



**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: February 2, 2022 (6:30 pm – 8:30 pm)

Location: Virtual

Attendees:

- Tom Goodeve, City of Oshawa
- Meaghan Harrington, City of Oshawa
- Laura Moebis, City of Oshawa
- Laura Brown, City of Oshawa
- Councillor John Neal, City of Oshawa
- Liz Howson, MSH
- Jonathan Chai, HDR
- Liz Anderson, Member
- Arlene Feeney, Member
- Valerie Hunt, Member
- Darryl Koster, Member
- Philippe Coutu, Member

Matters Discussed

Item	Discussion
1. Welcome and Introduction	<ul style="list-style-type: none"> • Laura Moebis welcomed members to the Columbus C.A.C. meeting and attendees introduced themselves.
2. Role of the C.A.C. in the Study and Meeting Procedures	<ul style="list-style-type: none"> • Laura Moebis provided an overview of the role of the C.A.C. in the Study process, as well as an overview of meeting procedures.
3. Presentation: Draft Preferred Land Use and Road Plan and Supporting Documents	<ul style="list-style-type: none"> • Liz Howson presented a status update, overviewed the draft preferred land use and road plan and supporting documents, and outlined next steps of the Study. • Jonathan Chai provided an overview of the transportation related components of the Study, including the Draft Preferred Transportation Plan and the draft Transportation Master Plan Final Report.
4. Questions and Discussion	<ul style="list-style-type: none"> • A member asked how many comments were received after P.I.C. Number 4 and what comments were the most received. Staff advised that approximately forty residents submitted written comments and some of the

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

Item	Discussion
	<p>most common themes of the comments received included:</p> <ul style="list-style-type: none"> ○ Opposition to the widening of Simcoe Street North; ○ Support for a by-pass; ○ Support for the protection of the Columbus Special Policy Area, as well as support to expand the boundary of the Columbus Special Policy Area. ○ Requests for more low density housing (and opposition to high density housing); and ○ General concern about the loss of heritage resources and the request to protect and conserve the cultural heritage resources of the community. <ul style="list-style-type: none"> ● A member requested clarification on why the proposed road network was chosen (rather than one of the by-pass options). Staff advised that a number of factors were taken into consideration, including cost and environmental impacts. Staff advised that the current road network as shown in the Draft Preferred Land Use and Road Plan provides for two alternative north-south options which will help divert traffic away from Simcoe Street North, and Simcoe Street North does not need to be widened within the Columbus Special Policy Area. As well, staff advised that the Region supports the proposed road network. ● A member mentioned that there will still be a lot of traffic from Port Perry travelling along Simcoe Street North due to the increase in development in Port Perry and the fact that Simcoe Street North is the most direct route between Port Perry and Highway 407 East and as a result, does not support the proposed road network. Staff advised that the planned growth outside of Columbus (including future growth in Port Perry) was factored into the traffic analysis. Modest growth in traffic along Simcoe Street North could still be accommodated. Members indicated that they want future growth to be rerouted, and not accommodated. ● Staff also advised that there is potential to slow down traffic on Simcoe Street North through appropriate design.

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

Item	Discussion
	<ul style="list-style-type: none"> • There was a discussion regarding a potential future hospital located in north Oshawa and the impacts a future hospital could have on traffic in Columbus. Staff advised that the two proposed Oshawa sites were not selected as the preferred hospital site by the Lakeridge Health Board of Trustees. • A member advised that Columbus residents do not want this development, and that the residents want Columbus to remain as a small town. Staff noted that the Region of Durham, through Regional Official Plan Amendment 128, added Columbus into the Major Urban Area boundary, to allow for the future development of Columbus. Staff also noted that under the direction of the Provincial Growth Plan, municipalities have to accommodate more people at targeted densities (i.e. 50 persons and jobs combined per hectare). • A member noted that residents do not want any high or medium density in Columbus. • A member noted that they are concerned of the environmental impacts from future development, including impacts on wildlife and specifically safety related to coyotes. • There was a discussion regarding the boundary of the Columbus Special Policy Area. Staff clarified that the boundaries of the Columbus Special Policy Area generally align with boundaries of the Development Plan for the Hamlet of Columbus. Members indicated their support for an expanded boundary of the Columbus Special Policy Area. • There was a discussion about the proposed Mixed Use Node I located where Grass Grove Lane currently exists. Members advised that they do not want the Mixed Use Node here. Staff clarified that the draft policy text includes a special policy for this area to ensure protection and conservation of the existing heritage buildings. Staff also clarified that the building could be protected but the future use could change. Members suggested to move the Mixed Use Node I elsewhere.

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

Item	Discussion
	<ul style="list-style-type: none"> • Staff clarified the various height restrictions for each residential land use designation (maximum 3 storeys for Low and Medium Density I, maximum 4 storeys for Medium Density II, maximum 6 storeys for High Density, maximum 3 storeys north of Columbus Road for Mixed Use Node I and 4 storeys south of Columbus Road for Mixed Use Node I and maximum 6 storeys for Mixed Use Node II). • Members noted their concern for higher densities and their support for more single family homes. Staff advised that they will review the mapping to see where (and if) more low density can be added, while still meeting the minimum density targets set by the Province (50 persons and jobs combined per hectare). • There was a discussion on construction timelines. Staff anticipate that construction wouldn't begin for at least five to eight years. • A member requested that the Mixed Use Node II be shifted west, to allow for a buffer between the Mixed Use Node II and the Columbus Special Policy Area. • There was a discussion regarding population and number of units. Staff clarified that it is standard practice to provide a range in targeted population and units (e.g. minimum and maximum numbers) given the uncertainty of future housing markets, and the Oshawa Official Plan currently provides density ranges. Staff noted that it was more likely that the lower range gets developed, compared to the higher range. • A member asked if Committee members have the ability to reach out to the developers. Staff advised that any comments made on the Study become part of the public record. • A member noted their concern that medium and high density development abutting open space and recreation lands could result in increased environmental and wildlife impacts. Staff mentioned that conservation authorities often prefer higher densities abutting green space, as it's easier to manage (e.g. there have been many instances of people's backyards on single

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

Item	Discussion
	<p>detached dwelling lots encroaching onto City open space and recreation lands). During the development stage, staff will look at different ways to prevent future encroachments.</p> <ul style="list-style-type: none"> • There was a discussion about impacts to small business during construction. Staff advised that residents or businesses would be notified if there was going to be impacts, as well as the City would issue a notice to developers if they were not meeting all of their obligations (e.g. there are rules about tracking dust and mud etc. and the City would make the developers clean up their mess, if necessary). • A member requested more Hamlet Commercial zoning in the Columbus Special Policy Area and at 3860 Simcoe Street North, to allow for certain commercial uses (e.g. cafes, small retail store, etc.). Staff advised that zoning amendments are not within the scope of the Study but staff will review the draft policy text to confirm if the policies permit certain commercial uses within the Columbus Special Policy Area and at 3860 Simcoe Street North. • There was a discussion about the designated heritage property at 3860 Simcoe Street North in Columbus. Residents noted their concern with the existing property. Staff advised that by-law has to follow-up on every complaint made on a property in the City. • There was a discussion on roundabouts in Columbus. Members indicated their support for roundabouts, specifically at the north and south end of Simcoe Street North (e.g. at Howden Road and south of the Columbus Special Policy Area) to help facilitate a by-pass. Staff advised that the future design of Simcoe Street North in the Columbus Special Policy Area will be looked at. • A member noted that they don't want Columbus to be segregated into different communities within Columbus. • Staff advised that the Urban Design Guidelines are important for helping future development respect the existing historic character of Columbus. Staff also

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

Item	Discussion
	reiterated that there are draft policies to protect the cultural heritage resources of the community.
5. Next Steps	<ul style="list-style-type: none"> • There was a discussion regarding the timing of C.A.C. member comments. It was decided that C.A.C. members should submit their comments to City staff within three weeks of this meeting (during the week of February 23rd). • Laura Moebis advised that: <ul style="list-style-type: none"> ○ Meeting minutes will be circulated for review and once finalized, posted on the Study website. ○ If members have additional questions, they can contact her via email or telephone. ○ There will be additional opportunities to comment on the recommended land use and road plan and supporting documents (e.g. at a future statutory Planning Act public meeting).