Minutes of the ninth meeting of the Development Services Committee for 2017 held in the Committee Meeting Room at 1:30 p.m. and minutes of a public meeting held pursuant to the Planning Act held at 6:30 p.m. in the Council Chamber, in the Oshawa Civic Administration Complex on Monday, June 19, 2017.

Present: Councillor Aker, Chair
Councillor Pidwerbecki, Vice Chair
Councillor Carter, Member
Councillor Chapman, Member
Councillor Sanders, Member
Mayor Henry, Ex Officio (left the meeting at 1:39 p.m.)

Also Present: Councillor Bates
Councillor Kerr
Councillor McQuaid-England
Councillor Neal
L. Davis, Council-Committee Coordinator
P. Ralph, Commissioner, Development Services Department
D. Potts, City Solicitor
W. Munro, Director, Planning Services
K. Benham, Director, Economic Development Services
P. Lee, Acting Director, Engineering Services
M. Robinson, Director, Facilities Management Services
J. Shestowsky, Manager, Administrative and Accessibility Services
S. Ashton, Manager, Development and Urban Design
K. Alexander, Manager, Capital and Technical Services
A. Ambra, Manager, Design and Construction Services
M. Slugget, Manager, Traffic, Streetlighting and Parking
B. Murphy, Marketing and Investment Attraction Manager
C. Leherbauer, Business Intelligence Coordinator
R. Bedic, Senior Planner
M. Jones, Senior Planner
T. Ryan, Planner A
R. Gill, Transportation Engineer
D. Sappleton, Principal Planner
T. Goodeve, Principal Planner

Absent: None

Public Agenda

Declarations of Pecuniary Interest

Councillor Carter made a declaration of pecuniary interest concerning Report DS-17-124 as the subject property is in the Central Business District Improvement Area and he owns property in the referenced area and he did not take part in discussion or voting on the matter.
Presentations

Kyle Benham, Director, Economic Development Services; Brent Murphy, Marketing and Investment Attraction Manager and Connor Leherbauer, Business Intelligence Coordinator provided a demonstration of the new online Tour of Growth and Development tool and discussed how it is being marketed to potential investors.

Mayor Henry left the meeting during the presentation.

The Committee questioned Economic Development Services staff.

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 Correspondence DS-17-137 dated June 18, 2017 from Michael Barrett submitting comments in opposition to Report DS-17-129 be added to the Development Services Committee meeting agenda for Monday, June 19, 2017.” Carried on a 2/3 vote of members present

DS-17-137 Michael Barrett Submitting Comments in Opposition to Report DS-17-129

Moved by Councillor Sanders,
“That Correspondence DS-17-37 dated June 18, 2017 from Michael Barrett submitting comments in opposition Report DS-17-129 concerning development applications for lands located at 1015 King Street East be referred to the Report.” Carried
Public Consent Agenda

Moved by Councillor Pidwerbecki,
“That all items listed under the heading of Public Consent Agenda for the June 19, 2017 Development Services Committee meeting be adopted as recommended except Reports DS-17-118, DS-17-124, DS-17-125 and DS-17-129.” Carried

Correspondence

DS-17-131 W.S.P. providing Notice of Design and Class Environmental Assessment Study Commencement for 401 Pavement Rehabilitation and Bridge Replacements

Recommendation (Carried - See Page 3)

That the Development Services Committee recommend to City Council:

That Correspondence DS-17-131 dated June 6, 2017 from W.S.P. providing notice of study commencement for the Detail Design and Class Environmental Assessment Study for Highway 401 Westbound pavement rehabilitation and bridge replacements be received for information and staff be directed to provide technical information during the process.

Reports

Administration and Accessibility Services

None.

Airport Services

None.

Building Permit and Inspection Services

None.

Economic Development Services

None.
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\textbf{Engineering Services}\\

\textbf{DS-17-135} \quad \text{Athol Street Cycle Track Project from Mary Street South to Centre Street South}\\

\text{Recommendation} \quad \text{(Carried - See Page 3)}\\

That the Development Services Committee recommend to City Council:

1. That pursuant to Report DS-17-135 dated June 15, 2017, Council endorse the preferred design option for Athol Street Cycle Track Project from Mary Street South to Centre Street South as generally described in Section 5.3 of said Report and include the connections to the Michael Starr and Joseph Kolodzie Oshawa Creek trails as generally described in said Report and such trail connections be funded through the allocated budget for this project; and,

2. That following the implementation of the Athol Street Cycle Track Project, Traffic By-law 79-99, as amended, be further amended generally in accordance with Attachment 3 to Report DS-17-135 dated June 15, 2017 in a form and content acceptable to the City Solicitor and Commissioner, Community Services Department.

\textbf{Planning Services}\\

\textbf{DS-17-118} \quad \text{Street Naming Policy for Private Residential Roads}\\

\text{Recommendation} \quad \text{(Carried - See Page 10)}\\

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-17-118 dated June 15, 2017, the proposed Street Naming Policy for Private Residential Roads as generally shown in Attachment 1 be approved; and,

2. That, pursuant to Report DS-17-118 dated June 15, 2017, Delegation By-law 29-2009, as amended, be further amended to add a new item to Schedule 'A' to delegate to the Commissioner, Development Services Department or the Director, Planning Services the authority to pass by-laws to name or re-name private residential roads as such delegation is minor and in the public interest.

}
DS-17-120 Declaration of Certain City-owned Lands as Potentially Surplus: (1) Part of the Former Conant Street Works Yard Northwest of Conant Park; and (2) the Northerly Terminus of Sylvia Street between 300 and 318 Conant Street

Recommendation (Carried - See Page 3)

That the Development Services Committee recommend to City Council:

1. That pursuant to Report DS-17-120 dated June 15, 2017, the City-owned lands located northwest of Conant Park and comprising part of the former Conant Street Works Yard, as identified on Attachment 1 to Report DS-17-120, be declared as potentially surplus to municipal requirements; and that given the localized nature of the matter, the newspaper advertising requirements of By-law 97-2000 be waived and that the notice inviting public comment on the declaration be mailed only to all property owners located within 120 metres (400 ft.) of the subject City-owned lands, to the Central Lake Ontario Conservation Authority and to utility providers, including the Region of Durham; and,

2. That pursuant to Report DS-17-120 dated June 15, 2017, the northerly terminus of the Sylvia Street road allowance located on the north side of Conant Street, between 300 and 318 Conant Street, as identified on Attachment 3 to Report DS-17-120, be declared as potentially surplus to municipal requirements; and that given the localized nature of the matter, the newspaper advertising requirements of By-law 97-2000 be waived and that the notice inviting public comment on the declaration be mailed only to all property owners located within 120 metres of the northerly terminus of Sylvia Street and to utility providers, including the Region of Durham.

DS-17-122 Region of Durham Request for City to Sign a C.L.O.C.A. Application Form for Erosion Control Work on City-owned Land Along the Oshawa Creek in Proximity to the Region-owned Former Oshawa Landfill Site located at 1640 Ritson Road North

Recommendation (Carried - See Page 3)

That the Development Services Committee recommend to City Council:

Whereas the Region of Durham plans on undertaking erosion control work along the Oshawa Creek on both Region owned land and extending approximately 10 metres onto City-owned land in proximity to the Region-owned Former Landfill Site at 1640 Ritson Road North; and,
Whereas the creek valley slopes are subject to erosion caused by stormwater sheet flow and the morphology of the creek which if not addressed could undermine the landfill stability; and

Whereas the proposed erosion control work along the Oshawa Creek requires approval from the Central Lake Ontario Conservation Authority (C.L.O.C.A.) given the location along the Oshawa Creek; and,

Whereas the C.L.O.C.A. application will be submitted by the Region of Durham but also requires a signature on behalf of all landowners including the City of Oshawa; and,

Whereas the Delegation By-law does not contemplate providing the Commissioner, Development Services Department the authority to sign the C.L.O.C.A. application on behalf of the City of Oshawa;

Therefore be it resolved that the Commissioner, Development Services Department be authorized to sign the C.L.O.C.A. application form submitted by the Region of Durham to perform work on City-owned land along Oshawa Creek in proximity to the Region-owned Former Landfill Site located at 1640 Ritson Road North for erosion works to protect the stability of the landfill area.

DS-17-124 Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94 for lands at 80 Bond Street East, Bond & Mary Development Inc.

Recommendation (Carried - See Page 10)

That the Development Services Committee recommend to City Council:

1. That pursuant to Report DS-17-124 dated June 15, 2017, the revised application submitted by Bond & Mary Development Inc. to amend the Oshawa Official Plan to permit an increased density for a new mixed use residential/commercial building with a total of 375 apartment units located at the northeast corner of Bond Street East and Mary Street North, now known as 80 Bond Street East, be approved in accordance with the comments contained in the above noted Report and the necessary by-law be passed; and,

2. That pursuant to Report DS-17-124 dated June 15, 2017, the revised application submitted by Bond & Mary Development Inc. to amend Zoning By-law 60-94 to permit a new mixed use residential/commercial building with a total of 375 apartment units located at the northeast corner of Bond Street East and Mary Street North, now known as 80 Bond Street East, be approved in accordance with the comments contained in the above noted Report and 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 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-17-125 Integrated Study under the Planning Act and Municipal Class Environmental Assessment Act to Develop a Part II Plan for the Columbus Planning Area and to Assess Transportation Infrastructure Requirements Within and in the Vicinity of the Columbus Planning Area

Recommendation (Carried - See Page 10)

That the Development Services Committee recommend to City Council:

1. That pursuant to Report DS-17-125 dated June 15, 2017, the Commissioner, Development Services Department be authorized to approve appropriate Terms of Reference in a form and content satisfactory to said Commissioner to complete the Columbus Part II Plan Integrated Study, with the scope of work generally based on the analytical components described in said Report; and,

2. That the Mayor and City Clerk be authorized to execute an agreement in a form and content satisfactory to the Commissioner, Development Services Department and the City Solicitor with all members of the Columbus Landowners’ Group and to retain the services of consultant(s) to implement the Terms of Reference for the Columbus Part II Plan Integrated Study, to be fully paid for by the Columbus Landowners’ Group.

DS-17-126 Revised Applications to Amend Zoning By-law 60-94 and for Approval of Draft Plan of Subdivision S-O-2016-09, Upperview Oshawa Inc., 1970 Grandview Street North

Recommendation (Carried - See Page 3)

That the Development Services Committee recommend to City Council:

1. That pursuant to Report DS-17-126 dated June 15, 2017, the revised application submitted by Upperview Oshawa Inc. (File: Z-2016-13) to amend Zoning By-law 60-94 to appropriate zones to implement a revised draft plan of subdivision (S-O-2016-09) at 1970 Grandview Street North 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-17-126 dated June 15, 2017, the revised application submitted by Upperview Oshawa Inc. to implement a revised draft plan of subdivision (File: S-O-2016-09) which proposes single detached dwellings, open space blocks, a
walkway block, a recreational trail, a new local road and 2 road widening blocks at 1970 Grandview Street North be approved subject to the conditions as set out in Attachment 5 of said Report; 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-17-127 Revised Applications to Amend Zoning By-law 60-94 and for Approval of Draft Plan of Subdivision S-O-2016-08, Delpark Homes (Grandview II) Inc., 1920 Grandview Street North

Recommendation (Carried - See Page 3)

That the Development Services Committee recommend to City Council:

1. That pursuant to Report DS-17-127 dated June 15, 2017, the revised application submitted by Delpark Homes (Grandview II) Inc. (File: Z-2016-12) to amend Zoning By-law 60-94 to appropriate zones to implement a revised draft plan of subdivision (S-O-2016-08) at 1920 Grandview Street North 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-17-127 dated June 15, 2017, the revised application submitted by Delpark Homes (Grandview II) Inc. to implement a revised draft plan of subdivision (File: S-O-2016-08) which proposes single detached dwellings, an open space block, a recreational trail, a new local road and a road widening block at 1920 Grandview Street North be approved subject to the conditions as set out in Attachment 5 of said Report; 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.
Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, 1015 King Street East, 1015 King Inv. Ltd.

Recommendation (Carried - See Page 10)

That the Development Services Committee recommend to City Council:

1. That pursuant to Report DS-17-129 dated June 15, 2017, the revised application submitted by 1015 King Inv. Ltd (File Z-2016-10) to amend Zoning By-law 60-94 for lands in draft plan of subdivision S-O-2016-06, which are located on the southern portion of 1015 King Street East, be approved and which proposes 17 lots for single detached dwellings and the extension of Queensdale Avenue and that the necessary by-law be passed; and,

2. That pursuant to Report DS-17-129 dated June 15, 2017, the revised application submitted by 1015 King Inv. Ltd (File S-O-2016-06) for a revised draft plan of subdivision which proposes 17 lots for single detached dwellings and the extension of Queensdale Avenue be approved subject to Council conditions as set in Attachment 6 of the above noted report; 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 from that approved by City Council, such differences are not substantial enough to require further notice and another public meeting.

Other

Development Services Committee Outstanding Items List – Second Quarter 2017

Recommendation (Carried - See Page 3)

That the Development Services Committee recommend to City Council:

That Report DS-17-132 being the Development Services Committee Outstanding Items List as of the Second Quarter 2017 dated June 15, 2017 be received for information.
Discussion Agenda

Matters Excluded From Consent Agenda

Moved by Councillor Chapman,
"That the Development Services Committee adopt the recommendation contained in Report DS-17-124 concerning the applications to amend the Oshawa Official Plan and Zoning By-law 60-94 for lands at 80 Bond Street East submitted by Bond & Mary Developments." Carried

Moved by Councillor Sanders,
"That the Development Services Committee adopt the recommendation contained in Report DS-17-118 concerning the Street Naming Policy for Residential Roads.” Carried

Moved by Councillor Pidwerbecki,
"That the Development Services Committee adopt the recommendation contained in Report DS-17-125 concerning the Integrated Study under the Planning Act and Municipal Class Assessment Act to develop a Part II Plan for the Columbus Planning Area and to assess transportation infrastructure requirements within and in the vicinity of the Columbus Planning Area.” Carried

Moved by Councillor Pidwerbecki,
"That the Development Services Committee adopt the recommendation contained in Report DS-17-129 concerning revised applications to amend Zoning By-law 60-94 and for Approval of Draft Plan of Subdivision for 1015 King Street East submitted by 1015 King Street Inc. Ltd.” Carried

Items to Be Introduced By Councillors

None.

Closed Consent Agenda

Moved by Councillor Pidwerbecki,
"That all items listed under the heading of Closed Consent Agenda for the June 19, 2017 Development Services Committee be adopted as recommended except Report DS-17-123.” Carried

Confidential Correspondence

DS-17-133 Michelle Michaud - Offer to Purchase City-Owned Lands on Merivale Court

Recommendation (Carried - See Page 10)

That Correspondence DS-17-133 dated May 23, 207 from Michelle Michaud offering to purchase City-owned lands on Merivale Court be referred to staff for a report.
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DS-17-134  Mark Foley - Offer to Purchase City-Owned Lands on Merivale Court and Carling Avenue

Recommendation (Carried - See Page 10)

That Correspondence DS-17-134 dated May 29, 2017 from Mark Foley offering to purchase City-owned lands on Merivale Court and Carling Avenue be referred to staff for a report.

Confidential Reports

DS-17-116  Disposal Strategy: Unimproved Portion of Patton Street Road Allowance North of Cedar Valley Boulevard

Recommendation (Carried - See Page 10)

That the Development Services Committee recommend to City Council:

That pursuant to Report DS-17-116 dated June 15, 2017, staff execute the disposal strategy outlined in Section 5.2 of said Report for the City-owned unimproved portion of the Patton Street road allowance, north of Cedar Valley Boulevard, that was declared surplus to municipal requirements on December 19, 2016.

DS-17-121  Revised Disposal Strategy for City-owned land located at (1) 0 Wilson Road South between 397 Wilson Road and the Canadian Pacific Railway Mainline, and (2) the Southwest corner of Fairbanks Street and Simcoe Street South

Recommendation (Carried - See Page 10)

That the Development Services Committee recommend to City Council:

That staff be directed to proceed with the revised disposal strategy as set out in Report DS-17-121.

DS-17-123  Request from Trent University Durham to Obtain Ownership of Certain City-owned Land at the North end of 99 Thornton Road South

Recommendation (Amended - See Page 12)

That the Development Services Committee recommend to City Council:

That pursuant to Report DS-17-123 dated June 15, 2017, the Development Services Committee select an appropriate option as set out in Section 5.5 of said Report.
DS-17-128 Request by 9286071 Canada Association to enter into a Licence Agreement with the City of Oshawa for Non-Exclusive Use of Part of the Cordova Valley Park, the Cordova Valley Clubhouse, Storage Shed and Adjacent Parking Lot located at 811 Glen Street

Recommendation (Carried - See Page 10)

That pursuant to Report DS-17-128 dated June 15, 2017, the Development Services Committee authorize the Commissioner, Development Services Department to rescind the current Licence Agreement dated June 20, 2016 with 2342270 Ontario Inc. operating as The Table and We Grow Food and enter into a new Licence Agreement with 9286071 Canada Association for the non-exclusive use of part of the Cordova Valley Park as a community garden as well as Cordova Valley Park Clubhouse, storage shed and the adjacent parking lot at 811 Glen Street consistent with the terms and conditions as generally set out in said Report with a mutual release and Licence Agreement in a form and content satisfactory to the City Solicitor and Commissioner, Development Services Department.

DS-17-130 Potential Acquisition of Land - Eastern Part of 505 Simcoe Street South

Recommendation (Carried - See Page 10)

That the Development Services Committee recommend to City Council:

That pursuant to Report DS-17-130 dated June 15, 2017, the Commissioner Development Services Department be directed to proceed as set out in Section 5.10 of the Report.

Closed Discussion Agenda

Matters Excluded From Closed Consent Agenda

Moved by Councillor Chapman,

“1. That pursuant to Report DS-17-123 dated June 15, 2017, the portion of the City owned land located at the north end of 99 Thornton Road South, described as the Phase 2 Lands related to the future Trent University Durham development be declared surplus to municipal needs and requirements and all notice requirements in accordance with By-law 97-2000 be waived; and,

2. That pursuant to Report DS-17-123 dated June 15, 2017, Option 1 be selected as the recommended disposition option as set out in Section 5.5.1 of said Report.”

Carried
Moved by Councillor Sanders,
"That the meeting recess." Carried

The meeting recessed at 2:05 p.m. and reconvened in the Council Chamber at 6:30 p.m. for the purpose of holding a Public Meeting under the Planning Act to consider four applications with the following in attendance: Councillors Aker, Pidwerbecki, Carter, Chapman, Kerr, Neal, Sanders, and Mayor Henry. Also in attendance were the Council-Committee Coordinator; the Commissioner, Development Services Department; the Director, Planning Services; the Manager, Development and Urban Design; V. Hendry, Planner B; M. Jones, Senior Planner; R. Bedic, Senior Planner and H. Kabir, Senior Planner.

Planning Act Public Meeting

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

Declarations of Pecuniary Interest

None.

Application 1: DS-17-114

Presentation

Michael Fry, D.G. Biddle and Associates presented an overview of the applications for approval of Common Elements Draft Plan of Condominium and to amend Zoning By-law 60-94 submitted by Harmony Taylor Developments Limited for lands at 250 Harmony Road South.

The Committee questioned Michael Fry.

Delegations

Diana Russell addressed the Development Services Committee in opposition to the development proposed on lands located at 250 Harmony Road South, stating she has concerns with the height and density of the proposed development and noted concerns with the notice provided to local residents related to the applications. Diana Russell advised that the residents are not opposed to development, however are asking for less density and height. Diana Russell stated that she has submitted approximately 200 signatures of residents who are opposed to the development, and have expressed concern with the increased traffic and lack of remaining greenspace.

The Committee questioned Diana Russell.

Todd Korson addressed the Development Services Committee in opposition to the development proposed on lands located at 250 Harmony Road South stating his main concerns are with the density and height of the dwellings. Todd Korson also noted concerns with traffic congestion, access for fire trucks, and mitigation of issues related to the demolition of the school including protection from asbestos and dust, dirt and garbage.
Tammy Locke addressed the Development Services Committee in opposition to the development proposed on lands located at 250 Harmony Road South expressing concern with the increased traffic, height of the proposed dwellings and loss of privacy for existing residents. Tammy Locke also expressed concern with children on scooters and bikes using quiet residential courts to access greenspace.

Rosanne Sullivan addressed the Development Services Committee in opposition to the development proposed on lands located at 250 Harmony Road South citing concerns with increased traffic and the height and density of the proposed dwellings. Rosanne Sullivan also questioned if the sewage controls and systems will be in place to accommodate the new dwellings.

Donna Howe addressed the Development Services Committee in opposition to the development proposed on lands located at 250 Harmony Road South expressing concerns with increased traffic, stating she is already unable to get out of her own driveway due to Highway 401 and Highway 407 traffic.

Larry Bittorf addressed the Development Services Committee in opposition to the development proposed on lands located at 250 Harmony Road South expressing concern with public safety related to the increase in traffic and congestion in the area. Larry Bower also expressed concern with the height of the buildings.

Cindy King addressed the Development Services Committee in opposition to the development proposed on lands located at 250 Harmony Road South stating that the school is already overcrowded and the new development will add too many students to the local school. Cindy King also noted concerns related to traffic and the effect on emergency services in the area and the accessibility of the notice for this development.

Carol Kastner addressed the Development Services Committee in opposition to the development proposed on lands located at 250 Harmony Road South stating that the proposed number of dwellings has increased since the original proposal and that traffic and parking will be a large concern in this area.

The Committee questioned Carol Castner.

Amy Beatson addressed the Development Services Committee in opposition to the development proposed on lands located at 250 Harmony Road South stating that the proposed height of the dwellings along Taylor Avenue is too high and that two storey dwellings would be preferred. Amy Beatson also noted concerns with traffic in the area and stated that traffic control lights will make exiting off of Taylor Avenue on to Harmony Road more difficult.

Pat Suddard addressed the Development Services Committee in opposition to the development proposed on lands located at 250 Harmony Road South stating that there is already too much congestion in the area and suggested that single detached dwellings would be better to not add as much to the traffic in this area.

Doug Terry addressed the Development Services Committee in opposition to the development proposed on lands located at 250 Harmony Road South expressing concerns with traffic and the increase in children at the local school.
John Cairns addressed the Development Services Committee in opposition to the development proposed on lands located at 250 Harmony Road South questioned the finishing on the homes and suggested the development was too dense and not compatible with the neighbouring houses.

Brenda Spurrell addressed the Development Services Committee in opposition to the development proposed on lands located at 250 Harmony Road South expressing concerns with the impact to local residents during construction.

Patricia Pankiwitz addressed the Development Services Committee in opposition to the development proposed on lands located at 250 Harmony Road South stating that there are too many houses and that residents will lose privacy and suggested a greenspace between existing homes and new development yards.

Marjorie Landry addressed the Development Services Committee in opposition to the development proposed on lands located at 250 Harmony Road South stating that there is not enough room at the local school now for students and parking and questioned where the students in the new development will go.

The Committee questioned Marjorie Landry.

Dave Bautista addressed the Development Services Committee in opposition to the development proposed on lands located at 250 Harmony Road South expressed concern with the current maintenance, security and safety of the property now and questioned the how the new developer will maintain the property.

**Correspondence**

Moved by Councillor Pidwerbecki,

“That Correspondence DS-17-138 from Tom Younger in opposition to the proposed development at 250 Harmony Road South be added to the agenda for the Development Services Committee Planning Act Public Meeting agenda for Monday, June 19, 2017”

Carried on a 2/3 vote of members present

| DS-17-136 | Diana Russell Submitting Comments in Opposition to Development Applications for 250 Harmony Road South |
| DS-17-138 | Tom Younger Submitting Comments in Opposition to Development Applications for 250 Harmony Road South |

Moved by Councillor Sanders,

“That Correspondence DS-17-136 from Diana Russell and Correspondence DS-17-138 from Tom Younger submitting comments in opposition to development applications submitted by Harmony Taylor Developments for lands at 250 Harmony Road South be referred to staff for consideration in the future recommendation report on the matter.”

Carried
Report

DS-17-114 Applications to Amend Zoning By-law 60-94 and for Approval of Common Elements Draft Plan of Condominium, 250 Harmony Road South, Harmony Taylor Developments Limited.

Moved by Councillor Pidwerbecki,
“That, pursuant to Report DS-17-114 dated June 15, 2017, the applications submitted by Harmony Taylor Developments Limited to amend Zoning By-law 60-94 (File: Z-2017-03) and for approval of a common elements draft plan of condominium (File: C-O-2017-04) to permit the proposed development of 67 street townhouses and 167 block townhouses on lands located at 250 Harmony Road South 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

Moved by Mayor Henry,
“That the meeting recess.” Carried

The meeting recessed at 8:07 p.m. and reconvened at 8:19 p.m. with the following in attendance: Councillors Aker, Pidwerbecki, Carter, Chapman, Kerr, Neal, Sanders, and Mayor Henry. Also in attendance were the Council-Committee Coordinator; the Commissioner, Development Services Department; the Director, Planning Services; the Manager, Development and Urban Design; V. Hendry, Planner B; M. Jones, Senior Planner; R. Bedic, Senior Planner and H. Kabir, Senior Planner.

Application 2: DS-17-119

Presentation

Gavin Bailey, Fotenn Planning + Design presented an overview of the application to amend Zoning By-law 60-94 submitted by Dymon Group of Companies for lands located at 285 Taunton Road East.

The Committee questioned Gavin Bailey.

Delegations

Stuart Smith addressed the Development Services Committee concerning the application to amend Zoning By-law 60-94 for lands located at 285 Taunton Road East, questioning how the storage system will operate.

Beth Kelly addressed the Development Services Committee concerning the application to amend Zoning By-law 60-94 for lands located at 285 Taunton Road East, questioning the number and size of the proposed units.

Correspondence

None.
Report

DS-17-119 Application to Amend Zoning By-law 60-94 Lands on the East Side of Ritson Road North, between Taunton Road East and Beatrice Street East, Generally known as the Five Points Mall, Dymon Group of Companies

Moved by Councillor Pidwerbecki,
“That pursuant to Report DS-17-119 dated June 15, 2017, the application submitted by Dymon Group of Companies to amend Zoning By-law 60-94 (File Z-2017-04) to permit a self-serve storage facility as an additional permitted use and special zoning regulations for lands on the east side of Ritson Road North, between Taunton Road East and Beatrice Street East, generally known as the Five Points Mall 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-17-115

Presentation

Bryce Jordan, G.H.D. presented an overview of the applications for approval of Draft Plan of Subdivision, Approval of Common Elements Draft Plan of Condominium and to amend Zoning By-law 60-94 submitted by Initialcorp (Harmony Road) Inc. for lands known municipally as 800 and 805 Missom Gate.

The Committee questioned Bryce Jordan.

Delegations

Angela Kielbowski addressed the Development Services Committee in opposition to the applications submitted by Initialcorp (Harmony Road) Inc. for lands known municipally as 800 and 805 Missom Gate, expressing concern with the variances requested for yard depth, lot coverage, maximum heights and visitor parking spaces. Angela Kielbowski stated that the loss of mature trees and greenspace will result in a congested feel inconsistent with the existing neighbourhood. Angela Kielbowski suggested the Committee should consider maintaining the current zoning, creating a tree inventory and establishing a tree by-law, raising the importance of urban forests, conducting an impact assessment and carbon offset study and balance the new development with the preservation of the natural capital.

The Committee questioned Angela Kielbowski.

Gogan Korr addressed the Development Services Committee in opposition to the applications submitted by Initialcorp (Harmony Road) Inc. for lands known municipally as 800 and 805 Missom Gate, expressing concern with the loss of privacy and greenspace.
James Guertin addressed the Development Services Committee in opposition to the applications submitted by Initialcorp (Harmony Road) Inc. for lands known municipally as 800 and 805 Missom Gate, stating that the increase in traffic will cause problems, and the loss of greenspace is not good for the environment or community. James Guertin also expressed concern with the number of students that would be moving into the area as the schools are already full.

Ashley Chernis addressed the Development Services Committee in opposition to the applications submitted by Initialcorp (Harmony Road) Inc. for lands known municipally as 800 and 805 Missom Gate stating that she uses her back yard as further outdoor living space and is concerned about the loss of privacy.

Doug Martin addressed the Development Services Committee in opposition to the applications submitted by Initialcorp (Harmony Road) Inc. for lands known municipally as 800 and 805 Missom Gate stating that the local schools will not be able to handle the density.

**Correspondence**

None.

**Report**

DS-17-115 Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision and a Common Elements Draft Plan of Condominium, 800 and 805 Missom Gate, Initialcorp (Harmony Road) Inc.

Moved by Councillor Pidwerbecki, "That, pursuant to Report DS-17-115 dated June 15, 2017, the applications submitted by Initialcorp (Harmony Road) Inc. to amend Zoning By-law 60-94 (File: Z-2017-05), for approval of a draft plan of subdivision (File: S-O-2017-03) and for approval of a common elements draft plan of condominium (File: C-O-2017-05) tied to the proposed 80 unit block townhouse development consisting of 16 block townhouse units on the north side of Missom Gate and 64 block townhouse units on the south side of Missom Gate on lands municipally known as 800 and 805 Missom Gate 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-17-117**

**Presentation**

Hena Kabir, Principal Planner presented an overview of proposed City-initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 related to vehicle drive-through facilities in the City of Oshawa.

The Committee questioned the Principal Planner.
Delegations

Sarah Dobson addressed the Development Services Committee concerning the proposed City-Initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 related to vehicle drive-through facilities in Oshawa, stating that the word ‘must’ should be used in the guidelines to provide further clarity. Sarah Dobson also suggested that there may still be gaps allowing a drive through in specific situations and encouraged the city to pass a zoning by-law that will not permit it in future.

John Dobson addressed the Development Services Committee concerning the proposed City-Initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 related to vehicle drive-through facilities in Oshawa, questioning if two exits would be sufficient for fire services to enter or exit a plaza and recommended leaving all service lands available for service.

Victor Labresche addressed the Development Services Committee concerning the proposed City-Initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 related to vehicle drive-through facilities in Oshawa stating that his firm has represented the restaurant industry for many years and have worked with several municipalities including the City of Oshawa and the Ontario Municipal Board on this matter. Victor Labresche noted several site plan challenges including safety, pedestrian access, queue stacking, order board stations and reasonable setbacks. Victor Labresche stated that it is not reasonable to put forward prohibitions on drive-through facilities when neighbouring sites would permit big box store uses with similar traffic volumes. Victor Labresche suggested that the Ontario Municipal Board has not sustained this type of prohibition at the Official Plan level, and offered to continue to work with staff to create guidelines that are flexible but provide regulations.

The Committee questioned Victor Lebreche.

Jake Murray of the Biglieri Group addressed the Development Services Committee concerning the proposed City-Initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 related to vehicle drive-through facilities in Oshawa questioning how certain measurements will be taken and multiple landscape strips and thanked staff for accepting comments from his firm throughout the process.

Patricia Lepine addressed the Development Services Committee concerning the proposed City-Initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 related to vehicle drive-through facilities in Oshawa suggesting that there is a need to balance residents and jobs and that she is surprised these guidelines didn’t already exist.

Dominic Cirone addressed the Development Services Committee concerning the proposed City-Initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 related to vehicle drive-through facilities in Oshawa stating that people purchase property based on what is existing in the area, and while it is impossible to anticipate some development, local residents who will be impacted by a drive-through facility need to be protected.
Correspondence
None.

Report

Moved by Councillor Pidwerbecki,
“That, pursuant to Report DS-17-117 dated June 15, 2017, the proposed City initiated amendments to the Oshawa Official Plan and the Zoning By-law 60-94 and the proposed Urban Design Guidelines related to Vehicle Drive through Facilities, 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 10:51 p.m.