

Minutes of the Development Services Committee meeting held in the Committee Meeting Room, Council Building, Oshawa Civic Administration Complex on Monday, March 25, 2019 at 1:30 p.m.

Present: Councillor Marimpietri, Chair
Councillor McConkey, Vice-Chair
Councillor Chapman, Member
Councillor Hurst, Member
Councillor Kerr, Member
Mayor Carter, Ex Officio (entered the meeting at 2:40 p.m.)

Also

Present: Councillor Marks
Councillor Neal
Councillor Gray
Councillor Giberson
H. Leznoff, Council-Committee Co-ordinator
L. Davis, Council-Committee Co-ordinator
P. Ralph, Commissioner, Development Services Department
W. Munro, Director, Planning Services
J. Shestowsky, Manager, Administrative Services
K. Benham, Director, Economic Development Services
M. Harrington, Principal Planner
L. Moebs, Principal Planner
L. Brown, Planner A
C. Leherbauer, Planner A

Absent: None.

Public Agenda

Additional Agenda Items

Moved by Councillor McConkey,
That DS-19-56, being correspondence and a delegation request from David Smith, and the delegation requests by Jane Clark and Larry Ladd be added to the agenda for the March 25, 2019 Development Services Committee meeting." Carried

Declarations of Pecuniary Interest

None.

Presentations

None.

Delegations

Moved by Councillor McConkey,
"That the delegations of Derek Grieve, Kristopher Edwards, David Smith, Jane Clark and Larry Ladd be heard." Carried

Derek Grieve addressed the Development Services Committee on behalf of Heritage Oshawa in support of the designation of 494 King Street.

The Committee questioned Derek Grieve.

Derek Grieve addressed the Development Services Committee on behalf of Heritage Oshawa in support of the designation of 100 Simcoe Street South.

Kristopher Edwards addressed the Development Services Committee regarding Correspondence DS-19-50 concerning an application under the Urban Growth Centre Community Improvement Plan for 17 Brock Street West.

David Smith addressed the Development Services Committee regarding the designation of 494 King Street.

Jane Clark addressed the Development Services Committee regarding the designation of 494 King Street.

The Committee questioned Jane Clark.

Larry Ladd addressed the Development Services Committee concerning DS-19-52 and DS-19-53, being the First and Second Reports of the Port of Oshawa Working Group.

Correspondence Requiring Direction

None.

Referrals from Council and Standing Committees

None.

Reports from Advisory Committees

Report of Heritage Oshawa (DS-19-47)

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

1. Development Applications for 137 and 141 Simcoe Street North and 10, 14, 20 and 24 Colborne Street East (HTG-19-22 – Item 6)

Whereas Heritage Oshawa has concerns about the impact of the proposed apartment building in the area of 137 and 141 Simcoe Street North and 10, 14, 20 and 24 Colborne Street East, on the heritage attributes of neighbouring properties and the local area; and,

Whereas the proposed building is directly adjacent to 147 Simcoe Street North, the Knox Presbyterian Church, listed as a Class A property in the Heritage Oshawa Inventory, with a high potential for designation; and,

Whereas the construction of an apartment tower next to 147 Simcoe Street North has the potential to obscure the heritage value and attributes of the church; and,

Whereas the proposed apartment building is in a stretch containing many (approximately 10) properties in the Inventory of heritage significance on the stretch of Simcoe Street between William Street and Adelaide Avenue;

Therefore, Heritage Oshawa opposes the proposed development.

Moved by Councillor Chapman,

"That Item 1 of the Fifth Report of Heritage Oshawa concerning Development Applications for 137 and 141 Simcoe Street North and 10, 14, 20 and 24 Colborne Street East be referred to staff for a report." Carried

2. Designation of 39 Athol Street West (HTG-19-22- Item 8)

Whereas Heritage Oshawa has a research report on 39 Athol Street West, Cowen House, listed as a Class A property in the Heritage Oshawa Inventory; and,

Whereas 39 Athol Street West has architectural heritage value, built in approximately 1858, and is a Georgian style dwelling with Italianate elements, such as the distinctive front entryway; and,

Whereas 39 Athol Street West has associative value as it was occupied by prominent Oshawa families, the Cowans and McMillans, in the 19th and early 20th centuries; and,

Whereas 39 Athol Street West has associative value as its owners were founders of many significant industrial concerns in Oshawa, including the Malleable Iron Company, the Fittings plant, Oshawa Manufacturing (Cedar Dale Works) and Ontario Savings & Loan and Western Bank of Canada; and,

Whereas 39 Athol Street West has contextual value through it's long association with St. George's Anglican church as rectory and offices; and,

Whereas Heritage Oshawa's mandate states 'cultural heritage resources enhance the quality of life for Oshawa citizens by providing a connection to the community's past and creating a sense of place. These historical buildings and landscapes add an economic benefit to the city while contributing to making Oshawa a beautiful place to live'; and,

Whereas heritage designation recognizes the importance of a property to the local community, protects the property's cultural heritage value, encourages good stewardship and conservation, and promotes knowledge and understanding about the property; and,

Whereas the advantages of heritage designation include:

- Conserving irreplaceable, highly visible resources;
- Recognizing community identity;
- Qualifying the property owner for tax credits (when available);

- Acknowledging Oshawa's architectural past;
- Contributing to the local quality of life;
- Benefiting economic sectors, including tourism;
- Promoting sound conservation practices;
- Encouraging pride in the history and cultural heritage resources of the community; and,

Whereas designation is protective of only those heritage attributes specified in the Designation By-law; therefore owners of designated properties are free to make alterations to those aspects of their property that are not listed as heritage attributes in the property's Designation By-law (most often the interiors); and,

Whereas owners of designated properties are not prohibited from undertaking alterations that affect the listed heritage attributes, but only require written approval from City Council; and,

Whereas owners of designated properties do not require Council approval for minor alterations or regular maintenance to a designated property, including choice of paint colour; and,

Whereas owners of designated properties are not:

- Required to restore the property to its original condition;
- Required to open their property to the public;
- Expected to incur expenses beyond those of any other responsible property owner;

Therefore be it resolved that 39 Athol Street West be added to the register as a designated property of a cultural heritage significance under the Ontario Heritage Act.

Moved by Councillor Chapman,

“The Development Services Committee recommend to City Council:

That Item 2 of the Fifth Report of Heritage Oshawa concerning the designation of 39 Athol Street West be received for information.” Carried

3. Designation of 500 Howard Street, Malleable Iron Building (HTG-19-22 – Item 9)

Whereas Heritage Oshawa has a research report on 500 Howard Street, the Malleable Iron Building, listed as a Class A property in the Heritage Oshawa Inventory; and

Whereas 500 Howard Street has architectural heritage value as the high quality building, constructed in the 19th century, that combines functional industrial structure with the visual appeal of red brick with buff brick accents, which when used as corbelling are an important design element, and later modifications to the building have maintained overall design elements; and,

Whereas 500 Howard Street has associative value as it was the site of the Ontario Malleable Iron Company for over 100 years, a significant contributor to the industrial growth of Oshawa; and,

Whereas 500 Howard Street has associative value as the Malleable Iron Company was founded by John and William Cowan, brothers who played a significant role in the development of Oshawa, both commercially and socially in the late 19th and early 20th century; and,

Whereas 500 Howard Street has contextual value as a business founded on bringing an innovative technology to Canada, which allowed it to become a leader in Canada, supplying and supporting the growth of the auto industry, and providing components for equipment in both World Wars; and,

Whereas Heritage Oshawa’s mandate states ‘cultural heritage resources enhance the quality of life for Oshawa citizens by providing a connection to the community’s past and creating a sense of place. These historical buildings and landscapes add an economic benefit to the city while contributing to making Oshawa a beautiful place to live’; and,

Whereas heritage designation recognizes the importance of a property to the local community, protects the property’s cultural heritage value, encourages good stewardship and conservation, and promotes knowledge and understanding about the property; and,

Whereas the advantages of heritage designation include:

- Conserving irreplaceable, highly visible resources;
- Recognizing community identity;
- Qualifying the property owner for tax credits (when available);
- Acknowledging Oshawa’s architectural past;

- Contributing to the local quality of life;
- Benefiting economic sectors, including tourism;
- Promoting sound conservation practices;
- Encouraging pride in the history and cultural heritage resources of the community; and,

Whereas designation is protective of only those heritage attributes specified in the Designation By-law; therefore owners of designated properties are free to make alterations to those aspects of their property that are not listed as heritage attributes in the property’s Designation By-law (most often the interiors); and,

Whereas owners of designated properties are not prohibited from undertaking alterations that affect the listed heritage attributes, but only require written approval from City Council; and,

Whereas owners of designated properties do not require Council approval for minor alterations or regular maintenance to a designated property, including choice of paint colour; and,

Whereas owners of designated properties are not:

- Required to restore the property to its original condition;
- Required to open their property to the public;
- Expected to incur expenses beyond those of any other responsible property owner;

Therefore be it resolved that 500 Howard Street be added to the register as a designated property of cultural heritage significance under the Ontario Heritage Act with the understanding that the heritage attributes only pertain to the Ontario Malleable Iron Office Building.

Moved by Councillor Chapman,
 “The Development Services Committee recommend to City Council:

That Item 3 of the Fifth Report of Heritage Oshawa concerning the designation of the Malleable Iron Building at 500 Howard Street be received for information.” Carried

4. Designation of 100 Simcoe Street South (HTG-19-22 – Item 10)

Whereas Heritage Oshawa has a research report on 100 Simcoe Street South, the Oshawa Public Utilities Commission building, a registered non-designated property in the Heritage Oshawa Inventory; and,

Whereas 100 Simcoe Street South has architectural heritage value as a unique and definitive example of the Art Deco style, considered to be 'modernistic' at the time of its building in 1930; and,

Whereas 100 Simcoe Street South has architectural value as its exterior is virtually unchanged since construction and is sturdily built of steel and cement; and,

Whereas 100 Simcoe Street South has associative as it was built to house the Oshawa Public Utility and has done so over the past 89 years; and,

Whereas 100 Simcoe Street South has contextual value as the Oshawa Public Utility has an exemplary history that echos the development of Oshawa into a flourishing city through the actions of its citizens; and,

Whereas Heritage Oshawa's mandate states 'cultural heritage resources enhance the quality of life for Oshawa citizens by providing a connection to the community's past and creating a sense of place. These historical buildings and landscapes add an economic benefit to the city while contributing to making Oshawa a beautiful place to live'; and,

Whereas heritage designation recognizes the importance of a property to the local community, protects the property's cultural heritage value, encourages good stewardship and conservation, and promotes knowledge and understanding about the property; and,

Whereas the advantages of heritage designation include:

- Conserving irreplaceable, highly visible resources;
- Recognizing community identity;
- Qualifying the property owner for tax credits (when available);
- Acknowledging Oshawa's architectural past;
- Contributing to the local quality of life;
- Benefiting economic sectors, including tourism;
- Promoting sound conservation practices;
- Encouraging pride in the history and cultural heritage resources of the community; and,

Whereas designation is protective of only those heritage attributes specified in the Designation By-law; therefore owners of designated properties are free to make alterations to those aspects of their property that are not listed as heritage attributes in the property's Designation By-law (most often the interiors); and,

Whereas owners of designated properties are not prohibited from undertaking alterations that affect the listed heritage attributes, but only require written approval from City Council; and,

Whereas owners of designated properties do not require Council approval for minor alterations or regular maintenance to a designated property, including choice of paint colour; and,

Whereas owners of designated properties are not:

- Required to restore the property to its original condition;
- Required to open their property to the public;
- Expected to incur expenses beyond those of any other responsible property owner;

Therefore be it resolved that 100 Simcoe Street South be added to the register as a designated property of cultural heritage significance under the Ontario Heritage Act.

Moved by Councillor McConkey,

“The Development Services Committee recommend to City Council:

That Item 4 of the Fifth Report of Heritage Oshawa, concerning the designation of 100 Simcoe Street South be referred to Council without recommendation.” Withdrawn by the following motion

Moved by Councillor McConkey,

“That the motion to forward Item 4 of the Fifth Report of Heritage Oshawa to Council without recommendation be withdrawn.” Carried

Moved by Councillor McConkey,

“The Development Services Committee recommend to City Council:

That the recommendation contained in Item 4 of the Fifth Report of Heritage Oshawa, concerning designation of 100 Simcoe Street South be endorsed.” Carried on the following vote

Affirmative – Councillors Chapman, Hurst, Kerr and McConkey and Marimpietri

Negative – None

Absent – Mayor Carter

5. New Heritage Research Report for 494 King Street East (HTG-19-01)

Designation of 494 King Street East (HTG-19-22 – Item 7)

Whereas Heritage Oshawa has a research report (DS-19-06) on 494 King Street East, listed as a Class A property in the Heritage Oshawa Inventory, which includes the Rogers House and the associated large lot with expansive landscaped front, side, and rear yards, and mature vegetation; and,

Whereas 494 King Street East, built in the 1920s, has design or physical value as a formal, solid, and sturdy house built in Colonial Revival style with Georgian

elements, particularly the Classical centre door-case with pre-1850 Georgian styling; and,

Whereas the property consists of a residential corner lot of a uniquely large size and character and long setbacks from the three abutting streets; and,

Whereas the residential lot at 494 King St. E. was created as a key part of the 1928 plan of subdivision, and this lot was designed so as to deliberately retain an expansive surrounding yard and uninterrupted panoramic views of a house that may have pre-dated the subdivision and the current, similarly sited, house; and,

Whereas a report presented at the January 2019 meeting of Heritage Oshawa regarding a tree preservation plan (HTG-19-03), mapped the many mature trees on the property that constitute important heritage attributes of the property; and,

Whereas 494 King Street East has associative value as it was built at a time of economic expansion in Oshawa as a result of the success of the McLaughlin automobile factory and associated industries and reflects the increasing prosperity of the City during that era; and,

Whereas 494 King Street East has a long association with the Rogers family, a long-term Oshawa area family; and,

Whereas 494 King Street East has contextual value as it is part of a streetscape between Ritson Road and Wilson Road that includes 34 properties of heritage significance, including 23 properties evaluated as 'Class A,' and is valued by the community for its park-like setting and vistas and views afforded by the long setbacks of the house from three abutting streets; and,

Whereas Heritage Oshawa's mandate states, 'cultural heritage resources enhance the quality of life for Oshawa citizens by providing a connection to the community's past and creating a sense of place. These historical buildings and landscapes add an economic benefit to the city while contributing to making Oshawa a beautiful place to live'; and,

Whereas heritage designation recognizes the importance of a property to the local community, protects the property's cultural heritage value, encourages good stewardship and conservation, and promotes knowledge and understanding about the property; and,

Whereas the advantages of heritage designation include:

- Conserving irreplaceable, highly visible resources;
- Recognizing community identity;
- Qualifying the property owner for tax credits (when available);
- Acknowledging Oshawa's architectural past;
- Contributing to the local quality of life;

- Benefitting economic sectors, including tourism;
- Promoting sound conservation practices;
- Encouraging pride in the history and cultural heritage resources of the community; and,

Whereas designation is protective of only those heritage attributes specified in the Designation By-law; therefore owners of designated properties are free to make alterations to those aspects of their property that are not listed as heritage attributes in the property's Designation By-law (most often the interiors); and,

Whereas owners of designated properties are not prohibited from undertaking alterations that affect the listed heritage attributes, but only require written approval from City Council; and,

Whereas owners of designated properties do not require Council approval for minor alterations or regular maintenance to a designated property, including choice of paint colour; and,

Whereas owners of designated properties are not:

- Required to restore the property to its original condition;
- Required to open their property to the public;
- Expected to incur expenses beyond those of any other responsible property owner;

Therefore be it resolved that 494 King Street East, including the house and surrounding property with vegetation, be preserved in situ and added to the register as a Designated Property of cultural heritage significance under the Ontario Heritage Act.

Moved by Councillor Chapman,

“That Correspondence DS-19-12 from David Smith concerning the heritage designation of 494 King Street East and Report DS-18-94 being the Fifth Report of Heritage Oshawa and associated correspondence from Dave Smith concerning 494 King Street East be lifted from the table.” Carried

Moved by Councillor Chapman,

“That Item 5 of the Fifth Report of Heritage Oshawa, Correspondence DS-19-12 and Report DS-18-94 concerning 494 King Street East be referred to staff for a report.” Carried.

Port of Oshawa Working Group Report (DS-19-52)

The Port of Oshawa Working Group respectfully reports and recommends to Development Services Committee its First Report.

1. Correspondence dated February 26, 2019 submitted by the solicitors representing the Oshawa Port Authority concerning the Harbour Road extension agreement timelines (PORT-19-01)

That Correspondence PORT-19-01 dated February 26, 2019 submitted by the solicitors representing the Oshawa Port Authority concerning the Harbour Road extension agreement timelines be received for information.

2. Report from the Region of Durham concerning Proposed Amalgamation of the Oshawa and Hamilton Port Authorities (PORT-19-02)

That Report PORT-19-02 submitted by the Region of Durham concerning the Proposed Amalgamation of the Oshawa and Hamilton Port Authorities be received for information.

3. Resolution from the City of Hamilton concerning the proposed amalgamation of Hamilton Port Authority and Oshawa Port Authority (PORT-19-04)

That PORT-19-04 being a resolution from the City of Hamilton concerning the proposed amalgamation of the Hamilton Port Authority and the Oshawa Port Authority be received for information.

4. Mayor to Name a Replacement to Attend Port of Oshawa Working Group Meetings (PORT-19-09B)

That the Mayor be given the authority to name a replacement to attend the Port of Oshawa Working group meetings when he cannot attend due to other municipal business.

Moved by Councillor Chapman,

“The Development Services Committee Recommend to City Council:

That Items 1, 2 and 3 of the First Report of the Port of Oshawa Working Group be received for information.” Carried

Moved by Councillor Chapman,

“The Development Services Committee Recommend to City Council:

That the recommendation contained in Item 4 of the First Report of the Port of Oshawa Working Group permitting the Mayor to name a replacement to attend Port of Oshawa Working Group meetings be endorsed.” Carried

Port of Oshawa Working Group Report (DS-19-53)

The Port of Oshawa Working Group respectfully reports and recommends to Development Services Committee its Second Report.

1. Correspondence from Colin Carrie, Member of Parliament – Oshawa - Certificate of Intent to Amalgamate Port Authorities (Oshawa and Hamilton), Canada Gazette, Part I, vol. 153, February 9, 2019 (PORT-19-05)

That the Mayor, the Commissioner, Development Services Department and the Chair of the Port of Oshawa Working Group provide a response to Correspondence PORT-19-05 from Colin Carrie providing a copy of the Canada Gazette, Part 1, vol. 153, February 9, 2019 regarding a certificate of intent to amalgamate Oshawa and Hamilton Port Authorities.

2. Correspondence from Sylvie Robitaille, Manager, Ports and Seaway Policy, Transport Canada- Update on Transport Canada Port Modernization Review (PORT-19-06)

That Correspondence PORT-19-06 from Sylvie Robitaille, Manager, Ports and Seaway Policy, Transport Canada concerning an update on Transport Canada Port Modernization Review be referred to staff for a direct response.

Moved by Councillor Chapman,

“The Development Services Committee Recommend to Council:

That the recommendations contained in Report DS-19-53, being the Second Report of the Port of Oshawa Working Group be endorsed.” Carried

Reports/Motions Requiring Action

None.

Public Consent Agenda

Moved by Councillor McConkey

“That all items listed under the heading of Public Consent Agenda for the March 25, 2019 Development Services Committee meeting be adopted as recommended.” Carried

Correspondence

DS-19-50 Kristopher Edwards - Urban Growth Centre Community Improvement Plan, 17 Brock Street West

Recommendation (Carried - See Page 12)

That the Development Services Committee recommend to City Council:

That Correspondence DS-19-50, dated March 19, 2019 from Kristopher Edwards be referred to Report DS-19-41 concerning an application under the Urban Growth Centre Community Improvement Plan, 17 Brock Street West, 2276712 Ontario Inc.

DS-19-51 Thushan Rupakanthan - Permit for Home Bakery Business

Recommendation (Carried - See Page 12)

That Correspondence DS-19-51 dated March 8, 2019 from Thushan Rupakanthan requesting a permit for a home bakery business be referred to staff for a report.

DS-19-54 Sabrina Sgotto, Weston Consulting – Heritage Designation of 494 King Street East

Recommendation (Carried - See Page 12)

That Correspondence DS-19-54, dated March 20, 2019 from Sabrina Sgotto be referred to Item 5 of DS-19-47 concerning the designation of 494 King Street East.

Reports

DS-19-41 Application under the Urban Growth Centre Community Improvement Plan, 17 Brock Street West, 2276712 Ontario Inc

Recommendation (Carried - See Page 12)

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-19-41 dated March 20, 2019, the application submitted by 2276712 Ontario Inc. under the City’s Urban Growth Centre Community Improvement Plan for an Increased Assessment Grant for the development of a 2-storey addition of office space be approved in accordance with the comments in said Report.
2. That, pursuant to Report DS-19-41 dated March 20, 2019, 2276712 Ontario Inc. enter into an agreement with the City under the City’s Urban Growth Centre Community Improvement Plan in

a form and content satisfactory to the Commissioner of Development Services and Legal Services.

DS-19-45 Draft Preferred Land Use Option for the South Field at the Oshawa Executive Airport

Recommendation (Carried - See Page 12)

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-19-45 dated March 20, 2019, the Development Services Department be authorized to hold a public open house to present and obtain comments on:

- The Background Study for the South Field Master Plan; and
- The draft preferred land use option for the South Field which is based on a Heritage, Recreational and Public Use theme.

DS-19-49 Request from 1700 Simcoe Street (ARI) Ltd. and CHC Student Housing Inc. that the City Consent to the Sale of 1700 Simcoe Street North

Recommendation (Carried - See Page 12)

That the Development Services Committee recommend to City Council:

Whereas, a 133 unit purpose-built student apartment building was constructed at 1700 Simcoe Street North; and,

Whereas, the City provided financial assistance for the project subject to conditions as detailed in the following agreements:

- Instrument No. DR860511 registered on December 2, 2009 being a Notice of Development Charges Deferral Agreement between DC Land Corp. and The Corporation of The City of Oshawa;
- Instrument No. DR1066663 registered on February 28, 2012 being a Notice of Tax Cancellation Agreement between DC Land Corp. and The Corporation of the City of Oshawa; and,
- Instrument No. DR1066664 registered on February 28, 2012 being a Notice of Amending Agreement between DC Land Corp. and The Corporation of the City of Oshawa, amending the Development Charges Deferral Agreement registered as Instrument No. DR860511, (collectively, the “D.C. and Tax Agreements”); and,

Whereas, a restriction has been registered on title prohibiting the transfer or conveyance of the Subject Site without the prior written consent of the City which consent shall not be unreasonably withheld to ensure any future owner is aware of the operating covenants under the D.C. and Tax Agreements (i.e. operating a student purpose-built apartment building for 10 years (January 1, 2021); and,

Whereas, by letter dated March 15, 2019, the proposed purchaser, Canadian Student Living Group Limited Partnership (C.S.L.) has advised that it is aware of all the relevant agreements and acknowledges it will be bound by the conditions of the D.C. and Tax Agreements; and;

Whereas the current owners have requested the City's consent to sell the Subject Site to C.S.L.;

Therefore pursuant to DS-19-49, City Council:

1. Consents to the sale of the Subject Site from CHC Student Housing Oshawa Inc. and 1700 Simcoe Street (ARI) Ltd. to Canadian Student Living Group Limited Partnership or its nominee; and,
2. Authorizes the Commissioner, Development Services Department to execute such documentation and to do such things as may be necessary to give effect to the City's consent in a form or forms acceptable to the City Solicitor; and,
3. Authorizes and directs the City Solicitor to discharge the following instruments from title to the Subject Site after January 1, 2021:
 - The Development Charge and Tax Agreements; and,
 - The s.118 Restrictive Covenant (Instrument No. DR860602 registered on December 2, 2009 being an Application to Annex Restrictive Covenants or any subsequent s. 118 Restrictive Covenant registered pursuant to the Development Charge and Tax Agreements).

Discussion Agenda

Matters Excluded From Consent Agenda

None.

Items To Be Introduced By Councillors

Moved by Councillor McConkey,
"That the two motions that failed on a tie vote at the Development Services Committee meeting of February 25, 2019 be placed on the agenda for the April 8, 2019 Council meeting without a recommendation." Withdrawn by the following motion:

Moved by Councillor McConkey,
"That the motion concerning previous failed motions be withdrawn." Carried

DS-19-57 Fill or Alteration of Grades on Properties in Oshawa

Moved by Councillor Chapman,
“That the Development Services Committee recommend to City Council:

Whereby neighbouring municipalities currently have no fill imported from other municipalities by-laws, that staff investigate and report back before the summer recess on the dumping of fill or alteration of grades on individual properties in Oshawa.” Carried

Closed Consent Agenda

Moved by Councillor McConkey,
“That all items listed under the heading of Closed Consent Agenda for the March 25, 2019 Development Services Committee meeting be adopted as recommended with the exception of Report DS-19-46.”

Closed Correspondence

None.

Closed Reports

DS-19-42 Request by 1307341 Ontario Inc. for a New Occupancy Licence Agreement with the City of Oshawa for the use of Rotary Hall located at 254 Centre Street South by the Air Cadets

Recommendation (Carried - See Page 16)

That pursuant to Report DS-19-42 dated March 20, 2019, the Development Services Committee authorize the Commissioner, Development Services Department or Director, Planning Services to enter into a new Occupancy Licence Agreement with 1307341 Ontario Inc. for its use of Rotary Hall located at 254 Centre Street South by the Air Cadets, consistent with the terms and conditions as generally set out in said Report and in a form and content satisfactory to the City Solicitor and the Commissioner, Development Services Department.

DS-19-46 Offer to Purchase City-Owned Land, Unimproved Portion of Hudson Street between Townline Road South and the Merivale Court/Merivale Street Extension

Recommendation (Amended - See Page 17)

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-19-46 dated March 20, 2019, the Commissioner, Development Services Department be authorized to execute an Agreement of Purchase and Sale for the City-owned unimproved portion of the Hudson Street road allowance between Townline Road South and the Merivale Court/Merivale Street extension generally in accordance with the terms as set out in this Report, together with such documents as are required to complete the transaction in the opinion of Legal Services and further that the Agreement and other documents be in a form and content satisfactory to Legal Services and the Commissioner, Development Services Department.
2. That, pursuant to Report DS-19-46 dated March 20, 2019, the Commissioner, Development Services Department be authorized, from time to time, to extend condition, requisition and completion dates established by the purchase and sale agreement as the Commissioner, Development Services Department may consider advisable in consultation with Legal Services.

DS-19-48 Potential Acquisition of Surplus Properties Owned by Durham District School Board, in accordance with Ontario Regulation 444/98

Recommendation (Carried - See Page 16)

That the Development Services Committee recommend to City Council:

That staff be authorized to proceed as directed in Report DS-19-48 concerning the potential acquisition of surplus properties owned by Durham District School Board, in accordance with Ontario Regulation 444/98.

Discussion Agenda

Matters Excluded From Closed Consent Agenda

Moved by Councillor Chapman,

“That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-19-46 dated March 20, 2019, the Commissioner, Development Services Department be authorized to execute an Agreement of Purchase and Sale for the City-owned unimproved portion of the Hudson Street road allowance between Townline Road South and the Merivale Court/Merivale Street extension generally in accordance with the terms as set out in this Report,

together with such documents as are required to complete the transaction in the opinion of Legal Services and further that the Agreement and other documents be in a form and content satisfactory to Legal Services and the Commissioner, Development Services Department; and,

2. That, pursuant to Report DS-19-46 dated March 20, 2019, the Commissioner, Development Services Department be authorized, from time to time, to extend condition, requisition and completion dates established by the purchase and sale agreement as the Commissioner, Development Services Department may consider advisable in consultation with Legal Services; and,
3. That Council reconsider its decision of July 12, 2018 concerning the allocation of the proceeds to the Civic Property Development Reserve from the sale of the city-owned land, unimproved portion of Hudson Street; and,
4. That should the recommendation for the sale of property be approved, staff be directed to deposit the funds from the sale as follows:
 - a) Approximately 66% to the Downtown Revitalization Reserve;
 - b) Approximately 33% to the 100th Anniversary Celebration Project; and,
 - c) The remaining approximately 1% to the Civic Property Development Reserve.” Carried

Closed Correspondence Requiring Action

None.

Adjournment

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

The meeting adjourned at 2:41 p.m.