Minutes of the thirteenth meeting of the Development Services Committee for 2016, held in the Committee Meeting Room, Council Building, Oshawa Civic Administration Complex at 1:30 p.m. and minutes of a Public Meeting held in the Council Chamber, Oshawa Civic Administration Complex on Monday, October 24, 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 (entered the meeting at 1:33 p.m.)

Also Present:  
Councillor Kerr  
Councillor Neal  
L. Davis, Committee Coordinator  
P. Ralph, Commissioner, Development Services  
W. Munro, Director, Planning Services  
K. Benham, Director, Economic Development Services  
P. Lee, Interim Director, Engineering Services  
M. Leonard, Chief Building Official  
J. Shestowsky, Manager, Administrative and Accessibility Services  
S. Ashton, Manager, Development and Urban  
K. Alexander, Manager, Capital and Technical Services  
R. Bedic, Senior Planner  
D. Sappleton, Principal Planner  
T. Goodeve, Principal Planner  
L. Moebs, Planner B

Absent: None.

Public Agenda

Declarations of Pecuniary Interest

See Page 7.

Presentations

Susan McGovern, Vice-President, External Relations at the University of Ontario Institute of Technology introduced the 2016 Winners Circle video produced by the University.

The Committee questioned Susan McGovern.

Delegations

None.

Delegation Requests (requires 2/3 vote)

None.
Correspondence Requests

None.

Referrals from City Council

None.

Advisory Committee Reports

None.

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

Moved by Councillor Pidwerbecki,
“That the rules of procedure be waived to add correspondence and a petition from residents of Myers Street as an additional non-agenda related, time-sensitive item to the Development Services Committee agenda for October 24, 2016.” Carried on a 2/3 vote of members present

DS-16-195 Request for Curbs, Gutters and Sidewalks on Myers Street

Moved by Councillor Pidwerbecki,
“That Correspondence DS-16-195 dated October 21, 2016 including a petition from a number of residents on Myers Street between Conant Street and Wolfe Street requesting the City to provide curbs, gutter and sidewalks be referred to staff to provide information to Council as part of the consideration of the 2017 Capital Budget and forecast.” Carried

Public Consent Agenda

Moved by Councillor Pidwerbecki,
“That all items listed under the heading of Public Consent Agenda for the October 24, 2016 Development Services Committee meeting be adopted as recommended except Reports DS-16-182 and DS-16-185.” Carried

Correspondence

None.

Reports

Administration and Accessibility Services

DS-16-182 Oshawa Strategic Plan Progress Report Related to the Development Services Department 2016 Business Plan and Other Initiatives

Recommendation (Carried – See Page 7)

That the Development Services Committee recommend to City Council:
That Report DS-16-182 dated October 20, 2016 concerning the Oshawa Strategic Plan Progress Report related to the Development Services Department 2016 Business Plan and other initiatives be received for information.

**Airport Services**

None.

**Building Permit and Inspection Services**

None.

**Economic Development Services**

None.

**Engineering Services**

**DS-16-187**  
2013 to 2015 Consortium Watercourse Monitoring Program

Recommendation \( (Carried – \text{See Page 2}) \)

That the Development Services Committee recommend to City Council:

1. That Report DS-16-187 dated October 20, 2016 regarding the 2013 to 2015 Consortium Watercourse Monitoring Program be received for information; and,

2. That a copy of Report DS-16-187 dated October 20, 2016 and a copy of Dr. Kirkwood’s report dated March 7, 2016 and entitled ‘Assessment of Water Quality in Oshawa Creek and Tributaries (2013-2015)’ be forwarded to the Region of Durham, the Town of Whitby and the Central Lake Ontario Conservation Authority; and,

3. That Mayor Henry send a letter on behalf of Council thanking Dr. Andrea Kirkwood for her work in advancing the Consortium Watercourse Monitoring Program.

**Planning Services**

**DS-16-185**  
Request from the Township of Scugog to Support Comments Regarding Proposed Provincial Changes to the Oak Ridges Moraine Conservation Plan

Recommendation \( (Carried – \text{See Page 7}) \)

That the Development Services Committee recommend to City Council:

1. That Report DS-16-185 dated October 20, 2016 be endorsed as the City’s additional comments on the proposed Provincial
changes to the Oak Ridges Moraine Conservation Plan as presented in the document ‘Shaping Land Use in the Greater Golden Horseshoe’; and,

2. That a copy of Report DS-16-185 dated October 20, 2016 and the related Council resolution be sent to the Ministry of Municipal Affairs, the Ministry of Natural Resources and Forestry, the Region of Durham, Durham area municipalities and the Central Lake Ontario Conservation Authority.

DS-16-186 Applications for Approval of a Draft Plan of Subdivision and for Approval of a Common Elements Draft Plan of Condominium, 512 Thornton Road North, Gul Jacobi (Katanna Developments)

Recommendation (Carried – See Page 2)

That the Development Services Committee recommend to City Council:

1. That based on Report DS-16-186 dated October 20, 2016, the application submitted by Gul Jacobi for approval of a draft plan of subdivision for the development of eight single detached dwelling lots at 512 Thornton Road North be approved subject to the conditions in Attachment 6 to said Report; and,

2. That based on Report DS-16-186 dated October 20, 2016, the application submitted by Gul Jacobi for approval of a draft plan of condominium to permit a common elements draft plan of condominium for the development of a private road, visitor parking and landscaping, be approved subject to the conditions in Attachment 7 to said Report.

DS-16-188 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

Recommendation (Carried – See Page 2)

That the Development Services Committee recommend to City Council:

1. That pursuant to Report DS-16-188 dated October 20, 2016, the application submitted by Colonnade Bridgeport on behalf of the Canada Mortgage and Housing Corporation to amend the Oshawa Official Plan to increase the land area on which commercial development is permitted, to permit an increased total gross leasable floor area and to permit a supermarket on 480 to 534 Fox Street be approved in accordance with the comments contained in the above-noted Report and that the necessary by-law be passed; and,

2. That pursuant to Report DS-16-188 dated October 20, 2016, the application submitted by Colonnade Bridgeport on behalf of the
Canada Mortgage and Housing Corporation to amend Zoning By-law 60-94 to permit an increased total gross floor area, to permit a supermarket, to increase the land area on which commercial development is permitted and to implement certain zoning regulations on 480 to 534 Fox Street be approved in accordance with the comments contained in the above-noted Report and that the necessary by-law be passed; and,

3. 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 to some degree from that approved by City Council, such differences are not substantial enough to require further notice and another public meeting.

**DS-16-193 Proposed Rogers Communications Inc. Telecommunication Tower and Equipment Shelter, 1661 Harmony Road North (Legends Centre)**

Recommendation (Carried – See Page 2)

That the Development Services Committee recommend to City Council:

Whereas SpectraSite Inc. on behalf of Rogers Communications Inc. (Rogers) has been working with City staff and has submitted a proposal to install a new 50 metre (164 feet) high telecommunication tower and related equipment shelter to the north of the Legends Centre site as shown on Attachment 1 to Report DS-16-193; and,

Whereas Council policy regarding Telecommunication Facilities requires a public meeting to be held on the proposed telecommunication tower and equipment shelter unless otherwise exempted; and,

Whereas the policy allows Council to exempt certain proposals from the public meeting requirement based on the merits of the proposal; and,

Whereas by letter dated October 3, 2016 SpectraSite Inc. on behalf of Rogers has requested an exemption from the public meeting requirement; and,

Whereas the existing telecommunication tower (Telus) was exempted from the public consultation process in December 2007 and a second telecommunication tower proposed by Public Mobile on the site generally to the south of the Telus telecommunication tower was also exempted from the public consultation process in November 2012; and,

Whereas the telecommunication tower proposed by Public Mobile in 2012 was never constructed as the company was purchased by Telus in 2013; and,

Whereas the location of the proposed Rogers telecommunication tower is different than the location proposed by Public Mobile, it is still in an
area that is predominantly vacant land and a distance from the residential dwellings along Harmony Road North;

Therefore be it resolved:

1. That the request dated October 3, 2016 from SpectraSite Inc. on behalf of Rogers Communications Inc. for an exemption from the Council policy which requires a public meeting on the proposed telecommunication tower and equipment shelter at 1661 Harmony Road North, be approved; and

2. That the proposed lease request be referred to staff for a report.

DS-16-194

Proposed Rogers Communications Inc. Telecommunication Tower and Related Equipment, 902-908 Simcoe Street North

Recommendation (Carried – See Page 2)

That the Development Services Committee recommend to City Council:

Whereas on July 27, 2015, Rogers Communications Inc. (Rogers) submitted an application for a proposed 20 metre (66 feet) high telecommunication tower with related at-grade equipment and fencing at 902-908 Simcoe Street North; and,

Whereas the Development Services Committee held a public meeting on September 14, 2015 concerning the proposed telecommunication tower which was attended by a number of area residents/business owners; and,

Whereas on February 1, 2016 City Council had no objection to the application submitted by Rogers for the proposed telecommunication tower at 902-908 Simcoe Street North subject to Rogers addressing matters related to siting and tower design to the satisfaction of the Commissioner of Development Services; and,

Whereas by letter dated October 3, 2016, Rogers has withdrawn their application for a 20 metre (66 feet) high telecommunication tower at 902-908 Simcoe Street North;

Therefore be it resolved:

1. That the City’s February 1, 2016 approval of the proposed 20 metre (66 feet) high telecommunication tower and related equipment at 902-908 Simcoe Street North be rescinded and the associated site plan file be closed; and,

2. That Planning Services staff notify those neighbouring property owners that requested to be notified that Rogers has withdrawn the application and the file is closed.
Discussion Agenda

Matters Excluded From Consent Agenda

Councillor Carter made a declaration of pecuniary interest concerning Report DS-16-182 as the report references economic development in the Downtown and he owns property in the downtown and is a member of the business improvement area and did not take part in discussion or voting on this matter.

Moved by Mayor Henry,
“That the Development Services Committee adopt the recommendation contained in Report DS-16-182 concerning the Oshawa Strategic Progress Report related to the Development Services Department 2016 Business Plan and other initiatives.” Carried by later vote

The Committee questioned the Commissioner, Development Services.

The vote to adopt the recommendation contained in Report DS-16-182 Carried.

Moved by Councillor Chapman,
“That the Development Services Committee adopt the recommendation contained in Report DS-16-185 concerning the request from the Township of Scugog to support comments regarding proposed Provincial changes to the Oak Ridges Moraine Conservation Plan.” Carried by later vote

The Committee questioned the Commissioner, Development Services.

The vote to adopt the recommendation contained in Report DS-16-185 Carried.

Items to Be Introduced By Councillors

None.

Closed Agenda

Declarations of Pecuniary Interest

(As may be presented by Committee Members)

Matters Requiring Direction

Delegations

None.

Delegation Requests (requires 2/3 vote)

None.
Correspondence Requests

None.

Referrals From City Council

None.

Advisory Committee Reports

None.

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

None.

Closed Consent Agenda

Moved by Councillor Pidwerbecki,
“That all items listed under the heading of Closed Consent Agenda for the October 24, 2016 Development Services Committee meeting be adopted as recommended.” Carried

Correspondence

None

Reports

DS-16-189 Proposed Acquisition of Land Containing the Oshawa Creek and the Joe Kolodzie Oshawa Creek Bike Path at Former Oshawa Central Collegiate Institute - 155 Gibb Street

Recommendation (Carried – See Page 8)

That the Development Services Committee recommend to City Council:

That pursuant to Closed Report DS-16-189 dated October 20, 2016, the Mayor and Clerk be authorized to execute an Agreement of Purchase and Sale for lands that generally contain the Oshawa Creek and the Joe Kolodzie Oshawa Creek Bike Path through the former Oshawa Central Collegiate Institute site at 155 Gibb Street and generally in accordance with the terms set out in the above noted Report together with such documents as are required to complete the transaction in the opinion of the City Solicitor and further that the Agreement and other documents be in a form and content acceptable to the City Solicitor and the Commissioner of Development Services.
DS-16-190 Request by the Optimist Club of Oshawa Inc. to Renew its Licence Agreement with the City of Oshawa for Use of the Laval Park Clubhouse and Adjacent Parking Lot

Recommendation (Carried – See Page 8)

That pursuant to Report DS-16-190 dated October 20, 2016, the Development Services Committee authorize the Commissioner of Development Services to enter into a licence renewal agreement with the Optimist Club of Oshawa Inc. for its use of the Laval Park Clubhouse and shared use of the adjacent parking lot at 475 Salisbury Street consistent with the terms and conditions as generally set out in said Report and in a form and content satisfactory to the City Solicitor and Commissioner of Development Services.

DS-16-191 Proposed Lease Renewal - 1521 Simcoe Street North, Kinark Child and Family Services

Recommendation (Carried – See Page 8)

That pursuant to Closed Report DS-16-191 dated October 20, 2016, the Development Services Committee authorize the Commissioner of Development Services to enter into a lease renewal agreement with Kinark Child and Family Services for lands located at 1521 Simcoe Street North consistent with the terms and conditions as generally set out in said Report and in a form and content satisfactory to the Commissioner of Development Services and the City Solicitor.

Recess

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

The meeting recessed at 2:04 p.m. and reconvened in the Council Chamber at 6:30 p.m. for the purpose of holding a Public Meeting to receive public input regarding a pilot project to permit sandwich board signs in the Downtown Central Business District Zones with the following in attendance: Councillors Aker, Carter, Chapman, Kerr, Pidwerbecki, and Sanders. Also in attendance were the Committee Coordinator; the Commissioner, Development Services; the Director, Planning, the Director, Economic Development Services and H. Kabir, Principal Planner.

Planning Act Public Meetings

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

Declarations of Pecuniary Interest

Councillor Carter made a declaration of pecuniary interest concerning Report DS-16-192 as he owns property in the downtown and is a member of the business improvement area and did not take part in discussion or voting on this matter.
Presentation

Hena Kabir, Principal Planner presented an overview of the proposed 3-year pilot project to permit sandwich board signs in the Central Business District Zones in Downtown Oshawa.

The Committee questioned Hena Kabir.

Delegations

No public comments were received.

Correspondence

None.

Report

DS-16-192 Proposed Pilot Project to Permit Sandwich Board Signs in the Central Business District (CBD) Zones in the Downtown

Moved by Councillor Pidwerbecki,
“That pursuant to Report DS-16-192 dated October 20, 2016, the proposed 3-year Pilot Project to permit sandwich board signs in the Central Business District Zones in the Downtown 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

Adjournment

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

The meeting adjourned at 6:49 p.m.