



## **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 8, 2023 (6:30 pm – 8:30 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 Howson, MSH  
Jonathan Chai, HDR  
Liz Anderson, Member  
Arlene Feeney, Member  
Darryl Koster, Member  
Philippe Coutu, Member  
Elvis Stefanovici, 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.

##### **2. Presentation: Draft Recommended Land Use and Road Plan**

- Laura Moebs presented a status update, overviewed the draft recommended 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 revised draft Transportation Master Plan Final Report.

##### **3. Questions, Comments and Discussion**

- A member asked for clarification on the various active transportation features shown on the draft recommended transportation plan. Staff provided an

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overview of what each feature is (e.g. on road cycling lanes, on road cycling routes and Class I and II trails).

- There was a discussion on the amount of space required to implement the active transportation network within the existing roads in Columbus. Staff advised that during the detailed design phase of the roads and active transportation network, design decisions will be made to try and minimize impacts to the existing residents.
- Staff confirmed that it is unknown at this time what side of the road the active transportation network would be built on, and that how it is currently shown on the draft recommended transportation plan does not reflect how it will actually be built.
- A member noted that they would like to see streetscaping improvements along Columbus Road similar to Simcoe Street. Staff agreed it was worth considering and will look into it.
- There was a discussion regarding how the active transportation network would be built without destroying the natural environment (e.g. ponds and trees, etc.). Staff advised that additional environmental assessment studies will need to be carried out to determine the best routes and designs to minimize the impact on the environment, taking into account the existing built environment and natural features.
- There was a discussion on traffic and speed concerns on Simcoe Street North and Columbus Road. Staff advised that Simcoe Street North (within the Columbus Special Policy Area) is recommended for streetscaping and Columbus Road is recommended for a road reconstruction and potentially streetscaping improvements. Streetscaping can include signage and new traffic lights to assist with speeding, and road reconstruction can also include adding new traffic lights to assist with speeding. As well, policies have been drafted to ensure appropriate traffic calming measures along both Simcoe Street North and Columbus Road.
- There was a discussion on how to encourage drivers to avoid using Simcoe Street North and general traffic concerns related to Simcoe Street North.
- A member asked if staff have looked at the use of roundabouts in Columbus. Staff advised that we have looked into this and noted that there is a draft policy in place that specifies the City will consider the use of roundabouts outside of and along the perimeter of the Columbus Special Policy Area as a form of intersection control (draft policy 8.8.9.2.6).
- There was a discussion about rental properties in Columbus.
- There was a discussion on public transportation in Columbus. Staff noted that the Region is currently working on a Simcoe Street Rapid Transit Visioning Study to help assess the demand for rapid transit along Simcoe Street in

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Oshawa. As part of the Columbus Study, the transportation assessment recommends that the Region lengthen the Simcoe Street rapid transit spine to north of Highway 407 East.

- A member requested the link to the revised draft Columbus Community Urban Design Guidelines, which can be found at the following link:  
<https://www.oshawa.ca/en/city-hall/development-studies.aspx>
- There was a discussion about the upcoming statutory Planning Act public meeting related to the Study. Staff advised that notice will be mailed to everyone in the Columbus Study Area, as well as to all property owners located within 120 metres of the Study Area boundary. Staff advised that notice will be provided in the local newspaper and emailed to everyone on the Study notification list, in addition to being posted on the City's website. Staff also advised that the public meeting will be held in the Council chambers at Oshawa City Hall, and that there could be other Planning Act public meetings being held that same night.
- A member asked when staff anticipate development in Columbus to start. Staff estimated that development may start in five to ten years, however there are many constraints (e.g. servicing) and further studies and plans that have to get approved first.
- A member asked how the existing residents will be serviced, and where the servicing would come from. Staff advised that they would have to follow-up on this. However, after looking into this matter, staff advise that to service the existing residents for water, it is anticipated that local watermains along Simcoe Street and Columbus Road would be required. To service the existing residents from a wastewater perspective, the existing village could potentially be serviced by gravity. However, it is anticipated that a sanitary sewer would have to be extended along Simcoe Street North.
- There was a discussion about draft policy 8.8.10.11 related to water testing and wells. A member requested that this policy be updated to remove the word "drilled", so that all private wells are protected, rather than only private "drilled" wells. Staff advised that this is something they can look at updating in the final policy text.
- There was a discussion about the status of the Columbus Heritage Conservation Study. Staff advised that as part of the 2023 budget process, it has been deferred until the Columbus Part II Planning process is complete. However, staff noted that the draft policy text contains a policy outlining that a Heritage Conservation District Study shall be undertaken by the City in consultation with Heritage Oshawa.
- A member advised that they recognize and appreciate the changes that were made in the development of the draft recommended land use and road plan.

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- There was a discussion regarding the golf course. Staff advised that there is very limited development permitted on open space and recreation lands.
- There was a discussion on eco mobility hubs. Staff advised that they can range in size and be larger transit stations with many amenities, or small bus stops.
- A member asked whether or not hazard lands would be fenced. Staff advised that they are not usually fenced, but it would depend on each specific draft plan of subdivision and the design of the various subdivisions.
- There was a discussion regarding land expropriation in Columbus, and how much land the City or Region may need. Staff advised that it is unknown at this time how much privately owned land would be required for road widenings or the implementation of active transportation facilities. Staff noted that they can send members a map showing the draft recommended land use and road plan with property lines overlaid. Staff also confirmed that developers are unable to expropriate land. Only governments (i.e. municipal, provincial or federal) have the ability to expropriate lands. The City of Oshawa would only do so if the land was required for a specific use by the City, and the City would have to first prove why expropriation is necessary.
- A member had a question about their specific property related to potential future widenings. Staff advised that they will follow-up directly with that member.
- A member asked whether or not the electrical wires will be above ground or below ground. Staff advised that they are unsure at this point where the electrical wires will be placed.
- There was a discussion about privacy screening between the existing homes and future development. Staff advised that the Urban Design Guidelines include guidelines and language related to establishing privacy between the existing residents and future development via vegetative buffers and other development and design configurations.
- A member asked if there were height restrictions within the Columbus Special Policy Area. Staff advised that there is no specific height restrictions within the Columbus Special Policy Area, but there is a maximum height restriction of 6 storeys throughout the entire Columbus Part II Planning Area. Staff also advised that this is something they can consider when preparing the final Part II Plan (i.e. implementing a height restriction within the Columbus Special Policy Area).
- A member asked how long a school board has to determine whether or not they want to build a school on the lands designated for schools in a Part II Plan. Staff have followed up and advise that when a subdivision is registered, a schoolboard typically has seven years to decide whether or not they

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actually need the land to build a school. Staff also note that in the interim, the property owners of the potential school site are responsible for maintaining these lands (in advance of a school being built).

### **4. Next Steps**

- Laura Moebs advised that:
  - Comments on the draft recommended land use and road plan and supporting documents are requested by March 31, 2023.
  - A statutory Planning Act public meeting for the Columbus Study will be held on March 6, 2023 at Oshawa City Hall (in the Council chambers).
  - 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 via email or telephone.