



Development Services Committee Meeting

**Monday, November 30, 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.

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 30, 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

None

Delegations

None

Correspondence Requiring Action

DS-20-147 Various residents submitting correspondence concerning the proposed large fill site at 3440 Wilson Road North (INFO-20-215)

(See Pages 1 to 12)

[Pulled from the Information Package of November 17, 2020 at the request of Councillor McConkey to be received for information.]

Referrals from Council and Standing Committees

DS-20-142 Notice of Motion – Investigation for Policy to Address Soil Compaction

“Whereas there are concerns related to water resources in new developments with poor ground water and rainwater permeation,

Now therefore the City investigate the feasibility of implementing a policy in Subdivision Agreements that addresses soil compaction and improves absorption. The intent of this policy would be to ensure builders scarify the sub-grade on which topsoil is to be placed, to certain specified minimum depths; and scarify sub-grades under areas which are to be raised by placing fill to minimum depth of 75 mm to provide a good bond and prevent slipping of fill.”

DS-20-143 Notice of Motion – Investigation for the Use of the Former Bus Terminal at the south east corner of Bond Street and Centre Street

“Whereas the former bus terminal at the south east corner of Bond and Centre Streets is owned by the City,

And whereas this facility has been boarded up,

And whereas the City should not leave its buildings in the downtown boarded up, but should be encouraging redevelopment, whether for a temporary, pilot project, or transitional lease or for a sale to encourage growth,

Now therefore the City investigate options and/or expressions of interest to ensure there is a plan forthcoming and this building not remain vacant and boarded up for much longer.”

Reports from Advisory Committees

None

Reports/Motions Requiring Action

None

Public Consent Agenda

Correspondence

None

Reports

DS-20-138

Application for Approval of a Common Elements Draft Plan of Condominium, northwest corner of Shankel Road and Townline Road North, Treasure Hill

(See Pages 13 to 27)

Recommendation

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-20-138 dated November 25, 2020, the application submitted by Treasure Hill for approval of a common elements draft plan of condominium (File: C-O-2020-03) featuring a private road, visitor parking, landscaped open space, water meter building and a community mail box tied to the proposed development of 81 block townhouses on lands located at the northwest corner of Shankel Road and Townline Road North be approved, and that the Commissioner, Development Services Department or Director, Planning Services be authorized to impose City conditions in the draft plan of condominium approval Planning Act decision.

DS-20-139 Recommendation to Endorse the South Field Heritage District Study prepared in Support of Council's Decision to Advance a Heritage Conservation District at the South Field of the Oshawa Executive Airport

(See Pages 28 to 110)

Recommendation

That the Development Services Committee recommend to City Council:

Whereas on November 29, 2019 Council approved the South Field Master Plan pursuant to Report DS-19-213 dated November 13, 2019, which, among other matters, endorsed the designation of a portion of the South Field at the Oshawa Executive Airport as a Heritage Conservation District, and directed staff to advance the designation process through the preparation of a Heritage District Study; and,

Whereas the area of the South Field recommended for designation encompasses Airmen's Park, the No. 10 Building owned by the 420 Wing, the former Canteen and the former Stores Buildings; and,

Whereas on November 9, 2020, the Development Services Committee received Report DS-20-129 dated November 4, 2020, entitled "Draft Heritage District Study in Support of the Designation of a Heritage Conservation District at the South Field of the Oshawa Executive Airport", which included the draft South Field Heritage District Study (the "draft Study") affixed to said Report; and,

Whereas on November 9, 2020, the Development Services Committee referred Report DS-20-129 dated November 4, 2020, including the draft Study, back to Development Services staff to consult with Heritage Oshawa consistent with the Ontario Heritage Act, and obtain their input on the draft Study, before reporting back to the Development Services Committee with a final South Field Heritage District Study; and,

Whereas on November 19, 2020, at a Special Meeting of the Heritage Oshawa Committee, staff presented the draft Study to Heritage Oshawa for their review and comment; and,

Whereas Heritage Oshawa provided comments on the draft Study at the Special Meeting of Heritage Oshawa held on November 19, 2020 (see Attachment 1 of said Report); and,

Whereas Heritage Oshawa's comments have been incorporated, where appropriate, into the final South Field Heritage District Study (see Attachment 2 of said Report);

Therefore be it resolved:

1. That, pursuant to Report DS-20-139, Attachment 2 be endorsed as the final South Field Heritage District Study in support of the designation of a Heritage Conservation District at the South Field of the Oshawa Executive Airport; and,
2. That Development Services staff be authorized to prepare a draft Heritage District Plan for that portion of the South Field at the Oshawa Executive Airport endorsed by Council for designation as a Heritage Conservation District; and,
3. That Development Services staff report back to the Development Services Committee with the draft Heritage District Plan once it is prepared pursuant to Part 2 above.

DS-20-141

Development Services Committee Outstanding Items Status Report –
Fourth Quarter 2020

(See Pages 111 to 127)

Recommendation

That the Development Services Committee recommend to City Council:

That Report DS-20-141 dated November 25, 2020 being the Development Services Committee's Outstanding Items Status Report for the fourth quarter of 2020 be received for information.

DS-20-144

Revised application to Amend Zoning By-law 60-94, 1841393 Ontario Inc.
and Walter Lam, 64 Albany Street and 426 Front Street

(See Pages 128 to 141)

Recommendation

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-20-144 dated November 25, 2020, the revised application submitted by 1841393 Ontario Inc. and Walter Lam to amend Zoning By-law 60-94 (File Z-2020-01) to rezone 64 Albany Street and 426 Front Street from R2 (Residential) and R5-B/CIN (Residential/Community Institutional) to an appropriate R6-D (Residential) Zone to permit the proposed 11-storey, 100-unit apartment building as well as a long term care facility, nursing home and retirement home be approved in accordance with the comments contained in the above noted Report and the necessary by-law be passed; and,
2. That, in accordance with Section 34(17) of the Planning Act and notwithstanding that the Zoning By-law amendment proposed in the

public meeting report and at the public meeting differs from that approved by City Council, such differences are not substantial enough to require further notice and another public meeting.

DS-20-145 Application for Approval of a Common Elements Draft Plan of Condominium,
211 and 221 Thomas Street, Wiltshire Homes Canada Inc.

(See Pages 142 to 156)

Recommendation

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-20-145 dated November 25, 2020, the application submitted by Wiltshire Homes Canada Inc. for approval of a common elements draft plan of condominium (File: C-O-2020-01) featuring a private road, visitor parking, landscaping, community mailbox and a water meter/refuse building tied to the proposed development of 6 single detached dwellings on lands located at 211 and 221 Thomas Street be approved, and that the Commissioner of Development Services or Director of Planning Services be authorized to impose City conditions into the draft plan of condominium approval Planning Act decision.

DS-20-146 Foreign Trade Zone Designation for the City of Oshawa including lands
operated by the Hamilton-Oshawa Port Authority

Recommendation

That the Development Services Committee recommend to City Council:

Whereas, a Foreign Trade Zone (F.T.Z.) generally refers to a specific location within a country that is officially designated for eligibility for tariff and tax exemptions; and,

Whereas, the exemptions relate to the purchase or importation of raw materials, components or finished goods, where such materials and goods can generally be stored, processed or assembled in the F.T.Z. for re-export or for entry into the domestic market; and,

Whereas, the City of Hamilton, including the lands operated as by Hamilton-Oshawa Port Authority (H.O.P.A.) in Hamilton have been designated by Federal government, with the assistance of FedDev Ontario as a F.T.Z.; and,

Whereas on November 20, 2020 the Mayor's Task Force on Economy Recovery asked the City to consider establishing the City of Oshawa and the lands operated by H.O.P.A. in Oshawa as a F.T.Z. to help advance economic recovery in the Region;

Therefore, Development Services staff be directed to investigate the necessary steps to establish the City of Oshawa including the lands in Oshawa operated by Hamilton-Oshawa Port Authority as a Foreign Trade Zone and report back to the Development Services Committee.

Discussion Agenda

Matters Excluded From Consent Agenda

Items to Be Introduced By Councillors

Closed Consent Agenda

Closed Correspondence

None

Closed Reports

DS-20-140 Direction on City Staff Involvement Respecting Appeals to the Local Planning Appeal Tribunal of a Committee of Adjustment Application and an Application for Amendment to a Site Plan Agreement Concerning 1455, 1515 and 1517 Thornton Road North

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

(See Pages C157 to C295)

Recommendation

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-20-140 dated November 25, 2020, staff be authorized to advance the Council position as recommended in Section 5.8 of said Report at the Local Planning Appeal Tribunal hearings concerning the appeals submitted by Evergreen Environmental Inc. and the Ummah Foundation of Durham with respect to the Committee of Adjustment application (File: A-2020-56) and the appeal submitted by Evergreen Environmental Inc. with respect to the application to amend the Site Plan Agreement (File: SPA-2020-19) for the lands at 1455, 1515 and 1517 Thornton Road North.

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-20-137

Presentation

Connor Leherbauer, Planner A and Morgan Jones, Senior Planner to present an overview of the proposed City-initiated amendments to the Oshawa Official Plan, Zoning By-law 60-94 and the Brownfields Renaissance Community Improvement Plan.

Delegations

(As requested)

Correspondence

None

Reports

DS-20-137 Proposed City-initiated Amendments to the Oshawa Official Plan, Zoning By-law 60-94 and the Brownfields Renaissance Community Improvement Plan

(See Pages 296 to 339)

Recommendation

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-20-137 dated November 25, 2020, the proposed City-initiated amendment to the Oshawa Official Plan to permit a potential new location for the future Kedron (Part II Plan) Community Park, west of Harmony Road North and north of a future unnamed east-west Type 'C' Arterial Road, as generally set out under Item 1 of Attachment 1 to said Report, 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; and,

2. That, the Development Services Committee select an appropriate option with respect to Items 2 to 7, inclusive, of Attachment 1 as set out in Section 5.2 of Report DS-20-137 dated November 25, 2020; and,
3. That, the Development Services Committee recommend to City Council that pursuant to Report DS-20-137 dated November 25, 2020, the proposed City-initiated amendment to the Brownfields Renaissance Community Improvement Plan, as generally set out under Item 8 of Attachment 1 to said Report, be approved and that the appropriate amending by-law be passed in a form and content acceptable to the City Solicitor and Commissioner, Development Services Department.

Adjournment

Additonal Agenda Items

Development Services Committee – November 30, 2020

- DS-20-147** Supplemental Material submitted by Clint Cole concerning the proposed large fill site at 3440 Wilson Road North (INFO-20-215)
- DS-20-148** Correspondence DS-20-148 from Jaydev Chauhan concerning Report DS-20-137 regarding proposed City-initiated amendments to the Oshawa Official Plan, Zoning By-law 60-94 and the Brownfields Renaissance Community Improvement Plan