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 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
May 27, 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
Laura Suchan, Executive Director, Oshawa Museum to provide a presentation concerning the Oshawa Museum Facility Expansion Project

Delegations
Ron Bremner requesting to address the Development Services Committee concerning the petition regarding the proposed expansion of the retirement home on Ormond Drive.

Gordon Whitney requesting to address the Development Services Committee concerning the Chartwell expansion project on Ormond Drive.

Christine Gilmet requesting to address the Development Services Committee concerning a request to amend the Zoning By-law to permit tiny houses.

Adam White requesting to address the Development Services Committee concerning a request to amend the Zoning By-law to permit tiny houses.

Correspondence Requiring Action
None.

Referrals from Council and Standing Committees

DS-19-104 Pedestrian Walkways around Blocked Sidewalks

“Whereas the City of Oshawa aspires to make the downtown a pedestrian-friendly environment;

That Development Services staff investigate options to have downtown developments that require a blockage of sidewalks create pedestrian walkways around the blocked sidewalk, using parking stalls or street lanes as necessary; and,

This motion be referred to the Development Services Committee.”
Multi-Use Trail on the Hydro One Corridor in Ward 1, North of Conlin Road

"Whereas new development has begun north of Conlin Road, east of Ritson Road and there is a Hydro One corridor in this area of Ward 1; and,

Whereas other Ontario municipalities have successfully constructed multi-use trails in Hydro One corridors that are beneficial to their cities,

That the appropriate City department investigate constructing a multi-use trail on the Hydro One Corridor in Ward 1 north of Conlin Road; and,

This motion be referred to the Development Services Committee."

Reports from Advisory Committees

None

Reports/Motions Requiring Action

DS-19-92 Application to Remove Part Lot Control, 100 Snow Ridge Court (Block 15, Registered Plan 40M-1374), Ronald Richards

(See Pages 1 to 14)

Recommendation

That the Development Services Committee select an appropriate option from Section 5.8 of Report DS-19-92 dated May 22, 2019.

Public Consent Agenda

Correspondence

DS-19-90 Petition in Opposition of the Proposed Retirement Building on Ormond Drive

(See Page 15 to 18)

Recommendation

That Correspondence DS-19-90 being a petition in opposition of the proposed retirement building on Ormond Drive be referred to staff for a report.
DS-19-102  Christine Gilmet- Request to Amend the Zoning By-law to Permit Tiny Houses

(See Pages 19 to 25)

Recommendation

That Correspondence DS-19-102 from Christine Gimlet dated May 20, 2019 concerning a request to amend the Zoning By-law to permit tiny houses be referred to staff for a report.

DS-19-103  Adam White- Request to Amend the Zoning By-law to Permit Tiny House Developments

(See Page 26)

Recommendation

That Correspondence DS-19-103 from Adam White dated May 21, 2019 concerning a request to amend the Zoning By-law to permit tiny house developments be referred to staff for a report.

Reports

DS-19-91  Application to Amend Zoning By-law 60-94, 430 Howden Road West, Thornlea Farms Ltd.

(See Pages 27 to 37)

Recommendation

That the Development Services Committee recommend to City Council:

That pursuant to Report DS-19-91 dated May 22, 2019, the application submitted by Thornlea Farms Ltd. to amend Zoning By-law 60-94 (File Z-2019-05) to permit a second farm dwelling as an additional permitted use at 430 Howden Road West be approved generally in accordance with the comments contained in the above noted Report and the necessary by-law be passed.

DS-19-93  Province of Ontario's Excess Soil Management Regulatory Proposal and Amendments to Record of Site Condition (Brownfields) Regulation, 2019

(See Pages 38 to 49)

Recommendation

That the Development Services Committee recommend to City Council:

Whereas on April 24, 2017 the Ministry of Environment and Climate Change (M.O.E.C.C.), now known as the Ministry of Environment, Conservation and
Parks (M.E.C.P.), sought comments via the Environmental Registry on an Excess Soil Regulatory Proposal (the “2017 Proposal”) which proposed a new regulation and key complementary regulatory amendments related to the management of excess soil in order to protect human health and the environment from inappropriate relocation of excess soil; and,

Whereas on May 29, 2017, the Development Services Committee authorized staff to provide comments directly to the M.O.E.C.C. on the 2017 Proposal in order to meet the comment deadline of June 23, 2017; and,

Whereas on June 23, 2017, staff submitted comments directly to the M.O.E.C.C. in response to the 2017 Proposal (see Attachment 1); and,

Whereas on April 16, 2018, the M.O.E.C.C. posted a second regulatory proposal on the Environmental Registry regarding Excess Soil Management (the “2018 Proposal”), which revised the 2017 Proposal to consider all comments that were received; and,

Whereas on June 14, 2018, staff submitted supplementary comments directly to the then M.O.E.C.C. in response to the 2018 proposal (see Attachment 1); and,

Whereas on May 1, 2019, the M.E.C.P. issued a new posting on the Environmental Registry to solicit public comment on a refreshed Excess Soil Regulatory Proposal and amendments to Record of Site Condition (Brownfields) Regulation (the “2019 Proposal”); and,

Whereas the M.E.C.P. is seeking input on the 2019 Proposal through the Environmental Registry by May 31, 2019; and,

Whereas this consultation process allows Ontario residents and/or stakeholders, including municipalities, to formally participate in environmentally significant Ontario government decisions; and,

Whereas it is important for the City to participate in this process given the City’s past experience in dealing with excess soil relocation issues including large fill sites;

Therefore be it resolved:

1. That staff be authorized to provide comments directly to the Ministry of Environment, Conservation and Parks on the Excess Soil Regulatory Proposal and amendments to Record of Site Condition (Brownfields) Regulation, in order to meet the May 31, 2019 deadline for comments.

2. That the City staff comments also be forwarded to all Council members, the Central Lake Ontario Conservation Authority, the Region
Development Services Committee May 27, 2019
Agenda Page 5

of Durham, and all local area municipalities in the Region of Durham and the Association of Municipalities of Ontario.

DS-19-96 Committee of Adjustment Tab on City’s Website – Link to L.P.A.T. Website – Recommendation

That the Development Services Committee recommend to City Council:

Whereas on May 6, 2019 the Development Services Committee passed a resolution that staff investigate providing a link on the Committee of Adjustment tab on the City’s website to identify the information available on the Ontario Municipal Board (O.M.B.) and Local Planning Appeal Tribunal (L.P.A.T.) websites; and,

Whereas the O.M.B. was replaced by the L.P.A.T. in 2018; and,

Whereas the primary Planning Services page of the City’s website already contains a link to the L.P.A.T. website; and,

Whereas all development related pages (Official Plan/Zoning/Land Division/Committee of Adjustment) are part of the Planning Services page on the City’s website and each contains a reference to the L.P.A.T.; and,

Whereas Development Services staff must submit changes to the website to Corporate Communications for approval; and,

Whereas all development related pages including the Committee of Adjustment page on the City’s website can be updated to also include a link to the L.P.A.T. website;

Therefore be it resolved that the Development Services Department be directed to update all development related pages of the Planning Services page on the City’s website to include a link to the L.P.A.T. website.

DS-19-97 Declaration of Certain City-owned Lands as Surplus South of Phillip Murray Avenue, North of Beaverbrook Court, West of Park Road South, Part of Block 91, Plan 40M-1551

(See Pages 50 to 58)

Recommendation

That the Development Services Committee recommend to City Council:

1. That pursuant to Report DS-19-97 dated May 22, 2019, the City-owned lands located south of Phillip Murray Avenue, north of Beaverbrook Court and west of Park Road South as identified in Attachment 1 to said report be declared surplus to municipal requirements and that the
requirement to declare a City-owned property first as potentially surplus in accordance with By-law 97-2000, be waived given the localized nature of the matter.

2. That pursuant to Report DS-19-97 dated May 22, 2019, all notice requirements in accordance with By-law 97-2000 (e.g. newspaper ads) be waived given the localized nature of Council’s decision to declare the subject City-owned lands located south of Philip Murray Avenue, north of Beaverbrook Court and west of Park Road South as surplus.

**DS-19-101** Blue Communities Project

(See Pages 59 to 101)

Recommendation

That the Development Services Committee recommend to City Council:

That Report DS-19-101 dated May 22, 2019 concerning the Blue Communities Project be received for information.

**DS-19-106** City Comments on Bill 108, An Act to Amend Various Statutes with Respect to Housing, Other Development and Various Other Matters

(See Pages 227 to 267)

Recommendation

That the Development Services Committee recommend to City Council:

1. That Report DS-19-106 dated May 22, 2019 including Attachments 1 to 10, inclusive, be endorsed as the City’s comments on Bill 108, An Act to amend various statutes with respect to housing, other development and various other matters; and,

2. That staff be authorized to forward Report DS-19-106 dated May 22, 2019 and any related resolution of the Development Services Committee to the Ministry of Municipal Affairs and Housing and to provide subsequent follow-up once Council has considered this matter; and,

3. That staff be authorized to submit comments contained in Report DS-19-106 dated May 22, 2019, related to the Development Charges Act, 1997, the Ontario Heritage Act and the Planning Act in response to the associated proposals on the Environmental Registry website and to provide subsequent follow-up once Council has considered this matter; and,
4. That staff be authorized to submit comments contained in Report DS-19-106 dated May 22, 2019, related to the Cannabis Control Act, 2017, the Conservation Authorities Act, the Education Act, the Endangered Species Act, 2007, the Environmental Assessment Act, the Environmental Protection Act and the Local Planning Appeal Tribunal Act, 2017 in response to any future associated proposals posted on the Environmental Registry website related to these Acts where, in the opinion of the Commissioner of Development Services, the proposals are not materially different from the amendments proposed under Bill 108; and,

5. That a copy of Report DS-19-106 dated May 22, 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.

Discussion Agenda

Matters Excluded From Consent Agenda

Items to Be Introduced By Councillors

Closed Consent Agenda

Closed Correspondence

None.

Closed Reports

DS-19-94 Potential Acquisition of Certain Land for the Purpose of Implementing the Ritson Road North and Columbus Road East Intersection Improvements

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

(See Pages C102 to C145)

Recommendation

That the Development Services Committee recommend to City Council:

That pursuant to Report DS-19-94 dated May 22, 2019 concerning the potential acquisition of land on Columbus Road East, the Commissioner, Development Services Department and Legal Services be authorized to proceed as recommended regarding the acquisition of certain lands to
implement the Ritson Road North and Columbus Road East intersection improvements.

**DS-19-95**

Proposed Licence Agreement between the City of Oshawa and 9286071 Canada Association for Non-Exclusive Use of Part of the Cordova Valley Park, the Cordova Valley Park Clubhouse, Storage Shed and Adjacent Parking Lot located at 811 Glen Street

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

(See Pages C146 to C161)

Recommendation

That pursuant to Report DS-19-95 dated May 22, 2019, the Commissioner, Development Services Department be authorized to approve and execute a Licence Agreement with 9286071 Canada Association operating as “We Grow Food” for the non-exclusive use of part of the Cordova Valley Park, the Cordova Valley Park Clubhouse, storage shed and adjacent parking lot located at 811 Glen Street consistent with the terms and conditions contained in said Report and in a form and content satisfactory to the Commissioner, Development Services Department and the City Solicitor.

**DS-19-98**

Disposal Strategy for Certain City-owned Lands as may be Declared Surplus: South of Phillip Murray Avenue, North of Beaverbrook Court and West of Park Road South, Part of Block 91, Plan 40M-1551

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

(See Pages C162 to C173)

Recommendation

That in accordance with Report DS-19-98 dated May 22, 2019, and in the event Council declares the subject City-owned lands located south of Phillip Murray Avenue, north of Beaverbrook Court and west of Park Road South as surplus to municipal needs and requirements, staff are authorized to execute the disposal strategy as outlined in Section 5.5 of said Report.
DS-19-100 Potential Acquisition of Land on Simcoe Street South

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

(See Pages C174 to C183)

Recommendation

That the Development Services Committee recommend to City Council:

That pursuant to Confidential Memorandum DS-19-100 dated May 22, 2019, the Commissioner, Development Services Department be directed to proceed as set out in DS-18-143 attached as Attachment 1 to DS-19-100.

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-19-89

Presentation
Scott Waterhouse, Candevcon Limited to present an overview of the applications submitted by 2486210 Ontario Limited (City Homes) to amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision for lands located at 1220 and 1240 Conlin Road East

Delegations
(As may be presented)

Correspondence
None

Reports

DS-19-89
Applications to Amend Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision (S-O-2019-02), 1220 and 1240 Conlin Road East, 2486210 Ontario Ltd. (City Homes)

(See Pages 184 to 192)

Recommendation
That, pursuant to Report DS-19-89 dated May 22, 2019, the applications submitted by 2486210 Ontario Ltd. (City Homes) to amend Zoning By-law 60-94 (File Z-2019-06) and for approval of a draft plan of subdivision (File S-O-2019-02) to permit 26 lots for single detached dwellings, 4 blocks for 32 street townhouses, 3 future development blocks to be added to future development blocks in the adjacent plan of subdivision (S-O-2014-03), a stormwater management pond block, a road widening block, and 3 new local roads at
1220 and 1240 Conlin Road East 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 2: DS-19-99**

**Presentation**

Morgan Jones, Senior Planner to present the proposed City-Initiated Amendments to the Official Plan, Windfields Part II Plan, Samac Secondary Plan, Zoning By-law 60-94 and Simcoe Street South Renaissance Community Improvement Plan.

**Delegations**

(As may be presented)

**Correspondence**

None

**Reports**


(See Pages 193 to 226)

That the Development Services Committee select an appropriate option as set out in Section 5.2 of Report DS-19-99 dated May 22, 2019.