

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, November 9, 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 Giberson (left the meeting at 3:24 p.m.)
Councillor Marks (entered the meeting at 1:38 pm)
Councillor Neal
F. Bianchet, Council-Committee Coordinator
J. Lane, Council-Committee Coordinator
W. Munro, Commissioner, Development Services Department
A. Ambra, Director, Engineering Services
K. Benham, Director, Economic Development Services
M. Leonard, Chief Building Official
S. Yoon, City Solicitor
M. Harrington, Manager, Policy

Absent: None

Public Agenda

Additional Agenda Items

None

Declarations of Pecuniary Interest

Councillor Chapman made a declaration of interest concerning Report DS-20-129 regarding the draft Heritage District Study in support of the designation of a Heritage Conservation District at the South Field of the Oshawa Executive Airport as he is a member of the Ontario Regiment Museum, he did not take part in discussion or voting on the matter.

Councillor Marks entered the meeting.

Councillor Marimpietri made a declaration of interest concerning Report DS-20-127 regarding the Zone 4 Class Environmental Assessment for Water Storage and Pumping Facilities in North Whitby and North Oshawa as his family owns property and reside in the subject area, he did not take part in discussion or voting on the matter.

Mayor Carter made a declaration of interest concerning Report DS-20-136 regarding the continuation of the Welcoming Streets Initiative in 2021 as his spouse is an employee of Carea Community Health Centre, he did not take part in discussion or voting on the matter.

(Also See Page 3)

Presentations

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

The Committee questioned the representatives from Metrolinx.

Moved by Mayor Carter,

“That the meeting recess.” Carried.

The meeting recessed at 2:56 p.m. and reconvened at 3:01 p.m. with the following members in attendance: Councillors Chapman, Hurst, Kerr, Marimpietri, McConkey and Mayor Carter. Also in attendance were Councillor Giberson, Marks, Neal, F. Blanchet, Council-Committee Coordinator; J. Lane, Council-Committee Coordinator; the Commissioner, Development Services Department; the Director, Economic Development Services; the Chief Building Official; the City Solicitor; and the Manager, Policy.

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

The Committee questioned the representatives from IBI Group.

Councillor Giberson left the meeting.

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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Moved by Councillor McConkey,

“That the Development Services Committee recommend to City Council:

That Correspondence DS-20-134 from 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 be received for information.” Carried by later vote

Councillor Marimpietri made a declaration of interest concerning Correspondence DS-20-134 from Ralph Walton, Regional Clerk/Director of Legislative Services, Regional Municipality of Durham regarding the regional pre-servicing of designated employment areas as his family owns property and reside in the subject area, he did not take part in discussion or voting on the matter.

Councillor McConkey assumed the Chair.

The Committee questioned the Commissioner, Development Services Department.

The vote to adopt the recommendation related to Correspondence DS-20-134 Carried

Councillor Marimpietri resumed the Chair.

Referrals from Council and Standing Committees

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

“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.”

Moved by Councillor McConkey,
“That DS-20-135 being a Notice of Motion concerning a roof-top garden policy be referred to staff.” Lost by later vote

Councillor McConkey temporarily left the meeting.

The vote to refer DS-20-135 being a Notice of Motion concerning a roof-top garden policy to staff Lost on the following

Affirmative – None

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

Absent - Councillor McConkey

Councillor McConkey returned to the meeting.

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.

Moved by Councillor McConkey,

“That the Development Services Committee recommend to City Council:

That Report DS-20-132 being the Fourth Report of the Oshawa Accessibility Advisory Committee concerning accessible apartments in new apartment buildings be endorsed.”
Lost on the following vote

Affirmative – Councillors Hurst and McConkey

Negative – Councillors Chapman, Kerr, Marimpietri and Mayor Carter

Absent - 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 November 9, 2020 Development Services Committee meeting be adopted as recommended except Reports DS-20-125, DS-20-129 and DS-20-136.” Carried

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

Recommendation (Amended - See Page 6)

That, pursuant to Report DS-20-125 dated November 4, 2020, the Development Services Committee approve the addition of the names Dyas, Thompson, Subbard 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

Recommendation (Carried - See Page 4)

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

Recommendation (Carried - See Page 6)

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

Recommendation (Carried - See Page 4)

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

Recommendation (Carried - See Page 6)

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

Moved by Councillor Chapman,

"That the recommendation contained in Report DS-20-125 concerning the recommended street names in accordance with the Street Naming Policy in Memory and Honour of the War Dead and War Veterans be adopted except the name 'Subbard' be replaced with the name 'Suddard.'" Carried

Moved by Councillor Hurst,

"That the Development Services Committee adopt the recommendation contained in Report DS-20-129 concerning the draft Heritage District Study in support of the designation of a Heritage Conservation District at the South Field of the Oshawa Executive Airport." Carried

Moved by Councillor McConkey,

“That the Development Services Committee adopt the recommendation contained in Report DS-20-136 concerning the continuation of the welcoming streets initiative in 2021.” Carried by later votes

Moved by Councillor McConkey,

“That Part 1 of the recommendation contained in Report DS-20-136 be amended to delete the words ‘for the Welcoming Streets Initiative including the related Chill Zone’ after the word ‘funding’ and insert the words ‘for an initiative for homelessness.’” Lost on the following vote

Affirmative – Councillors Hurst and McConkey

Negative – Councillors Chapman, Kerr and Marimpietri

Declaration of Interest – Mayor Carter

Absent – None

The vote to adopt the recommendation contained in Report DS-20-136 Carried

Items To Be Introduced By Councillors

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 November 9, 2020 be adopted as recommended except Correspondence DS-20-133 and Report DS-20-128.” Carried

Closed Correspondence

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

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

Recommendation (Carried – See Page 9)

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

Recommendation (Carried – See Page 9)

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)(c) of the Municipal Act

Recommendation (Carried – See Page 7)

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

Moved by Councillor Hurst,

“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 Correspondence DS-20-133 and Report DS-20-128 which are related to proposed or pending acquisitions or dispositions of land by the City.” Carried on the following vote

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

Negative – Councillor Kerr

Absent – None

The Committee recessed at 5:18 p.m. and reconvened at 5:25 p.m. in a session closed to the public with the following in attendance: Councillors Chapman, Hurst, Kerr,

McConkey, Marimpietri and Mayor Carter. Also in attendance were F. Bianchet, Council-Committee Coordinator; J. Lane, Council-Committee Coordinator; the Commissioner, Development Services Department and the Manager, Policy.

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

Closed meeting discussions took place.

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

The Committee rose from closed session at 5:25 p.m.

Closed Meeting Report

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

The Committee questioned the Commissioner, Development Services Department regarding Correspondence DS-20-133 concerning the Oshawa Power & Utilities Corporation – extension of lease agreement.

The Commissioner, Development Services Department responded to questions from the Committee.

The Committee did not discuss Report DS-20-128 concerning a potential acquisition of certain highway 407 East surplus lands.

This concludes the closed meeting report.

Moved by Councillor Chapman,
“That the Development Services Committee adopt the recommendation contained in Correspondence DS-20-133 concerning the Oshawa Power & Utilities Corporation – Extension of Lease Agreement.” Carried

Moved by Councillor McConkey,
“That the Development Services Committee adopt the recommendation contained in Report DS-20-128 concerning a potential acquisition of certain highway 407 East surplus lands.” 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 Chapman,
“That the meeting recess.” Carried

The meeting recessed at 5:28 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 F. Bianchet, Council-Committee Coordinator; J. Lane, Council-Committee Coordinator; the Commissioner, Development Services Department; the Manager, Development and Urban Design and T. Ryan, Planner B.

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: DS-20-126

Presentation

Louise Foster, Tribute Communities provided 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.

The Committee questioned Louise Foster, Tribute Communities.

Delegations

None

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

Moved by Mayor Carter,

“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.” Carried on the following vote

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

Negative – None

Absent - None

Adjournment

Moved by Councillor Hurst,

“That the meeting adjourn.” Carried

The meeting adjourned at 7:06 p.m.