

**City of Oshawa Integrated Columbus Part II Planning Act and Municipal Class
Environmental Assessment Act Study**

Columbus Community Advisory Committee (C.A.C.) Meeting Minutes

Date: March 27, 2024 (6:30 pm – 8:00 pm)

Location: Columbus Community Centre, 3265 Simcoe Street North, Oshawa, ON

Attendees:

Laura Moebs, City of Oshawa
Meaghan Harrington, City of Oshawa
Councillor John Neal, City of Oshawa
Liz Anderson, Member
Arlene Feeney, Member
Darryl Koster, Member
Philippe Coutu, Member
Elvis Stefanovici, Member
Dan Cook, Member
Marlene Grass, Member

Matters Discussed

1. Welcome and Introduction

- Laura Moebs welcomed members to the Columbus C.A.C. meeting and attendees introduced themselves.
- Laura Moebs provided an overview of the role of the C.A.C.
- It was asked why Regional staff are not in attendance at this meeting. Staff advised that Regional staff were extended the invitation to attend this meeting but were unable to. It was also noted that Regional staff have never attended previous C.A.C. meetings and the C.A.C. Terms of Reference makes no reference to including Regional staff at these meetings. Staff also confirmed that if there are any Region-specific questions that Oshawa staff are unable to answer, they would follow-up with Regional staff and provide a response at a later date.

2. Presentation: Study Update

- Laura Moebs presented a status update and overviewed the final Columbus Part II Plan.

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3. Questions, Comments and Discussion

- A member asked how changes from previous iterations of the Part II Plan were determined and integrated into the final Part II Plan. Staff advised that changes to the final Part II Plan were a result of all of the consultation undertaken over the last few years and comments received on the various iterations of the Part II Plan, including the last commenting period that took place before and after the statutory public meeting, up until March 31, 2023.
- A member asked why there was a reduction in the number of schools in the final Part II Plan. Staff advised that through consultation with the school boards, it was determined that not as many school would be needed in Columbus and two schools could be removed from the mapping.
- Staff advised that the overall population targets have not changed and that the final Part II Plan has to meet a density target of 50 residents and jobs combined per hectare (as required by the Provincial Growth Plan).
- A member asked what type of use is permitted in a Community Use designation. Staff advised that a range of uses, including a daycare, place of worship, community centre, schools, libraries, and a fire hall may be permitted in a Community Use designation.
- There was a discussion about green spaces on the Part II Plan mapping. Staff advised that the green spaces (i.e. Open Space and Recreation designation) generally include any necessary buffers.
- A member asked when full build-out is anticipated. Staff estimated that full build-out would not occur until, at minimum, twenty or more years. Staff noted that the Windfields Part II Planning Area is not even yet fully built out, which was approved years ago.
- There was a discussion about the Heritage Conservation District (H.C.D.) Study update. A member noted that they think the process is being done backwards and that the H.C.D. Study should have already been started. Staff advised that this is a separate process from the Part II Planning Study and that Council has directed staff to prepare a Terms of Reference for the H.C.D. Study in the event that the Part II Plan is adopted, approved and in effect. Staff also noted that the H.C.D. Study is prescribed under the Ontario Heritage Act, which is different from the Ontario Planning Act.
- There was a discussion about a future Columbus meeting related to wells and water quality. Staff advised that the meeting is anticipated to be held sometime in June 2024. A member suggested holding this meeting at the Columbus United Church because it has more space than the Columbus Community Centre. Residents have many concerns about potential impacts to their wells and potential cost implications and staff advised that this future

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meeting will be the best place to ask all of their questions related to wells, potential impacts, costs, etc.

- A member asked for a definition of the Columbus Special Policy Area. Staff referenced Section 8.8.3 “Columbus Special Policy Area” of the Part II Plan and noted that the Columbus Special Policy Area “is intended to recognize the character of the area where the existing community is focused and will ensure any new development in the Columbus Special Policy Area designation will be sensitive to its historical context and cultural heritage and be contextually appropriate.”
- There was a discussion about road alignments and roundabouts. Staff noted that there is a policy in the Part II Plan that states that the City will consider the use of roundabouts as a form of intersection control. Staff also advised that road alignments will be looked at and finalized in future studies and that the Central Lake Ontario Conservation Authority will be consulted, where appropriate.
- Staff reiterated that Simcoe Street North is not planned to be widened to four lanes through the existing community.
- There was a discussion about retail uses in Columbus. Staff advised that retail uses can be located in mixed use designations, as well as in other residential designations and in the Special Policy Area (generally along Simcoe Street North and Columbus Road).
- A member asked for a copy of the Columbus Transportation Report prepared by HDR (*Note – this report was sent via email to all Committee members*).
- Staff provided information about the Official Plan Review that is being undertaken. Staff noted that this is a City-wide project and is not specific to Columbus.
- A member inquired about school sites and asked what happens to them if they are not needed by the school boards. Staff advised that if a school board determines that a school is not necessary, the underlying land use designation prevails and can be developed for that specific use.
- There was a discussion about growth and change in the Columbus community and a member reiterated that it is important that future development in Columbus keeps the character of and aligns with the existing community.
- There was a discussion about zoning and how zoning can be implemented through subdivisions.
- There was a discussion about active transportation in Columbus. Staff noted that a Class I Trail is shown on the Columbus Transportation Map running alongside Simcoe Street North. A Class I Trail is intended to be located within

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the boulevard of the road right-of-way and has a minimum pavement width of 3 metres.

- A member requested a copy of the final Columbus Part II Plan (*Note – the final Columbus Part II Plan was sent via email to all Committee members*).

4. Next Steps

- Laura Moebs advised that:
 - Meeting minutes will be circulated for review and once finalized, posted on the City's website
 - If members have additional questions, they can contact her vial email or telephone.