

**DS-15-146**  
**Relates to Application #3 and Report DS-15-129**



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June 15, 2015

**Mayor and Council**  
Oshawa City Hall  
50 Centre Street South  
Oshawa, ON L1H 3Z7

**Re: Brownfields Renaissance Community Improvement Plan**  
**135 Bruce Street**

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Dear Mayor and Council,

Medallion would like to express its support for the staff recommendation to extend the expiry date of the Brownfield Renaissance Community Improvement Plan to December 31, 2020 contained in Report Number DS-15-129 dated June 10, 2015.

Medallion is very excited about the opportunity to work with the City of Oshawa in transforming the Fittings Site, derelict since 1990, into a place where people can live, work and play in the Downtown Core. We look forward to working together as partners with the City to create this landmark \$600M, 2500 unit mixed-use revitalization project. We have seen tremendous benefits from similar partnerships in other municipalities across Ontario. Medallion's "Vision at Pat Bayly Square" project in Ajax, Durham's largest mixed-use development (for now), is a perfect example of what can be achieved from a Public-Private Partnership.

The following municipal, regional, provincial and federal plans include policies to support the development of Brownfield sites:

- Official Plan - Community Improvement Policies,
- The Brownfield Renaissance Community Improvement and Downtown Shoulder Area Community Improvement Plans,
- The Provincial Growth Plan, and
- FCM Green Municipal Fund

The above plans have established the policy and regulatory framework to encourage the transformations of properties such as the Fittings Site so they can become positive developments in achieving the Vision of the City.

Since acquiring the site in 2011, Medallion has prepared development concepts for the property consistent with the policy framework of the City and has performed extensive and expensive geotechnical and environmental testing to better understand the challenges involved with developing the Fittings Property.

We are now in a position to move forward to invest further in refining our development proposals; carrying out any required planning and environmental studies, working with staff and the community, and submitting the necessary development applications. The development approval process will be comprehensive and transparent, consistent with all City procedures. We are prepared to make these investments now and hope that the City would embrace this opportunity to redevelop the Fittings Property, a Vision envisaged some 25 years ago.

The environmental remediation required to prepare the site for development will be a costly investment. The Fittings Site revitalization project would qualify for the City of Oshawa's Brownfield Renaissance Community Improvement Plan, which endeavors to rehabilitate and reuse vacant contaminated lands to help the City of Oshawa to increase assessment value and job creation; improve soil quality; reduce greenfield development through infilling and intensification; use existing services more effectively and to revitalize the local neighborhood. We are very encouraged by Oshawa's forward-thinking approach to development and the recognition of the need to offer development incentives which will pay for themselves as new developments create jobs, homes and increased property taxes.

We request the City approve, as recommended by staff, the extension of the expiry dates of the Brownfield Renaissance Community Improvement Plans to December 31, 2020

We wish to continue our research and submit the necessary development applications so that Oshawa will see the redevelopment of the Fittings Property as soon as it is possible.

The extension of the expiry dates to the CIP programs will allow us to move forward with our development plans as we will be able to take advantage of the financial support they offer.

As such, we are requesting Council to approve staff's recommendation.

We look forward to working with the City of Oshawa in developing this project.

Yours truly,

**MEDALLION DEVELOPMENTS INC.**



Howard Paskowitz, M.B.A.  
Senior Development Manager