


File: 03-05

November 5, 2024

**DELIVERED BY E-MAIL**  
 (clerks@durham.ca)

 Corporate Services Department <b>Legislative Services Division</b>	
Date & Time Received:	November 05, 2024 1:09 pm
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Notes/Comments:	

Region of Durham

Re: Update Regarding Imagine Oshawa: Municipal Comprehensive Review of the Oshawa Official Plan (All Wards)

Oshawa City Council considered the above matter at its meeting of October 28, 2024 and adopted the following recommendation of the Economic and Development Services Committee:

1. That, based on Report ED-24-113 dated October 2, 2024, in the event funding in the amount of \$450,000 is approved in the 2025-2026 Mayor's budget for the Official Plan Review:
  - a) That Economic and Development Services staff be authorized to prepare appropriate Terms of Reference, in a form and content satisfactory to the Commissioner, Economic and Development Services Department, to complete a Growth Management Study as part of the Official Plan Review, including a Land Needs Assessment; and,
  - b) That staff be authorized to advance a Request for Proposal process in consultation with Corporate and Finance Services staff that is open to the general public and targeted to planning related consultants to retain a consultant to undertake the Growth Management Study component of the Official Plan Review; and,
2. That staff be authorized to forward a copy of Report ED-24-113 dated October 2, 2024 and the related Council resolution to the Region of Durham.

Please find attached a copy of Report ED-24-113 for information.

If you need further assistance concerning the above matter, please contact Anthony Ambra, Commissioner, Economic and Development Services Department at the address listed below or by telephone at 905-436-3311.



Mary Medeiros  
Director, Legislative Services/City Clerk

/fb

c. Economic and Development Services Department

To: Economic and Development Services Committee

From: Anthony Ambra, P. Eng., Commissioner,  
Economic and Development Services Department

Report Number: ED-24-113

Date of Report: October 2, 2024

Date of Meeting: October 7, 2024

Subject: Update Regarding Imagine Oshawa: Municipal Comprehensive  
Review of the Oshawa Official Plan

Ward: All Wards

File: 12-12-0389

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## **1.0 Purpose**

The purpose of this Report is to:

1. Provide an overview of the feedback received to date on the Municipal Comprehensive Review process to update the Oshawa Official Plan (the “Official Plan Review”), including comments received from the Official Plan Review feedback form.
2. Provide a comprehensive work plan, consultation and engagement plan, and associated budget implications for the Official Plan Review.
3. Seek authorization to prepare a Terms of Reference for a Growth Management Study, including a Land Needs Assessment, as part of the Official Plan Review process.
4. Seek authorization to advance a Request for Proposal process to retain a consultant to undertake a Growth Management Study for the Official Plan Review.

On April 30, 2024, Council considered Report CNCL-24-41 and adopted the following recommendation:

- “1. That, pursuant to Report CNCL-24-41 dated April 24, 2024 concerning the Municipal Comprehensive Review process to update the Oshawa Official Plan, staff be directed to review feedback received at the Special Meeting of Council and through the feedback form and prepare a subsequent report back to the Economic and Development Services Committee that includes a comprehensive work plan, consultation and engagement plan and any budget implications.

2. That staff be authorized to forward a copy of Report CNCL-24-41 dated April 24, 2024 and the related Council resolution to the Region of Durham.”

Attachment 1 is a copy of the current Oshawa Official Plan (the “O.O.P.”). Owing to the size of the document, it is not attached to this Report but can be viewed at the following link: <https://www.oshawa.ca/en/business-development/resources/Documents/Official-Plan.pdf>.

Attachment 2 is a copy of Envision Durham, the recently adopted Durham Regional Official Plan (the “D.R.O.P.”). Owing to the size of the document, it is not attached to this Report but can be viewed at the following link: <https://www.durham.ca/en/doing-business/resources/Documents/PlanningandDevelopment/Envision-Durham/Adopted-Durham-ROP.pdf>.

Attachment 3 is a copy of the April 2024 discussion paper provided under cover of Report CNCL-24-41 dated April 24, 2024. The discussion paper provides background information on the O.O.P. and details regarding the Official Plan Review process, including key themes that will be explored to assist with updating the O.O.P. (the “Discussion Paper”). Owing to the size of the document, it is not attached to this Report but can be viewed as Attachment 3 to Report CNCL-24-41 available at the following link: <https://pub-oshawa.escribemeetings.com/filestream.ashx?DocumentId=15664>.

Attachment 4 is a copy of the Official Plan Review feedback form used to solicit public input following the initial kick-off of the Official Plan Review process.

## **2.0 Recommendation**

That the Economic and Development Services Committee recommend to City Council:

1. That, based on Report ED-24-113 dated October 2, 2024, in the event funding in the amount of \$450,000 is approved in the 2025-2026 Mayor’s budget for the Official Plan Review:
  - (a) Economic and Development Services staff be authorized to prepare appropriate Terms of Reference, in a form and content satisfactory to the Commissioner, Economic and Development Services Department, to complete a Growth Management Study as part of the Official Plan Review, including a Land Needs Assessment; and,
  - (b) Staff be authorized to advance a Request for Proposal process in consultation with Corporate and Finance Services staff that is open to the general public and targeted to planning related consultants to retain a consultant to undertake the Growth Management Study component of the Official Plan Review.
2. That staff be authorized to forward a copy of Report ED-24-113 dated October 2, 2024 and the related Council resolution to the Region of Durham.

## 3.0 Input From Other Sources

### 3.1 Public

Public input is being sought on the Official Plan Review. Staff prepared an initial feedback form (see Attachment 4) that was available online at [ConnectOshawa.ca/OPReview](https://connectoshawa.ca/OPReview), in person at Service Oshawa and at the “Shape Oshawa Open House” event held at the Oshawa Centre on May 1, 2024. The feedback form was intended to collect people’s thoughts about Oshawa, including what people like most about living, working or studying in Oshawa, how the public would like to see Oshawa grow, and what should be considered as part of the Official Plan Review.

Staff received 45 online responses to the feedback form. The majority of respondents were Oshawa residents and many heard about the feedback form through social media and email. Results also show that the preferred method of participating in the Official Plan Review is through feedback forms or virtual meetings.

The following subsections summarize the comments received through the feedback form, as well as general comments received from the public and other stakeholders to date.

#### 3.1.1 Feedback Form Comments

The majority of comments received through the feedback form relate to the following themes:

- Housing diversity and affordability;
- Improving the downtown;
- Access to and improving the City’s parks and open spaces;
- Active transportation;
- Access to amenities;
- Sustainability; and,
- Safety and security.

More specifically, the following is a summary of what people like most about living, working or studying in Oshawa, based on the comments received through the feedback form:

- There is a balance between City and rural living, with access to green space and trails;
- The leisure and recreation opportunities;
- Proximity to retail, restaurants and other services;
- Friendly neighbourhoods and a sense of community;
- Lower cost of housing compared to other municipalities; and,
- The arts and heritage community.

Some changes that respondents think would make the City of Oshawa even better include:

- Improvements to the downtown (e.g. adding more local businesses, etc.);
- Offering more affordable housing options;
- Focusing on active transportation;
- Adding more healthcare amenities (e.g. urgent care centres or family doctors);

- Developing innovative parks and playgrounds, as well as recreational programming for older children and teenagers;
- Building more bungalows for the growing senior population;
- Increasing green space;
- Focusing on Central and South Oshawa (not just North Oshawa);
- Better planning for industrial and commercial uses near Highways 401 and 407 East, to minimize transport trucks on City roads;
- Addressing crime and drug use, as well as managing the unhoused population; and,
- Minimizing government “red tape.”

Residents and visitors would like to see the City grow by:

- Building age-friendly communities;
- Rejuvenating the Simcoe Street South/Bloor Street corridors;
- Increasing active transportation infrastructure;
- Adding more green space and parks;
- Creating more public space;
- Decreasing urban sprawl;
- Offering more affordable housing;
- Considering sustainable approaches to growth;
- Increasing density and making communities more walkable; and,
- Increasing the “missing middle” housing options.

Some words that were used to describe the “ideal” City of Oshawa include:

- Clean
- Inclusive
- Welcoming
- Walkable
- Green
- Accessible
- Safe
- Sustainable
- Community
- Diverse
- Vibrant
- Affordable

Respondents indicated that important elements that support quality of life for Oshawa residents include:

- Affordable housing;
- Access to open space/green space;
- Clean and safe communities;
- Easy access to all amenities;
- Community events and programming;
- Accessible amenities;
- Walkable communities and public transportation;
- High-quality education, healthcare and childcare; and

- Diversity.

Lastly, respondents noted that additional items that should be considered as part of the Official Plan Review include:

- Ensuring realistic densities;
- Increasing more housing diversity (e.g. encourage more bungalows and tiny homes);
- Improving environmental standards for new development;
- Encouraging active transportation;
- Consulting and engaging with Indigenous Communities;
- Improving public transportation;
- Addressing housing affordability;
- Designing healthy and complete communities;
- Increasing the number of parks and recreational facilities; and,
- Ensuring that the future O.O.P. document is clear and easy to read for all members of the public.

All of the comments received to date through the feedback form will be considered as the Official Plan Review process progresses and will be used to inform the development of new and/or updated Official Plan policies.

### **3.1.2 Other Comments Received**

Staff have already received a number of specific requests, including Urban Area boundary expansion requests for certain lands to be brought within the Urban Area and the inclusion of policies specifically related to utilities. All of the specific requests and comments received to date will be considered as the Official Plan Review process progresses.

### **3.2 Other Departments and Agencies**

Feedback is also being sought from other City departments and agencies on the Official Plan Review. The City will be establishing a Technical Advisory Committee (T.A.C.), whose role will be to review technical information and provide input throughout the entire Official Plan Review process. It is anticipated that the T.A.C. will consist of:

- Representatives from the Policy Planning division;
- A representative from the Development Planning division;
- A representative from Parks Planning and Development;
- A representative(s) from Engineering Services;
- A representative(s) from Business and Economic Development Services;
- A representative from Diversity, Equity and Reconciliation;
- A representative from Durham Region's Planning and Economic Development Department;
- Other Durham Regional staff as necessary (e.g. Durham Region Transit representative); and,
- A representative(s) from the Central Lake Ontario Conservation Authority.

The inaugural T.A.C. meeting is planned to be held in the 4<sup>th</sup> quarter of 2024. The T.A.C. will meet, at a minimum, during each phase of the Official Plan Review, as well as on an as needed basis.

Other agencies and departments who do not form part of the T.A.C., such as various Provincial ministries, school boards and utility companies, will be consulted during the Official Plan Review process as necessary, and in accordance with the requirements of the Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”).

In addition, the City’s Advisory Committees such as Heritage Oshawa, the Oshawa Environmental Advisory Committee and the Oshawa Accessibility Advisory Committee will be consulted throughout the Official Plan Review process. Staff presented to all three Advisory Committees in April and May of 2024 to provide an introduction and overview of the Official Plan Review process, and will continue to present and/or circulate Official Plan Review materials to the Advisory Committees, as necessary.

### **3.3 Indigenous Communities**

A key component of the consultation and engagement plan for the Official Plan Review involves the engagement and input from participating Indigenous Communities. Engagement with Indigenous Communities will be conducted in a targeted, integrated manner, to ensure that meaningful and impactful engagement opportunities are undertaken. Section 4.6.1 of this Report provides more detail related to engagement with Indigenous Communities throughout the Official Plan Review process.

## **4.0 Analysis**

### **4.1 Background**

The O.O.P. is a document that sets out a unified set of policies and land use designations to guide long-term growth and development in the City. The O.O.P. is the highest order land use planning document for the City and it gives direction to zoning by-laws and all other statements of local planning policy. It is the primary tool available by which to manage and guide the physical form and growth of the City. In terms of scope, the O.O.P. applies to the entirety of the City.

The most recent City-initiated comprehensive review of the O.O.P. was completed in 2016, through Official Plan Amendment 179 (“O.P.A. 179”). O.P.A. 179 was undertaken to implement a wide variety of policy changes and updates to ensure conformity with the Provincial Growth Plan for the Greater Golden Horseshoe (“Growth Plan”), the Provincial Greenbelt Plan (“Greenbelt Plan”), the D.R.O.P., and environmental policies based on the Central Lake Ontario Conservation Authority’s Natural Heritage System mapping and watershed plans. O.P.A. 179 was adopted by City Council on February 1, 2016 and approved by the Region of Durham on December 15, 2016, subject to a number of modifications and deferrals.

The current O.O.P. contains population, housing, and employment forecasts that are used to plan and manage growth and guide land use decision-making to 2031. However, an updated planning horizon to 2051 is necessary owing to the City of Oshawa’s growing



population and the Region’s adoption of Envision Durham, which also has a time horizon of 2051. It is estimated that Oshawa’s current population as of early 2024 is approximately 187,000 and the City is anticipated to experience significant growth over the next thirty years.

Staff have prepared an initial Discussion Paper (see Attachment 3) for the Official Plan Review. The purpose of the Discussion Paper is to:

- Provide background information on the City of Oshawa, the O.O.P., and the land use planning system in Ontario;
- Outline details of the Official Plan Review process;
- Discuss key themes that staff will explore to assist with updating the O.O.P.; and,
- Outline ways to get involved and provide input into the Official Plan Review.

## **4.2 Envision Durham**

Section 27 of the Planning Act requires that a lower-tier municipality amend its official plan to conform to upper-tier official plans within one year of the upper-tier official plan coming into effect.

The D.R.O.P. guides decisions on long-term growth and development in Durham Region, providing policies to ensure an improved quality of life and securing the health, safety, convenience and well-being of present and future residents of the Region.

In 2019, the Region of Durham launched Envision Durham – the Municipal Comprehensive Review of the D.R.O.P. On May 17, 2023, Durham Regional Council adopted the new D.R.O.P. (see Attachment 2) which includes, among other matters, updated population and job growth projections, density targets and the comprehensive delineation of Regional Corridors. More recently, on September 3, 2024, the Province approved the new D.R.O.P., in part, with several modifications. Accordingly, those parts of the new D.R.O.P. that were approved by the Province are now final and in effect.

As part of Envision Durham, the Region of Durham has estimated that Oshawa’s population will increase to 298,540 persons by 2051. The newly adopted D.R.O.P. allocates the following population, employment, and household growth targets for the City of Oshawa to 2051:

**Table 1: City of Oshawa’s Population, Employment and Household Forecasts**

<b>Oshawa</b>	<b>2026</b>	<b>2031</b>	<b>2036</b>	<b>2041</b>	<b>2046</b>	<b>2051</b>
<b>Urban</b>	199,230	218,930	238,320	256,880	276,800	297,450
<b>Rural</b>	1,050	1,060	1,070	1,070	1,080	1,090
<b>Total Population</b>	200,280	219,991	239,390	257,950	277,880	298,540
<b>Households</b>	73,800	81,450	89,060	96,680	104,710	112,970
<b>Employment</b>	70,600	78,070	85,250	92,110	99,670	107,280

Pursuant to the Planning Act, the O.O.P. must be updated to ensure conformity with the newly adopted D.R.O.P.

### **4.3 Special Meeting of Council Overview**

In order to initiate the Official Plan Review process, Section 26(3) of the Planning Act directs Council to consult with the approval authority (in this case, the Region of Durham) and other prescribed public bodies, as well as hold a Special Meeting of Council open to the public to generally discuss the revisions that may be required as part of the Official Plan Review.

A Special Meeting of Council was held on April 30, 2024 in the Council Chamber at Oshawa City Hall, where Council considered Report CNCL-24-41 dated April 24, 2024 which provided background information on the Official Plan Review, including the Discussion Paper (see Attachment 3).

Notification of the Special Meeting of Council was provided in accordance with the City's Public Notice Policy GOV-23-02, including:

- Mail or e-mail to all required public bodies;
- Posted on the City's website and communicated through its social medial accounts; and,
- Sent via e-newsletter.

No comments were received from the public at the Special Meeting of Council.

### **4.4 Update on the Bloor-Simcoe Intensification Study**

On October 30, 2023, Council considered Report ED-23-192 dated October 11, 2023 and passed Interim Control By-law 133-2023 pursuant to Section 38 of the Planning Act. The purpose of Interim Control By-law 133-2023 was to prohibit development along certain portions of the Bloor Street and Simcoe Street South corridors while staff developed an intensification policy framework to guide future development in suitable locations and appropriate types of built form. The key objectives of the Bloor-Simcoe Intensification Study ("the Study") were to:

- Review the existing policy framework and contextual conditions of the Study area, as they relate to intensification;
- Review the appropriateness of currently planned land uses and zoning in the Study area and, if appropriate, make recommendations for proposed policy amendments;
- Assess the potential for growth through residential intensification within the Study area;
- Identify opportunities to accommodate the growth;
- Determine general principles and concepts for the development of potential intensification sites, and establish urban design guidelines and/or policies for application within the Study area;

- Assist with community engagement to impart a better understanding of the shift to a more compact built form and the need for a more diverse range and mix of housing options to achieve higher rates of intensification and complete communities; and,
- Identify amendments to the O.O.P. and Zoning By-law, as appropriate.

On December 11, 2023, Council considered Report ED-23-218 and authorized staff to schedule a Public Information Centre for the 1<sup>st</sup> quarter of 2024, to be held in-person at Oshawa City Hall, for the purpose of obtaining public input on the background research and review for the Study.

On April 29, 2024, Council considered Report ED-24-44 dated April 3, 2023 concerning the results of the public consultation process and the findings of the Study and, among other matters, authorized staff to:

1. Initiate the statutory public process under the Planning Act for Council to consider proposed amendments to the O.O.P. and Zoning By-law, as further amended by Council on April 29, 2024; and,
2. Prepare two Master Block Concept Plans for certain lands along the Bloor Street East corridor.

At its meeting on June 24, 2024, Council referred the draft proposed City-initiated amendments to the O.O.P. and Zoning By-law 60-94 developed based on the findings of the Study to staff for consideration as part of the Municipal Comprehensive Review of the O.O.P. As a result, staff will use the findings of the Study to inform the ongoing Official Plan Review process, especially as it relates to planning for strategic growth in the City.

## **4.5 Work Plan**

The Official Plan Review work plan is divided into four phases:

1. Phase 1: Visioning/Background Research and Review (in progress)
2. Phase 2: Initial Findings/Policy Development (to be initiated)
3. Phase 3: Statutory Phase (to be initiated)
4. Phase 4: Adoption (to be initiated)

The following subsections provide more detail, as well as the anticipated timing of each phase. Staff note that the work plan is subject to change and that action items may get added or removed from each phase as the Official Plan Review progresses.

### **4.5.1 Phase 1: Visioning/Background Research and Review**

Phase 1 consists of a review of:

- Relevant Provincial policies, legislation and plans, including the new Provincial Planning Statement, 2024, Bill 185 - Cutting Red Tape to Build More Homes Act, 2024, and Bill 23 – More Homes Built Faster Act, 2022;
- Envision Durham, the newly finalized and approved D.R.O.P.;

- Relevant City documents, including the 2024 update to the Parks, Recreation, Library and Culture Facilities Needs Assessment, the 2024-2027 Oshawa Strategic Plan, the 2020 Fire Master Plan, and the Oshawa Economic Development Strategy;
- The following key themes outlined in the Discussion Paper (see Attachment 3): growth management, housing, transportation, cultural heritage resources, agriculture and the rural system, environment, climate change and sustainability and economic development; and,
- All comments received to date and during the remainder of Phase 1 from the public and other stakeholders.

The following is a list of Phase 1 action items, including the estimated (or completed) timing of each action item:

- Hold a Special Meeting of Council (completed on April 30, 2024);
- Prepare an initial feedback form to collect people's thoughts about Oshawa (completed – the feedback form was available until 12:00 p.m. on Friday, May 10, 2024);
- Host the inaugural T.A.C. meeting (4<sup>th</sup> quarter of 2024);
- Review all background information (4<sup>th</sup> quarter of 2024 and 1<sup>st</sup> quarter of 2025);
- Prepare a Terms of Reference for the Growth Management Study (4<sup>th</sup> quarter of 2024);
- In the event that the proposed funding for the Official Plan Review is approved in the 2025-2026 Mayor's budget, release a Request for Proposal to retain a consultant to prepare the Growth Management Study and select a consultant (4<sup>th</sup> quarter of 2024 and 1<sup>st</sup> quarter of 2025);
- Develop a vision for the O.O.P. together with goals and objectives for the various policy areas of the O.O.P., where deemed appropriate by staff and T.A.C. representatives (1<sup>st</sup> quarter of 2025); and,
- Participate in "pop-up" consultation sessions at City events or at City venues, as well as participate in consultation sessions with targeted stakeholders (4<sup>th</sup> quarter of 2024 and 1<sup>st</sup> quarter of 2025).

Staff are currently undertaking the advancement of Phase 1 and completing the necessary background research and review. All of the above noted action items associated with Phase 1 are anticipated to be completed by the end of the 1<sup>st</sup> quarter of 2025.

#### **4.5.2 Phase 2: Initial Findings/Policy Development**

Phase 2 consists of policy development, public engagement and preliminary drafting of the Official Plan Amendment.

The following is a list of Phase 2 action items, including the estimated timing of each action item:

- In the event that the proposed funding for the Official Plan Review is approved in the 2025-2026 Mayor's budget, undertake the Growth Management Study, including the Land Needs Assessment (2<sup>nd</sup> and 3<sup>rd</sup> quarter of 2025);
- In the event that the proposed funding for the Official Plan Review is approved in the 2025-2026 Mayor's budget, offer public consultation opportunities related to the Growth Management Study (4<sup>th</sup> quarter of 2025 and 1<sup>st</sup> quarter of 2026);
- Participate in "pop-up" consultation sessions at City events or at City venues, as well as participate in consultation sessions with targeted stakeholders (3<sup>rd</sup> and 4<sup>th</sup> quarter of 2025 and 1<sup>st</sup> quarter of 2026);
- Hold a T.A.C. meeting (4<sup>th</sup> quarter of 2025 or 1<sup>st</sup> quarter of 2026); and,
- Prepare the first draft of the comprehensive Official Plan Amendment for review and comment by internal staff and T.A.C. representatives (throughout 2025 and early 2026).

Phase 2 is anticipated to start in the 1<sup>st</sup> quarter of 2025 and be completed in early 2026.

#### **4.5.3 Phase 3: Statutory Phase**

Phase 3 includes the release of the draft comprehensive Official Plan Amendment for public review and comment, as well as the scheduling of the statutory open house(s) and public meeting required under the Planning Act.

The following is a list of Phase 3 action items, including the estimated timing of each action item:

- Seek authorization to initiate the public process under the Planning Act (2<sup>nd</sup> quarter of 2026);
- Release a feedback form to seek comments on the draft comprehensive Official Plan Amendment (2<sup>nd</sup> quarter of 2026);
- Hold the statutory Open House(s) required under the Planning Act, which do not need to be held as an Economic and Development Services Committee or Council meeting, to seek feedback on the draft comprehensive Official Plan Amendment (3<sup>rd</sup> or 4<sup>th</sup> quarter of 2026);
- Present to the City's Advisory Committees (3<sup>rd</sup> or 4<sup>th</sup> quarter of 2026);
- Hold a T.A.C. meeting (3<sup>rd</sup> or 4<sup>th</sup> quarter of 2026);
- Participate in "pop-up" consultation sessions at City events or at City venues, where timing aligns, as well as participate in consultation sessions with targeted stakeholders (3<sup>rd</sup> or 4<sup>th</sup> quarter of 2026);

- Hold the statutory public meeting required under the Planning Act (1<sup>st</sup> quarter of 2027); and
- Review all feedback received and prepare the recommended draft comprehensive Official Plan Amendment (2<sup>nd</sup> and 3<sup>rd</sup> quarter of 2027).

Phase 3 is anticipated to start in the 2<sup>nd</sup> quarter of 2026 and be completed by the 3<sup>rd</sup> quarter of 2027.

#### **4.5.4 Phase 4: Adoption**

Phase 4 involves Council's adoption of the comprehensive Official Plan Amendment.

The following is a list of Phase 4 action items. Staff note that the anticipated timing remains to be determined for each of these action items, as they will be dependent on the completion of the action items undertaken in Phases 1 to 3.

- Seek Council adoption of the recommended Official Plan Amendment;
- Hold a T.A.C. meeting;
- Present to the City's Advisory Committees;
- Undertake any additional consultation and engagement, as necessary;
- Prepare a submission package to the appropriate approval authority;
- Finalize any modifications, if required; and,
- Notify interested parties of final approval.

#### **4.6 Consultation and Engagement Plan**

An important part of the Official Plan Review process involves extensive consultation and engagement with residents, community members, Indigenous Communities and stakeholders. This is necessary to ensure that the future O.O.P. meets the needs of the entire Oshawa community.

The Special Meeting of Council held on April 30, 2024 and the first online feedback form (see Attachment 4) were the first of many opportunities for consultation. Staff intend to seek feedback from the public and all stakeholders throughout the entire Official Plan Review process, as well as report to the Economic and Development Services Committee and Council at key milestones and as required under the Planning Act.

Both in-person and virtual consultation opportunities will be offered in order to provide access to Official Plan Review information and to seek feedback. The following is a list of information sources for the Official Plan Review process as well as various consultation and engagement opportunities that staff have either completed or will be undertaking throughout the Official Plan Review process:

- Dedicated Connect Oshawa webpage to share Official Plan Review information and updates, located at [ConnectOshawa.ca/OPReview](https://connectoshowa.ca/OPReview);
- Dedicated Official Plan Review email at [OPReview@oshowa.ca](mailto:OPReview@oshowa.ca);
- Online feedback forms;

- Pre-recorded virtual presentations;
- Social media posts;
- Open houses at various community centres located throughout the City;
- Pop-up displays and consultation sessions at City events (e.g. booth at the 2024 Bright and Merry Market);
- Pop-up displays and consultation sessions at City venues or other venues (e.g. Oshawa public libraries or the Oshawa Centre);
- Updates sent via City e-newsletters or via email to the Official Plan Review notification list;
- Presentations to the City's Advisory Committees;
- In-person or virtual consultation sessions with targeted stakeholders; and,
- Statutory public meeting located at Oshawa City Hall and offered virtually.

Staff note that the consultation and engagement plan is subject to change and that consultation and engagement opportunities may get added or removed as the Official Plan Review progresses. However, staff will in all instances offer opportunities for public consultation that exceed the requirements of the Planning Act.

#### **4.6.1 Indigenous Communities Engagement**

As previously mentioned, a key component of the consultation and engagement plan for the Official Plan Review involves the engagement and input from participating Indigenous Communities.

With input from the City's Indigenous Relations Advisor, Official Plan Review engagement was initiated through a formal letter issued on March 18, 2024 to eight separate Indigenous Communities. These consist of the seven member nations of the Williams Treaties Nations (Beausoleil First Nation, Chippewas of Rama First Nation, Curve Lake First Nation, Georgina Island First Nation, Hiawatha First Nation, Alderville First Nation and Mississaugas of Scugog Island First Nation), as well as the Métis Nation of Ontario.

The letter provided background information, a copy of the Notice of Special Meeting of Council, and invited each Indigenous Community to submit their initial comments on the Official Plan Review through the feedback form.

Subsequently, staff circulated the Discussion Paper via email and sent a reminder to submit initial comments on the Official Plan Review through the feedback form to all eight Indigenous Communities.

At the time of the preparation of this Report, staff have only received correspondence from Alderville First Nation. Alderville First Nation submitted correspondence on April 5, 2024 providing information on their community and requesting both a File Fee in the amount of

\$300 and a Notice of Request to Consult. The Notice of Request to Consult is a document containing relevant information and material facts in sufficient form and detail to assist Alderville First Nation to understand the matter in order to prepare a meaningful response. Accordingly, staff provided Alderville First Nation with their File Fee, as well as an official Notice of Request to Consult letter.

Staff will continue to circulate necessary materials throughout the entire Official Plan Review process, as well as seek feedback from the eight separate Indigenous Communities previously listed. Staff also hope to further engage with the Indigenous Communities by offering to set up in-person or virtual meetings at the appropriate time, to learn more about each community, their traditional knowledge, and their comments and feedback on the Official Plan Review.

#### **4.7 Terms of Reference for a Growth Management Study**

As part of Envision Durham (see Attachment 2), the Region of Durham has identified “2051 Urban Expansion Area” lands that were added to the Regional Urban Boundary and are subject to a specific set of policies to guide their further detailed planning and implementation at the area municipal level. The Region has developed the following two objectives related to the 2051 Urban Expansion Areas:

- “1. Ensure the land need and the most appropriate locations for potential Settlement Area Boundary Expansion.
2. Ensure that future decisions on land use, densities, development standards, impacts, infrastructure, servicing and financing requirements are informed through comprehensive study, consultation and evaluation.”

The D.R.O.P. requires area municipalities to update their official plans to designate land for development up to the time frame of the Plan (2051), including Settlement Area Boundary Expansions to the extent of the Region’s Urban Area Boundary as shown in Map 1 of the D.R.O.P., provided that the amendment is only undertaken as part of a comprehensive review of the area municipal official plan to implement the D.R.O.P. and is supported by an analysis, which addresses how the growth management objectives, population and employment forecasts, housing unit allocation, policies and targets of the D.R.O.P. are being achieved, amongst other matters. Accordingly, an important component of the Official Plan Review will be the preparation of a Growth Management Study, which includes a Land Needs Assessment.

The purpose of a Growth Management Study, including a Land Needs Assessment, is to determine how much available serviced land will be required to accommodate Oshawa’s future population, including both residents and jobs. The Growth Management Study will consider settlement area boundary expansions, employment area conversions, allocating appropriate density targets across the City and implementing development phasing policies.

Staff recommend retaining a consultant to prepare the Growth Management Study. As a result, it is appropriate to prepare a Terms of Reference for the Growth Management Study, which includes a Land Needs Assessment, that would be released through the



Request for Proposal process. Should Council choose to adopt the Recommendation contained in this Report, staff will prepare a Terms of Reference and will work with Corporate and Finance Services staff to prepare and release a Request for Proposal to retain a consultant. The Request for Proposal will be open to the public but also targeted to consulting firms with planning expertise, and will be shared through various electronic means including the City's website.

Once the Request for Proposal submissions are received and reviewed, staff will report back to the appropriate Standing Committee and Council, to seek approval of the recommended proponent.

## **5.0 Financial Implications**

It is estimated that the cost to retain a consultant to undertake a Growth Management Study is in the range of \$300,000 to \$450,000.

In addition, there may be future costs related to Indigenous Community engagement, including additional file fees, administrative expenses, and consultation meetings. Staff note that any future costs related to Indigenous engagement will be funded through the appropriate Department budget.

In order to cover the aforementioned costs, funding in the amount of \$450,000 for the Official Plan Review will be considered in the upcoming 2025-2026 Mayor's budget. The costs to cover the consulting services could be funded from the Growth Related Studies Development Charge Reserve and the Growth Related Non-Development Charge reserve.

The costs associated with advertising the Request for Proposal can be paid for using the appropriate Departmental budget.

Additional financial implications may include communication or advertising costs, which can be funded from the appropriate Departmental budget. Staff note that any expenses associated with the public consultation and engagement portion of the Official Plan Review, as described in Section 4.6 of this Report, can also be accommodated through the appropriate Departmental budget.

## **6.0 Relationship to the Oshawa Strategic Plan**

This Report responds to the following Oshawa Strategic Plan Priority Areas:

- "Lead: Governance and Service Excellence" with the goal to offer community engagement activities that enhance transparency and bring diverse voices and perspectives into decision-making processes;
- "Innovate: Vibrant Culture and Economy" with the goals to attract and promote a vibrant artistic and cultural economy and advance downtown as an urban core;
- "Belong: Inclusive and Healthy Community" with the goals to support and encourage diverse housing options and support sustainable and safe modes of transportation, including active transportation; and

- “Care: Safe and Sustainable Environment” with the goal to provide and maintain recreational outdoor spaces, parks and trails.



Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,  
Planning Services



Anthony Ambra, P. Eng., Commissioner,  
Economic and Development Services Department

## Imagine Oshawa: Oshawa Official Plan Review

The City of Oshawa is undertaking a comprehensive review of its Official Plan – the blueprint that guides how Oshawa will grow for years to come – and we want to hear your ideas!

The **Oshawa Official Plan** sets out the land use policy directions for long-term growth and development in the city, and manages and guides the physical form and growth of the city.

To help generate ideas, the City's Planning Services staff will be releasing a Discussion Paper about the Official Plan Review that explains why the Official Plan is important, provides details about the Official Plan Review process and identifies potential key themes that will be explored.

### Have your say

Community members are encouraged to read the Discussion Paper (anticipated to be released by mid-April 2024) and share their feedback using one or more of the following ways:

- Attend a Special Meeting of Council on April 30, 2024 at 6:30 p.m., to be held in the Council Chamber at Oshawa City Hall located at 50 Centre St. S.; or
- Complete a feedback form on Connect Oshawa ([ConnectOshawa.ca/OPReview](https://connectoshowa.ca/OPReview)) or on paper at Service Oshawa, located at City Hall (50 Centre St. S.).

Feedback will be received until 12 p.m. on Friday, May 10, 2024 and will be considered in a future staff report to be presented to the Economic and Development Services Committee.

Thank you for sharing your feedback with us.

Laura Moebis

Principal Planner, Planning Services

905-436-3311 ext. 2818; [OPReview@oshowa.ca](mailto:OPReview@oshowa.ca)

This form may contain personal information as defined under the *Municipal Freedom of Information and Protection of Privacy Act*. This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001 c.25, as amended. This information will be used and maintained by the City of Oshawa for Oshawa Official Plan Review form. Questions regarding this collection may be directed to the City's Information Access and Privacy Officer at 905-436-3311

1. How would you describe yourself? Please select all that apply.

- I live in Oshawa
- I go to school in Oshawa
- I own property in Oshawa
- I own a business in Oshawa
- I work in Oshawa
- Other: \_\_\_\_\_

2. What do you like most about living, working or studying in Oshawa?

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3. What changes do you think would make the City even better? Please explain.

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4. How would you like to see the City grow over the next 30 years?

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5. What three words describe your vision of the ideal City of Oshawa?

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

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6. In your opinion, what are the important elements that support quality of life for Oshawa residents?

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7. Is there anything else that should be considered as part of the Official Plan Review?

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8. What is your preferred method of participating in the Oshawa Official Plan Review? (e.g. in person meetings, virtual meetings, feedback forms/surveys, drop-in events, etc.)

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9. Would you like to be added to the Oshawa Official Plan Review notification list? You will receive email updates related to the Oshawa Official Plan Review (i.e. notice of public meetings, staff reports, etc.).

Yes

No

10. If yes, please provide the following:

Name \_\_\_\_\_

Email \_\_\_\_\_

Address \_\_\_\_\_

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## Demographic Information

Thank you for participating. Your feedback is very important to us. We would appreciate if you could please complete this demographic section.

**11. How old are you?**

- |                                       |                                  |
|---------------------------------------|----------------------------------|
| <input type="checkbox"/> 17 and under | <input type="checkbox"/> 18 – 24 |
| <input type="checkbox"/> 25 – 34      | <input type="checkbox"/> 35 – 44 |
| <input type="checkbox"/> 45 – 54      | <input type="checkbox"/> 55 – 64 |
| <input type="checkbox"/> 65 – 74      | <input type="checkbox"/> 75+     |

**12. Are you an Oshawa resident, and/or Oshawa business/property owner?**

- |                              |   |
|------------------------------|---|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No (skip to <b>Question 14</b> ) |
|------------------------------|---|

**13. If you answered “Yes” to **Question 12**, what ward do you live in / is your business/property located in?**

Please select all that apply.

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| <input type="checkbox"/> Ward 1 | <input type="checkbox"/> Ward 2     |
| <input type="checkbox"/> Ward 3 | <input type="checkbox"/> Ward 4     |
| <input type="checkbox"/> Ward 5 | <input type="checkbox"/> Don't know |

**14. How did you learn about this community engagement opportunity?**

Please select all that apply.

- |   |   |
|---|---|
| <input type="checkbox"/> City Facility          | <input type="checkbox"/> City of Oshawa website |
| <input type="checkbox"/> Connect Oshawa website | <input type="checkbox"/> Email                  |
| <input type="checkbox"/> Social Media           | <input type="checkbox"/> Other: _____           |
| <input type="checkbox"/> Word of mouth          |   |

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