Minutes of the Development Services Committee meeting being a special meeting held in the Council Chamber, Council Building on Monday, December 16, 2019 at 9:30 a.m.

Present: Councillor Marimpietri, Chair
Councillor McConkey, Vice-Chair
Councillor Hurst, Member
Councillor Kerr, Member

Also Present: Councillor Neal
F. Blanchet, Council-Committee Coordinator
T. Goodeve, Director, Planning Services
C. Leherbauer, Planner A
L. Moebs, Principal Planner
M. Leonard, Chief Building Official

Absent: Councillor Chapman, Member

Public Agenda

Additional Agenda Items

Moved by Councillor McConkey,
“That the delegation requests from Mark Pavkovic on behalf of the Sorbara Group of Companies, and Valerie Hunt, and Correspondence DS-19-243 from the Sorbara Group of Companies, DS-19-244 from Matthew Somerville, DS-19-246 from Jarratt Ure, DS-19-247 from Linda Joss and DS-19-248 from Ian McDougall concerning the designation of 3860 Simcoe Street North be added to the agenda for the special Development Services Committee meeting of December 16, 2019.” Carried

Moved by Councillor McConkey,
“That Item DS-19-245 concerning a request to enter into a non-disclosure agreement to discuss the potential future use of a site in Oshawa be added to the agenda for the special Development Services Committee meeting of December 16, 2019.” Carried on 2/3 vote of members present

Declarations of Pecuniary Interest

None

Delegations

Moved by Councillor McConkey,
“That the delegations of Marg Wilkinson, Matthew Somerville, Valerie Hunt and Mark Pavkovic on behalf of the Sorbara Group of Companies be heard.” Carried


The Committee questioned Marg Wilkinson.
Matthew Somerville addressed the Development Services Committee concerning Report DS-19-242 regarding the designation of 3860 Simcoe Street North.

The Committee questioned Matthew Somerville.

Mark Pavkovic, Sorbara Group of Companies addressed the Development Services Committee concerning Report DS-19-242 regarding the designation of 3860 Simcoe Street North.

The Committee questioned Mark Pavkovic, Sorbara Group of Companies.

Valerie Hunt addressed the Development Services Committee concerning Report DS-19-242 regarding the designation of 3860 Simcoe Street North.

The Committee questioned Valerie Hunt.

**Correspondence Requiring Direction**

<table>
<thead>
<tr>
<th>Reference</th>
<th>Correspondent</th>
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<tbody>
<tr>
<td>DS-19-243</td>
<td>Mark Pavkovic, Sorbara Group of Companies – Withdrawal of Demolition Permit Application Request for 3860 Simcoe Street North</td>
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<tr>
<td>DS-19-244</td>
<td>Matthew Somerville – Designation of 3860 Simcoe Street North</td>
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<td>DS-19-248</td>
<td>Ian McDougall – Designation of 3860 Simcoe Street North</td>
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Moved by Councillor Kerr,

“That all Correspondence concerning the designation of 3860 Simcoe Street North be referred to Report DS-19-242.” Carried

**Reports from Advisory Committees**


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

1. **Designation of 3860 Simcoe Street North**

   **Recommendation**

   Whereas 3860 Simcoe Street North is a Class A property in the Heritage Oshawa Inventory of City of Oshawa Heritage Properties and therefore has the highest potential for designation under Part IV of the Ontario Heritage Act; and,

   Whereas concern has been expressed by citizens with knowledge of the property’s heritage attributes that 3860 Simcoe Street North is both a property of heritage interest and in danger of demolition by neglect; and,
Whereas there has been a request to demolish 3860 Simcoe Street North; and,

Whereas the property at 3860 Simcoe Street North is within the Integrated Columbus Part II Planning Act and Municipal Class Environmental Assessment Act Study area; and,

Whereas A.S.I., a heritage consultant retained to provide a Cultural Heritage Resource Assessment Study on the cultural heritage resources in the Columbus Area found many properties of heritage interest within the Columbus Study area; and,

Whereas the Columbus Area Working Group of Heritage Oshawa has recommended in their comments to City staff that the Special Policy Area in Columbus shown in the three Land Use and Road Network Alternatives, where development will need to reflect the heritage attributes of the area, be extended to include 3860 Simcoe Street North;

Therefore be it resolved:

1. That Heritage Oshawa opposes the demolition of 3860 Simcoe Street North; and,

2. That 3860 Simcoe Street North be designated under Part IV of the Ontario Heritage Act, as it has:

   - Design and physical heritage value as a two bay Victorian-style dwelling, displaying a style of architecture that is relatively rare in Oshawa, and has elaborate brickwork of an unusual colour, which is particularly ornate surrounding the bays and the bullseye windows above the bays, and ornate wooden decorative fascia; and,

   - Associative heritage value as a property within the former Hamlet of Columbus, an area identified as a uniquely undisturbed community reflective of Ontario’s agricultural heritage; and,

   - Contextual heritage value as it sits on a rise in the land and is recognized as a landmark.

Moved by Councillor Kerr,
"That Report DS-19-242 being the Eleventh Report of Heritage Oshawa regarding the designation of 3860 Simcoe Street North be endorsed.” Referred by later vote

The Committee questioned the Director, Planning Services.

Moved by Councillor Kerr,
"That Report DS-19-242 being the Eleventh Report of Heritage Oshawa regarding the designation of 3860 Simcoe Street North be referred to staff for a report.” Carried
Closed Reports/Motions Requiring Action

DS-19-245 Request to enter into a Non-disclosure Agreement to Discuss the Potential Future Use of a Site in Oshawa

Moved by Councillor Kerr,
“That the Commissioner of Development Services or the Director of Planning Services and his or her designates be authorized to enter into a non-disclosure agreement with the Owner to discuss the potential future use of the Property located in Oshawa.” Referred by later vote

Moved by Councillor McConkey,
“That the meeting recess for 5 minutes in order to shut down the web stream; and,

That in accordance with Section 239(2) of the Municipal Act, the meeting reconvene in a session closed to the public to consider Item DS-19-245 which is concerning proposed or pending acquisitions or dispositions of land.” Carried

The Committee recessed at 11:42 a.m. and reconvened at 11:49 a.m. in a session closed to the public with the following in attendance: Councillors Hurst, Kerr, Marimpietri and McConkey. Also in attendance were F. Bianchet, Council-Committee Coordinator; and the Director, Planning Services

All other staff and members of the public left the meeting.

Closed meeting discussions took place.

Moved by Councillor Hurst,
“That the Committee rise from closed session and report.” Carried

The Committee rose from closed session at 12:14 p.m.

Closed Meeting Report

The following is a summary of the closed portion of the meeting.

The Committee questioned the Director, Planning Services concerning Report DS-19-245 regarding a request to enter into a non-disclosure agreement to discuss the potential future use of a site in Oshawa.

The Director, Planning Services responded to questions from the Committee.

This concludes the closed meeting report.
The vote on the recommendation contained in Report DS-19-245 concerning a request to enter into a non-disclosure agreement to discuss the potential future use of a site in Oshawa Lost on the following

Affirmative – Councillors Kerr and Marimpietri

Negative – Councillors Hurst and McConkey

Absent – Councillor Chapman

Moved by Councillor Kerr,
“That Report DS-19-245 concerning a request to enter into a non-disclosure agreement to discuss the potential future use of a site in Oshawa be referred to Council without recommendation.” Carried on the following vote

Affirmative – Councillors Hurst, Kerr and Marimpietri

Negative – Councillor McConkey

Absent – Councillor Chapman

Adjournment

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

The meeting adjourned at 12:17 p.m.