



Development Services Committee Meeting

Monday, February 25, 2019
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 Carter is an Ex Officio member of all Standing Committees.

Below are the members of the Development Services Committee:

Councillor Marimpietri, Chair
Councillor McConkey, Vice-Chair
Councillor Chapman, Member
Councillor Hurst, Member
Councillor Kerr, Member
Mayor Carter, 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 2019:

January 14, 2019
February 4, 2019
February 25, 2019
March 25, 2019
April 15, 2019
May 6, 2019
May 27, 2019
June 17, 2019
September 9, 2019
September 30, 2019
October 21, 2019
November 18, 2019
December 9, 2019

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 Tuesday 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

February 25, 2019

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

Teresa Shaver, Business Advisory Centre Durham requesting to address the Development Services Committee concerning an update on activities and support services provided to small businesses by the Business Advisory Centre Durham

Correspondence Requiring Action

None

Referrals from Council and Standing Committees

DS-19-36	<p>Request to General Motors to Donate its Headquarters Facility and Lands on <u>Colonel Sam Drive</u></p> <hr/> <p>“Whereas there is a once-in-a-century opportunity to turn a negative news story into a tremendously exciting and positive one;</p> <p>Whereas General Motors’s recent dramatic, and seemingly irreversible, decision to cease operations in Oshawa is, undeniably, a blow to our City;</p> <p>Whereas in addition to the many significant economic and psychological repercussions it unfortunately will leave in its wake, there is a spiraling negative impact on the reputation of General Motors, both in Oshawa and across Canada;</p> <p>Whereas there is a way to lessen the devastating impact of this unforeseen situation;</p> <p>Whereas in 2024 the City of Oshawa will be celebrating its Centennial and will be seeking considerable financial support from various sources including the corporate sector;</p>
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Therefore be it resolved, notwithstanding the City of Oshawa's concerted efforts to have General Motors reverse its decision to close production in Oshawa, that General Motors be asked to make a significant, bold, and lasting contribution, specifically its headquarters facility and lands on Colonel Sam Drive, to honor the City's Centennial and the birthplace of General Motors in Canada over 100 years ago.

Considering the more than century-long relationship between General Motors and the City of Oshawa and its residents, and substantial 2009 financial support to General Motors from the Canadian and Provincial governments, this donation is entirely appropriate.

It is a gift that will become an enduring legacy, one that can be put to superb use as a specialized Health Care Facility and Wellness Hub, serving not only the Oshawa community and the Region of Durham but the Province of Ontario and all of Canada.

It should be noted that General Motors' contribution would be a charitable donation with a business tax deduction; and,

This motion be referred to the Development Services Committee."

DS-19-37

Heritage Designation of 100 Simcoe Street South

"Whereas the Provincial Policy Statement encourages the conservation of significant built heritage resources and significant cultural heritage landscapes; and,

Whereas 100 Simcoe St. S., Oshawa, known as the Oshawa Power & Utilities Corporation (O.P.U.C.) office building, legally described as Plan H50004 Blk G Lot 7, located at the northwest corner of Simcoe St. S. and Metcalf Street is owned by the City of Oshawa; and,

Whereas in 2008 Heritage Oshawa identified the O.P.U.C. building as a significant heritage resource in the City of Oshawa for Architectural, Contextual and Historical reasons; and,

Whereas Heritage Oshawa indicated that the O.P.U.C. building was designed in the Art Deco style by architect Charles C. Stenhouse in 1931 for the Oshawa Public Utilities Commission and the building continues to be a landmark and a cornerstone to the downtown on the edge of Memorial Park; and,

Whereas through the City's 2008 Report DS-08-95 it was recommended that the property be placed, in the Register of Properties of Cultural Heritage Value or Interest; and,

Whereas in the decade since, the property has remained on the Register of Properties of Cultural Heritage Value or Interest;

Therefore, Council makes a request for the heritage designation of 100 Simcoe Street South and this motion be sent to Heritage Oshawa to review and initiate the appropriate steps; and,

This motion be referred to the Development Services Committee.”

Reports from Advisory Committees

None

Reports/Motions Requiring Action

None

Public Consent Agenda

Correspondence

DS-19-30 Stephen Wilcox, Airport Manager – Proposed Amendments to the Airport Operation and Management Agreement between the City of Oshawa and the Airport Operator Total Aviation & Airport Solutions

(See Pages 1 to 2)

Recommendation

That the Development Services Committee recommend to City Council:

Whereas the City and Total Aviation & Airport Solutions Limited (T.A.A.S.) entered into an Airport Operation and Management Agreement on September 1, 2006; and,

Whereas on February 22, 2011 pursuant to Report DS-11-65, City Council authorized a five year extension (September 1, 2011 through August 31, 2016) of the Agreement pursuant to section 4.2 of the agreement with an option for an additional five-year extension upon the mutual consent of the parties as well as other housekeeping and administrative amendments to the Agreement; and,

Whereas on September 1, 2011 the City and T.A.A.S. entered into an amending agreement to implement the February 22, 2011 Council direction; and,

Whereas on October 19, 2015 pursuant to Report DS-15-186 City Council authorized a ten year extension (September 1, 2016 through August 31, 2026) of the Agreement with an option for an additional five-year extension upon the mutual consent of the parties as well as other housekeeping and administrative amendments to the Agreement; and,

Whereas on January 6, 2016 the City and T.A.A.S. entered into a second Amending Agreement to implement the October 19, 2015 Council direction; and,

Whereas Section 5.1(p) of the Agreement requires that the Airport Manager or alternative (approved by the City) must be able to reach the airport within 15 minutes or less should a situation arise at the airport that requires the involvement of the Airport Manager; and,

Whereas Schedule "C" of the Agreement contains the staffing schedule of work hours; and,

Whereas by letter dated February 12, 2019 T.A.A.S. has requested that the City approve certain staff as an alternates pursuant to Section 5.1(p) and to alter the hours of the afternoon shift for the Duty Manager from 3:00 p.m. until midnight to 2:00 p.m. to 11:00 p.m. to allow a 1 hour overlap with staff on the morning shift between 2:00 p.m. and 3:00 p.m. from an operational perspective; and,

Whereas Section 11.5 of the Agreement allows the Commissioner, Development Services Department to approve, as an administrative matter, the Airport Manager's selection of an Operations Manager who has authority of the Airport Manager in his absence; and,

Whereas it is appropriate to amend the agreement to allow the Commissioner, Development Services Department to approve alternates pursuant to Section 5.1(p) as an administrative matter and to amend the staffing schedule as requested;

Therefore be it resolved:

1. That Section 5.1(p) of the Airport and Operation and Management Agreement with Total Aviation & Airport Solutions be amended to allow the Commissioner, Development Services Department to approve alternates to the Airport Manager should a situation arise at the airport that requires the involvement of the Airport Manager; and,
2. That the Airport Operation and Management Agreement with Total Aviation & Airport Solutions be amended to change the staff work hours of the afternoon shift from 3:00 p.m. until midnight to 2:00 p.m. until 11:00 p.m. to allow a 1 hour overlap of the Duty Managers between 2:00 p.m. and 3:00 p.m.; and,
3. That the Mayor and Clerk be authorized to execute an amending agreement to implement Parts 1 and 2 in a form and content acceptable to the Commissioner, Development Services Department and Legal Services.

DS-19-33 Jim Richards - Oshawa Harbour and Hamilton Harbour Amalgamation

(See Page 3)

Recommendation

That Correspondence DS-19-33 concerning the Oshawa Harbour and Hamilton Harbour Amalgamation be referred to Report DS-19-34 regarding the City's comments on the proposed Port amalgamation.

DS-19-35 Ministry of the Attorney General – Letter to the Local Planning Appeal Tribunal concerning Withdrawal of Party Status - Ministry of Municipal Affairs and Housing Region of Durham Official Plan Amendment No. 128 ("ROPA 128") - PL101409tPL101410 City of Oshawa Official Plan Amendment No. 170 ("OPA 179") - PLI 70051

(See Page 4)

Recommendation

That the Development Services Committee recommend to City Council:

That Correspondence DS-19-35 from the Ministry of the Attorney General to the Local Planning Appeal Tribunal concerning the withdrawal of party status related to the Region of Durham Official Plan Amendment No. 128 ("ROPA 128") - PL101409tPL101410 City of Oshawa Official Plan Amendment No. 170 ("OPA 179") - PLI 70051 be received for information.

Reports

DS-19-28 City Comments on Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017, Proposed modifications to O.Reg. 311/06 and O.Reg. 525/97 and the Proposed Framework for Provincially Significant Employment Zones

(See Pages 5 to 30)

Recommendation

That the Development Services Committee recommend to City Council:

1. That Report DS-19-28 dated February 20, 2019, be endorsed as the City's comments on Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017, proposed modifications to O.Reg. 311/06 and O.Reg. 525/97 and the proposed framework for provincially significant employment zones; and,
2. That staff be authorized to forward a copy of Report DS-19-28 dated February 20, 2019 and its related resolution by the Development

Services Committee to the Ministry of Municipal Affairs and Housing for its consideration and to provide a subsequent follow-up once Council has considered this matter; and,

3. That a copy of Report DS-19-28 dated February 20, 2019, and the related Council resolution be sent to the Association of Municipalities of Ontario, the Region of Durham, Durham area municipalities, Durham area M.P.P.s., the Central Lake Ontario Conservation Authority, the City's Building Industry Liaison Team which includes the Durham Chapter of the Building Industry and Land Development Association (B.I.L.D.) and the Durham Region Home Builders' Association.

DS-19-31

City Comments on the Draft Durham Community Energy Plan, titled "Seizing the Opportunity: The Clean Energy Economy in Durham"

(See Pages 31 to 60)

Recommendation

That the Development Services Committee recommend to City Council:

1. That the comments contained in Section 5.0 of Report DS-19-31 dated February 20, 2019 be endorsed as the City of Oshawa's comments on the draft Durham Community Energy Plan; and,
2. That a copy of Report DS-19-31 dated February 20, 2019 and any related Council resolution be sent to the Building Industry Liaison Team which includes the Durham Chapter of the Building Industry and Land Development Association (B.I.L.D.) and the Durham Region Home Builders Association, the Region of Durham and Durham area municipalities.

DS-19-34

City Comments on the Government of Canada's Intent to Amalgamate the Oshawa and Hamilton Port Authorities to Form a New Entity

(See Pages 139 to 294)

Recommendation

That the Development Services Committee recommend to City Council:

1. That Report DS-19-34 dated February 22, 2019, be endorsed as the City's comments on the Government of Canada's certificate of intent to amalgamate the Oshawa and Hamilton Port Authorities to form a new entity.
2. That a copy of Report DS-19-34 dated February 22, 2019, and the related Council resolution be sent to Honourable Marc Garneau,

Minister of Transport, the Oshawa Port Authority, the Hamilton Port Authority, the Region of Durham, City of Hamilton, Friends of Second Marsh and the Central Lake Ontario Conservation Authority.

DS-19-26 Development Services Committee - Outstanding Items List – First Quarter 2019

(See Pages 61 to 69)

Recommendation

That the Development Services Committee recommend to City Council:

That Report DS-19-26 dated February 20, 2019, being the Development Services Committee Outstanding Items List for the first quarter of 2019 be received for information.

Discussion Agenda

Matters Excluded From Consent Agenda

Items to Be Introduced By Councillors

Closed Consent Agenda

Closed Correspondence

None.

Closed Reports

DS-19-32 Potential Acquisition Strategy of Land on Simcoe Street North

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

(See Pages C70 to C100)

Recommendation

That the Development Services Committee recommend to City Council:

That pursuant to Report DS-19-32 dated February 20, 2019 concerning the potential acquisition of land on Simcoe Street North, Commissioner, Development Services Department and Legal Services be authorized to further advance the possible acquisition of the land based on the revised strategy as set out in Report DS-19-32.

Closed Discussion Agenda

Matters Excluded from Closed Consent Agenda

Closed Correspondence Requiring Action

None.

Closed Reports/Motions Requiring Action

None.

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 1: DS-19-25

Presentation

Katie Pandey, KP Planning Consultant, to present an overview of the application submitted by WNBA Property Management Inc. to amend the Zoning By-law 60-94 for lands located at 137 and 141 Simcoe Street North and 10 to 24 Colborne Street East

Delegations

(As may be presented)

Correspondence

None.

Reports

DS-19-25 Application to Amend Zoning By-law 60-94, WNBA Property Management Inc. (Bob Liu), 137 and 141 Simcoe Street North and 10 to 24 Colborne Street East

(See Pages 101 to 108)

Recommendation

That, pursuant to Report DS-19-25 dated February 20, 2019, the application submitted by WNBA Property Management Inc. (Bob Lui) to amend Zoning By-law 60-94 (File Z-2019-01) to permit a 9 storey, 101-unit apartment building located generally at the northeast corner of Simcoe Street North and Colborne Street East municipally known as 137 and 141 Simcoe Street North and 10 to 24 Colborne Street East be referred back to the Development

Services Department for further review and the preparation of a subsequent report and recommendation.

Application 2: DS-19-29

Presentation

Scott Waterhouse, Candevcon Limited to present an overview of the applications submitted by Asma Nasir to amend the Oshawa Official Plan, Eastdale Part II Plan and Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision for lands located at 925 Harmony Road North.

Delegations

(As may be presented)

Correspondence

DS-19-38 Irama Traynor Submitting Comments in opposition to the Applications to Amend the Oshawa Official Plan, Eastdale Part II Plan and Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision (S-O-2019-01), 925 Harmony Road North

(See Page 109)

Recommendation

That Correspondence DS-19-38 from Irama Traynor concerning the applications submitted by Asma Nasir to amend the Oshawa Official Plan, Eastdale Part II Plan and Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision for lands located at 925 Harmony Road North be referred to staff for consideration in the future recommendation report on the matter.

Reports

DS-19-29 Applications to Amend the Oshawa Official Plan, Eastdale Part II Plan and Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision (S-O-2019-01), 925 Harmony Road North, Asma Nasir

(See Pages 110 to 123)

Recommendation

That, pursuant to Report DS-19-29 dated February 20, 2019, the applications submitted by Asma Nasir to amend the Oshawa Official Plan and Eastdale Part II Plan (File OPA-2019-01), to amend Zoning By-law 60-94 (File Z-2019-02) and for approval of a draft plan of subdivision (File S-O-2019-01) to permit one block for townhouses, one residential lot for the existing single detached dwelling, one block for the future Beatrice Street East extension, one open

space block and two road widening blocks at 925 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.

Application 3: DS-19-27

Presentation

Laura Brown, Planner A, to present an overview of the Proposed City- initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94 for part of the Northwood Business Park.

Delegations

(As may be presented)

Correspondence

None.

Reports

DS-19-27 Proposed City-initiated Amendments to the Oshawa Official Plan and Zoning By-law 60-94 for part of the Northwood Business Park

(See Pages 124 to 138)

Recommendation

That, the proposed City-initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94 for part of the Northwood Business Park, as generally set out in Report DS-19-27 dated February 20, 2019 (File B-3200-1310), 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.