

Minutes the Development Services Committee for 2018 1:30 p.m. and minutes of a public meeting held pursuant to the Planning Act held at 6:30 p.m. on Monday, February 5, 2018.

Present: Councillor Aker, Chair  
Councillor Pidwerbecki, Vice-Chair  
Councillor Carter, Member  
Councillor Chapman, Member (left the meeting at 2:51 p.m., returned to the meeting at 6:30 p.m.)  
Councillor Sanders, Member  
Mayor Henry, Ex Officio

Also

Present: Councillor Bates (left the meeting at 2:51 p.m.)  
Councillor Kerr  
Councillor Neal (entered the meeting at 6:30 p.m.)  
L. Davis, Council-Committee Coordinator  
F. Bianchet, Council-Committee Coordinator  
P. Ralph, Commissioner, Development Services Department  
W. Munro, Director, Planning Services  
K. Benham, Director, Economic Development Services  
J. Shestowsky, Manager, Administration and Accessibility Services  
S. Ashton, Manager, Development and Urban Design  
M. Kish, Senior Planner  
M. Harrington, Senior Planner  
R. Bedic, Senior Planner  
R. Gill, Transportation Engineer  
L. Brown, Planner A

Absent: None

### **Public Agenda**

#### **Additional Agenda Items**

None

#### **Declarations of Pecuniary Interest**

Councillor Chapman made a declaration of interest concerning Correspondence DS-18-04 from Frank Allen as he is the Honorary Lieutenant Colonel of the Ontario Regiment and a member of the Regiment's museum located at the south field of the Oshawa Executive Airport and as approval of this item may affect the Museum, he did not take part in discussion or voting on this matter.

Councillor Carter made a declaration of interest concerning Report DS-18-26 concerning a request for City support for a proposed digital media centre in Downtown Oshawa as he is a member of the Downtown Oshawa Business Improvement Area and owns properties within the Business Improvement Area and did not take part in discussion or voting on this matter.

See also Pages 11 and 13.

**Presentations**

None

**Delegations**

Moved by Councillor Pidwerbecki,  
“That the delegations of Derek Grieve and Jane Clark be heard.” Carried

Derek Grieve, Heritage Oshawa addressed the Development Services Committee concerning Item 1 of the First Report of Heritage Oshawa regarding the designation of 195 Simcoe Street North, stating that the property is listed on the Heritage Oshawa Inventory. Derek Grieve reviewed the process that Heritage Oshawa undertook to forward the recommendation to Committee and encouraged the Committee to proceed with the designation of this property under the Ontario Heritage Act.

The Committee questioned Derek Grieve.

Jane Clark addressed the Development Services Committee concerning Item 1 of the First Report of Heritage Oshawa regarding the designation of 195 Simcoe Street North, stating the house was built in 1887, and was the residence of two former mayors of Oshawa. Jane Clark presented photos of the house and neighbouring properties and encouraged the designation of the property to preserve, protect and restore the building.

The Committee questioned Jane Clark.

**Correspondence Requiring Direction**

DS-18-20	Signum Wireless Requesting Exemption from Public Consultation Process for a Proposed Telecommunication Tower at 1609 Simcoe Street
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Moved by Councillor Chapman,  
“That the Development Services Committee recommend to City Council:

That the request contained in Correspondence DS-18-20 dated January 30, 2018 from Signum Wireless for an exemption from the Council policy including a public consultation process for a proposed telecommunication tower to be located at 1609 Simcoe Street South be denied.” Carried

**Referrals from Council and Standing Committees**

None

## Reports from Advisory Committees

### First Report of Heritage Oshawa (DS-18-07)

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

1. Heritage Research Report – McLaughlin House, 195 Simcoe Street North (HTG-17-86)

#### Recommendation

Whereas Heritage Oshawa has received a research report on 195 Simcoe Street North, home of Robert McLaughlin, founder of the McLaughlin Carriage Company and father of Colonel R. S. McLaughlin, founder of General Motors Canada; and,

Whereas the report demonstrates that 195 Simcoe Street North meets the criteria under Ontario Regulation 9/06 for designation; and,

Whereas this property has design and physical value because the building contains examples of Colonial Revival design in the central front entranceway with transom, returned eaves, the front façade containing a 3-bay design (center door, flanking windows); and,

Whereas the property has associative value as it was the home of Robert McLaughlin, founder of the McLaughlin Carriage Company and his third wife Eleanor McLaughlin, a family that had tremendous economic impact on the growth of Oshawa; and,

Whereas this property has contextual value because 195 Simcoe Street North is important in defining, maintaining and supporting the area in which it stands because it is one of the early homes constructed on Simcoe Street North which is reflective of Oshawa's early settlers and the beginnings of development in this part of the City; and,

Whereas this property was the home of Oshawa Mayor R. H. James in 1909;

Therefore be it resolved that 195 Simcoe Street North be designated as a property of cultural heritage significance under the Ontario Heritage Act.

Moved by Councillor Pidwerbecki,

“That Item DS-18-07 being the First Report of Heritage Oshawa recommending the designation of 195 Simcoe Street North as a property of cultural heritage significance under the Ontario Heritage Act be referred to staff for a report; and,

That staff send the Heritage Oshawa resolution and Heritage Research Report related to 195 Simcoe Street North and information on the City's Heritage Property Tax Reduction program to the owner of the property and request input from the owner on Heritage Oshawa's recommendation to designate the property; and,

That the report from staff include input that may be received from the property owner.”

Carried

**Third Report of Heritage Oshawa (DS-18-21)**

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

1. Community Heritage Ontario Seeking Support for Federal Action on the Conservation of Heritage Properties (HTG-18-01)

Recommendation

That Oshawa City Council support Bill C23 to provide tax credit for restoration and preservation work on buildings listed in the Canadian Register of Historic Places.

Moved by Councillor Pidwerbecki,

“That the Development Services Committee recommend to City Council:

That Item DS-18-21 being the Third Report of Heritage Oshawa recommending Council support Bill C23 be endorsed.” Carried

**Fourth Report of the Oshawa Accessibility Advisory Committee (DS-18-28)**

The Oshawa Accessibility Advisory Committee respectfully reports and recommends to the Development Services Committee its Fourth Report.

1. Accessibility Concerns with Durham Region Transit (OAAC-17-72)

Recommendation

That the Oshawa Accessibility Advisory Committee ask Oshawa City Council to ask Durham Regional Council to ask Durham Region Transit staff to host a meeting with all the accessibility committees in Durham Region including the local municipality accessibility advisory committees, the regional accessibility advisory committee and the Durham Region Council on Aging to discuss transit accessibility concerns for persons with disabilities.

Moved by Councillor Pidwerbecki,

“That the Development Services Committee recommend to City Council:

That Item DS-18-28 being the Fourth Report of the Oshawa Accessibility Advisory Committee regarding accessibility concerns with Durham Region Transit be endorsed.” Carried

**Reports/Motions Requiring Action**

None

**Public Consent Agenda**

Moved by Councillor Pidwerbecki,

“That all items listed under the heading of Public Consent Agenda for the February 5, 2018 Development Services Committee meeting be adopted as recommended except Report DS-18-16.” Carried

**Correspondence**

None.

**Reports**

**Correspondence**

DS-18-22 Ministry of Transportation Response to Request of Release of Lands Along the Highway 407 Corridor

Recommendation (Carried - See Page 4)

That the Development Services Committee recommend to City Council:

That Correspondence DS-18-22 from Teepu Khawja, Regional Director, Ministry of Transportation providing a response to the City’s request to release lands along the Highway 407 corridor be received for information.

**Reports**

DS-18-13 Proposal to use Strava Metro Data for Active Transportation Infrastructure Planning

Recommendation (Carried - See Page 4)

That the Development Services Committee recommend to City Council:

Whereas on October 2, 2017 the Development Services Committee considered the following recommendation of the Oshawa Active Transportation Advisory Committee (DS-17-164) and referred it to staff for a report:

- “1. That the Oshawa Active Transportation Advisory Committee recommends that the quote for Strava Data in the amount of \$2,000 U.S.D. be forwarded to staff; and,
- 2. That the Oshawa Active Transportation Advisory Committee recommends that staff and Council consider the quote and enter into an agreement with Strava Metro to collect and analyze the anonymous G.P.S. data accumulated by users of the free Strava app or public trips uploaded to Strava.com to be analyzed in order to provide insights into priority routes, key destinations, and to design future active transportation infrastructure; and,
- 3. That this become part of the role of the O.A.T.A.C. in trying to maintain or upgrade a Bike Friendly Community designation under the evaluation and planning criterion as the data will be valuable to build public and political support for future bicycle-related projects.”; and,

Whereas Strava Metro acquires data from users of their mobile apps and website who upload their rides and runs to Strava Metro every week via their smartphone or G.P.S. device; and,

Whereas Strava Metro anonymizes and aggregates the data and then makes it available for purchase to aid in planning and improving infrastructure for cyclists and pedestrians; and,

Whereas Strava Metro data enables the analysis of cyclist and pedestrian activity including popular or avoided routes, peak commute times, intersection wait times, and origin/destination zones; and,

Whereas Development Services staff have contacted various municipalities, including the City of Brampton and the Town of Whitby, who have purchased Strava Metro data and their experience in using the data has been positive; and,

Whereas Development Services staff have contacted Strava Metro and received a quotation in the amount of \$2,000 U.S.D. per year for 2018; and,

Whereas the Active Transportation Master Plan recommends the expansion of the City's existing pedestrian and cycling data collection program; and,

Whereas the Region of Durham should be requested to investigate the acquisition of Strava Metro data for the Region as a whole which would also look at cross area municipal boundary data and help inform updates to the Regional Cycling Plan; and,

Whereas Strava Metro data will be a benefit to the City and will serve as a tool in making informed decisions for the planning and design of active transportation infrastructure;

Therefore be it resolved:

1. That the Region of Durham be requested to investigate the purchase of Strava Metro data for the entire Region in order to share the data and the cost amongst all the area municipalities; and,
2. That staff report back to the Finance Committee on the financial implications of obtaining Strava Metro data in partnership with the Region of Durham and other area municipalities once the Region makes a decision on the matter; and
3. That a copy of this resolution be forwarded to the Region of Durham and all the area municipalities in the Region of Durham.

DS-18-14 Development Activity: Review of 2017 and Outlook for 2018

Recommendation (Carried - See Page 4)

That the Development Services Committee recommend to City Council:

That Report DS-18-14 dated February 1, 2018 concerning a review of development activity in 2017 and an outlook of anticipated development activity in 2018 be received for information.

DS-18-15 Dynamic Symbol of Access Request from the Forward Movement

Recommendation (Carried - See Page 4)

That the Development Services Committee recommend to City Council:

That Report DS-18-15 dated February 1, 2018 concerning the request from The Forward Movement requesting the City to support the use of the Dynamic Symbol of Access be received for information.

DS-18-16 2017 City of Oshawa Housing Monitoring Report

Recommendation (Carried - See Page 10)

That the Development Services Committee recommend to City Council:

That Report DS-18-16 dated February 1, 2018 concerning the 2017 City of Oshawa Housing Monitoring Report be received for information.

DS-18-18 2017 Year End Progress Report on the Development Services Department 2017 Business Plan

Recommendation (Carried - See Page 4)

That the Development Services Committee recommend to City Council:

That Report DS-18-18 dated February 1, 2018 concerning the year end progress report on the Development Services Department 2017 Business Plan be received for information.

DS-18-19 Revised applications to Amend the Oshawa Official Plan and Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, north of Shankel Road, west of Townline Road North, Leland Land Corp. (Halminen Homes)

Recommendation (Carried - See Page 4)

That the Development Services Committee recommend to City Council:

1. That pursuant to Report DS-18-19 dated February 1, 2018, the application submitted by Leland Land Corp. (Halminen Homes) to amend the Oshawa Official Plan (File: OPA-2016-04) to change

the land use designation for lands generally located north of Shankel Road and Clarence Biesenthal Drive (two private roads), west of Townline Road North from Institutional to Residential, 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-18-19 dated February 1, 2018, the revised application submitted by Leland Land Corp. (Halminen Homes) to amend Zoning By-law 60-94 (File: Z-2016-08) to implement the proposed draft plan of subdivision (File: S-O-2016-05) for 243 single detached dwellings, one block for 73 block townhouse units, a park block and new local roads for lands generally located north of Shankel Road and Clarence Biesenthal Drive (two private roads), west of Townline Road North, be approved in accordance with the comments contained in the above noted Report and the necessary by-law be passed; and,
- 3. That pursuant to Report DS-18-19 dated February 1, 2018, the revised application submitted by Leland Land Corp. (Halminen Homes) for approval of a draft plan of subdivision (File: S-O-2016-05) with 243 single detached dwellings, one block for 73 block townhouse units, a park block and new local roads for lands generally located north of Shankel Road and Clarence Biesenthal Drive (two private roads), west of Townline Road North, be approved subject to the conditions as set out in Attachment 5 of said Report; and,
- 4. That in accordance with Section 34(17) of the Planning Act and notwithstanding that the rezoning proposed in the public meeting report and at the public meeting differs to some degree from that approved by City Council, such differences are not substantial enough to require further notice and another public meeting.

DS-18-27 Request from the Oshawa Public Utilities Corporation and the New Energy and Industrial Technology Development Organization to extend the term of the Memorandum of Understanding with the City for the Solar Energy Management System Pilot Project

Recommendation (Carried - See Page 4)

That the Development Services Committee recommend to City Council:

Whereas the Oshawa Public Utilities Corporation (O.P.U.C.) is working with the New Energy and Industrial Technology Development Organization of Japan (N.E.D.O.) and Tabuchi Electric to develop new technology to evaluate the effectiveness of solar photovoltaics and electricity storage (batteries) in 30 homes in Oshawa; and,

Whereas the N.E.D.O. can only fund this pilot project if there is support from another government organization such as the City of Oshawa; and,

Whereas on May 19, 2015 City Council authorized the Mayor and Clerk to enter into a Memorandum of Understanding (M.O.U.) with the O.P.U.C. and the N.E.D.O. related to the Solar Energy Management System Pilot Project in a form acceptable to the City Solicitor and the Commissioner of Development Services; and,

Whereas on July 17, 2015 the Mayor and Clerk entered into a M.O.U. with the O.P.U.C. and the N.E.D.O. which was set to expire on February 28, 2017; and,

Whereas on January 30, 2017, City Council considered Item DS-17-01 and agreed to extend the expiration date of the M.O.U from February 28, 2017 to February 28, 2018 based on a request from the OPUC and N.E.D.O.; and,

Whereas on March 15, 2017, the Mayor and Clerk executed an amending agreement to extend the term to February 28, 2018; and,

Whereas on January 30, 2018, the City received an undated letter from the O.P.U.C. requesting a further extension of the M.O.U. to August 31, 2018; and,

Whereas the City's only responsibility within the M.O.U. is to provide information to the public, as appropriate, on the project (e.g. on City website) upon successful completion of the project; and,

Whereas it is appropriate to continue to support the O.P.U.C. and the N.E.D.O. on this initiative;

Therefore be it resolved:

1. That the Mayor and Clerk be authorized to enter into an amendment to the M.O.U. with the O.P.U.C. and the N.E.D.O. related to the Solar Energy Management System Pilot Project such that the M.O.U. would now expire on August 31, 2018, in a form and content acceptable to the City Solicitor and the Commissioner, Development Services Department; and,
2. That the Commissioner, Development Services Department or Director of Planning Services be authorized approve any further extensions to the M.O.U. and the Mayor and Clerk be authorized to enter into any further amendments to extend the term of the M.O.U, in a form and content acceptable to the City Solicitor and the Commissioner, Development Services Department.

## Discussion Agenda

### Matters Excluded From Consent Agenda

Moved by Councillor Carter,

“That the Development Services Committee adopt the recommendation contained in Report DS-18-16 regarding the 2017 City of Oshawa housing monitoring report.” Carried

### Items to Be Introduced By Councillors

DS-18-30      Request for City to be provided the First Opportunity to Consider  
Acquiring the Land and Building at 47 Simcoe Street South Proposed to  
be Disposed of in the Future by Canada Post

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Moved by Mayor Henry,

“That the Development Services Committee recommend to City Council:

Whereas Canada Post’s Oshawa distribution facility at 47 Simcoe Street South in Downtown Oshawa is planned to be relocated to a new distribution facility that is being built on Ritson Road North, north of Adelaide Avenue East; and,

Whereas Canada Post has indicated that the Downtown site would become surplus to their needs and likely be put up for sale after the new distribution facility is completed; and,

Whereas from an economic development and job growth perspective it is appropriate to further strengthen the technology and entrepreneurial ecosystem by encouraging companies, academic programs, government and support agencies to co-locate: and,

Whereas a thriving technology sector is dependent upon attracting talent that increasingly desires urban locations with high quality transit/biking/walking options, a range of housing opportunities and access to a high level of cultural, entertainment, culinary, commercial and recreational amenities; and,

Whereas the Downtown Oshawa Urban Growth Centre, along with its current and planned residential and mixed use developments, existing transit connections, existing core of business and academic activities, planned transit improvements and linkages to a new GO station and UOIT/Durham College, broadband fibre network owned by O.P.U.C. and concentration of amenities provides a unique urban experience in Durham Region; and,

Whereas one of the actions items identified in Oshawa’s Downtown Plan 20/ Twenty calls for supporting entrepreneurship and the Spark Centre as well as attracting new entrepreneurs and start-up companies; and,

Whereas the post office facility is centrally positioned in the Downtown and would be an ideal location and building for a cluster of entrepreneurial and technology development activity and the City desires to support the creation of such an innovation hub,

Therefore be it resolved that Mayor Henry be authorized to send a letter to Canada Post and/or the Federal Crown indicating that in the event Canada Post or the Federal Crown

decide to dispose of the post office site at 47 Simcoe Street South in the future, the City of Oshawa would like to be given the first opportunity to consider acquiring the land and building.” Carried by later vote

Councillor Carter made a declaration of interest concerning the item as the subject property is in the Business Improvement Area, and as he is a member of the Downtown Oshawa Business Improvement Area and owns properties within the Business Improvement Area and did not take part in discussion or voting on this matter.

The vote to adopt the recommendation contained in item DS-18-30 concerning the request for City to be provided the first opportunity to acquire the land and building at 47 Simcoe Street South Carried on the following

Affirmative – Councillors Aker, Chapman, Pidwerbecki, Sanders and Mayor Henry

Negative – None

Declaration of Interest – Councillor Carter

Absent - None

**Closed Meeting Items**

Moved by Mayor Henry,  
“That the order of the agenda be altered to bring forward the Closed Consent Agenda at this time.” Carried on a 2/3 vote of members present

**Closed Consent Agenda**

Moved by Mayor Henry  
“That all items listed under the heading of Closed Consent Agenda for the February 5, 2018 Development Services Committee be adopted as recommended except Report DS-18-25.” Carried

**Closed Correspondence**

DS-18-23      Durham Aviation Services Ltd. Requesting Extension of Existing Fuel Services Contract

Closed Pursuant to Section 239 (2)(i) of the Municipal Act related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

Recommendation                      (Carried – See Page 11)

That Correspondence DS-18-23 dated January 15, 2018 from Durham Aviation Services Ltd. requesting an extension of the existing fuel services contract be referred to staff for a report.

DS-18-24 Durham Aviation Services Ltd. Requesting to Purchase Land Adjacent to Keith Ross Drive

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Closed Pursuant to Section 239 (2) (c) of the Municipal Act related to a proposed or pending acquisition or disposition of land.

Recommendation (Carried – See Page 11)

That Correspondence DS-18-24 dated January 15, 2018 from Durham Aviation Services Ltd. requesting to purchase a parcel of land adjacent to Keith Ross Drive be referred to staff for a report.

**Closed Reports**

DS-18-25 Encroachment onto City Owned Lands Abutting 476 Lanark Drive

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Closed Pursuant to Section 239 (2) (c) of the Municipal Act related to a proposed or pending acquisition or disposition of land.

Recommendation (Carried – See Page 13)

That the Development Services Committee recommend to City Council:

That Report DS-18-25 dated February 1, 2018, concerning an encroachment onto City lands abutting 476 Lanark Drive be received for information.

DS-18-26 Request for City support for a Proposed Digital Media Centre in Downtown Oshawa

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Closed Pursuant to Section 239 (2) (i) of the Municipal Act related to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

Recommendation (Carried – See Page 11)

That the Development Services Committee recommend to City Council:

That in accordance with Report DS-18-26, Mayor Henry be authorized to send a letter in response to the request for City support for a proposed digital media centre in Downtown Oshawa.

## **Discussion Agenda**

### **Matters Excluded From Closed Consent Agenda**

Moved by Councillor Pidwerbecki,

“That the meeting recess for 10 minutes in order to shut down the web stream; and,

That in accordance with Section 239 (2)(c) of the Municipal Act, the meeting reconvene in a session closed to the public in order to consider Report DS-18-25 which is concerning a proposed or pending disposition of land related to an encroachment agreement at 476 Lanark Drive.” Carried

The Committee recessed at 2:34 p.m. and reconvened at 2:41 p.m. in closed session with the following in attendance: Councillors Aker, Pidwerbecki, Bates, Carter, Chapman, Kerr, Sanders and Mayor Henry. Also in attendance were L. Davis, Council-Committee Coordinator; F. Bianchet, Council-Committee Coordinator; the Commissioner, Development Services Department; the Director, Planning Services; the Manager, Development and Urban Design and M. Kish, Senior Planner.

All other staff and members of the public left the meeting.

Closed meeting discussions took place.

The Committee rose from closed session at 2:49 p.m. and reported in open session.

### **Closed Meeting Report**

The following is a summary of the closed portion of the meeting.

The Committee questioned the Commissioner, Development Services Department concerning Report DS-18-25 related to an encroachment agreement abutting 476 Lanark Drive.

The Commissioner, Development Services Department responded to questions from the Committee.

This concludes the closed meeting report.

Moved by Councillor Chapman,

“That the Committee rise from closed session and report.” Carried

Moved by Councillor Chapman,

“That the Development Services Committee adopt the recommendation contained in Report DS-18-25 concerning an encroachment agreement abutting 476 Lanark Drive.” Carried

Councillor Bates made a declaration of interest concerning the delegation of Frank Allen and Correspondence DS-18-04 requesting approval in principle for an aviation heritage museum centre as her husband works part time at the golf club (Airport) and this course is mentioned in Phase 3 of this plan and did not participate in discussion on the matter.

That in accordance with Section 239(2)(c) of the Municipal Act, the meeting be closed to the public to consider Correspondence DS-18-04 which is concerning a request to for related to a proposed or pending disposition of land for an Aviation Heritage Museum Centre and to hear the related delegation from Frank Allen on the matter.” Carried

The Committee went into closed session with the following in attendance: Councillors Aker, Pidwerbecki, Carter, Kerr Sanders and Mayor Henry. Also in attendance were L. Davis, Council-Committee Coordinator; F. Bianchet, Council-Committee Coordinator; the Commissioner, Development Services Department; the Director, Planning Services; the Manager, Development and Urban Design; M. Kish, Senior Planner and Frank Allen.

Councillor Chapman, Councillor Bates and all other staff and members of the public left the meeting.

The Committee went into closed session at 2:51 p.m.

Closed meeting discussions took place.

Frank Allan left the meeting

Closed meeting discussions continued.

The Committee rose from closed session at 3:31 p.m. and reported in open session.

### **Closed Meeting Report**

The following is a summary of the closed portion of the meeting:

Frank Allen addressed the Development Services Committee to seek approval in principle for the development of a heritage museum centre on the Airport South Field and Thornton Road North lands.

The Committee questioned Frank Allen.

Frank Allen left the meeting.

The Committee questioned the Commissioner, Development Services Department.

This concludes the closed meeting summary report.

Moved by Mayor Henry,

“That the Committee rise from the closed meeting and report.” Carried

### **Correspondence Requests**

DS-18-04	Frank Allen requesting Approval in Principle for an Aviation Heritage Museum Centre
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The Committee did not lift the Correspondence from the table.

**Recess**

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

The meeting recessed at 3:33 p.m. and reconvened at 6:30 p.m. in the Council Chamber for the purpose of holding a Public Meeting under the Planning Act to consider two applications with the following in attendance: Councillors Aker, Pidwerbecki, Chapman, Kerr, Neal Sanders, and Mayor Henry. Also in attendance were L. Davis, Council-Committee Coordinator; F. Bianchet, Council-Committee Coordinator; the Commissioner, Development Services Department; the Director, Planning Services; The Manager, Development and Urban Design; M. Jones, Senior Planner; and D. Sappleton, Principal Planner.

**Planning Act Public Meeting**

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

**Declarations of Pecuniary Interest**

None.

**Application 1: DS-18-12**

**Presentation**

Steve Edwards, G.H.D. presented an overview of the applications submitted by Minto (Harmony Road) LP for Applications to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision for a portion of lands located at 2466 and 2651 Harmony Road North.

**Delegations**

None.

**Correspondence**

None.

**Reports**

DS-18-12	Applications to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, for a Portion of the Lands Municipally Known as <u>2466 and 2651 Harmony Road North, Minto (Harmony Road) LP</u>
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Moved by Councillor Pidwerbecki,  
“That pursuant to Report DS-18-12 dated February 1, 2018, the applications submitted by Minto (Harmony Road) LP to amend Zoning By-law 60-94 (File Z-2017-12) and for approval of a draft plan of subdivision (File S-O-2017-07) to permit the development of single detached dwellings, street townhouses, back-to-back townhouses, block townhouses, stacked townhouses, apartments, commercial uses, a community park block, open space blocks, a stormwater management pond block and new roads for a

portion of lands municipally known as 2466 and 2651 Harmony 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.” Carried

### **Application 2: DS-18-17**

#### **Presentation**

Bernard Luttmmer, 1569 Simcoe Street North Ltd. and Eldon Theodore, M.H.B.C. Planning presented an overview of the applications submitted by 1569 Simcoe Street North Ltd. for 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 for lands located at 1569 and 1621 Simcoe Street North.

#### **Delegations**

Veronica Seymore addressed the Development Services Committee concerning the applications submitted by 1569 Simcoe Street North Ltd. to amend Zoning By-law 60-94, and for approval for Draft Plan of Subdivision and Common Elements Draft Plan of Condominium for lands located at 1569 and 1621 Simcoe Street North stating she does not want the plan for the new development to ever have a road connection to Selleck Lane.

Ihor George Lysyk addressed the Development Services Committee in support of the applications submitted by 1569 Simcoe Street North Ltd. to amend Zoning By-law 60-94, and for approval for Draft Plan of Subdivision and Common Elements Draft Plan of Condominium for lands located at 1569 and 1621 Simcoe Street North stating that he has been a neighbour of several of the Podium Developments and believes they are a great company who do a good job each time.

#### **Correspondence**

None.

#### **Reports**

DS-18-17	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, 1569 Simcoe Street North Ltd, 1569 and 1621 Simcoe Street North
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Moved by Councillor Pidwerbecki,  
“That pursuant to Report DS-18-17 dated February 1, 2018, the applications submitted by 1569 Simcoe Street North Ltd. to amend Zoning By-law 60-94 (File Z-2017-08), for approval of a draft plan of subdivision (File S-O-2017-06) and for approval of a common elements draft plan of condominium (File C-O-2017-09) to permit the development of 134 block townhouses at 1569 and 1621 Simcoe Street 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.” Carried

**Adjournment**

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

The meeting adjourned at 7:17 p.m.