

Minutes of the second meeting of the Development Services Committee for 2016, held in the Committee Meeting Room at 1:30 p.m., and minutes of five Planning Act Public meetings and one public meeting held in the Council Chamber, Oshawa Civic Administration Complex on Monday, February 8, 2016 at 6:30 p.m.

Present: Councillor Aker, Chair  
Councillor Pidwerbecki, Vice-Chair  
Councillor Carter, Member  
Councillor Chapman, Member  
Councillor Sanders, Member  
Mayor Henry, Ex-Officio

Also

Present: Councillor Kerr  
M. Pringle, Committee Coordinator  
P. Ralph, Commissioner, Development Services  
H. Break, Director, Strategic Initiatives  
M. Robinson, Director, Facilities Management Services  
M. Leonard, Chief Building Official  
S. Ashton, Manager, Development and Urban Design  
S. Patterson, Manager, Systems and Security Operations  
J. Shestowsky, Manager, Administration and Accessibility Services  
S. Elston, Senior Environmental Coordinator  
M. Whitbread, Coordinator, Parks and Environmental Services  
V. Hendry, Planner 'B'  
L. Moebs, Planner 'B'  
R. Gill, Transportation Engineer

Absent: None.

## Public Agenda

### Declarations of Pecuniary Interest

None.

### Presentations

None.

### Delegations

Moved by Councillor Pidwerbecki,  
"That the delegation of Kyle Fitzgerald be heard." Carried

Kyle Fitzgerald, Durham Youth Council addressed the Development Services Committee concerning the extension of the Lakeshore East GO Train Line to Bowmanville, requesting the City rally support for the project and prioritize the project in ongoing dialogue with other levels of government.

The Committee questioned Kyle Fitzgerald.

The Chair announced that Greg Milosh had withdrawn his request to address the Development Services Committee regarding a major city project/tourist attraction.

**Delegation Requests (requires 2/3 vote)**

None.

**Correspondence Requests**

None.

**Referrals from City Council**

None.

**Advisory Committee Reports****Report of Heritage Oshawa (DS-16-28)**

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

1. Proposed 2016 Program for Honouring the Windfields Farm Legacy (HTG-16-16)

Recommendation

That the proposed 2016 program for honouring the Windfields Farm legacy be endorsed.

Moved by Councillor Chapman,

“That the First Report of Heritage Oshawa be referred to staff and consideration of Report DS-16-23, ‘Proposed Program for Honouring the Windfields Farm Legacy’.”

Carried

**Additional Agenda-Related Items (requires 2/3 vote to add)**

None.

**Public Consent Agenda**

Moved by Councillor Pidwerbecki,

“That all items listed under the heading of Public Consent Agenda for the February 8, 2016 Development Services Committee meeting be adopted as recommended except Correspondence DS-16-17.” Carried

## Correspondence

DS-16-17 Durham Youth Council Requesting Council Make the Extension of the Lakeshore East GO Train Line to Bowmanville a Priority

Recommendation (Replaced – See Page 4)

That the Development Services Committee recommend to City Council:

That Correspondence DS-16-17 from Kyle Fitzgerald, Chair, Durham Youth Council requesting Council make the extension of the Lakeshore East GO Train Line to Bowmanville a priority, and forwarding a copy of a resolution passed by the Durham Youth Council, be received for information.

DS-16-27 Metrolinx – Smart Commute Silver Workplace Designation

Recommendation (Carried – See Page 2)

That the Development Services Committee recommend to City Council:

That Correspondence DS-16-27 from Bruce McCuaig, President and Chief Executive Officer, Metrolinx congratulating the City of Oshawa on obtaining the Smart Commute Silver Workplace designation for 2016, be received for information.

DS-16-29 Region of Durham – Regional Approaches to Revitalization Update

Recommendation (Carried – See Page 2)

That the Development Services Committee recommend to City Council:

That Correspondence DS-16-28 from Debi Wilcox, Regional Clerk/Director of Legislative Services advising of Regional Council's adoption of the recommendations of the Joint Finance and Administration, Planning and Economic Development and Works Committees of Regional Council regarding the Regional Revitalization Program and forwarding a copy of the report on the matter, be received for information.

## Reports

### Administration and Accessibility Services

None.

### Building Permit and Inspection Services

None.

### Economic Development Services

None.

## Engineering Services

None.

## Planning Services

### DS-16-14 2015 City of Oshawa Housing Monitoring Report

Recommendation (Carried – See Page 2)

That the Development Services Committee recommend to City Council:

That Report DS-16-14 dated February 3, 2016, concerning the 2015 City of Oshawa Housing Monitoring Report be received for information.

### DS-16-24 Development Activity: Review of 2015 and Outlook for 2016

Recommendation (Carried – See Page 2)

That the Development Services Committee recommend to City Council:

That Report DS-16-24 dated February 3, 2016, concerning development activity in 2015 and 2016 be received for information.

### DS-16-25 Federation of Canadian Municipalities' Partners for Climate Protection Milestone 3 Submission

Recommendation (Carried – See Page 2)

That the Development Services Committee recommend to City Council:

That pursuant to Report DS-16-25 dated February 3, 2016, City Council endorse the City's Partners for Climate Protection Milestone 3 Corporate Plan as a guideline to reduce energy costs, energy consumption and greenhouse gas emissions, and that staff be authorized to submit it to the Federation of Canadian Municipalities for review and approval.

## Discussion Agenda

### Matters Excluded From Consent Agenda

Moved by Mayor Henry,

"That the Development Services Committee recommend to City Council:

That Correspondence DS-16-17 from Kyle Fitzgerald, Chair, Durham Youth Council requesting Council make the extension of the Lakeshore East GO Train Line to Bowmanville a priority, and forwarding a copy of a resolution passed by the Durham Youth Council, be endorsed." Carried

## Items to Be Introduced By Councillors

DS-16-31 Request for the Province of Ontario to Change the Ontario Building Code to Further Restrict the Permitted Use of Wired Glass

Moved by Mayor Henry,

“That the Development Services Committee recommend to City Council:

Whereas there have been several incidents where people have fallen against wired glass and have injured themselves; and,

Whereas wired glass does not react to forces in the same manner as safety glass, tempered glass or laminated glass; and,

Whereas wired glass is only designated to remain in place during a fire; and,

Whereas the Ontario Building Code currently permits wired glass to be installed in building entrances and in corridors which may be subject to damage from contact with the glass causing bodily injury;

Whereas it is important to amend the Ontario Building Code to further restrict the permitted use of wired glass;

Therefore be it resolved:

1. That the Province of Ontario be requested to review and amend the Ontario Building Code regarding the use of wired glass to include the following:
  - That wired glass not be permitted as a substitute for, or used in lieu of, safety glass, tempered glass or laminated glass;
  - That wired glass not be permitted in guards;
  - That wired glass not be permitted in glass sidelights for building entrances, within a means of egress or adjacent to any door;
  - That the wired glass area and dimensions allowed in doors be reduced so that one dimension does not exceed 100 mm; and,
2. That the Province of Ontario be requested to consult with the Large Municipalities Chief Building Officials Group and the Ontario Building Officials Association on changes to the Ontario Building Code on further restricting the use of wired glass; and,
3. That a copy of this resolution be forwarded to the Region of Durham, all Durham Regional municipalities, all Durham Region M.P's and M.P.'s, the Association of Municipalities of Ontario, the Large Urban Mayor's Caucus of Ontario, the Federation of Canadian Municipalities, the Large Municipalities Chief Building Officials Group, the Ontario Building Officials Association and the City's Building Industry Liaison Team.” Carried

## Closed Portion of The Meeting

Moved by Councillor Pidwerbecki,  
 “That all items listed under the heading of Closed Consent Agenda for the February 8, 2016 Development Services Committee meeting be adopted as recommended.” Carried

### DS-16-03 Potential Sale of 485 and 501 Normandy Street

Recommendation (Carried – See Page 6)

That the Development Services Committee recommend to City Council:

That pursuant to Report DS-16-03 dated February 3, 2016, the Mayor and Clerk be authorized to execute an agreement of purchase and sale with Habitat for Humanity generally in accordance with the terms set out in the above-noted Report together with such documents as are required to complete the transaction and post transfer obligations in the opinion of the City Solicitor, and further that the agreement and other documents be in a form acceptable to the City Solicitor and Commissioner of Development Services.

### DS-16-26 Proposed Acquisition of Mount Carmel Cemetery, 1251 Raglan Road East

Recommendation (Carried – See Page 6)

That the Development Services Committee recommend to City Council:

That pursuant to Report DS-16-26 dated February 3, 2016, the City obtain ownership of the Mount Carmel Cemetery at 1251 Raglan Road East described as Part 1, Plan 40R-25346 and that the Mayor and Clerk be authorized to execute any required documents to effect the transfer of ownership to the satisfaction of the City Solicitor.

## Recess

Moved by Councillor Chapman,  
 “That the meeting recess.” Carried

The meeting recessed at 2:00 p.m. and reconvened in the Council Chamber at 6:30 p.m. for the purpose of holding five Planning Act Public Meetings and one Public Meeting. Councillors Aker, Carter, Chapman, Kerr, Neal, Pidwerbecki, Sanders, Shields and Mayor Henry were in attendance. Also in attendance were the Commissioner, Development Services; the Manager, Development and Urban Design; R. Bedic, Senior Planner; M. Kish, Senior Planner; V. Hendry, Planner ‘B’; M. Jones, Planner ‘B’; and the Committee Coordinator.

The Chair outlined the purpose and format of the public meetings.

## **Declarations of Pecuniary Interest**

None.

## **Planning Act Public Meetings**

### **Presentation**

Bryce Jordan, Planning Manager, G.H.D. presented an overview of all four applications and proposed draft plan of subdivisions for the Kedron area as outlined in Reports DS-16-22, DS-16-21, DS-16-20 and DS-16-19 and reviewed a detailed colour map showing each proposed subdivision and the anticipated placement of open space, ponds, schools, parks, trails, mixed use, community use, medium density residential and low density residential.

The Committee questioned Bryce Jordan.

### **Application 1: DS-16-22**

### **Delegations**

Ihor George Lysyk addressed the Committee in support of the applications to amend Zoning By-law 60-94 and for approval of a draft plan of subdivision (S-O-2016-01), east of Harmony Road North, north of Conlin Road East by Medallion Developments (Harmony) Limited, stating he owns property in the vicinity and questioning if he could get a copy of the colour map as shown in the presentation by Bryce Jordan.

Randy Ramadhin address the Committee in opposition to the applications to amend Zoning By-law 60-94 and for approval of a draft plan of subdivision (S-O-2016-01), east of Harmony Road North, north of Conlin Road East by Medallion Developments (Harmony) Limited, questioning if the development would be integrated with Metrolinx or GO Transit and expressing concern regarding inadequate parking, traffic congestion and pedestrian safety. The delegate further questioned if the units would be condominiums or rental apartments, and if the school board would consider moving the potential secondary school to the west side of Harmony Road, since Maxwell Heights Secondary School is already on the east side of Harmony Road.

At the request of the Chair, the Commissioner, Development Services and Bryce Jordan responded to the delegate's questions.

No further public comments were received.

### **Correspondence**

None.

## Report

- DS-16-22 Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision (S-O-2016-01), East of Harmony Road North, North of Conlin Road East, Medallion Developments (Harmony) Limited
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Moved by Councillor Pidwerbecki,

“That pursuant to Report DS-16-22 dated February 3, 2016, the applications submitted by Medallion Developments (Harmony) Limited to amend Zoning By-law 60-94 (File: Z-2016-01) and for approval of a draft plan of subdivision (File: S-O-2016-01) to permit the development of single-detached dwellings, street townhouses, block townhouses, apartments, a mixed-use block, a community use block, public elementary school blocks, a parkette block, open space blocks, stormwater management pond blocks, future development blocks, part blocks, reserve blocks, road widening blocks and new arterial, collector and local roads on lands located at the northeast corner of Harmony Road North and Conlin Road East 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.” Carried

### Application 2: DS-16-21

## Delegations

No public comments were received.

## Correspondence

None.

## Report

- DS-16-21 Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision (S-O-2014-03), 1290 Conlin Road East, Fieldgate Developments
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Moved by Councillor Pidwerbecki,

“That pursuant to Report DS-16-21 dated February 3, 2016, the applications submitted by Fieldgate Developments to amend Zoning By-law 60-94 (File: Z-2014-02) and for approval of a draft plan of subdivision (File: S-O-2014-03) to permit the development of single-detached dwellings, semi-detached dwellings, a medium density residential block, a separate elementary school block, public elementary school blocks, parkette blocks, a walkway block, a stormwater management block, open space blocks, future development blocks, road widening blocks and new arterial, collector and local roads at 1290 Conlin Road East 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.” Carried

**Application 3: DS-16-20****Delegations**

No public comments were received.

**Correspondence**

None.

**Report**

DS-16-20 Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision (S-O-2014-05), 1340 Conlin Road East, E. Manson Investments Limited

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Moved by Councillor Pidwerbecki,  
“That pursuant to Report DS-16-20 dated February 3, 2016, the applications submitted by E. Manson Investments Limited to amend Zoning By-law 60-94 (File: Z-2014-04) and for approval of a draft plan of subdivision (File: S-O-2014-05) to permit the development of single-detached dwellings, semi-detached dwellings, street townhouses, medium density blocks, a mixed-use block, a secondary school block, park and parkette blocks, open space blocks, future development blocks and new arterial, collector and local roads at 1340 Conlin Road East 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.” Carried

**Application 4: DS-16-19****Delegations**

No public comments were received.

**Correspondence**

Moved by Councillor Pidwerbecki,  
“That Correspondence DS-16-30 from Coleen Dennis submitting comments in opposition to the applications to amend Zoning By-law 60-94 and for approval of a draft plan of subdivision (S-O-2014-04) at 1500 Conlin Road East submitted by Regita Enterprise Inc./Schleiss Development Company Limited be added to the agenda.” Carried on 2/3 Vote of Members Present

DS-16-30 Coleen Dennis – Submitting Comments in Opposition to the Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision (S-O-2014-04), 1500 Conlin Road East, Regita Enterprise Inc./Schleiss Development Company Limited

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Moved by Councillor Pidwerbecki,  
“That Correspondence DS-16-30 from Coleen Dennis submitting comments in opposition to the applications to amend Zoning By-law 60-94 and for approval of a draft plan of subdivision (S-O-2014-04) at 1500 Conlin Road East submitted by Regita Enterprise Inc./Schleiss Development Company Limited, be referred to staff.” Carried

## **Report**

DS-16-19 Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision (S-O-2014-04), 1500 Conlin Road East, Regita Enterprise Inc./Schleiss Development Company Limited

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Moved by Councillor Pidwerbecki,  
“That pursuant to Report DS-16-19 dated February 3, 2016, the applications submitted by Regita Enterprise Inc./Schleiss Development Company Limited to amend Zoning By-law 60-94 (File: Z-2014-03) and for approval of a draft plan of subdivision (File: S-O-2014-04) to permit the development of single-detached dwelling lots, medium density residential, a mixed-use block, an elementary school block, a walkway block, parkette blocks, stormwater management blocks, open space blocks and new arterial, collector and local roads at 1500 Conlin Road East 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.” Carried

## **Application 5: DS-16-16**

### **Presentation**

Michael Fry, D.G. Biddle and Associates presented an overview of the applications to amend Zoning By-law 60-94, approval of draft plan of subdivision and approval of a common elements draft plan of subdivision submitted by Urban Life Development Ltd.

The Committee questioned Michael Fry.

### **Delegations**

Jim Martin addressed the Committee in opposition to the applications to amend Zoning By-law 60-94, approval of draft plan of subdivision and approval of a common elements draft plan of subdivision submitted by Urban Life Development Ltd. stating his property is west of the proposed development and expressing concern regarding the proposed height of the buildings and potential water drainage onto his property. The delegate further questioned if a fence would be erected.

At the request of the Chair, Michael Fry responded to the delegate’s questions.

Janice Tobin addressed the Committee in opposition to the applications to amend Zoning By-law 60-94, approval of draft plan of subdivision and approval of a common elements draft plan of subdivision submitted by Urban Life Development Ltd. expressing concern with the proposed reduction in the number of visitor parking spots and set-back requirements, potential noise and light pollution, potential drainage issues, the environmental impact of the development, traffic congestion and how garbage disposal and recycling would be handled. The delegate also questioned how the large trees on the site would be preserved as the proposal states there will be 'tree preservation'.

Randy Ramadhin addressed the Committee in opposition to the applications to amend Zoning By-law 60-94, approval of draft plan of subdivision and approval of a common elements draft plan of subdivision submitted by Urban Life Development Ltd. expressing concern regarding the height of the buildings, the proposed reduction in the number of visitor parking spots, and the fact that there is only one entrance. The delegate also questioned who would be responsible for garbage collection.

No further public comments were received.

## **Correspondence**

None.

## **Report**

DS-16-16      Applications to Amend Zoning By-law 60-94, for Approval of Draft Plan of Subdivision and for Approval of a Common Elements Draft Plan of Condominium, 741-745 Taunton Road East, Urban Life Development Ltd. (Wenyan Chen & Wenmei Qiu)

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Moved by Councillor Pidwerbecki,

"That pursuant to Report DS-16-16 dated February 3, 2016, the applications submitted by Urban Life Development Ltd. (Wenyan Chen & Wenmei Qiu) to amend Zoning By-law 60-94 (File: Z-2015-05), for approval of a draft plan of subdivision (File: S-O-2015-03), and for approval of a draft plan of condominium (File: C-O-2015-03) to permit a common elements draft plan of condominium tied to a 41-unit block townhouse development at 741-745 Taunton Road East 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 degree of approval." Carried

## **Public Meeting Concerning Report DS-16-23**

## **Presentation**

Margaret Kish, Senior Planner presented an overview of the proposed 2016 program for honouring the Windfields Farm legacy.

## Delegations

Murray Lapp, Vice-President, Human Resources and Services, University of Ontario Institute of Technology addressed the Committee stating the University fully supports the proposed program to honour the Windfields Farm legacy and clarified that options for the stallion barn are being looked at as part of a current study.

Robert Bell addressed the Committee stating that he is fully supportive of the proposed program to honour the Windfields Farm legacy and is happy to see the pillars and gates being reused. The delegate further requested that Sam McLaughlin's arena and the Harriett Cock house be preserved.

Linda Rainey, Managing Director, Canadian Horse Racing Hall of Fame addressed the Committee in support of the proposed program to honour the Windfields Farm legacy, and further encouraged the City to extend recognition beyond just the names most familiar to the public (E.P Taylor and Northern Dancer), and to recognize the other very successful horses and stories connected to Windfields Farm and its previous incarnation, Parkwood Stables.

Diane Stephen addressed the Committee in support of the proposed program to honour the Windfields Farm legacy, and further requested that the Northern Dancer Cemetery be given an Ontario Heritage Designation.

Ross Mackie addressed the Committee in support of the proposed program to honour the Windfields Farm legacy, stating he fully supports the program and in his opinion, this should have been done a long time ago.

No further public comments were received.

## Correspondence

None.

## Report

DS-16-23 Proposed Program for Honouring the Windfields Farm Legacy

Moved by Mayor Henry,

"That the Development Services Committee recommend to City Council:

1. That the 2016 proposed program for honouring the Windfields Farm legacy, as generally set out in Attachment 1 to Report DS-16-23 dated February 3, 2016 be approved; and,
2. That any financial implications resulting from the proposed program for honouring the Windfields Farm legacy be addressed through annual capital budget and forecast and operating budget submissions to Council, or through separate staff reports on certain items as appropriate." Carried

**Adjournment**

Moved by Councillor Chapman,  
"That the meeting adjourn." Carried

The meeting adjourned at 8:20 p.m.