



Development Services Committee Meeting

Monday, October 21, 2019

**Council Chamber
Council Building**

**Please Note
New Location**

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.

The City of Oshawa is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternate formats or other accommodations please contact City Clerk Services at Tel: 905-436-3311 email: clerks@oshawa.ca or in-person.

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.

All who attend meetings in the Council Chamber and Committee Room do so voluntarily and as a result of their attendance at these meetings may be photographed/videotaped.

Development Services Committee

October 21, 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

David Lisozzi, Plans Examiner to be Recognized for Passing Fire Protection and On-Site Sewage BCIN exams.

Delegations

None

Correspondence Requiring Action

DS-19-197 Trent University Durham Greater Toronto Area – Requesting a Seat on the
Oshawa Downtown BIA Board of Directors

(See Page 1)

Referrals from Council and Standing Committees

DS-19-199 Notice of Motion – Request for Real Estate Report

“That the Commissioner, Development Services Department provide a real estate report prior to Council’s annual budget deliberations containing a list of all City real estate acquisitions and dispositions, including prices paid and received during the preceding 12 month period.”

DS-19-200 Notice of Motion – Construction of New City Parks

“That the Commissioner, Development Services Department draft a policy for Council to review and determine implementing that will ensure new city parks are constructed at the same time new subdivision roads are constructed in order that new residents are best served in a timely way with park amenities.”

Reports from Advisory Committees

None

Reports/Motions Requiring Action

None

Public Consent Agenda

Correspondence

DS-19-189 Correspondence from Larry Harding, Vice President, Hard-Co Construction Ltd. Requesting Authorization to use Wilson Road North, north of Columbus Road, to Access Property at 3440 Wilson Road North for a Proposed Large Fill Operation

(See Page 2)

Recommendation

That Correspondence DS-19-189 from Larry Harding, Vice President, Hard-Co Construction requesting authorization to use Wilson Road North, north of Columbus Road, to access property at 3440 Wilson Road North for a proposed large fill operation be referred to staff for a report.

Reports

DS-19-184 Recommended Street Name in Accordance with Street Naming Policy in Memory and Honour of the War Dead and War Veterans

(See Pages 3 to 7)

Recommendation

That pursuant to Report DS-19-184 dated October 16, 2019 the Development Services Committee approve the addition of the name Gow to the City's Street Name Reserve List in accordance with the Council approved Street Naming Policy in Memory and Honour of the War Dead and War Veterans.

DS-19-187 Recommended Option for Lviv Boulevard after Ministry of Transportation
Widens Crossings at Simcoe Street South and Albert Street

(See Pages 8 to 16)

Recommendation

That the Development Services Committee recommend to City Council:

1. That Attachment 4 to Report DS-19-187 dated October 16, 2019 be adopted as the City's preferred configuration for Lviv Boulevard following the completion of the widening of Highway 401 including the new crossings over Simcoe Street South and Albert Street; and,
2. That a copy of Report DS-19-187 dated October 16, 2019 and Council's related resolution be sent to the Ontario Ministry of Transportation, the Region of Durham Works Department and the St. George's Ukrainian Catholic Church.

Discussion Agenda

Matters Excluded From Consent Agenda

Items to Be Introduced By Councillors

Closed Consent Agenda

Closed Correspondence

DS-19-196 Durham College – Expression of Interest to Sub-lease Property on
Simcoe Street South

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

(See Page C17)

Recommendation

That Correspondence DS-19-196 dated October 10, 2019 from Alan Dunn, Associate Vice President, Facilities and Ancillary Services, Durham College concerning an expression of interest to sub-lease property on Simcoe Street South be referred to staff for a report.

Closed Reports

DS-19-188 Disposal Strategy: City-owned Lands on the East Side of Simcoe Street North, Between 1549 and 1561 Simcoe Street North; Part 10, Plan 40R-29729

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

(See Pages C18 to C40)

Recommendation

That the Development Services Committee recommend to City Council:

That pursuant to Report DS-19-188 dated October 16, 2019 staff be authorized to execute the disposal strategy outlined in Section 5.4 of said Report for the City-owned land located on the east side of Simcoe Street North, between 1549 and 1561 Simcoe Street North, as shown on Attachments 1 and 2 and described as Part 10 of Plan 40R-29729, that was declared surplus to municipal requirements on April 29, 2019.

DS-19-195 Proposed Licence Agreement between the City of Oshawa and the Owner of 392 Athol Street East to Accommodate One Additional Parking Space Using Part of the Athol Street East Boulevard

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

(See Pages C41 to C53)

Recommendation

That the Development Services Committee recommend to City Council:

That pursuant to Report DS-19-195 dated October 16, 2019 the Commissioner of Development Services Department be authorized to approve and execute a Licence Agreement with the owner of 392 Athol Street East, to accommodate one additional parking space for 392 Athol Street East by using part of the City-owned boulevard of the Athol Street road allowance in front of and abutting 392 Athol Street East, consistent with the terms and conditions contained in said Report and in a form and content satisfactory to the Commissioner of Development Services Department and the City Solicitor.

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-19-185

Presentation

Amy Shepherd, IBI Group to present an overview of the application submitted by IBI Group on behalf of 620 Taunton Self Storage Developments Limited to amend Zoning By-law 60-94 for lands at 620 Taunton Road West.

Delegations

(As may be presented)

Correspondence

None.

Reports

DS-19-185 Application to Amend Zoning By-law 60-94, IBI Group on Behalf of
620 Taunton Self Storage Developments Limited, 620 Taunton Road West

(See Pages 54 to 61)

Recommendation

That pursuant to Report DS-19-185 dated October 16, 2019 the application submitted by IBI Group on behalf of 620 Taunton Self Storage Developments Limited to amend Zoning By-law 60-94 (File Z-2019-11) to permit a self-serve storage facility as an additional permitted use with site-specific conditions to implement the proposed site design at 620 Taunton Road West 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-19-186

Presentation

Rodger Miller, Miller Planning Services to present an overview of the application submitted by Karmina Developments Ltd. to amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94 for lands at 1664 Simcoe Street North, 17 and 25 Niagara Drive.

Delegations

(As may be presented)

Correspondence

DS-19-190 Irene Standish Submitting Comments in Opposition to the Application to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, 1664 Simcoe Street North, 17 and 25 Niagara Drive, Karmina Developments Ltd.

(See Page 62)

Recommendation

That Correspondence DS-19-190 from Irene Standish concerning the applications submitted by Karmina Developments Ltd. to amend the Oshawa Official Plan. Samac Secondary Plan and Zoning By-law 60-94 for lands located at 1664 Simcoe Street North, 17 and 25 Niagara Drive be referred to staff for consideration in the future recommendation report on the matter.

DS-19-191 Barb Twining Submitting Comments in Opposition to the Application to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, 1664 Simcoe Street North, 17 and 25 Niagara Drive, Karmina Developments Ltd.

(See Page 63)

Recommendation

That Correspondence DS-19-191 from Barb Twining concerning the applications submitted by Karmina Developments Ltd. to amend the Oshawa Official Plan. Samac Secondary Plan and Zoning By-law 60-94 for lands located at 1664 Simcoe Street North, 17 and 25 Niagara Drive be referred to staff for consideration in the future recommendation report on the matter.

DS-19-192 Patricia MacMillan Submitting Comments in Opposition to the Application to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, 1664 Simcoe Street North, 17 and 25 Niagara Drive, Karmina Developments Ltd.

(See Page 64)

Recommendation

That Correspondence DS-19-192 from Patricia MacMillan concerning the applications submitted by Karmina Developments Ltd. to amend the Oshawa Official Plan. Samac Secondary Plan and Zoning By-law 60-94 for lands located at 1664 Simcoe Street North, 17 and 25 Niagara Drive be referred to staff for consideration in the future recommendation report on the matter.

DS-19-193 Christene Prosser Submitting Comments in Opposition to the Application to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, 1664 Simcoe Street North, 17 and 25 Niagara Drive, Karmina Developments Ltd.

(See Page 65)

Recommendation

That Correspondence DS-19-193 from Christene Prosser concerning the applications submitted by Karmina Developments Ltd. to amend the Oshawa Official Plan. Samac Secondary Plan and Zoning By-law 60-94 for lands located at 1664 Simcoe Street North, 17 and 25 Niagara Drive be referred to staff for consideration in the future recommendation report on the matter.

DS-19-194 Duane Dorfman Submitting Comments in Opposition to the Application to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, 1664 Simcoe Street North, 17 and 25 Niagara Drive, Karmina Developments Ltd.

(See Page 66)

Recommendation

That Correspondence DS-19-194 from Duane Dorfman concerning the applications submitted by Karmina Developments Ltd. to amend the Oshawa Official Plan. Samac Secondary Plan and Zoning By-law 60-94 for lands located at 1664 Simcoe Street North, 17 and 25 Niagara Drive be referred to staff for consideration in the future recommendation report on the matter.

DS-19-198 Residents of Niagara Drive Submitting Comments in Opposition to the Application to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, 1664 Simcoe Street North, 17 and 25 Niagara Drive, Karmina Developments Ltd.

(See Page 67)

Recommendation

That Correspondence DS-19-198 from residents of Niagara Drive concerning the applications submitted by Karmina Developments Ltd. to amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94 for lands located at 1664 Simcoe Street North, 17 and 25 Niagara Drive be referred to staff for consideration in the future recommendation report on the matter.

Reports

DS-19-186 Applications to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, 1664 Simcoe Street North, 17 and 25 Niagara Drive, Karmina Developments Ltd.

(See Pages 68 to 78)

Recommendation

That pursuant to Report DS-19-186 dated October 16, 2019 the applications submitted by Karmina Developments Ltd. to amend the Oshawa Official Plan and the Samac Secondary Plan (File OPA-2019-03) and to amend Zoning By-law 60-94 (File Z-2019-12) to permit a 9-storey mixed use building containing 192 bachelor apartment units and 120 square metres (1,292 sq. ft.) of ground floor commercial space at 1664 Simcoe Street North and 17 and 25 Niagara Drive 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.

Adjournment

Additonal Agenda Items

Development Services Committee – October 21, 2019

- DS-19-201** Tim Bird Submitting Comments in Opposition to the Application to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, 1664 Simcoe Street North, 17 and 25 Niagara Drive, Karmina Developments Ltd.
- DS-19-202** J Emil Hanzelka Submitting Comments in Opposition to the Application to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, 1664 Simcoe Street North, 17 and 25 Niagara Drive, Karmina Developments Ltd.
- DS-19-203** Mark Olan Submitting Comments in Opposition to the Application to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, 1664 Simcoe Street North, 17 and 25 Niagara Drive, Karmina Developments Ltd.
- DS-19-204** Bruce Graham Submitting Comments in Opposition to the Application to Amend Zoning By-law 60-94, IBI Group on Behalf of 620 Taunton Self Storage Developments Limited, 620 Taunton Road West
- DS-19-205** Karl Neubauer Submitting Comments in Opposition to the Application to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, 1664 Simcoe Street North, 17 and 25 Niagara Drive, Karmina Developments Ltd.
- DS-19-206** Karen Waterfield Submitting Comments in Opposition to the Application to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, 1664 Simcoe Street North, 17 and 25 Niagara Drive, Karmina Developments Ltd.
- DS-19-207** Adrian Barrios Submitting Comments in Opposition to the Application to Amend the Oshawa Official Plan, Samac Secondary Plan and Zoning By-law 60-94, 1664 Simcoe Street North, 17 and 25 Niagara Drive, Karmina Developments Ltd.