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Communication
COUNCIL: <u>June 28/16</u>
Addendum Item <u>3</u>

**DATE: JUNE 24, 2016**

**TO: MAYOR AND MEMBERS OF COUNCIL**

**FROM: HEATHER WILSON  
CITY SOLICITOR**

**SUBJECT: COMMUNICATION - Council Meeting June 28, 2016, Addendum Item #3**

**ITEM #1, REPORT #13  
SPECIAL COMMITTEE OF THE WHOLE – MARCH 1, 2016  
ZONING BY-LAW AMENDMENT FILE Z.14.026  
SITE DEVELOPMENT FILE DA.15.056  
FCF OLD MARKET LANE 2013 INC.  
WARD 2 - VICINITY OF WOODBRIDGE AVENUE AND WALLACE STREET  
(Referred from Council Meeting of March 22, 2016)**

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### **Recommendation**

The City Solicitor recommends:

1. THAT this matter be deferred to the Committee of the Whole meeting of September 7, 2016 to allow for continued review, analysis, and consultation with respect to the Technical Memorandum prepared by MTBA Associates Inc. and Letourneau Heritage Consulting Inc. regarding a design mitigation review of the proposed development and the conservation of the heritage resources.

### **Background and Analysis**

On March 22, 2016, Council adopted, as amended, the recommendation of the March 1<sup>st</sup> Special Committee of the Whole with respect to Item #1, Report #13 (Zoning By-law Amendment File Z.14.026 and Site Development File DA.15.056 (FCF Old Market Lane 2013 Inc.)) to allow for:

1. deferral of consideration of this matter to a Council meeting no later than June 2016; and
2. staff to retain a heritage consultant to assist with discussion of possible improvements to the building interface of the proposed development with the heritage buildings and to review all site plan and zoning matters.

In April 2016, staff retained MTBA Associates Inc. and Letourneau Heritage Consulting Inc. to undertake a focused review of the proposed development (the location of which is shown on Attachments #1 and #2) from a cultural heritage perspective and provide a memorandum detailing their findings. The consultants were engaged to complete a cultural heritage review that includes consideration of comments from the applicant and relevant community stakeholders.

On April 20, 2016, the consultants conducted three separate preliminary meetings with City staff, the applicant (and advisors), and members of the Village of Woodbridge Ratepayers Association ("VWRA"). Following these meetings, the consultants prepared a Technical Memorandum which recommended potential mitigation measures through design revisions to the proposed development.

The recommendations contained in the Technical Memorandum may be satisfied in one of three general ways:

1. amending the proposed development plans and specifications to satisfactorily incorporate all of the stated mitigation measures;
2. amending the proposed development plans and specifications to satisfactorily incorporate some of the stated mitigation measures and providing rationale as to why the other measures were not incorporated; or
3. providing sufficient rationale as to why none of the stated mitigation measures were incorporated.

City staff, the applicant (and advisors), and the consultants met to discuss the contents of the Technical Memorandum on May 27, 2016. At that meeting, the applicant's advisors advised that at least three weeks were required to review the Memorandum and provide a preliminary response. To date, staff has not received a response from the applicant, or its advisors, with respect to the recommendations contained in the Memorandum. Receipt of any comments in this timeframe would not allow sufficient time for the VWRA to review and comment.

A copy of the Technical Memorandum was also provided to the VWRA for review. A separate meeting with the consultants and residents to discuss the Technical Memorandum will be arranged over the summer.

An Ontario Municipal Board Pre-hearing Conference with respect to the proposed development is scheduled for September 13, 2016. At this Conference, the Board will be advised of this process undertaken by the City. The upcoming Pre-hearing Conference does not prevent a deferral of this matter.

In light of the status of the review of the Technical Memorandum, staff recommend that this item be deferred to allow for further review, analysis, and response by all parties.

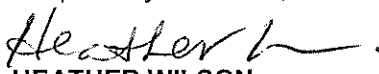
### **Conclusion**

Staff has retained consultants to review the proposed development from a cultural heritage perspective and provide a memorandum setting out potential mitigation and conservation measures. A copy of the Technical Memorandum has been provided to both the applicant and residents. Staff has not yet received a response from the applicant with respect to the consultants' recommendations and a follow up meeting will be scheduled with the VWRA. Based on the foregoing, staff recommend that this item be deferred to the Committee of the Whole meeting of September 7, 2016 to allow for further review and analysis of the recommendations contained in the Technical Memorandum identified in this Communication.

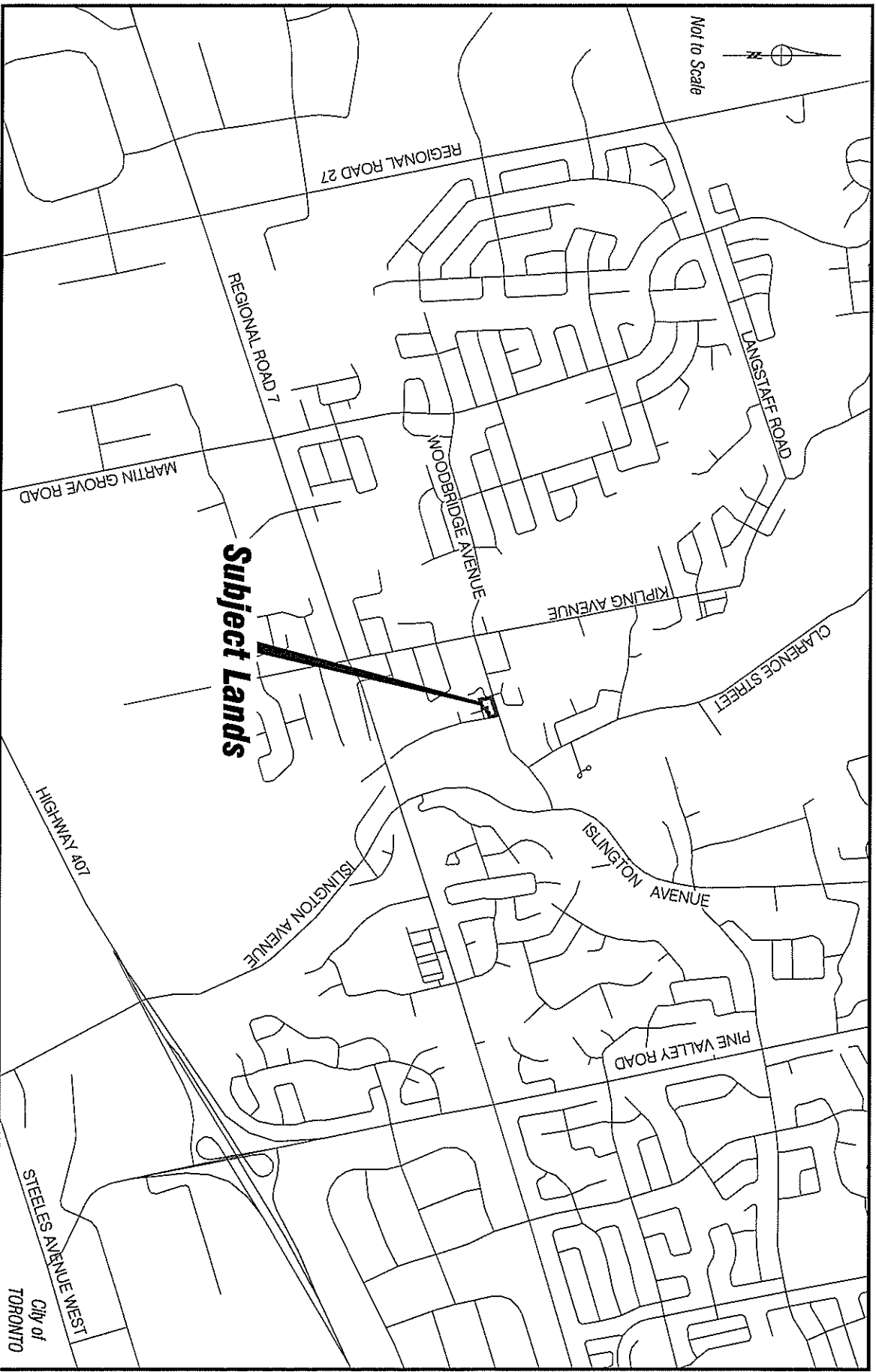
### **Attachments**

1. Context Map
2. Location Map

Respectfully submitted,

  
**HEATHER WILSON**  
City Solicitor

Copy To: Jeffrey A. Abrams, City Clerk  
John MacKenzie, Deputy City Manager, Planning and Growth Management  
Rob Bayley, Manager of Urban Design & Cultural Heritage



# Context Location Map

LOCATION:  
Part of Lot 7, Concession 7

APPLICANT:  
FCF Old Market Lane 2013 Inc.  
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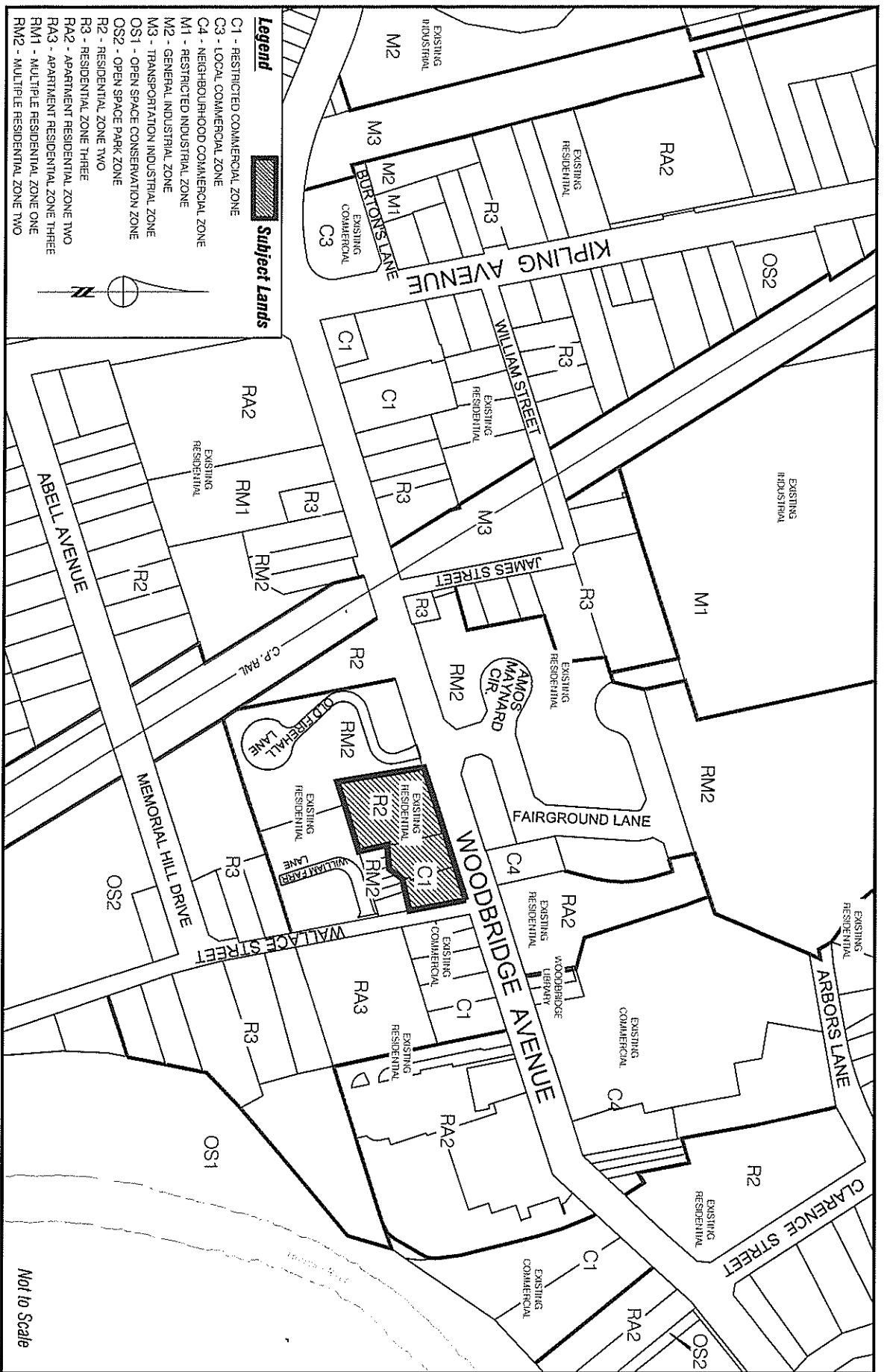


# Attachment

FILES:  
OP 14.006, Z, 14.026, DA, 15.056

DATE:  
June 28, 2016





# Location Map

LOCATION:  
Part of Lot 7, Concession 7

APPLICANT:  
FCF Old Market Lane 2013 Inc.  
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# Attachment

FILES:  
OP\_14.006, Z\_14.026, DA\_15.056  
DATE:  
June 28, 2016

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