

Matters Excluded from Consent Agenda

Items to Be Introduced By Councillors

Closed Portion of Meeting

None.

Recess

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

Application 1: 24 Beatrice Street West

Presentation

Michael Fry, DG Biddle & Associates to provide an overview of the application to amend Zoning By-law 60-94 at 24 Beatrice Street West by 2374249 Ontario Ltd.

Delegations

(As may be presented)

Correspondence

None.

Reports

DS-15-01 Application to Amend Zoning By-law 60-94, 24 Beatrice Street West, 2374249 Ontario Ltd.

(See Pages 104 to 110)

Recommendation

That pursuant to Report DS-15-01 dated January 7, 2015, the application submitted by 2374249 Ontario Ltd. to amend Zoning By-law 60-94 (File Z-2014-07) to permit an apartment building at 24 Beatrice Street West 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.

Application 2: 550 Bond St W, 56 Stevenson Rd N and 57 Elizabeth St

Presentation

Michael Fry, D.G. Biddle and Associates Limited and Josh Skaist, Hillspport Developments to present an overview of the application to amend Zoning By-law for 550 Bond Street West, 56 Stevenson Road North and 57 Elizabeth Street.

Delegations

(As may be presented)

Correspondence

DS-15-14 Nick Papadakis – Comments in Opposition to the Application to Amend Zoning By-law 60-94 for 550 Bond Street West, 56 Stevenson Road North and 57 Elizabeth Street by Hillspport Developments Inc.

(See Page 111)

Recommendation

That the Development Services Committee recommend to City Council:

That Correspondence DS-15-14 dated January 6, 2015 from Nick Papadakis submitting comments in opposition to the application to amend Zoning By-law 60-94 for 550 Bond Street West, 56 Stevenson Road North and 57 Elizabeth Street by Hillspport Developments Inc., be received for information.

DS-15-15 Anne and William Woolley - Comments in Opposition to the Application to Amend Zoning By-law 60-94 for 550 Bond Street West, 56 Stevenson Road North and 57 Elizabeth Street by Hillspport Developments Inc.

(See Pages 112 to 113)

Recommendation

That the Development Services Committee recommend to City Council:

That Correspondence DS-15-15 dated December 30, 2014 from Anne and William Woolley submitting comments in opposition to the application to amend Zoning By-law 60-94 for 550 Bond Street West, 56 Stevenson Road North and 57 Elizabeth Street by Hillspport Developments Inc., be received for information.

Reports

DS-15-05 Application to Amend Zoning By-law 60-94 for 550 Bond Street West, 56 Stevenson Road North and 57 Elizabeth Street, Hillsport Developments Inc.

(See Pages 114 to 122)

Recommendation

That pursuant to Report DS-15-05 dated January 7, 2015, the application submitted by Hillsport Developments Inc. to amend Zoning By-law 60-94 (File: Z-2014-08) to permit a retirement home and a medical clinic with ancillary pharmacy at 550 Bond Street West, 56 Stevenson Road North and 57 Elizabeth 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.

**Application 3: Proposed Telecommunication Towers – 255 Columbus Rd E, 417-441
Storngo Blvd and 1345 Winchester Road East**

Presentation

Chris Leggett from SpectraSite Inc. to present an overview of the proposed telecommunication towers at 255 Columbus Road East, 417-441 Storngo Boulevard and 1345 Winchester Road East.

Delegations

(As may be presented)

Correspondence

DS-15-12 Mary and James Kettrick – Comments in Opposition to the Proposed
Telecommunication Tower at 255 Columbus Road East

(See Page 123)

Recommendation

That the Development Services Committee recommend to City Council:

That Correspondence DS-15-12 dated January 5, 2015 from Mary and James Kettrick submitting comments in opposition to the proposed telecommunication tower at 255 Columbus Road East, be received for information.

DS-15-13 Mark DeAbreu – Comments in Opposition to the Proposed Telecommunication
Tower at 255 Columbus Road East

(See Pages 124 to 130)

Recommendation

That the Development Services Committee recommend to City Council:

That Correspondence DS-15-13 dated January 6, 2015 from Mark DeAbreu submitting comments in opposition to the proposed telecommunication tower at 255 Columbus Road East, be received for information.

DS-15-16 Keith and Joan Vanderkley – Comments in Opposition to the Proposed Telecommunication Tower at 255 Columbus Road East

(See Pages 131 to 140)

Recommendation

That the Development Services Committee recommend to City Council:

That Correspondence DS-15-16 dated January 7, 2015 from Keith and Joan Vanderkley submitting comments in opposition to the proposed telecommunication tower at 255 Columbus Road East, be received for information.

Reports

DS-15-04 Proposed New Telecommunication Towers and Related Equipment, 255 Columbus Road East, 437 Storngo Boulevard and 1345 Winchester Road East, Rogers Communications Inc.

(See Pages 141 to 195)

Recommendation

That the Development Services Committee recommend to City Council:

That the proposed telecommunication towers and related equipment by Rogers Communications Inc. at 255 Columbus Road East, 1345 Winchester Road East and 437 Storngo Boulevard as set out in Report DS-15-04 dated January 7, 2015 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.

Adjournment

Development Services Committee – January 12, 2015

Additional Items Provided at Meeting:

1. **DS-15-18** - Mike and Gloria Logan - Comments in Opposition to the Application to Amend Zoning By-law 60-94 for 550 Bond Street West, 56 Stevenson Road North and 57 Elizabeth Street by Hillspport Developments Inc.
2. **DS-15-19** - Peter and Laura DeSouza - Comments in Opposition to the Application to Amend Zoning By-law 60-94 for 550 Bond Street West, 56 Stevenson Road North and 57 Elizabeth Street by Hillspport Developments Inc.
3. **DS-15-20** - Amos Hoover - Comments in Opposition to the Proposed Telecommunication Tower at 255 Columbus Road East
4. **DS-15-21** - Maurice and Susan Bajcar – Comments in Opposition to the Proposed Telecommunication Tower at 255 Columbus Road East
5. **DS-15-22** - Marlene Grass – Comments in Opposition to the Proposed Telecommunication Tower at 255 Columbus Road East
6. **DS-15-23** - Marie Sforza - Comments in Opposition to the Application to Amend Zoning By-law 60-94 for 550 Bond Street West, 56 Stevenson Road North and 57 Elizabeth Street by Hillspport Developments Inc.
7. **DS-15-24** - Gordon and Kathy Bain – Comments in Opposition to the Application to Amend Zoning By-law 60-94, 24 Beatrice Street West, 2374249 Ontario Ltd.
8. **DS-15-25** - Petition Submitted by William Northam in Opposition to the Application to Amend Zoning By-law 60-94 for 550 Bond Street West, 56 Stevenson Road North and 57 Elizabeth Street by Hillspport Developments Inc.
9. **DS-15-26** - Richard Zhang - Comments in Opposition to the Application to Amend Zoning By-law 60-94 for 550 Bond Street West, 56 Stevenson Road North and 57 Elizabeth Street by Hillspport Developments Inc.
10. **DS-15-27** - Sandra Bosson - Comments in Opposition to the Proposed Telecommunication Tower at 255 Columbus Road East
11. **DS-15-28** - Cate Collins and Victor Chimienti - Comments in Opposition to the Proposed Telecommunication Tower at 255 Columbus Road East
12. **DS-15-29** - John Schell - Comments in Opposition to the Proposed Telecommunication Tower at 255 Columbus Road East
13. **DS-15-30** - Valerie Hunt - Comments in Opposition to the Proposed Telecommunication Tower at 255 Columbus Road East