Memorandum

Corporate Services Department
City Clerk Services

File: A-2110
Date: June 24, 2016
To: Councillor Aker, Chair, and Members of the Development Services Committee
From: Laura Davis, Committee Coordinator
Re: Agenda – Special Meeting of the Development Services Committee

A special Development Services Committee meeting has been scheduled for:

Monday, June 27, 2016
at 11:00 a.m.
Committee Meeting Room, Council Building

The purpose of the meeting is to consider the following:

Reports

DS-16-142 Application for Removal of “h-48” Holding Symbol – 1818 Simcoe Street North, 2341412 Ontario Inc.

(See Pages 1 to 2)

Recommendation

Whereas on April 27, 2009 Council passed By-law 29-2009 which delegated the approval of applications to remove “h” holding symbols to the Development Services Committee subject to the conditions for lifting the holding symbol being fulfilled to the satisfaction of the Commissioner of Development Services and the necessary by-law being presented to Council for approval; and,

Whereas the owner of 1818 Simcoe Street North intends to redevelop a fuel bar and build a new commercial building of approximately 648 sq. m. (6,975 sq. ft.) on the site; and,

Whereas the site is zoned MU-B (Mixed Use)/SSC-A (Automobile Service Station) “h 48” which permits certain commercial uses and a fuel bar; and,

Whereas the “h-48” holding symbol is in place to ensure the following conditions are satisfied:

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a) Site plan approval is obtained from the City;

b) Appropriate arrangements shall be made for the provision of adequate water, sanitary, storm, foundation drainage, and transportation services to the development to the satisfaction of the City and Region;

c) Driveway access to the satisfaction of the City and Region;

d) Noise mitigation to the City’s satisfaction;

e) Any necessary cross-access easements are created to the satisfaction of the City.

Whereas the owner has submitted an application to remove the “h-48” holding symbol to permit the proposed development; and,

Whereas it is expected that site plan approval will be granted shortly; and,

Whereas the Commissioner of Development Services is satisfied that the conditions for lifting the holding symbol will be satisfied;

Therefore, the application submitted by 2341412 Ontario Inc. to remove the “h-48” holding symbol for 1818 Simcoe Street North to facilitate the development of commercial uses and a fuel bar be approved and the necessary by-law be passed.

DS-16-143 Request from Cavu Holdings Inc. (Hannu Halminen) for an Easement of Over City-Owned Lands Abutting 1184 Keith Ross Drive

Whereas the City of Oshawa owns and operates the Oshawa Executive Airport; and,

Whereas Cavu Holdings Inc. (Cavu) owns lands municipally known as 1184 Keith Ross Drive (see Attachment 1: Location Map and Attachment 2: Air photo) immediately west of a City-owned driveway leading to/from Keith Ross Drive which is described as Part 4, Plan 40R-25332; and,

Whereas Cavu has submitted an application for site plan approval for the lands at 1184 Keith Ross Drive for the development of an aircraft hangar with a proposed vehicular driveway connection to the City’s driveway (see Attachment 3: Site Plan); and,

Whereas by letter dated June 23, 2016 (see Attachment 4) Cavu has requested an easement over Part 4, Plan 40R-25332 for vehicular access; and,

Whereas it is appropriate to approve such a request; and,

Whereas Delegation By-law 29-2009, as amended, delegates the approval of easements (less $75,000 per annum) to the Development Services Committee and the execution of said easement documents (satisfactory in form to the City Solicitor) to the Commissioner of Development Services;

Therefore be it resolved:
1. That the request submitted by Cavu Holdings Inc. for an easement over Part 4, Plan 40R-25332, for a vehicular driveway access to 1184 Keith Ross Drive be approved subject to Cavu Holdings Inc. altering the airport security fencing to the satisfaction of the Airport Manager.

2. That the Commissioner of Development Services or Director of Planning Services be authorized to execute any required documents to give effect to Part 1 above with Cavu Holdings Inc. in a form and content acceptable to the Commissioner of Development Services or Director of Planning Services and the City Solicitor.

Closed Meeting Reports

DS-16-107 Proposed Sale of Lands south of Keith Ross Drive to Shlomo Prizant: Parts 5, 6, 7, 8, 9, 10 and 11 on Plan 40R-25332

Recommendation

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-16-107 dated June 23, 2016, the Mayor and Clerk be authorized to execute an Agreement of Purchase and Sale generally in accordance with the terms set out in the above-noted Report with Shlomo Prizant or in trust for a company to be named for Parts 5, 6, 7, 8, 9, 10 and 11, Plan 40R-25332 together with such other documents as are required to complete the transaction in the opinion of the City Solicitor; and further that the Agreement and other documents be in a form satisfactory to the City Solicitor and Commissioner of Development Services; and,

2. That, pursuant to Report DS-16-107 dated June 23, 2016, the requirements of Real Estate Disposition By-law 97-2000 be waived and that Part 5, Plan 40R-25332 be declared surplus to municipal requirements in accordance with said Report and,

3. That, pursuant to the Operating and Options Agreement between the City and "Her Majesty" represented by the Ministry of Transportation, the lands described as Part 5, Plan 40R-25332 be deemed not necessary for the management, maintenance or operation of the airport as an undertaking.


Recommendation

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-16-108 dated June 23, 2016, the Mayor and Clerk be authorized to execute an Agreement of Purchase and Sale generally in accordance with the terms set out in the above-noted Report with Joseph P. Genova or in trust for a company to be named for Part 12, Plan 40R-25332 on Keith Ross Drive together with such other documents as are required to complete the transaction in the opinion of the City Solicitor; and further that the Agreement and other documents be in a form and content satisfactory to the City Solicitor and Commissioner of Development Services.
Development Services Committee – June 27, 2016

Additional Items Handed Out at Meeting:

1. **DS-16-144** – Sign Variance Application to be submitted by the Becker Milk Company Limited to Permit a Mural at 355 Wentworth Street West