

Minutes of the Development Services Committee meeting held at 1:30 p.m. and of a public meeting held pursuant to the Planning Act at 6:30 p.m. held in the Council Chamber with electronic participation on Monday, October 5, 2020.

Present: Councillor Marimpietri, Chair  
Councillor McConkey, Vice-Chair  
Councillor Chapman, Member  
Councillor Hurst, Member  
Councillor Kerr, Member  
Mayor Carter, Ex Officio

Also

Present: Councillor Marks (entered the meeting at 1:50 p.m.)  
F. Bianchet, Council-Committee Coordinator  
H. Leznoff, Council-Committee Coordinator  
W. Munro, Commissioner, Development Services Department  
T. Goodeve, Director, Planning Services  
S. Yoon, City Solicitor

Absent: None

## Public Agenda

### Additional Agenda Items

Moved by Councillor McConkey,  
“That the delegation of Joseph Isiah concerning Correspondence DS-20-123 regarding driveway widths under the current City of Oshawa Zoning By-law be added to the Development Services Committee meeting of October 5, 2020.” Carried

Moved by Councillor McConkey,  
“That the rules of procedure be waived to add a letter from the Town of Uxbridge concerning construction of accessible units as part of all residential development projects.” Lost on the following vote

Affirmative – Councillor McConkey

Negative – Councillors Chapman, Hurst, Kerr, Marimpietri and Mayor Carter

Absent – None

### Declarations of Pecuniary Interest

None

### Presentations

None

## Delegations

Moved by Councillor McConkey,  
“That the delegation of Joseph Isiah be heard.” Carried

Joseph Isiah addressed the Development Services Committee concerning Correspondence DS-20-123 regarding driveway widths under the current City of Oshawa Zoning By-law.

The Committee questioned Joseph Isiah.

Councillor Marks entered the meeting during questions to Joseph Isiah.

Moved by Councillor McConkey,  
“That the order of the agenda be altered to bring forward Correspondence DS-20-123 at this time.” Carried on a 2/3 vote of members present.

The following item was now before Committee:

DS-20-123      Joseph Isiah Submitting Correspondence concerning Driveway Widths under the current City of Oshawa Zoning By-law (INFO-20-193)

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

That Correspondence DS-20-123 from Joseph Isiah submitting correspondence concerning driveway widths under the current City of Oshawa Zoning By-law be received for information.” Carried

## Correspondence Requiring Action

DS-20-120      Gary Muller, Director of Planning, Regional Municipality of Durham forwarding a copy of Commissioner’s Report 2020-INFO-82 concerning the 2019 Annual Building Activity Review (INFO-20-181)

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

That Correspondence DS-20-120 from Gary Muller, Director of Planning, Regional Municipality of Durham forwarding a copy of Commissioner’s Report 2020-INFO-82 concerning the 2019 Annual Building Activity Review be received for information.” Carried

DS-20-121      The Honourable Steve Clark, Minister, Ministry of Municipal Affairs and Housing forwarding a letter concerning an amendment to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (INFO-20-185)

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

That Correspondence DS-20-121 from the Honourable Steve Clark, Minister, Ministry of Municipal Affairs and Housing forwarding a letter concerning an amendment to A Place

to Grow: Growth Plan for the Greater Golden Horseshoe be received for information.”  
Carried

DS-20-122      The Honourable Steve Clark, Minister, Ministry of Municipal Affairs and  
Housing forwarding a letter concerning the Community Benefits  
Charges Authority (INFO-20-186)

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

That Correspondence DS-20-122 from the Honourable Steve Clark, Minister, Ministry of  
Municipal Affairs and Housing forwarding a letter concerning the community benefits  
charges authority be received for information.” Carried

**Referrals from Council and Standing Committees**

DS-20-117      Notice of Motion – Study to Investigate and Analyse the Conversion of  
Brock Street and Colborne Street to Two-way Traffic Operations

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“Whereas one-way streets tend to be auto-oriented, result in higher  
traffic speeds, increase travel distances for motorists, and create  
confusion especially for non-local residents and the aging demographic;  
and,

Whereas the historical purpose of one-way couplet streets in a  
downtown geographical setting is no longer relevant in the present day  
context and the streets were originally built as two-way streets; and,

Whereas the 2015 Council approved Integrated Transportation Master  
Plan recommends the undertaking of a study to analyze the impacts of  
the conversion of one-way streets to two-way streets in the downtown;  
and,

Whereas residents have expressed a desire for the conversion of  
one-way streets to two-way streets for general safety purposes, and in  
particular the safety of their children;

Therefore be it resolved that as part of the 2021 budget, staff include a  
study to investigate and analyse the conversion of Brock Street and  
Colborne Street to two-way traffic operations to make these  
neighbourhoods more livable, safe, and pedestrian-oriented.”

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

Whereas one-way streets tend to be auto-oriented, result in higher traffic speeds,  
increase travel distances for motorists, and create confusion especially for non-local  
residents and the aging demographic; and,

Whereas the historical purpose of one-way couplet streets in a downtown geographical  
setting is no longer relevant in the present day context and the streets were originally  
built as two-way streets; and,

Whereas the 2015 Council approved Integrated Transportation Master Plan recommends the undertaking of a study to analyze the impacts of the conversion of one-way streets to two-way streets in the downtown; and,

Whereas residents have expressed a desire for the conversion of one-way streets to two-way streets for general safety purposes, and in particular the safety of their children;

Therefore be it resolved that as part of the 2021 budget, staff include a study to investigate and analyse the conversion of Brock Street and Colborne Street to two-way traffic operations to make these neighbourhoods more livable, safe, and pedestrian-oriented.” Carried

**Reports from Advisory Committees**

None

**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 October 5, 2020 Development Services Committee meeting be adopted as recommended except Report DS-20-116.” Carried

**Correspondence**

None

**Reports**

DS-20-111      Results of the 3-Year Pilot Project to Permit Sandwich Board Signs in the Central Business District Zones in the Downtown Oshawa Urban Growth Centre

Recommendation                      (Carried - See Page 4)

That the Development Services Committee recommend to City Council:

1.      That, pursuant to Report DS-20-111 dated September 30, 2020, an extension of the pilot project up until April 1, 2023 to temporarily permit sandwich board signs in Central Business District Zones in the Downtown Oshawa Urban Growth Centre be approved, and the necessary by-law to amend Sign By-law 72-96 be passed in a form and content acceptable to the City Solicitor and the Commissioner, Development Services Department; and,

- 2. That, pursuant to Report DS-20-111 dated September 30, 2020, the Region of Durham be requested to approve an extension to the previously approved suspension of the Region of Durham’s Temporary Sign By-law, to advance the proposed regulations in the pilot project extension for sandwich board signs which will include regional roads in Central Business District Zones in the Downtown Oshawa Urban Growth Centre, up until April 1, 2023; and,
- 3. That, pursuant to Report DS-20-111 dated September 30, 2020, the implementation of the pilot project extension to temporarily permit sandwich board signs in Central Business District Zones in the Downtown Oshawa Urban Growth Centre be undertaken in accordance with the Proposed Implementation Strategy as generally described in Section 5.5 of said Report; and,
- 4. That, pursuant to Report DS-20-111 dated September 30, 2020, the notice provisions of By-law 147-2007 (e.g. newspaper advertisements) be waived concerning notice for any proposed amendment to the Sign By-law 72-96 in consideration of the public meeting notice (e.g. newspaper advertisements) provided for the October 24, 2016 Non-Statutory Public Meeting, and the public consultation advanced in August 2020; and,
- 5. That a copy of Report DS-20-111 dated September 30, 2020 and the related Council resolution be sent to Board of Management of the Oshawa Central Business District Improvement Area.

DS-20-116

Results of Investigation of Proposal to Relocate the Community Park Currently Designated West of Harmony Road North and North of Britannia Avenue East in the Kedron Part II Plan

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Recommendation (Carried - See Page 6)

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-20-116 dated September 30, 2020, City staff be authorized to initiate the statutory public process under the Planning Act for an amendment to the Oshawa Official Plan, for the purpose of permitting a City-owned Community Park generally 12 hectares (30 ac.) in size as an alternative use on lands designated for Prime Agricultural purposes located outside of the Major Urban Area at the northwest corner of Harmony Road North and the future Type ‘C’ Arterial Road forming the northerly limit of the Kedron Part II Plan, as shown on Attachment 1 of said Report, for the reasons generally outlined in Section 5.5 of said Report.

DS-20-113 Trent University Durham Greater Toronto Area – Requesting a Seat on the Oshawa Downtown BIA Board of Directors – Removal of Item from the Development Services Committee’s Outstanding Items Status Report

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Recommendation (Carried - See Page 4)

That the Development Services Committee recommend to City Council:

Whereas on October 21, 2019, the Development Services Committee considered Correspondence DS-19-197 from Dr. Scott Henderson, Dean and Head of Trent University Durham G.T.A. dated October 11, 2019, formally requesting representation on the Oshawa Central Business District Improvement Area Board of Directors, and adopted the following recommendation:

‘That Correspondence DS-19-197 from Trent University Durham Greater Toronto Area requesting a seat on the Oshawa Downtown B.I.A. Board of Directors be referred to staff for a report’; and,

Whereas by letter dated September 24, 2020, Dr. Scott Henderson withdrew the original request dated October 11, 2019 requesting representation on the Oshawa Central Business District Improvement Area Board of Directors;

Therefore be it resolved that the item concerning the request from Trent University Durham Greater Toronto Area requesting a seat on the Oshawa Central Business District Improvement Area Board of Directors be removed from the Development Services Committee’s Outstanding Items Status Report.

### **Discussion Agenda**

#### **Matters Excluded From Consent Agenda**

Moved by Councillor Chapman,  
“That the Development Services Committee adopt the recommendation contained in Report DS-20-116 concerning the results of an investigation of proposal to relocate the community park currently designated west of Harmony Road North and north of Britannia Avenue East in the Kedron Part II Plan.” Carried on the following vote

Affirmative – Councillors Chapman, Hurst, Kerr, Marimpietri and Mayor Carter

Negative – Councillor McConkey

Absent – None

## Items To Be Introduced By Councillors

DS-20-124      Process to Establish Noise Abatement Procedures and Restrictions under the Transport Canada Aviation Advisory Circular 302-002

Moved by Mayor Carter,

“That the Development Services Committee recommend to City Council:

Whereas on October 15, 2019, City Council directed staff to, amongst other matters, review the issues raised at the September 24, 2019 Airport Community Liaison Committee Town Hall meeting and specifically review issues concerning flight training with a view of reducing the amount of flight training aircraft traffic, altering the circuit patterns, addressing hours of operation, addressing noise mitigation opportunities and obtain input from NAV Canada and Transport Canada as appropriate in order to provide better balance and respect of Oshawa residents quality of life; and,

Whereas on September 29, 2020 and October 1, 2020, the City hosted virtual workshops on the development of the 2020-2024 Airport Business Plan (the ‘Business Plan’) in response to Council’s October 15, 2019 direction; and,

Whereas the virtual workshops were held to obtain stakeholder input on what should be included or addressed in the Business Plan; and,

Whereas approximately 80 people attended the virtual workshops which included Oshawa residents, aviation industry representatives and other stakeholders; and,

Whereas a number of Oshawa residents passionately and clearly expressed significant concerns with airplane noise, safety, and air quality, and in particular, concerns with the amount of flight training traffic; the circuit patterns; and the operating hours of the flight training schools; and,

Whereas it is critical that there be better balance between the quality of life of Oshawa residents and the economic benefits of the Oshawa Executive Airport; and,

Whereas Transport Canada Aviation has issued an Advisory Circular entitled Implementation of New or Amended Noise Abatement Procedures which sets out the implementation process for noise abatement procedures and restrictions at airports; and,

Whereas the Advisory Circular was prepared by a multi-disciplinary working group including Transport Canada Aviation, NAV Canada, the Air Transport Association of Canada, the Canadian Business Aircraft Association, the Federation of Canadian Municipalities, the Canadian Airlines Council and individual airport operators; and,

Whereas the Oshawa Executive Airport only operates a voluntary Good Community Neighbour policy, which established certain rules and regulations; and,

Whereas, it is appropriate for Council to obtain information on the Transport Canada Aviation Advisory Circular process;

Therefore, be it resolved:

1. That staff be directed to report back to the Development Services Committee on the process identified by Transport Canada Aviation Advisory Circular 302-002 to establish noise abatement procedures and restrictions at the Oshawa Executive Airport and make a recommendation on what is required for the City to advance that process; and,
2. That the Mayor, in consultation with the Ward 2 Councillors, be authorized to send a letter to the Honourable Marc Garneau, the Federal Minister of Transport asking for his support to address residents concerns regarding noise, air quality and safety at the Oshawa Executive Airport; and,
3. That the Mayor, in consultation with the Ward 2 Councillors, be authorized to send letters to all Oshawa M.P.s and M.P.P.s asking for their support to address residents concerns regarding noise, air quality and safety at the Oshawa Executive Airport.” Carried on the following vote

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

Negative – None

Absent – None

### **Closed Consent Agenda**

Moved by Councillor McConkey,

“That all items listed under the heading of Closed Consent Agenda for the Development Services Committee meeting of October 5, 2020 be adopted as recommended except Reports DS-20-112, DS-20-115 and DS-20-118.” Carried

### **Closed Correspondence**

None



## Closed Reports

DS-20-112      Offer to Purchase City-owned Land: 0 Wilson Road South, between 397 Wilson Road South and the Canadian Pacific Railway Mainline

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

Recommendation                      (Carried – See Page 11)

1.      That, pursuant to Closed Report DS-20-112 dated September 30, 2020, the Commissioner, Development Services Department be authorized to enter into an agreement of purchase and sale for the City-owned land located at 0 Wilson Road South, between 397 Wilson Road South and the Canadian Pacific Railway mainline, generally in accordance with key terms as set out in Section 5.6 of said Report, together with such documents as are required to complete the transaction in the opinion of the City Solicitor, and further that the agreement and other documents be in a form and content satisfactory to the City Solicitor and the Commissioner, Development Services Department; and,
  
2.      That, pursuant to Closed Report DS-20-112 dated September 30, 2020, the Commissioner, Development Services Department be authorized, from time to time, to extend condition, requisition and completion dates established by the agreement of purchase and sale as the Commissioner, Development Services Department may consider advisable in consultation with the City Solicitor.

DS-20-114      Request by Enbridge Gas Distribution for an Easement over City-owned Lands at the Oshawa Executive Airport, to facilitate the conveyance of Natural Gas

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

Recommendation                      (Carried – See Page 8)

1.      That pursuant to Report DS-20-114 the request from Enbridge Gas Distribution for an easement over City-owned lands at the Oshawa Executive Airport for the conveyance of natural gas be approved, subject to the natural gas service being constructed in a location satisfactory to the Airport Manager and Commissioner, Development Services Department; and,
  
2.      That the Commissioner, Development Services Department be authorized to execute any required documents to give effect to Part 1 above including any required easement agreements with Enbridge Gas Distribution in a form and content acceptable to the Commissioner, Development Services Department and the City Solicitor; and,

3. That Enbridge Gas Distribution be solely responsible for bearing the cost to register the easement and any related agreements.

DS-20-115 Provincial Property Circulation – Broader Public Sector Review  
Provincially-owned lands along Highway 407 East

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

Recommendation (Carried – See Page 11)

That pursuant to Confidential Memo DS-20-115 dated September 30, 2020, that Ontario's Realty Directive be advised that the City has an expression of interest in acquiring the property along Highway 407 East as set out in Confidential Memo DS-20-115 and that staff be directed to report back to Development Services Committee on the outlined property.

DS-20-118 Proposed Access Easement in Favour of 2285136 Ontario Limited Over  
City-owned Lands north of Windfields Farm Drive West, west of  
Simcoe Street North

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

Recommendation (Carried – See Page 11)

1. That pursuant to Report DS-20-118, the request from 2285136 Ontario Limited for an access easement over City-owned lands to facilitate a driveway connection from RioCan's commercial development at the northwest corner of Simcoe Street North and Windfields Farm Drive West to Winchester Road West, be approved, in a form and content satisfactory to the City Solicitor and the Commissioner, Development Services Department; and,
2. That the Commissioner, Development Services Department be authorized to execute any required documents to give effect to Part 1 above, including any required easement agreements with 2285136 Ontario Limited, in a form and content acceptable to the City Solicitor and the Commissioner, Development Services Department; and,
3. That 2285136 Ontario Limited be solely responsible for bearing the cost to register the easement and any related agreements; and,
4. That 2285136 Ontario Limited provide an indemnification to the satisfaction of the City Solicitor that addresses the interface of the access with City-owned infrastructure on the City-owned lands.

DS-20-119 Potential Acquisition of Leasehold Improvements at the Oshawa Executive Airport

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Closed Pursuant to Section 239 (2) (e) and (f) of the Municipal Act

Recommendation (Carried – See Page 8)

That, pursuant to Closed Report DS-20-119 dated September 30, 2020, City staff be authorized to proceed as outlined in Section 5.4.1 of said Report with respect to the potential acquisition of leasehold improvements at the Oshawa Executive Airport.

**Closed Discussion Agenda**

**Matters Excluded From Closed Consent Agenda**

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)(c) of the Municipal Act, the meeting reconvene in a session closed to the public to consider Reports DS-20-112, DS-20-115 and DS-20-118 which are related to proposed or pending acquisitions or dispositions of land by the City.” Lost on the following vote

Affirmative – Councillors Chapman, Hurst and Mayor Carter

Negative – Councillors Kerr, McConkey and Marimpietri

Absent – None

Moved by Councillor Kerr,

“That the Development Services Committee adopt the recommendations contained in Reports DS-20-112, DS-20-115 and DS-20-118.” Carried on the following vote

Affirmative – Councillors Chapman, Hurst, Kerr, Marimpietri and Mayor Carter

Negative – Councillor McConkey

Absent – None

**Closed Correspondence Requiring Action**

None

**Closed Reports/Motions Requiring Action**

None

## **Recess**

Moved by Councillor McConkey,  
“That the meeting recess.” Carried

The meeting recessed at 3:16 p.m. and reconvened at 6:30 p.m. in the Council Chamber with electronic participation for the purpose of holding a Public Meeting under the Planning Act to consider one application with the following in attendance: Councillors Chapman, Hurst, Kerr, Marimpietri, McConkey and Mayor Carter. Also in attendance were Councillor Marks; F. Bianchet, Council-Committee Coordinator; J. Lane, Council-Committee Coordinator; the Commissioner, Development Services Department; the Director; Planning Services; and R. Bedic, Senior Planner.

## **Planning Act Public Meeting**

The Chair outlined the purpose and format of the public meeting.

## **Additional Agenda Items**

None

## **Declarations of Pecuniary Interest**

None

## **Application 1: DS-20-110**

### **Presentation**

Fred Vierhout, D. G. Biddle & Associates Limited provided an overview of the application submitted by D.G. Biddle & Associates Limited on behalf of Treasure Hill for approval of a common elements draft plan of condominium for lands at the northwest corner of Shankel Road and Townline Road North.

The Committee questioned Fred Vierhout, D. G. Biddle & Associates Limited.

### **Delegations**

None

### **Correspondence**

None

## Reports

DS-20-110      Application for Approval of a Common Elements Draft Plan of  
Condominium, Northwest Corner of Shankel Road and Townline Road  
North, Treasure Hill

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Moved by Mayor Carter,

“That pursuant to Report DS-20-110 dated September 30, 2020, the application submitted by Treasure Hill for approval of a common elements draft plan of condominium (File: C-O-2020-03) tied to the proposed development of 81 block townhouses on lands located at the northwest corner of Shankel Road and Townline 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.” Carried

## Adjournment

Moved by Councillor Chapman,

“That the meeting adjourn.” Carried

The meeting adjourned at 7:00 p.m.