



## memorandum

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Communication, <u>7/16</u>
CW: <u>SEPT 7/16</u>
Item: <u>1</u>

DATE: SEPTEMBER 1, 2016

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: HEATHER WILSON  
CITY SOLICITOR

SUBJECT: COMMUNICATION  
Committee of the Whole Meeting September 7, 2016, Referred Item # 1

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 June 28, 2016)

### 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 to allow for, among other things, staff to retain independent heritage consultants to undertake a focused review of the proposed development from a cultural heritage perspective and provide a memorandum setting out potential mitigation and conservation measures. As part of this review, the consultants were to include consideration of comments from the applicant and relevant community stakeholders.

In April 2016, staff retained MTBA Associates Inc. and Letourneau Heritage Consulting Inc. to undertake the heritage review of the proposed development. After three separate preliminary meetings with City staff, the applicant (and advisors), and members of the Village of Woodbridge Ratepayers Association ("VWRA"), the consultants prepared a Technical Memorandum detailing their findings. In particular, the consultants noted that:

- With respect to the heritage and urban design aspects of the proposed development, there has been a positive improvement over the course of the various design iterations proposed.
- Subject to some relatively minor improvements, the fundamentals of the proposal may be supportable.
- There are some existing very good design features which include: adhering to density objectives; the creation of an area featuring the existing heritage resources; providing an inviting and interesting streetscape; and keeping the majority of the proposed development's height behind the heritage resources (and stepping away as it rises).

Notwithstanding these positive elements, the consultants found that the development, as currently proposed, is unsupportable from a heritage conservation aspect without certain improvements. The following recommended design mitigation measures have been identified by the consultants:

1. The Wallace House is to remain back in situ to its original location after temporary removal and partial demolition of the non-original additions. This would allow for a single, large opening to the street comprised of the private residential exterior entry court/retail area and the privately-owned public-use space. Design consideration should be given to some additional articulation of the "backdrop wall" of new construction in the area of the opening. An animating

architectural 3D element that speaks to the two heritage homes is recommended to be incorporated to tie into the opening.

2. The south "tail" of the McLean House (which is a part of the original construction) is to remain after temporary removal, partial demolition, and re-installation.
3. Pull the proposed new construction back (i.e. to the south) behind the heritage homes, regardless of any glazed linkage. This will have the effect of better accommodating the additional part of the original McLean House as well as providing better "breathing room" for the heritage homes.
4. Partially pull back the 7<sup>th</sup> floor area to mitigate building encroachment into the 45 degree angular plane. This would offset the need to reduce the entire height of the proposed development to six storeys.
5. The applicant's design team should undertake further effort to explore opportunities to raise the McLean House higher from its current proposed final resting place towards its current height. As currently proposed, the McLean House will be set approximately one storey lower than its existing setting whereas it may be possible to set the house approximately four feet higher than the proposed setting.

The consultants have advised that these recommendations 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 strengthening (or providing) the rationale as to why the other measures cannot be incorporated; or
3. providing sufficient rationale as to why none of the stated mitigation measures can be incorporated.

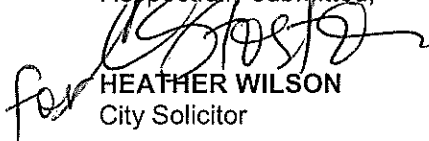
A copy of the consultants' Technical Memorandum was provided to both the applicant as well as the VWRA for review. Both parties have had an opportunity to separately discuss the contents of the Memorandum with the consultants.

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 the heritage review process undertaken by the City.

### **Conclusion**

The Council-directed heritage review process is now complete. The recommendations made by the consultants (and the manner in which they may be satisfied) are detailed above. Both the applicant and the VWRA have had the opportunity to discuss these recommendations with the consultants.

Respectfully submitted,

  
for HEATHER WILSON  
City Solicitor

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