



Development Services Committee Meeting

Monday, May 30, 2016
Committee Meeting Room, Council Building
1:30 p.m.

Planning Act Public Meeting
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 Laura Davis, Committee Coordinator; Tel: 905-436-3311 extension 2475; email: ldavis@oshawa.ca or in-person.

Agendas and minutes can be found at: <http://calendar.oshawa.ca/Meetings>.

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 Executive Airport) and Administration and Accessibility Services.

Development Services Committee meetings are held at 1:30 p.m. on the following dates in 2016:

January 18, 2016
February 8, 2016
February 29, 2016
April 4, 2016
April 18, 2016
May 9, 2016
May 30, 2016
June 20, 2016
September 12, 2016
October 3, 2016
October 24, 2016
November 14, 2016
December 5, 2016

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 and Council Chamber.

Development Services Committee

May 30, 2016

Public Agenda

Declarations of Pecuniary Interest

(As may be presented by Committee Members)

Matters Requiring Direction

Presentations

Rollie Oriol, Development Engineering Project Coordinator, to present an overview of the New Homeowners Guide and Brochure.

Gary Carroll, Director, Engineering Services, to present an overview of the status of Key 2016 Capital Projects.

Delegations

None.

Delegation Requests (requires 2/3 vote)

Correspondence Requests

DS-16-104 RioCan Management Inc. – Commemorating Harriet Cock and the Honouring the Windfields Farm Legacy Program

(See Page 1)

Referrals from City Council

None.

Advisory Committee Reports

DS-16-102 Third Report of Oshawa Accessibility Advisory Committee

(See Pages 2 to 35)

1. 2013-2017 Accessibility Plan – April 2016 Status Update (OAAC-16-30)

Recommendation

1. That the 2013-2017 Accessibility Plan – April 2016 Status Update set out in Attachment 1 to Report OAAC-16-30 dated May 13, 2016 be received for information; and,
2. That a copy of this report be forwarded to City Council.

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 May 30, 2016 Development Services Committee meeting be adopted as recommended.

Correspondence

DS-16-99 Ministry of Municipal Affairs and Housing and Ministry of Natural Resources and Forestry Seeking Input on Proposed Changes as part of the Coordinated Land Use Planning Review

(See Pages 36 to 64)

Recommendation

That Correspondence DS-16-99 dated May 10, 2016 from the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources and Forestry seeking input on proposed changes as part of the Coordinated Land Use Planning Review be referred to staff for a report.

Reports

Administration and Accessibility Services

None.

Building Permit and Inspection Services

None.

Economic Development Services

DS-16-97 Memorandum of Understanding - Durham Economic Development Partnership

(See Pages 65 to 75)

Recommendation

That the Development Services Committee recommend to City Council:

1. That pursuant to Report DS-16-97 dated May 26, 2016 the Commissioner of Development Services be authorized to execute a Memorandum of Understanding to support the activities of the Durham Economic Development Partnership in a form and content acceptable to the City Solicitor and the Commissioner of Development Services; and,
2. That a copy of Report DS-16-97 dated May 26, 2016 and the Council resolution be forwarded to the Region of Durham and all area municipalities in the Region.

Engineering Services

None.

Planning Services

DS-16-91 Request by Trent University Durham to Extend Timeline of Option to Lease Phase 2 Lands, Northwest Portion of the Civic Recreation Complex at 99 Thornton Road South

[Note: A presentation on the Functional Space Plan Study for Trent University will be provided at the City Council meeting on June 13, 2016.]

(See Pages 76 to 78)

Recommendation

That the Development Services Committee recommend to City Council:

Whereas Trent University Durham (Trent) currently leases from the City certain lands (Phase 1 lands) located on the northeast portion of the Civic Recreation Complex at 99 Thornton Road South and immediately south of Trent's campus at 55 Thornton Road South; and,

Whereas on February 8, 2010 Trent entered into an Option to Lease Agreement with the City to also lease certain lands (Phase 2 lands) on the northwest portion of the Civic Recreation Complex property abutting Thornton Road South; and,

Whereas under the terms of the Option to Lease Agreement, Trent had until August 31, 2015 to satisfy certain terms and conditions to lease the Phase 2

Lands (e.g. obtain a building permit for the construction of a new campus building on the Phase 2 lands); and,

Whereas on October 15, 2013 City Council approved a request by Trent to extend the date to satisfy the terms and conditions to lease the Phase 2 lands from August 31, 2015 to August 31, 2017; and,

Whereas by letter dated May 9, 2016, Trent has requested a further extension of the date to satisfy the terms and conditions to lease the Phase 2 lands from August 31, 2017 to August 31, 2019 since the projected growth in student enrollment by 2017 will not necessitate expansion; and,

Whereas the City supports the continued growth of the Trent campus onto the Phase 2 lands consistent with the Oshawa Strategic Plan;

Therefore be it resolved:

1. That Trent University's request to extend the Option to Lease for the Phase 2 lands from August 31, 2017 to August 31, 2019 be approved; and,
2. That the Mayor and Clerk be authorized to enter into an amending Option to Lease Agreement with Trent University Durham to give effect to Part 1 above in a form and content acceptable to the City Solicitor and the Commissioner of Development Services.

DS-16-93 Offer to Lease Units F and G, 1 Mary Street North, Bond & Mary Development Inc.

Recommendation

Whereas on May 9, 2016 the Development Services Committee approved a request from Atria Development Corporation (Atria) to lease some office floor space at the Mary Street Parking Garage; and,

Whereas Atria has advised that the lease should actually be with Bond & Mary Development Inc.;

Therefore be it resolved:

That pursuant to Report DS-16-75 dated May 5, 2016, the Development Services Committee authorizes the Commissioner of Development Services to enter into a new lease agreement with Bond & Mary Development Inc. for Units F and G on the ground floor of the Mary Street Parking Garage at 1 Mary Street North, consistent with the terms and conditions as generally set out in Section 5.0 of said Report and in a form and content satisfactory to the Commissioner of Development Services and City Solicitor.

DS-16-96 Process to Consider a Proposed New Location for the Future Windfields Community Park

(See Pages 79 to 87)

Recommendation

That the Development Services Committee recommend to City Council:

1. That pursuant to Report DS-16-96 dated May 26, 2016, City staff be authorized to initiate the process for Council to consider a proposed new location for the Windfields Community Park at the northeast corner of the future extension of Britannia Avenue West and Thornton Road North; and,
2. That a copy of Report DS-16-96 dated May 26, 2016 and the related Council resolution be forwarded to Tribute Communities and the University of Ontario Institute of Technology.

DS-16-98 Application Under the University and College Area Renaissance Community Improvement Plan, 1900 Simcoe Street North, 1900 Simcoe Street North Ltd.

(See Pages 88 to 95)

Recommendation

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-16-98 dated May 26, 2016, the application submitted by 1900 Simcoe Street North Ltd. for an Increased Assessment Grant under the City's University and College Area Renaissance Community Improvement Plan for the development of apartment units at 1900 Simcoe Street North be approved in accordance with the comments in this Report.

DS-16-100 Proposed Revision to Draft Plan of Subdivision - RioCan Property Services Trust (RioCan), East and West of Simcoe Street North, South of Winchester Road

(See Pages 96 to 101)

Recommendation

That the Development Services Committee recommend to City Council:

Whereas on July 12, 2012 City Council approved, subject to conditions, a draft plan of subdivision S-O-2011-03 submitted by RioCan Property Services Trust (RioCan) to create eight commercial blocks, a block for a portion of a public secondary school and a number of open space blocks on lands located east and west of Simcoe Street North and south of Winchester Road; and,

Whereas RioCan and Tribute Communities have entered into a joint venture to develop Block 1 and the southern portions of Blocks 3, 4, 5 and 6 for a mix of 573 block townhouse units and 352 apartment units; and,

Whereas RioCan has submitted a request that City Council approve minor revisions to the block pattern south of the future Windfields Farm Drive to create four additional blocks for the proposed apartments and block townhouses (Blocks 17, 18, 19 and 20) and one overland flow block (Block 21) to facilitate the proposed development; and,

Whereas a September 9, 2015 decision of the Committee of Adjustment is now final and binding to permit a smaller minimum lot area for the proposed development blocks than that required by Zoning By-law 60-94; and,

Whereas the proposed revisions are appropriate and the proposed residential uses are permitted uses under the current zoning; and,

Whereas the proposed revisions are acceptable to the Region of Durham and Central Lake Ontario Conservation Authority; and,

Whereas the Planning Act 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 were available to the public for review during the Committee of Adjustment process;

Therefore, pursuant to DS-16-100, the proposed revisions to a portion of Draft Plan of Subdivision S-O-2011-03 to accommodate the revised block plan as shown on Attachment 3 be approved subject to the following changes to Council's July 12, 2012 conditions of approval:

1. Delete Condition 38 and replace it with the following to reference the Blocks as development blocks instead of commercial blocks:

"38 That the subdivider revise the draft plan, as necessary to the satisfaction of the City, to accommodate any unforeseen technical engineering issues which arise during the review of the final engineering drawings. Required revisions may include reducing the size of the development blocks or reconfiguring the roads or blocks to the City's satisfaction."; and,

2. Delete Condition 39 and replace it with the following to reference the Blocks as development blocks instead of commercial blocks:

"39. That, prior to the submission of engineering drawings, revised Urban Design Guidelines for the development blocks shall be submitted to the satisfaction of the City and the Region of Durham."; and,

3. Delete Condition 41 and replace it with the following to reference the Blocks as development blocks instead of commercial blocks:

“41 That the subdivider pay the City an appropriate amount to satisfy the parkland dedication requirements of the Planning Act for the development blocks during the building permit process.”; and,
4. Delete Condition 45 and replace it with the following to reference the revised Block numbers:

“45. That Blocks 1, 9, 19 and 20 be developed in conjunction with adjacent lands to the satisfaction of the City.”; and,
5. Delete Condition 60 and replace it with the following to delete the words “which addresses the impact that this development will have on the surrounding (future and existing) residential properties” as this wording would not address the new residential uses that are being proposed within the draft plan:

“60. That a qualified Professional Engineer be retained to prepare a Noise Impact Study as part of the site plan approval process to the satisfaction of the City and that the subdivider pays the City’s entire cost of a peer review of the report, as necessary. Furthermore, the subdivider agrees to implement the recommendations for noise controls, bear all the associated costs and provide the necessary warning clauses on title to the City’s satisfaction.”; and,
6. Add the following new Condition 65:

“65. That the overland flow block (Block 21) be designed, developed and conveyed to the City at no cost to the City and to the City’s satisfaction. In this regard, the subdivider acknowledges and is prepared to reduce the size of the development blocks or reconfigure the blocks included in the draft plan if the final engineering determines that the overland flow block must be increased in area or reconfigured in shape to accommodate overland flow.”.

DS-16-101 Direction of City Staff Involvement Respecting An Appeal to the Ontario Municipal Board of a Committee of Adjustment Decision concerning 5122 Oakridge Trail

(See Pages 102 to 116)

Recommendation

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-16-101 dated May 26, 2016, the Ontario Municipal Board be advised that City Council supports the approval decision of the Committee of Adjustment concerning 5122 Oakridge Trail (File: A-2015-68) and

the City not seek party or participant status at the Ontario Municipal Board hearing.

Discussion Agenda

Matters Excluded from Consent Agenda

Items to Be Introduced By Councillors

Closed Portion of Meeting

None.

Recess

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

Declarations of Pecuniary Interest

(As may be presented by Committee Members)

Application 1: DS-16-94

Presentation

Glenn Genge of D.G. Biddle and Associates to present an overview of applications submitted by Leyland Land Corp (Halminen Homes) for lands north of Shankel Road, west of Townline Road North to amend the Oshawa Official Plan and Zoning By-law 60-94 and for approval of Draft Plan of Subdivision.

Delegations

(As may be presented)

Correspondence

None.

Reports

DS-16-94 Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94 and for Approval of Draft Plan of Subdivision S-O-2016-05, north of Shankel Road, west of Townline Road North, Leyland Land Corp. (Halminen Homes)

(See Pages 117 to 125)

Recommendation

That, pursuant to Report DS-16-94 dated May 26, 2016, the applications submitted by Leyland Land Corp. (Halminen Homes) to amend the Oshawa Official Plan (File: OPA-2016-04) and Zoning By-law 60-94 (File: Z-2016-08) and for approval of a draft plan of subdivision (File: S-O-2016-05) to permit the development of single detached dwellings, block townhouses, a park block and new local roads on lands generally located north of Shankel Road, west of Townline Road North 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: DS-16-95

Presentation

Eldon Theodore from M.H.B.C. to present an overview of the applications submitted by Colonnade Bridgeport on behalf of Canada Mortgage and Housing Corporation for 480 – 534 Fox Street.

Delegations

(As may be presented)

Correspondence

None.

Reports

DS-16-95 Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94, 480-534 Fox Street, Colonnade Bridgeport on behalf of Canada Mortgage and Housing Corporation

(See Pages 126 to 136)

Recommendation

That, pursuant to Report DS-16-95 dated May 26, 2016, the applications submitted by Colonnade Bridgeport on behalf of Canada Mortgage and Housing Corporation to amend the Oshawa Official Plan (File: OPA-2016-03) and Zoning By-law 60-94 (File: Z-2016-07) to permit a commercial development at 480-534 Fox 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: DS-16-92

Presentation

Morgan Jones, Planner “B” to present an overview of City-initiated amendments to the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94.

Delegations

(As may be presented)

Correspondence

None.

Reports

DS-16-92 City-initiated Amendments to the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94

(See Pages 137 to 154)

Recommendation

That the Development Services Committee select an appropriate option as set out in Section 5.2 of Report DS-16-92 dated May 26, 2016.

Adjournment