



## Development Services Committee Meeting

**Monday, September 10, 2018**  
**Committee Meeting Room, Council Building**  
**1:30 p.m.**

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

## Agenda

### **Notice to Correspondents:**

The personal information contained in your correspondence to Oshawa City Council or its Committees is collected under the Municipal Act, 2001. Any personal information you choose to disclose in your correspondence will be used to receive your views on relevant issues to enable the City to make its decision on the matter. This information will become part of the public record.

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

## **Development Services Committee**

The Development Services Committee is made up of five members. Mayor Henry is an Ex Officio member.

Below are the members of the Development Services Committee:

Councillor Aker, Chair  
Councillor Pidwerbecki, Vice-Chair  
Councillor Carter, Member  
Councillor Kolodzie, Member  
Councillor Sanders, Member  
Mayor Henry, Ex Officio

The Development Services Committee is responsible for providing advice and recommendations to Council resulting from the operations of Planning Services, Building Permit and Inspection Services, Engineering Services, Economic Development Services, the Oshawa Executive Airport and Administration and Accessibility Services.

Development Services Committee meetings are held at 1:30 p.m. on the following dates in 2018:

January 15, 2018  
February 5, 2018  
February 26, 2018  
March 26, 2018  
April 16, 2018  
May 7, 2018  
May 28, 2018  
June 18, 2018  
September 10, 2018

Members of the public may address the Committee concerning an item on the agenda by submitting a written request to City Clerk Services before 4:30 p.m. on the Wednesday preceding the Monday meeting.

### **Please Note**

All personal electronic devices must be turned to an inaudible function during the meeting.

The City of Oshawa maintains a scent free policy. Please refrain from wearing or using perfumes, colognes or other scented products at this meeting.

Video recording and photography during Committee meetings is permitted in the area designated in the Committee Meeting Room and Council Chamber.

# **Development Services Committee**

**September 10, 2018**

## **Matters Requiring Direction**

### **Additional Agenda Items**

(As may be presented at the meeting)

### **Declarations of Pecuniary Interest**

(As may be presented by Committee Members)

### **Presentations**

None.

### **Delegations**

David Thompson requesting to address the Development Services Committee concerning Report DS-18-140 regarding development applications for lands located on the south side of Richmond Street East between Mary Street North and Ontario Street.

David O'Keefe requesting to address the Development Services Committee concerning the expansion of cable and phone lines to the Columbus area (See DS-18-152).

Bryce Jordan requesting to address the Development Services Committee concerning Report DS-18-144 regarding development applications for lands located east of Harmony Road North, north of Conlin Road East

Bryce Jordan requesting to address the Development Services Committee concerning Report DS-18-145 regarding development applications for lands located at 1340 Conlin Road East.

Bryce Jordan requesting to address the Development Services Committee concerning Report DS-18-146 regarding development applications for lands located at 1290 Conlin Road East.

### **Correspondence Requiring Action**

None.

### **Referrals from Council and Standing Committees**

None.

## Reports from Advisory Committees

### Report of Heritage Oshawa (DS-18-157)

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

1. 70 King Street East, Former Genosha Hotel – Proposed Restoration of a Portion of the Exterior (HTG-18-50)

#### Recommendation

Whereas the former Genosha Hotel located at 68 to 72 King Street East in the City of Oshawa is designated pursuant to Part IV of the Ontario Heritage Act as being of architectural and historical interest; and,

Whereas the street level section of the building is identified as a distinctive section of the building for reasons including the size and proportion of the street level display windows on the south and east facades being identified as heritage attributes pursuant to Heritage Designation By-law 70-2005 passed on June 13, 2005; and,

Whereas the building, in general, has been identified as an excellent example of Chicago Style design pursuant to Heritage Designation By-law 70-2005; and,

Whereas owner has applied to the City to undertake certain work to restore or replace the limestone “mantel” (i.e. the top few courses with medium damage and connection to the existing brick façade between the first floor and the second floor) and to replace the severely damaged limestone and granite at the structural columns with precast concrete slabs that are coloured and textured to resemble limestone and to install a stucco coating to consolidate the concrete block and replaced brick patchwork into one seamless finish on the main floor north and west elevations and second story stepped-back west elevation, and may amend the proposal for the canopy to only be included over the entrances;

Whereas Section 33 of the Ontario Heritage Act states that Council must consult with its municipal heritage advisory committee, if one is established, prior to making a decision on the application;

Therefore be it resolved that City Council consent to the application for restoration and rehabilitation work to the property at 68-72 King Street East including the restoration or replacement of the limestone “mantel” (i.e. the top few courses with medium damage and connection to the existing brick façade between the first floor and the second floor), the replacement of the severely damaged limestone and granite at the structural columns with precast concrete slabs that are coloured and textured to resemble limestone and the installation of a stucco coating to consolidate the concrete block and replaced brick patchwork into one seamless finish on the main floor north and west elevations and second story stepped-back west elevation, and may amend the proposal for the canopy to only be included over the entrances.

2. Parkwood National Historic Site Formal Garden Rehabilitation Project  
(HTG-18-44)

(See Pages 1 to 8)

Recommendation

Whereas the Parkwood Estate National Historic Site and Heritage Garden (Parkwood Estate) located at 270 to 290 Simcoe Street North in the City of Oshawa is designated pursuant to Part IV of the Ontario Heritage Act as being of architectural and historical interest; and,

Whereas the Formal Garden is identified as a heritage attribute pursuant to the heritage designation by-law, By-law 5-2000 passed on January 17, 2000; and,

Whereas the gardens, in general, have been a conservation priority of The Parkwood Foundation for many years; and,

Whereas The Parkwood Foundation has applied to the City to undertake rehabilitation work on the Formal Garden, which includes: remove the pyramidal cedars in November 2018, begin a yew hedge cut-back in November 2018, with the potential to replace the yew hedge should the cut-back not achieve the desired results, replant six foot tall cedars, in Spring of 2019, aligning with the John Lyle architectural concept of 1935/36; and,

Whereas Section 33 of the Ontario Heritage Act states that Council must consult with its municipal heritage committee, if one is established, prior to making a decision on the application;

Therefore be it resolved that City Council consent to the application for Parkwood Estate National Historic Site Formal Garden rehabilitation work including: removal of the pyramidal cedars in November 2018, begin a yew hedge cut-back in November 2018, with the potential to replace the yew hedge and replant six foot tall cedars, in Spring of 2019, aligning with the John Lyle architectural concept of 1935/36.

## Reports/Motions Requiring Action

None.

## Public Consent Agenda

### Correspondence

**DS-18-152** David O'Keefe – Expansion of Cable and Phone Lines to the Columbus area

(See Page 9)

Recommendation

That Correspondence DS-18-152 from David O'Keefe concerning the expansion of cable and phone lines to the Columbus area be referred to staff for a report.

### Reports

**DS-18-137** Revised 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, 739-787 Conlin Road East, 739-787 Conlin Road Ltd.

(See Pages 10 to 27)

Recommendation

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-18-137 dated September 6, 2018, the revised application submitted by 739-787 Conlin Road Ltd. to amend Zoning By-law 60-94 (File Z-2017-09) to permit 4 single detached dwellings and 111 block townhouses at 739-787 Conlin Road East be approved and the necessary by-law be passed generally in accordance with the comments in the above-noted Report and in a form and content acceptable to the Commissioner, Development Services Department and Legal Services; and,
2. That, pursuant to Report DS-18-137 dated September 6, 2018, the revised application submitted by 739-787 Conlin Road Ltd. for approval of a draft plan of subdivision (File S-O-2017-05) which proposes a block for a single detached dwelling and block townhouse development, an open space block and two road widening blocks at 739-787 Conlin Road East be approved and that the Commissioner, Development Services Department or Director, Planning Services be authorized to impose City conditions in the draft plan of subdivision approval Planning Act decision; and,

3. That, pursuant to Report DS-18-137 dated September 6, 2018, the revised application submitted by 739-787 Conlin Road Ltd. for approval of a common elements draft plan of condominium (File C-O-2017-07) tied to a development containing 4 single detached dwellings and 111 block townhouses at 739-787 Conlin Road East be approved and that the Commissioner, Development Services Department or Director, Planning Services be authorized to impose City conditions in the draft plan of condominium approval Planning Act decision; 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 from that approved by City Council, such differences are not substantial enough to require further notice and another public meeting.

**DS-18-139**

Revised Application to Amend Zoning By-law 60-94 - Phase 1, 135 Bruce Street, Bruce Street Developments Limited (Medallion Corporation) \_\_\_\_\_

(See Pages 28 to 49)

Recommendation

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-18-139 dated September 6, 2018, the revised application submitted by Bruce Street Developments Limited (Medallion Corporation) to amend Zoning By-law 60-94 (File Z-2016-03) to permit an apartment building at the northwest corner of 135 Bruce Street be approved in accordance with the comments contained in the above noted Report and the necessary by-law be passed generally in accordance with the comments contained in the above noted report and in a form and content acceptable to the Commissioner of Development Services and Legal Services.
2. 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-18-140** Revised Applications to Amend the Oshawa Official Plan and Zoning By-law 60-94 for lands on the south side of Richmond Street East between Mary Street North and Ontario Street, Richmond & Mary Development Inc.

(See Pages 50 to 65)

Recommendation

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-18-140 dated September 6, 2018, the revised application submitted by Richmond & Mary Development Inc. (R.M.D.I.) to amend the Oshawa Official Plan (File: OPA-2018-04) to permit an increased density for a new mixed-use residential/commercial building with two 18 storey towers and a total of 630 apartment units located on the south side of Richmond Street East between Mary Street North and Ontario Street 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-18-140 dated September 6, 2018, the revised application submitted by Richmond & Mary Development Inc. to amend Zoning By-law 60-94 (File: Z-2018-04) to permit a new mixed use residential/commercial building with two 18 storey towers and a total of 630 apartment units located on the south side of Richmond Street East between Mary Street North and Ontario Street be approved and the necessary by-law be passed generally in accordance with the comments contained in the above noted report and in a form and content acceptable to the Commissioner, Development Services Department and Legal Services; and,
3. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the proposal 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-18-142** Updated Cash-in-Lieu of Parkland Dedication Fees

(See Pages 66 to 74)

Recommendation

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-18-142 dated September 6, 2018, the proposed residential and non-residential fees for calculating cash-in-lieu of parkland dedication be approved in accordance with Tables 1 and 2 of this Report, and come into effect on December 1, 2018.



**DS-18-144** Revised Applications to Amend Zoning By-law 60-94 and for approval of Draft Plan of Subdivision (S-O-2016-01), East of Harmony Road North, north of Conlin Road East, Medallion Developments (Harmony) Limited

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(See Pages 75 to 106)

Recommendation

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-18-144 dated September 6, 2018, the revised application submitted by Medallion Developments (Harmony) Limited to amend Zoning By-law 60-94 (Z-2016-01) to implement a revised draft plan subdivision (File: S-O-2016-01) generally located at the northeast corner of Harmony Road North and Conlin Road East be approved generally in accordance with the comments contained in the above noted Report and that the necessary by-law be passed in a form and content acceptable to the Commissioner, Development Services Department and Legal Services; and,
2. That, pursuant to Report DS-18-144 dated September 6, 2018, the revised application submitted by Medallion Developments (Harmony) Limited for a draft plan of subdivision (File: S-O-2016-01) for 31 blocks for up to 335 lots for single detached dwellings, 9 blocks for 42 street townhouses, 3 medium density blocks for up to 202 apartments/townhouses, 2 high density blocks for up to 541 apartments/townhouses, 2 mixed-use blocks for up to 283 apartments/townhouses and 1,000 square metres (10,736.91 sq. ft.) of commercial gross floor area, a community use block, 2 partial public elementary school blocks, a parkette block, open space blocks, walkway blocks, 2 stormwater management pond blocks, a future development block, reserve blocks, road widening blocks and new arterial and local roads be approved subject to the conditions as set out in Attachment 5 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.

**DS-18-145** Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision (S-O-2014-05), 1340 Conlin Road East, E. Manson Investments Limited

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(See Pages 107 to 134)

Recommendation

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-18-145 dated September 6, 2018, the revised application submitted by E. Manson Investments Limited to amend Zoning By-law 60-94 (File: Z-2014-04) to implement the revised draft plan of subdivision (File: S-O-2014-05) located at 1340 Conlin Road East be approved generally in accordance with the comments in the above mentioned Report and that the necessary by-law be passed in a form and content acceptable to the Commissioner, Development Services Department and Legal Services; and,
2. That, pursuant to Report DS-18-145 dated September 6, 2018, the revised application submitted by E. Manson Investments Limited for approval of a draft plan of subdivision (File: S-O-2014-05) for 336 lots for single detached dwellings, 46 lots for 92 semi-detached dwellings, 38 blocks for 209 street townhouses, 2 medium density residential blocks for 86 units, a partial mixed-use block for up to 127 units and 1,860 square metres (20,000 sq. ft.) of commercial floor space, a secondary school block, a neighbourhood park, parkette blocks, a woodlot block, open space blocks, future development blocks, road widening blocks and new arterial, collector and local roads at 1340 Conlin Road East 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-18-146**

1. Revised Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision (S-O-2014-03), 1290 Conlin Road East, Fieldgate Developments;
  2. Declaration of a Portion of Grandview Street North as Surplus
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(See Pages 135 to 163)

Recommendation

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-18-146 dated September 6, 2018, the revised application submitted by Fieldgate Developments to amend Zoning By-law 60-94 (File: Z-2014-02) to implement the revised draft plan of subdivision (File: S-O-2014-03) located at 1290 Conlin Road East be approved generally in accordance with the comments in the above mentioned Report and in a form and content acceptable to the Commissioner, Development Services Department and Legal Services; and,
2. That, pursuant to Report DS-18-146 dated September 6, 2018, the revised application submitted by Fieldgate Developments for approval of a draft plan of subdivision (File: S-O-2014-03) for 373 lots for single detached dwellings, 2 medium density residential blocks, a separate elementary school block, 2 partial public elementary school blocks to be added to lands in draft plan of subdivision S-O-2016-01 to the west, parkette blocks, a stormwater management block, open space blocks, future development blocks, road widening blocks and new arterial, collector and local roads located at 1290 Conlin Road East 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; and,
4. That, pursuant to Report DS-18-146 dated September 6, 2018, the requirement to declare the subject City-owned lands, being a portion of the Grandview Street North road allowance, as generally identified on Attachment 6 to said Report, as potentially surplus and all requirements in accordance with By-law 97-2000 be waived; and,
5. That, pursuant to Report DS-18-146 dated September 6, 2018, the subject City-owned lands, being a portion of the Grandview Street North road allowance, as generally identified on Attachment 6 to said Report be declared surplus to municipal needs and requirements; and,

6. That, pursuant to Report DS-18-146 dated September 6, 2018, the subject City-owned lands, being a portion of the Grandview Street North road allowance, as generally shown on Attachment 6 to said Report be formally closed by By-law as a public highway and that the notice requirements (e.g. newspaper advertisements) of the City's Notice By-law 147-2007, as amended, be waived.

**DS-18-147**

Revised applications to Amend Zoning By-law 60-94 and for approval of Draft Plan of Subdivision and a Common Elements Draft Plan of Condominium, 1569 Simcoe Street North Ltd., 1569 and 1621 Simcoe Street North

(See Pages 164 to 186)

Recommendation

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-18-147 dated September 6, 2018, the revised application submitted by 1569 Simcoe Street North Ltd. to amend Zoning By-law 60-94 (File Z-2017-08) to implement the proposed site design for the 125 unit block townhouse development at 1569 and 1621 Simcoe Street North be approved and the necessary by-law be passed generally in accordance with the comments in the above-noted Report and in a form and content acceptable to the Commissioner, Development Services Department and Legal Services; and,
2. That, pursuant to Report DS-18-147 dated September 6, 2018, the revised application submitted by 1569 Simcoe Street North Ltd. for approval of a draft plan of subdivision (File S-O-2017-06) which proposes one block for the development of 125 block townhouses, one block for future residential development, one road widening block and one 0.3 metre (1 ft.) reserve block at 1569 and 1621 Simcoe Street North be approved and that the Commissioner, Development Services Department or Director, Planning Services be authorized to impose City conditions in the draft plan of subdivision approval Planning Act decision; and,
3. That, pursuant to Report DS-18-147 dated September 6, 2018, the revised application submitted by 1569 Simcoe Street North Ltd. for approval of a common elements draft plan of condominium (File C-O-2017-09) tied to a development containing 125 block townhouses at 1569 and 1621 Simcoe Street North be approved and that the Commissioner, Development Services Department or Director, Planning Services be authorized to impose City conditions in the draft plan of condominium approval Planning Act decision; 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 from that approved by City Council, such differences are not substantial enough to require further notice and another public meeting.

**DS-18-153**

Extension of Harbour Road Road Allowance, East of Farewell Street: The Oshawa Port Authority's Proposal for a Private Driveway

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(See Pages 187 to 246)

Recommendation

That the Development Services Committee recommend to City Council:

Whereas, on June 25, 2018, City Council considered staff report DS-18-132 concerning the Oshawa Port Authority's (O.P.A.) request to use a portion of the Harbour Road road allowance, east of Farewell Street, as a private driveway to the port and adopted the following recommendation of the Development Services Committee:

1. That, pursuant to Report DS-18-132 dated June 14, 2018, City Council approve, in principle, the request from the Oshawa Port Authority to amend the 1976 Harbour Road Extension Agreement to convey City lands to the Federal Crown, "as is where is" and for a nominal amount to allow the Oshawa Port Authority to construct a driveway access rather than City-owned collector road subject to the conditions in said Report; and,
2. That, pursuant to Report DS-18-132 dated June 14, 2018, the Mayor and Clerk be authorized to execute an amending agreement or new agreement and any required documentation concerning the Harbour Road Extension Agreement with the Oshawa Port Authority and, as necessary, the Federal Crown; and,
3. That, pursuant to Report DS-18-132 dated June 14, 2018, the requirement to declare the subject City-owned lands, being a portion of the Harbour Road road allowance east of Farewell Street, as generally identified on Attachments 1 and 2 to said Report as potentially surplus and all requirements in accordance with By-law 97-2000 be waived; and,
4. That, pursuant to Report DS-18-132 dated June 14, 2018, the subject City-owned land comprising part of the Harbour Road road allowance east of Farewell Street as generally shown on Attachments 1 and 2 of said Report be declared surplus to municipal needs and requirements and conveyed to the Federal Crown subject to the City retaining a portion of the Harbour Road road allowance sufficient to accommodate the City's current and planned needs for the waterfront trail and a

buffer to the Second Marsh, and subject to the City acquiring the Second Marsh Buffer owned by the Federal Crown as shown in the Port Authority's Approved Land Use Plan and zoned OSB (Open Space Buffer) in Zoning By-law 60-94 for a nominal amount; and,

5. That, pursuant to Report DS-18-132 dated June 14, 2018, all of the City-owned unimproved portion of the Harbour Road road allowance east of Farewell Street be formally closed by By-law as a Public Highway and that the notice requirements (e.g. newspaper advertisements) of the City's Notice By-law 147-2007, as amended, be waived; and,
6. That once the Harbour Road road allowance east of Farewell Street is closed by by-law then the City initiate an amendment to the Oshawa Official Plan to delete the collector road designation; and,

Whereas on August 29, 2018, the City received a letter from the O.P.A., in response to Council's June 25, 2018 resolution, advising that the O.P.A. has consulted with the Federal Government and believes that the best approach to achieve security with respect to the future of the Second Marsh buffer zone is through an amendment to the Land Use, Development and Municipal Services Agreement between the City and the O.P.A.; and,

Whereas, the O.P.A. letter requested that in the spirit of moving forward and advancing a mutually beneficial solution, that the City consider replacing the caveat in Item 4 of Council's June 25, 2018 resolution that requires the City to obtain ownership of the Second Marsh buffer with the following:

"and subject to the certain amendments to the existing Land Use, Development and Municipal Services Agreement between the OPA and the City of Oshawa, which amendments would include the following:

- a) Clarification that the OPA will secure the future of the 120 metre buffer zone by limiting its uses to the current uses set out in the OPA's Land Use Plan such as a zone that will be maintained as a buffer and berm area with no public access, and planted with indigenous species in recognition of the proximity of Oshawa's Second Marsh
- b) Extending the term of the Land Use, Development and Municipal Services Agreement for an additional 25 years; and
- c) That the Mayor and City Clerk be authorized to execute such amended documents"; and

Whereas the existing Land Use, Development and Municipal Services Agreement will expire, in part subject to certain terms that survive termination, on July 15, 2020; and,

Whereas in the spirit of moving forward and advancing a mutually beneficial solution;

Therefore, be it resolved:

1. That Council reconsider its decision of June 25, 2018 relating to that part of Part 4 of DS-18-132 which reads as follows:

“and subject to the City acquiring the Second Marsh Buffer owned by the Federal Crown as shown in the Port Authority’s Approved Land Use Plan and zoned OSB (Open Space Buffer) in Zoning By-law 60-94 for a nominal amount;”; and,

2. That the words “and subject to the City acquiring the Second Marsh Buffer owned by the Federal Crown as shown in the Port Authority’s Approved Land Use Plan and zoned OSB (Open Space Buffer) in Zoning By-law 60-94 for a nominal amount; and” be replaced with the following:

“and subject to the certain amendments to the existing Land Use, Development and Municipal Services Agreement between the Oshawa Port Authority and the City of Oshawa, which amendments would include the following:

- a) Clarification that the Oshawa Port Authority will secure the future of the 120 metre Second Marsh buffer zone by limiting its uses to the current uses set out in the Oshawa Port Authority’s Land Use Plan as a zone that will be maintained as a buffer and berm area with no public access, and planted with indigenous species in recognition of the proximity of Oshawa’s Second Marsh; and,
- b) Extending the term of the Land Use, Development and Municipal Services Agreement for an additional 25 years; and,
- c) That the Mayor and City Clerk be authorized to execute such amended documents in a form and content acceptable to the Commissioner of Development Services and Legal Services; and,
- d) That the Oshawa Port Authority be requested to consult with the City during the last two years of the amending agreement on the use and ownership of the Second Marsh buffer.”.

**DS-18-154**      Development Services Committee Outstanding Items List – Third Quarter 2018

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(See Pages 247 to 256)

Recommendation

That the Development Services Committee recommend to City Council:

That Report DS-18-154 dated September 6, 2018 being the Development Services Committee Outstanding Items List for the third quarter of 2018 be received for information.

**DS-18-155**      Innovation Hub Study Update

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(See Pages 257 to 283)

Recommendation

That the Development Services Committee recommend to City Council:

That Report DS-18-155 dated September 6, 2018 concerning an update on the Innovation Hub Study be received for information and that the City continue to support the creation of an Innovation Hub in Downtown Oshawa.

## **Discussion Agenda**

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

### **Items to Be Introduced By Councillors**

### **Closed Meeting Items**

### **Closed Correspondence Requiring Action**

None.

### **Closed Reports/Motions Requiring Action**

None.

### **Closed Consent Agenda**

### **Closed Correspondence**

None.



## Closed Reports

DS-18-141 Proposed Lease Agreement between the City of Oshawa and General Motors of Canada Company for a Public Recreation Playground, abutting Fenelon Park

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Closed Pursuant to Section 239 (2)(c) of the Municipal Act.

(See pages C284 to C288)

Recommendation

That pursuant to Report DS-18-141 dated September 6, 2018, the Commissioner, Development Services Department be authorized to execute a lease agreement with General Motors of Canada Company with respect to a public recreational playground located adjacent to Fenelon Park consistent with the terms and conditions contained in said Report and in a form and content satisfactory to the Commissioner, Development Services Department and Legal Services.

DS-18-143 Potential Acquisition of Land on Simcoe Street South

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Closed Pursuant to Section 239 (2)(c) of the Municipal Act.

(See pages C289 to C294)

Recommendation

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-18-143 dated September 6, 2018, the Commissioner, Development Services Department be directed to proceed as set out in the Report regarding an investigation into a potential acquisition of land.

DS-18-149 Potential Acquisition of Land and Request for an Easement on lands at the Southwest Corner of Coates Road West and Stevenson Road North

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Closed Pursuant to Section 239 (2)(c) of the Municipal Act.

(See pages C295 to C301)

Recommendation

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-18-149 dated September 6, 2018, the Commissioner, Development Services Department be authorized to proceed as set out in this Report with regards to the potential

acquisition of land at Coates Road West and Stevenson Road North;  
and,

2. That, pursuant to Report DS-18-149 dated September 6, 2018, the Commissioner, Development Services Department be authorized to secure an easement over a portion of land on Coates Road West as set out in this Report in a form and content acceptable to the Commissioner, Development Services Department and Legal Services.

## **Closed Discussion Agenda**

### **Matters Excluded from Closed Consent Agenda**

**Rise and Report**

**Recess**

## Planning Act Public Meeting

### Council Chamber

6:30 p.m.

#### Additional Agenda Items

(As may be presented at the meeting)

#### Declarations of Pecuniary Interest

(As may be presented)

### Application: DS-18-138

#### Presentation

Lindsay Dale-Harris, Bousfields Inc. to present an overview of the applications submitted by Whitby Meadows Inc. for approval of Draft Plan of Subdivision and revised applications to amend the Oshawa Official Plan, Pinecrest Part II Plan and Zoning By-law 60-94 for lands located at 595 to 667 Taunton Road East, lands to the South of 595 to 725 Taunton Road East and the unimproved Murton Street road allowance as well as amendments to the Subdivision Agreements for Registered Plan 40M-2157 and 40M-2309.

#### Delegations

(As may be presented)

#### Correspondence

**DS-18-156** Frank, John and Assunta Romano - In Opposition to Development Applications Submitted by Whitby Meadows Inc. for Lands Located at 595-677 Taunton Road East, Lands to the South of 595-725 Taunton Road East and the Unopened Murton Street Road Allowance

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(See Page 302)

#### Recommendation

That Correspondence DS-18-156 from Frank, John and Assunta Romano submitting correspondence in opposition to the development applications submitted by Whitby Meadows Inc. for lands located at 595-677 Taunton Road East, lands to the south of 595-725 Taunton Road East and the unopened Murton Street road allowance be referred to staff for consideration in the future recommendation report on the matter.

## Reports

### DS-18-138

Application for approval of Draft Plan of Subdivision S-O-2018-01 and revised applications to amend the Oshawa Official Plan, Pinecrest Part II Plan and Zoning By-law 60-94 for 595-667 Taunton Road East, lands to the South of 595-725 Taunton Road East and the unimproved Murton Street road allowance, and amendments to the Subdivision Agreements for Registered Plan 40M-2157 and 40M-2309, Whitby Meadows Inc.

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(See Pages 303 to 327)

#### Recommendation

That, pursuant to Report DS-18-138 dated September 6, 2018, the following applications be referred back to staff for further review and the preparation of a subsequent report and recommendation:

- Revised application submitted by Whitby Meadows Inc. to amend the Oshawa Official Plan and Pinecrest Part II Plan (File OPA-2014-02) at 595-667 Taunton Road East, the lands to the south of 595-725 Taunton Road East and the unimproved Murton Street road allowance; and,
- Revised application submitted by Whitby Meadows Inc. to amend Zoning By-law 60-94 (File Z-2014-01) at 595-667 Taunton Road East, the lands to the south of 595-725 Taunton Road East and the unimproved Murton Street road allowance; and,
- Application submitted by Whitby Meadows Inc. for approval of a draft plan of subdivision (File S-O-2018-01) for the development of 11 lots for single detached dwellings, 16 blocks for 87 street townhouses, a medium density residential block, a commercial block, a future development block, a landscaping block, a block for the future further extension of Grand Ridge Avenue, and new collector and local roads, at 595-667 Taunton Road East and the lands to the south of 595-725 Taunton Road East; and
- Requested amendments to the subdivision agreements for 40M-2157 and 40M-2309 (Files 18T-92015-AA and 18T-95003-AA).

This referral does not constitute or imply any form or degree of approval.