



# **Development Services Committee Meeting**

**Monday, November 9, 2020  
Electronic Meeting  
1:30 p.m.**

**Planning Act Public Meeting  
Electronic Meeting  
6:30 p.m.**

## **Agenda**

In accordance Council's Procedure By-law 111-2017, as amended, during the COVID-19 Pandemic Emergency and in order to maintain the Provincial guidelines regarding limiting attendance at public gatherings, the Committee Chair (or designate), the Council Committee Coordinator, City Clerk Services support staff and Information Technology Services staff will be permitted in the Council Chamber. All other Members of Council and City staff will participate electronically from their offices or an alternate private location to maintain required physical distance in accordance with Provincial orders.

In addition, in-person attendance by the public will not be permitted. The *Municipal Act, 2001* requires that, subject to the provisions in Section 239, all meetings be open in order for members of the public to observe the meetings. In order to comply with these provisions, members of the public may still view open meeting web streams online live and following the meeting as archived on the City's website.

Members of the public may submit written correspondence regarding an item on the agenda up to 2 hours prior to the meeting for Council's consideration. The Clerk will e-mail the correspondence to all members of Council. Members of the public may request to address Committee as a delegation through remote electronic access regarding an item printed on the Agenda and by submitting a written request to City Clerk Services a minimum of two business days prior to the meeting.

## **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](mailto:clerks@oshawa.ca).

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 2020: January 13, February 3, March 2, April 6, May 11, June 8, September 14, October 5, November 9, and November 30.

## **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

November 9, 2020

## 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

Metrolinx to provide a presentation concerning the Durham-Scarborough Bus Rapid Transit Project.

IBI Group to provide a presentation on behalf of Durham Region concerning the Simcoe Street Dedicated Transit Lanes Pilot Study.

### Delegations

None

### Correspondence Requiring Action

**DS-20-134** Ralph Walton, Regional Clerk/Director of Legislative Services, Regional Municipality of Durham forwarding a copy of Report 2020-COW-23 concerning Regional Pre-servicing of Designated Employment Areas (INFO-20-210)

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(See Pages 1 to 54)

*[Pulled from the Information Package of October 20, 2020 at the request of Councillor McConkey to be received for information.]*

### Referrals from Council and Standing Committees

DS-20-135 Notice of Motion – Roof-Top Garden Policy

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“Whereas there are substantial environmental, cultural and social benefits to roof top gardens;

Whereas the growing trend to cultivate ‘Gardens in the Sky’ enhance city’s buildings and is a measure to combat climate change,

Therefore the City of Oshawa investigate implementing a policy for new residential, commercial and industrial buildings to include some form of roof-top gardens.”

## Reports from Advisory Committees

### Fourth Report of Oshawa Accessibility Advisory Committee (DS-20-132)

Oshawa Accessibility Advisory Committee respectfully reports and recommends to the Development Services Committee its Fourth Report.

1. Accessible Apartments in New Apartment Buildings (OAAC-20-32)

#### Recommendation

That the Minister of Municipal Affairs modernize the Ontario Building Code and include, in addition to the presently mandated 15% accessible apartments in new apartment buildings, all new residential apartment construction be required to construct all doorways and hallways wide enough to be of accessible width for mobility devices.

## Reports/Motions Requiring Action

None

## Public Consent Agenda

### Correspondence

None

### Reports

- DS-20-125** Recommended Street Names in Accordance with Street Naming Policy in Memory and Honour of the War Dead and War Veterans

(See Pages 55 to 59)

#### Recommendation

That, pursuant to Report DS-20-125 dated November 4, 2020, the Development Services Committee approve the addition of the names Dyas, Thompson, Suddard and Bray 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-20-127** Zone 4 Class Environmental Assessment for Water Storage and Pumping Facilities in North Whitby and North Oshawa

(See Pages 60 to 97)

#### Recommendation

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-20-127 dated November 4, 2020, that the City supports Site B6, in principle, as the preliminary preferred site subject to the comments in said Report and the receipt of positive comments from the Central Lake Conservation Authority regarding the Municipal Class Environmental Assessment and a detailed Environmental Impact Assessment.

**DS-20-129**

Draft Heritage District Study in Support of the Designation of a Heritage Conservation District at the South Field of the Oshawa Executive Airport

(See Pages 98 to 190)

Recommendation

That the Development Services Committee refer Report DS-20-129 dated November 4, 2020, including the draft South Field Heritage District Study affixed as Attachment 3 to said Report, back to staff to consult with Heritage Oshawa and obtain their input on the draft South Field Heritage District Study, before reporting back to the Development Services Committee with a final South Field Heritage District Study.

**DS-20-130**

Federation of Canadian Municipalities' Partner for Climate Protection Program Milestone 3 Submission - Community Plan

(See Pages 191 to 252)

Recommendation

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-20-130 dated November 4, 2020, City Council endorse the City's Partners for Climate Protection Milestone 3 City of Oshawa Community Greenhouse Gas Reduction Plan dated November 2020 (Attachment 1 to said Report) as a guideline to reduce energy costs, energy consumption and greenhouse gas emissions, to the Federation of Canadian Municipalities for review and approval; and,
2. That, a copy of Report DS-20-130 dated November 4, 2020 and the related Council resolution be sent to the Association of Municipalities of Ontario, the Region of Durham, Durham area municipalities, Oshawa Power and Utilities Corporation, the Central Lake Ontario Conservation Authority, and the City's Building Industry Liaison Team which includes representatives of the Durham Chapter of the Building Industry and Land Development Association and the Durham Region Home Builders' Association.

**DS-20-136**      Continuation of the Welcoming Streets Initiative in 2021

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(See Pages 293 to 311)

Recommendation

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-20-136 dated November 4, 2020, City Council support Carea Community Health Centre's application to the Region of Durham's Advisory Committee on Homelessness for funding for the Welcoming Streets Initiative including the related Chill Zone; and,
2. That Report DS-20-136 dated November 4, 2020 and the related Council resolution be sent to Durham Region Health and Social Services Committee, Carea Community Health Centre, Durham Advisory Committee on Homelessness and the Downtown Business Improvement Area.

## **Discussion Agenda**

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

### **Items to Be Introduced By Councillors**

### **Closed Consent Agenda**

### **Closed Correspondence**

DS-20-133      Oshawa Power & Utilities Corporation – Extension of Lease Agreement

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

(See Page C253)

Recommendation

That Correspondence DS-20-133 dated October 29, 2020 from Oshawa Power & Utilities Corporation concerning an extension of a lease agreement be referred to staff for a report.

## **Closed Reports**

- DS-20-128      Potential Acquisition of Certain Highway 407 East Surplus Lands
- Closed Pursuant to Section 239 (2)(c) of the Municipal Act
- (See Pages C254 to C264)
- Recommendation
- That the Development Services Committee recommend to City Council:
- That staff be authorized to proceed in accordance with Closed Report DS-20-128 as it relates to a potential acquisition of certain Highway 407 East surplus lands.
- DS-20-131      Potential Appeal to the Local Planning Appeal Tribunal of a Committee of Adjustment Decision
- Closed Pursuant to Section 239 (2)(e) of the Municipal Act
- (See Pages C265 to C280)
- Recommendation
- That the Development Services Committee recommend to City Council:
- That pursuant to Report DS-20-131 dated November 4, 2020, staff be authorized to represent the City regarding an appeal of a Committee of Adjustment decision that has been submitted to the Local Planning Appeal Tribunal (L.P.A.T.) and that the L.P.A.T. be advised that City Council supports the staff recommendation made to the Committee of Adjustment.

## **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

### Electronic Meeting

6:30 p.m.

#### Additional Agenda Items

(As may be presented at the meeting)

#### Declarations of Pecuniary Interest

(As may be presented)

### Application: DS-20-126

#### Presentation

Louise Foster, Tribute Communities to present an overview of the application submitted by 2157236 Ontario Limited to amend the Windfields Part II Plan of the Oshawa Official Plan, for Approval of a Draft Plan of Subdivision, and to amend Zoning By-law 60-94 for lands at the southwest corner of Thoroughbred Street and Dance Act Avenue.

#### Delegations

(As requested)

#### Correspondence

None

#### Reports

**DS-20-126** Applications to Amend the Windfields Part II Plan of the Oshawa Official Plan and Zoning By-law 60-94 and for Approval of a Draft Plan of Subdivision, Southwest corner of Thoroughbred Street and Dance Act Avenue, 2157236 Ontario Limited

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(See Pages 281 to 292)

#### Recommendation

That, pursuant to Report DS-20-126 dated November 4, 2020, the applications submitted by 2157236 Ontario Limited to amend the Windfields Part II Plan of the Oshawa Official Plan (File: OPA-2020-02) and Zoning By-law 60-94 (File: Z-2020-06) and for approval of a draft plan of subdivision (File: S-O-2020-02), to permit the development of four (4) blocks for up to 27



street townhouses, one (1) block for up to 18 single detached, semi-detached and/or street townhouse dwellings and a new local road on lands located at the southwest corner of the intersection of Thoroughbred Street and Dance Act Avenue, 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**