

Ruggle, Dave

From: Ruggle, Dave
Sent: October-25-13 11:57 AM
To: Chris Bobyk; Shelton, Bob; Prentice, Robert; Nethery, Rick
Cc: Bob Forrest; Neil Bacon; Irina Tsing
Subject: RE: Newmarket HCD-By-law (Main Street Clock Inc request to defer)- Staff meeting recap/ follow up

Hi Chris. Thank you for your e-mail.

I would like to provide the following clarification. I am evaluating the clock tower proposal against the HDC Plan as per the discussion at the pre consult meeting for the ZBA. With regards to the clergy principle, it appears that there is no definitive answer, however, as noted, we are reviewing the proposal against the HDC plan along with all other applicable policy. In the event the proposal is appealed to the OMB, the Board would decide if the HDC plan applies or not. Ultimately the decision will be Council's with a recommendation from the Planning Department. The HDC directed Lower Main Street South Advisory Group, Heritage Newmarket, and other agencies and departments will be providing comments throughout the process that will be considered when making any recommendations. We acknowledge that there appears to be places where the clock tower proposal does not conform to the HDC plan but there are also clear benefits to increased densities in the Historic core. Council will make a decision based on all the information provided.

Council have final say (unless appealed to the OMB) on demolition of buildings within a Heritage District and Council have final say on new building construction within a Heritage District.

Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: October 22, 2013 12:49 PM
To: Shelton, Bob; Ruggle, Dave; Prentice, Robert; Nethery, Rick
Cc: Bob Forrest; Neil Bacon; Irina Tsing
Subject: Newmarket HCD-By-law (Main Street Clock Inc request to defer)- Staff meeting recap/ follow up

Thank you all for meeting with me yesterday to discuss the letter on this subject sent by Bob Forrest. Rick I appreciate your insights and perspective on the HCD by-law being no different on us than the typical planning process of requesting amendments to existing by-laws thru Council to permit our development plans. The request to defer the by-law was stated in the letter, specifically the Towns position on its implications as a by-law than in its current state as a HCD Plan upon our application. Specific to our ZBA application, you indicated you were working with Town Legal to get a response on whether the clergy principal would apply with our application having been made in advance of the by-law, and that from information obtained to date by your legal department it is believed it would apply. It would be appreciated if we could get confirmation on this question as soon as possible. In addition recent feedback received from you and Council would suggest the HCD By-law being intended more as a process guideline (both for Council and the applicant) than fixed policy on development applications in the HCD district. Confirmation on this interpretation would be appreciated and additionally since section 1.4 of the HCD plan specifically says "Council will not pass a by-law that is contrary to the objectives set out in the plan" we would like your confirmations that the HCD By-law does not take precedent over Council. We look forward to your earliest advises.

Most appreciated.

Chris Bobyk, Director of Development

The Forrest Group . 590 Alden Road, Suite 211 . Markham, ON L3R 8N2

Tel: 416 573 1776 . Fax 905 752 6781 www.ForrestGroup.ca

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Ruggle, Dave

From: Ruggle, Dave
Sent: October-24-13 11:43 AM
To: Chris Bobyk (chris.bobyk@bobfor.com)
Subject: Heritage By-law

Hi Chris,

Thanks for the voice mail.

I have attached the bylaw that adopts the Heritage District Plan for Lower Main Street South. The Plan dated October 5, 2011 is the Plan that Council adopted on Monday. We intend to get the notice out on the 28th and I will provide you one directly. The appeal period is 30 days.

Let me know if you have any questions.

Dave



Dave Ruggle

Senior Planner – Community Planning
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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: October-22-13 3:51 PM
To: Ruggle, Dave
Subject: RE: Clocktower Redevelopment - Nov 5th Heritage Committee Meeting

I was not planning on it as she has attended in the past and they were not in agreement with her even though she is an expert in the field.

If you feel this time it will be value add and the dialogue will be constructive I appreciate the suggestion- can I first suggest you address with Athol if he is still the chair--- to confirm if it will have value and members will respect the insights she can provide. His insights would be valuable.

I will have to check on her availability.

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Tuesday, October 22, 2013 2:56 PM
To: Chris Bobyk
Subject: RE: Clocktower Redevelopment - Nov 5th Heritage Committee Meeting

Hi Chris,

Can you confirm you will have your heritage consultant at the meeting on the 5th? I think this would be appropriate for them to be there to answer any questions the committee might have.

Thanks.

Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: October 22, 2013 2:16 PM
To: Athol Hart; Ruggle, Dave
Cc: Peter Rich; Bob Forrest; Neil Bacon; Irina Tsing
Subject: Clocktower Redevelopment - Nov 5th Heritage Committee Meeting

Athol was nice to see you last night. To confirm we are on your meeting schedule for Nov 5th- I assume 7 pm in the usual room if you can validate that for me.

This would be our third formal meeting by my account, beyond all the informal sessions.

We will be presenting the plans that were included with our ZBA application back in August for your committees further comment. These plans incorporated comments and outcome from the Committee of the Whole meeting held June 17th, provided to us by staff following the mtg. Of course this was further to the comments received in advance inclusive of the public open house we hosted wherein we followed suit with the reduction in building height, further step back efforts, additional building articulation and material and element changes to the exterior.

I was thinking rather than past practices of providing materials for comment at the meeting that I provide you with hard copies in advance of the meeting so members have an opportunity to review in advance of the mtg. I think this would help facilitate a more productive meeting. If you are in agreement let me know and how many copies you would like. I am in Newmarket next Thursday and could drop them off then.

You already have our HIA study which remains consistent and applicable to the plans and elevations provided as part of the ZBA application. Should you wish to review any of the additional submission items provided as part of our application, planning justification report, etc, you can do this thru Dave Ruggle.

We look forward to working with you and the Heritage Committee towards the successful conclusion of this redevelopment proposal.

Let me know about the hard copy idea.

Best

Chris Bobyk, Director of Development

The Forrest Group . 590 Alden Road, Suite 211 . Markham, ON L3R 8N2

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Ruggle, Dave

From: Ruggle, Dave
Sent: October-16-13 2:27 PM
To: Chris Bobyk
Cc: Bob Forrest; Irina Tsing
Subject: RE: Newmarket Downtown HCD By-law (Meeting Request URGENT)

10:30am at the Planning Department. I've put it in my calendar. See you then.

Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: October 16, 2013 2:24 PM
To: Ruggle, Dave
Cc: Bob Forrest; Irina Tsing
Subject: RE: Newmarket Downtown HCD By-law (Meeting Request URGENT)

Dave I called you back but you were not there- can you please meet with me tomorrow? Following 10:30 am. Please advise when?

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Wednesday, October 16, 2013 10:49 AM
To: Chris Bobyk
Subject: RE: Newmarket Downtown HCD By-law (Meeting Request URGENT)

Hi Chris,
I'm out of my meeting now and am available until 1pm.
Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: October 16, 2013 8:58 AM
To: Ruggle, Dave
Cc: Bob Forrest; Irina Tsing; Neil Bacon
Subject: Newmarket Downtown HCD By-law (Meeting Request URGENT)

Dave – you were held up in the COW meeting when I was in your offices yesterday, so unfortunately we were not able to meet and discuss above subject.

As I indicated on the phone call we had yesterday I left a copy of the HCD Plan from your Town web site for your review- noting and illustrating thru out the areas of concern I addressed in my e-mail of yesterday.

I will be in Newmarket tomorrow morning for a 9 am mtg for about 1 hour- could we please meet to discuss this item at say 10:30 am.

With the Council mtg coming up on Oct 21st its important everyone's understanding of this document becoming a by-law is clear and its implications.

Our interpretation and our consultant experts appears to be very different than that of Councilor Sponga as a case in point.

If that time does not work for you I will make anytime following 10:30 am available to meet with you.

Thanks again
416-573-1776

Chris Bobyk, Director of Development

The Forrest Group . 590 Alden Road, Suite 211 . Markham, ON L3R 8N2
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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: October-15-13 9:59 AM
To: Ruggle, Dave
Cc: Bob Forrest; Neil Bacon; Irina Tsing; Colleen Forrest
Subject: Newmarket Heritage by-law- Forrest enquiries

Dave hope you had a nice weekend.

I met with Joe Sponga last Thursday regarding the proposed heritage by-law which prompted his call to you as he is of the view the HCD by-law will have no impact on our ZBA which I indicted is not the case .While neither of us have seen your draft by-law as of yet, I raised our concerns particular to the HCD plan available on the Towns web site, wherein I cited a number of items within the report which if enacted thru a by-law at this time would create additional impediment to our ZBA and future planning policy.

One example I provided him is whether Council realizes in 1.4 of the HCD Plan the Town cannot carry out any public work in the district (see boundary map) contrary to the objectives of the HCD plan, or pass a by-law that is contrary to the objectives set out in the plan (pg 6). So effectively Council has less discretion and flexibility on achieving policy objectives like revitalization and sustainability – the key merits of our proposal as a case in point.

I also indicated as an extraction from the HCD plan that as written the HCD if enacted as a By-law overrides existing policy- example some of the lands in the HCD boundary currently allow for 6 stories, the HCD talks to a max of 3 stories. Also the 3 storey max applies to all lands in the boundary even if those lands are well set back from Main street. Joe's response was this would not be the intent. The way we have stepped back our building maintaining along Main the 2 story podium as per our Study address's this item.

Dave while I realize Joe is following up with you on some of the questions I put forth- I would like to meet with you to get clarity as soon as possible prior to next Monday's Council mtg.

It's odd that his understanding of the HCD as a by-law and I would assume Council as a whole is different than ours that is taken directly from the plan. It's possible your by-law would be different than the actual HCD Plan but that is not my understanding.

Prior to the Monday-Council mug can you also forward copy of the by-law in advance.

I am in Newmarket this afternoon- any chance we can meet at the counter?

I will call you as well.

Chris Bobyk, Director of Development

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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: October-04-13 11:50 AM
To: Ruggle, Dave
Cc: Bob Forrest; Neil Bacon; Irina Tsing; Peter Rich; Mendonca, Barbara
Subject: RE: Complete application letter - 180 to 194 Main Street Newmarket (Application Circulation enquiry)

Thanks Dave- what time is it 7pm, same room at Town hall as last time?
Irina please put in my calendar and Pete's.

Chris Bobyk

From: Ruggle, Dave [mailto:druggle@newmarket.ca]
Sent: Friday, October 04, 2013 11:42 AM
To: Chris Bobyk
Cc: Bob Forrest; Neil Bacon; Irina Tsing; Peter Rich; Mendonca, Barbara
Subject: RE: Complete application letter - 180 to 194 Main Street Newmarket (Application Circulation enquiry)

Yes, we are good for presentation at the November 5th Heritage Committee meeting.

Please contact Barb Mendonca bmendonca@newmarket.ca if you need any resources such as laptop projector etc.

dave

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: October 4, 2013 11:36 AM
To: Ruggle, Dave
Cc: Bob Forrest; Neil Bacon; Irina Tsing; Peter Rich
Subject: RE: Complete application letter - 180 to 194 Main Street Newmarket (Application Circulation enquiry)

Dave are we set for this date with Heritage?

Chris Bobyk

From: Chris Bobyk
Sent: Tuesday, September 24, 2013 9:25 AM
To: 'Ruggle, Dave'
Cc: Bob Forrest; Neil Bacon; Irina Tsing; Peter Rich; Colleen Forrest
Subject: RE: Complete application letter - 180 to 194 Main Street Newmarket (Application Circulation enquiry)

Thanks Dave- lets set Nov 5th for the Heritage Committee Mtg. When you have a chance let me know place and time, and attendees.

I assume you will be attending again.

Irina please get this date and the Nov 25th date for COW in my calendar and Bob's.

Chris Bobyk

From: Ruggle, Dave [mailto:druggle@newmarket.ca]
Sent: Tuesday, September 24, 2013 9:15 AM

To: Chris Bobyk

Cc: Bob Forrest; Neil Bacon; Irina Tsing; Peter Rich; Colleen Forrest

Subject: RE: Complete application letter - 180 to 194 Main Street Newmarket (Application Circulation enquiry)

Hi Chris,

The information was circulated on the 20th of September. Comments are expected back by October 18. I will need some time to review the comments and incorporate them into the report. It would appear that provided there are no comments that would suggest further work prior to going to a public meeting, the earliest date to report to Committee of the Whole would be the November 25th. The notice of complete application is going to be sent to the community this Wednesday.

I can arrange for you to present to Heritage Newmarket on October 1 or November 5. Please let me know your preference.

Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]

Sent: September 23, 2013 10:47 AM

To: Ruggle, Dave

Cc: Bob Forrest; Neil Bacon; Irina Tsing; Peter Rich; Colleen Forrest

Subject: Complete application letter - 180 to 194 Main Street Newmarket (Application Circulation enquiry)

Dave can you please give me an idea on when you will likely get the ZBA circulation out to the various departments for comments back and the potential scheduling for the Town Planning Committee Mtg required wherein you will be asking for the application to go before a public mtg. At this time I need an idea of anticipated scheduling.
Most appreciated.

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]

Sent: Wednesday, September 11, 2013 4:27 PM

To: Chris Bobyk

Subject: Complete applicaiton letter - 180 to 194 Main Street Newmarket

Hi Chris,

Please see attached.

Let me now if you have any questions.

Thanks,

Dave



Dave Ruggle

Senior Planner – Community Planning

Planning and Building Services

905-953-5300, press 2, ext. 2454

druggle@newmarket.ca

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Ruggle, Dave

From: Ruggle, Dave
Sent: October-02-13 2:58 PM
To: Chris Bobyk (chris.bobyk@bobfor.com)
Subject: FW: Files: D14 NP 13-19 178, 180, 184, 188, 190 and 194 Main Street Mid-rise 6 storey mixed use building

FYI comments from Canada Post

From: WOJCIAK, Michal [<mailto:Michal.Wojciak@canadapost.postescanada.ca>]
Sent: October 2, 2013 2:34 PM
To: Ruggle, Dave
Subject: Files: D14 NP 13-19 178, 180, 184, 188, 190 and 194 Main Street Mid-rise 6 storey mixed use building

Good Afternoon Dave,

Please find attached Canada Post commenting for the above referenced plan

Kind Regards,

Michael Wojciak
Delivery Services Officer GTA
200-5210 Bradco Boulevard
Mississauga, ON L4W 1G7
905 206-1247 X 2029
michal.wojciak@canadapost.ca

Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: September-23-13 11:04 AM
To: Ruggle, Dave
Cc: Bob Forrest; Neil Bacon; Irina Tsing; Peter Rich; Colleen Forrest
Subject: RE: Complete application letter - 180 to 194 Main Street Newmarket (Application Circulation enquiry)

Dave previously we discussed Nov 4th for COW/planning Committee mtg. As discussed we need to get a heritage mtg in advance of that date.

Let me know if we are aligned on this expected date.

Chris Bobyk

From: Chris Bobyk
Sent: Monday, September 23, 2013 10:47 AM
To: 'Ruggle, Dave'
Cc: Bob Forrest; Neil Bacon; Irina Tsing; Peter Rich; Colleen Forrest
Subject: Complete application letter - 180 to 194 Main Street Newmarket (Application Circulation enquiry)

Dave can you please give me an idea on when you will likely get the ZBA circulation out to the various departments for comments back and the potential scheduling for the Town Planning Committee Mtg required wherein you will be asking for the application to go before a public mtg. At this time I need an idea of anticipated scheduling.
Most appreciated.

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Wednesday, September 11, 2013 4:27 PM
To: Chris Bobyk
Subject: Complete applicaiton letter - 180 to 194 Main Street Newmarket

Hi Chris,
Please see attached.
Let me now if you have any questions.
Thanks,
Dave



Dave Ruggle
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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: September-12-13 8:52 AM
To: Ruggle, Dave
Cc: Colleen Forrest; Bob Forrest; Irina Tsing; Neil Bacon; Peter Rich
Subject: RE: Complete application letter - 180 to 194 Main Street Newmarket

Thanks Dave, I will be by at 2:30 pm today so we can address the change over on the Planning Report, changes to the application to delete the OPA requirement, and pick up the LSRCA application which I will take to LSRCA following our mtg., and other misc items review.

Thanks again and see you this afternoon.

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Wednesday, September 11, 2013 4:27 PM
To: Chris Bobyk
Subject: Complete applicaiton letter - 180 to 194 Main Street Newmarket

Hi Chris,
Please see attached.
Let me now if you have any questions.
Thanks,
Dave



Dave Ruggle

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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: September-11-13 3:18 PM
To: Ruggle, Dave
Cc: Eldon Theodore; Irina Tsing
Subject: RE: Clocktower- Application complete status?

Ok, going to see if I can get the planning report amended today, pick it up tomorrow and bring it with me. Hoping the stars align.

Chris Bobyk

From: Ruggle, Dave [mailto:druggle@newmarket.ca]
Sent: Wednesday, September 11, 2013 3:05 PM
To: Chris Bobyk
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon; Mary Luk
Subject: RE: Clocktower- Application complete status?

Sounds good on all accounts. I will not be available tomorrow between 11:30 and 2:30. I'm in the office the rest of the time.

Dave

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: September 11, 2013 3:03 PM
To: Ruggle, Dave
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon; Mary Luk
Subject: RE: Clocktower- Application complete status?

Dave- thanks for your verifications on below OP item in addition to your other advises- I will advise our planner accordingly that the OPA is not required.

I will come to see you tomorrow so there is no delay in picking up the LSRCA application and cheque and delivering it to LSRCA. I will also pick up the OPA fee cheque since it is no longer applicable/needed.

At the same time I can strike out the OPA references on the application form for you.

We will have a CD made up for you with all materials ASAP.

Dave would you be able to meet with me tomorrow to address these items?

Also for your files I would think it would be best that the Planning Justification Report should be amended to delete the reference to the need for an OPA so there is no confusion thru the public process, replacing the existing report you have.

Chris Bobyk

From: Ruggle, Dave [mailto:druggle@newmarket.ca]
Sent: Wednesday, September 11, 2013 2:41 PM
To: Chris Bobyk
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon; Mary Luk
Subject: RE: Clocktower- Application complete status?

Ruggle, Dave

From: Ruggle, Dave
Sent: September-11-13 3:05 PM
To: Chris Bobyk
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon; Mary Luk
Subject: RE: Clocktower- Application complete status?

Sounds good on all accounts. I will not be available tomorrow between 11:30 and 2:30. I'm in the office the rest of the time.

Dave

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: September 11, 2013 3:03 PM
To: Ruggle, Dave
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon; Mary Luk
Subject: RE: Clocktower- Application complete status?

Dave- thanks for your verifications on below OP item in addition to your other advises- I will advise our planner accordingly that the OPA is not required.

I will come to see you tomorrow so there is no delay in picking up the LSRCA application and cheque and delivering it to LSRCA. I will also pick up the OPA fee cheque since it is no longer applicable/needed.

At the same time I can strike out the OPA references on the application form for you.

We will have a CD made up for you with all materials ASAP.

Dave would you be able to meet with me tomorrow to address these items?

Also for your files I would think it would be best that the Planning Justification Report should be amended to delete the reference to the need for an OPA so there is no confusion thru the public process, replacing the existing report you have.

Chris Bobyk

From: Ruggle, Dave [mailto:druggle@newmarket.ca]
Sent: Wednesday, September 11, 2013 2:41 PM
To: Chris Bobyk
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon; Mary Luk
Subject: RE: Clocktower- Application complete status?

Hi Chris,

I would prefer that you provide the cheques and application to the LSRCA directly.

With regard to the OPA, I note your planning consultant has only identified section 4.3.4.1. as the section that required amendment. They indicated that the Town Official Plan has not been updated to bring itself into conformity with the intensification objectives of Provincial Growth Plan policies. The 2006 OP is in fact in conformity with the Places to Grow policies. Regardless, Section 4.3.4.1 allows for densities greater than those identified in the Table 1 provided the appropriate studies are submitted without amendment to the plan.

As such, when you come in, I would like you to change the Planning application form to remove the Official Plan Amendment.

Can you also please provide me with a CD containing all the submitted supporting studies.

I intend to have your complete application letter out to you later this afternoon.

Please let me know if you have any questions on the above.

Thanks,
Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: September 9, 2013 11:17 AM
To: Ruggle, Dave
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon; Mary Luk
Subject: RE: Clocktower- Application complete status?

Dave are you going to be providing to LSRCA the LSRCA application I provided and the fee cheque? Or do you want me to pick up and deliver, as I will need to get a receipt for their fee cheque. I assume the Town Clerks dept will send me receipts on the OPA/ZBA cheques issued once you deem application complete.

Also as stated pre- application we were of the view that a OPA was also needed despite you're your advises thru the process that a OPA was not needed.

If that continues to be your position lets discuss, whereby I will pick up the OPA fee cheque and the application can proceed as ZBA only.

Let me know

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Friday, September 06, 2013 2:33 PM
To: Chris Bobyk
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon
Subject: RE: Clocktower- Application complete status?

Hi Chris,

I am hoping to have the submission fully reviewed for completeness this afternoon, with a letter to go out early next week.

Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: September 5, 2013 2:33 PM
To: Ruggle, Dave
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon
Subject: RE: Clocktower- Application complete status?

Hi, Dave are you close to issuing notice of complete application? Can you advise of status.

Thanks

Chris Bobyk

From: Chris Bobyk
Sent: Wednesday, August 28, 2013 9:34 AM
To: 'Ruggle, Dave'
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon
Subject: RE: Clocktower- next heritage committee mtg

Sounds good Dave thanks again.

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Wednesday, August 28, 2013 8:37 AM
To: Chris Bobyk
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon
Subject: RE: Clocktower- next heritage committee mtg

Once the application is declared complete and in circulation, I will arrange for your attendance at Heritage Newmarket for a presentation. It would likely be at the October 1st meeting. I will confirm as soon as I can.
Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: August 27, 2013 5:40 PM
To: Ruggle, Dave
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon
Subject: Clocktower- next heritage committee mtg

Dave, when I was last before Committee of the Whole presenting the 6 story clocktower option I was asked to present this version to the Heritage Committee. I indicated that I would. Now that the application for the redevelopment has been made and pre statutory public mtg I would like to re-engage with them. Should I set same up with Athol Hart or should you be setting it up and attending as part of the formal processing of the application.

I doubt we will get any different reaction from what will be a third mtg yet our commitment to design within the redevelopment guidelines as best as reasonably possible as stated in the HIA remains. Look forward to your thoughts.

Chris Bobyk, Director of Development
The Forrest Group . 590 Alden Road, Suite 211 . Markham, ON L3R 8N2
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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: September-09-13 1:15 PM
To: Ruggle, Dave
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon
Subject: RE: Clocktower- next heritage committee mtg

Dave – as soon as you can get us on the Oct 1st agenda for heritage it would be appreciated- most important I need to know the time for the meeting – is it 7 pm or 7:30 pm.

Chris Bobyk

From: Ruggle, Dave [mailto:druggle@newmarket.ca]
Sent: Wednesday, August 28, 2013 8:37 AM
To: Chris Bobyk
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon
Subject: RE: Clocktower- next heritage committee mtg

Once the application is declared complete and in circulation, I will arrange for your attendance at Heritage Newmarket for a presentation. It would likely be at the October 1st meeting. I will confirm as soon as I can.

Dave

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: August 27, 2013 5:40 PM
To: Ruggle, Dave
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon
Subject: Clocktower- next heritage committee mtg

Dave, when I was last before Committee of the Whole presenting the 6 story clocktower option I was asked to present this version to the Heritage Committee. I indicated that I would. Now that the application for the redevelopment has been made and pre statutory public mtg I would like to re-engage with them.

Should I set same up with Athol Hart or should you be setting it up and attending as part of the formal processing of the application.

I doubt we will get any different reaction from what will be a third mtg yet our commitment to design within the redevelopment guidelines as best as reasonably possible as stated in the HIA remains. Look forward to your thoughts.

Chris Bobyk, Director of Development

The Forrest Group . 590 Alden Road, Suite 211 . Markham, ON L3R 8N2

Tel: 416 573 1776 . Fax 905 752 6781 www.ForrestGroup.ca

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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: September-06-13 4:35 PM
To: Ruggle, Dave
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon
Subject: RE: Clocktower- Application complete status?

Thanks Dave
Hope you have a nice weekend

Chris Bobyk

From: Ruggle, Dave [mailto:druggle@newmarket.ca]
Sent: Friday, September 06, 2013 2:33 PM
To: Chris Bobyk
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon
Subject: RE: Clocktower- Application complete status?

Hi Chris,
I am hoping to have the submission fully reviewed for completeness this afternoon, with a letter to go out early next week.

Dave

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: September 5, 2013 2:33 PM
To: Ruggle, Dave
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon
Subject: RE: Clocktower- Application complete status?

Hi, Dave are you close to issuing notice of complete application? Can you advise of status.

Thanks

Chris Bobyk

From: Chris Bobyk
Sent: Wednesday, August 28, 2013 9:34 AM
To: 'Ruggle, Dave'
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon
Subject: RE: Clocktower- next heritage committee mtg

Sounds good Dave thanks again.

Chris Bobyk

From: Ruggle, Dave [mailto:druggle@newmarket.ca]
Sent: Wednesday, August 28, 2013 8:37 AM
To: Chris Bobyk

Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon
Subject: RE: Clocktower- next heritage committee mtg

Once the application is declared complete and in circulation, I will arrange for your attendance at Heritage Newmarket for a presentation. It would likely be at the October 1st meeting. I will confirm as soon as I can.
Dave

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: August 27, 2013 5:40 PM
To: Ruggle, Dave
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon
Subject: Clocktower- next heritage committee mtg

Dave, when I was last before Committee of the Whole presenting the 6 story clocktower option I was asked to present this version to the Heritage Committee. I indicated that I would. Now that the application for the redevelopment has been made and pre statutory public mtg I would like to re-engage with them.
Should I set same up with Athol Hart or should you be setting it up and attending as part of the formal processing of the application.
I doubt we will get any different reaction from what will be a third mtg yet our commitment to design within the redevelopment guidelines as best as reasonably possible as stated in the HIA remains. Look forward to your thoughts.

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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: August-22-13 7:35 PM
To: Ruggle, Dave
Subject: RE: Clocktower ZBA Application

Ok Dave, I may drop off tomorrow if the stars align and in that event would still like to have a call with you on Monday am to ensure application complete, the fall back being I will meet you Monday morning and make the application.

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Thursday, August 22, 2013 3:52 PM
To: Chris Bobyk
Subject: RE: Clocktower ZBA Application

Hi Chris,
Sorry about the delay in getting back to you. I am available on Monday am.

Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: August 21, 2013 9:15 AM
To: Ruggle, Dave
Subject: RE: Clocktower ZBA Application

Dave are you in Monday- thinking we should meet and go thru application?

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Wednesday, August 21, 2013 8:34 AM
To: Chris Bobyk
Subject: RE: Clocktower ZBA Application

Hi Chris,
I'm not in the office on Friday. Someone will be here to collect it though. I'll go through it early next week to determine if the application is complete.

Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: August 20, 2013 4:59 PM
To: Ruggle, Dave
Subject: RE: Clocktower ZBA Application

Ok.
Are you in Friday morning?

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Tuesday, August 20, 2013 3:17 PM

To: Chris Bobyk
Subject: RE: Clocktower ZBA Application

Hi Chris,
Please provide 5 copies of both.
Thanks,
Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: August 20, 2013 3:12 PM
To: Ruggle, Dave
Subject: Clocktower ZBA Application

Dave, plan to make application this Friday.
Do you require 5 copies of the phase 1 in addition to the 5 copies of the Phase 2 report? Or will just submission of the phase 2 suffice.

Chris Bobyk, Director of Development
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Ruggle, Dave

From: Ruggle, Dave
Sent: July-19-13 9:05 AM
To: Chris Bobyk
Cc: Bob Forrest; Neil Bacon; Irina Tsing
Subject: RE: Heritage Conservation District by-law Enactment

Sorry for the delay in this Chris. I'm awaiting a response from our legal department. I'll get back to you as soon as I can.
Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: July 18, 2013 5:58 PM
To: Ruggle, Dave
Cc: Bob Forrest; Neil Bacon; Irina Tsing
Subject: RE: Heritage Conservation District by-law Enactment

Dave any update on below?

Chris Bobyk

From: Chris Bobyk
Sent: Thursday, July 04, 2013 12:01 PM
To: 'Ruggle, Dave'
Cc: Bob Forrest; Neil Bacon; Irina Tsing
Subject: FW: Heritage Conservation District by-law Enactment

Dave, thanks for meeting with me this morning, in Rick's absence.
Below is e-mail I sent Rick yesterday, FYI.

If you could confirm for me that we would be exempt from the HCD by-law (Height/density restriction) if the ZBA application is received prior to Council approval of the by-law (if this were to occur) it would be appreciated. While we have and will continue to work with the HCD guidelines in the absence of it being a by-law and to your point justification with or without the by-law enacted being the key element for development approvals, the timing of requesting a height/density variance thru a ZBA on the heels of by-law enactment firming up the HCD is a concern as discussed. This is on the basis COW followed by Council approve the by-law late August.

Thanks for clarifying the staff report for Aug 26th COW deals with revisiting the HCD and recommendations and not necessarily a recommendation to enact the HCD as a by-law, yet the by-law will be attached to the report. The report will deal with the Town financial obligations around the by-law. COW could approve the by-law on Aug 26th, but sounds like that is not the intent of the staff report and I understand there would be budget considerations involved for Council as well from other info I received thru the grapevine.

Look forward to your earliest confirmations on above.
Thanks again

Chris Bobyk

From: Chris Bobyk
Sent: Wednesday, July 03, 2013 4:26 PM
To: Nethery, Rick

Cc: Bob Forrest; Neil Bacon; 'Shelton, Bob'
Subject: Heritage Conservation District by-law Enactment

Rick, further to my voice mail I understand that the HDC By-law will be going to COW August 26th for enactment and that a staff report is being prepared regarding this item.

I would like to confirm this and discuss. To date we have been following the guidelines and will continue to do so. We would like to know what impacts enactment of the by-law may or may not have on our ZBA application which is requesting an amendment on height and density relative to the current zoning by-law on the property. I can be reached at 416-573-1776.

Chris Bobyk, Director of Development
The Forrest Group . 590 Alden Road, Suite 211 . Markham, ON L3R 8N2
Tel: 416 573 1776 . Fax 905 752 6781 www.ForrestGroup.ca
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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: July-05-13 2:43 PM
To: Ruggle, Dave
Subject: Clocktower Redevelopment - ZBA application- LSRCA
Attachments: 20130705133440150.pdf

Dave we recently received attached from LSRCA. This tells me when we make ZBA or SPA applications no submissions or fees will be due to LSRCA.
Wanted to let you know.

Chris Bobyk

Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: April-30-13 9:08 AM
To: Ruggle, Dave; Bingham, Rick; Paul Bowen
Cc: Bob Forrest; Irina Tsing; Neil Bacon
Subject: RE: Clocktower Record of Site Condition Approval Requirements 180 and 184 to 194 Main Street (MEETING CONFIRMED)

Let's go with 9:30 am this Friday May 3rd - Dave can I leave it with you to book a board room and advise.
Paul I will meet you in the lobby Newmarket Town hall at 9:20 am and assume you will bring the relevant material to review with Rick and Dave.

Thanks again guys.

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Tuesday, April 30, 2013 8:47 AM
To: Chris Bobyk; Bingham, Rick
Cc: Paul Bowen
Subject: RE: Clocktower Record of Site Condition Approval Requirements 180 and 184 to 194 Main Street

I'm available May 3 from 9-12 and May 7 from 10-12 and 2:30-4:30

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: April 29, 2013 5:33 PM
To: Bingham, Rick
Cc: Ruggle, Dave; Paul Bowen
Subject: RE: Clocktower Record of Site Condition Approval Requirements 180 and 184 to 194 Main Street

Thanks Rick- Dave- can you make below dates work?

Chris Bobyk

From: Bingham, Rick [<mailto:rbingham@newmarket.ca>]
Sent: Monday, April 29, 2013 5:22 PM
To: Chris Bobyk
Cc: Ruggle, Dave
Subject: RE: Clocktower Record of Site Condition Approval Requirements 180 and 184 to 194 Main Street

Hi Chris,

I'm available:

May 3rd in the a.m. only
May 7th all day

Rick

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]

Sent: April 29, 2013 12:41 PM

To: Bingham, Rick; Ruggle, Dave

Cc: Paul Bowen; Irina Tsing; Bob Forrest

Subject: Clocktower Record of Site Condition Approval Requirements 180 and 184 to 194 Main Street

Rick- I am not sure how up to speed you are regarding the process we have been working thru on the planned redevelopment of the Clocktower downtown and adjacent property.

Nonetheless we need your assistance on a matter. The site will require a record of site condition thru a risk assessment process- its likely a 12-18 month process. The exceedence is road salt.

Paul Bowen of Terraprobe and I would like to meet with you as soon as possible to review with you how they are going to process the item and its schedule compared to our planned development schedule and requirements for permits.

Dave I would expect we need you as part of this discussion as well.

Paul has provided the dates and times below. I am good for all of the dates except May 3rd I am only good to 11 am that day. And May 7th I have a meeting with Bob Shelton at 3 pm to 4 pm. All the other dates and times below suggested by Paul work for me.

Please let us know. We need to start the process right away.

Chris Bobyk

From: Paul Bowen [<mailto:pbowen@terraprobe.ca>]

Sent: Thursday, April 25, 2013 11:10 AM

To: Chris Bobyk

Cc: Bob Forrest; Neil Bacon; Irina Tsing

Subject: Re: Record of Site Condition Approval Requirements 180 and 184 to 194 Main Street

Hi Chris

Yes - let's meet with the Town and start the process. I am available as follows:

April 30 - 10 to 3

May 2 - 10 to 12

May 3 - all day

May 7 - 11 to 4

May 9 - all day

Paul

Sent from my iPad

Paul W. Bowen, P.Eng. P.Geo. QPRA

Principal

Terraprobe Inc.

11 Indell Lane

Brampton, ON

L6T 3Y3

905.796.2650

Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: April-09-13 2:49 PM
To: Athol Hart; jackie playter; Jackie Playter; Sponga, Joe; Ruggle, Dave
Cc: Neil Bacon; Bob Forrest; Peter Rich; Sharon Vattay
Subject: Clocktower Open House - follow up and thank you

It's been busy following the Open House we hosted last week- thank you so much for your involvement and participation, we had a packed house and it was great to see the community participation. While we all received many comments many of which were supportive the key concern registered centered on the proposed scale and height. We are thus reviewing the design to see if we can better mitigate height and scale as the first next step by revisiting the architecture.

Athol - I will call you to discuss in next couple days whether a changed outcome is possible with the Heritage committee. We have significant challenges in reducing the building GFA, we are looking at how we can better articulate it to better mitigate the scale, innovation is being addressed. Your continued comments remain appreciated and that of Heritage as a whole. Could Heritage provide us with a specific position statement?

Sharon, Pete will contact you to discuss his revisit to the building architecture.

Once we have a next cut to the architecture – I will circle back.

Thanks all

Chris Bobyk, Director of Development

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Tel: 416 573 1776 . Fax 905 752 6781 www.ForrestGroup.ca

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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: April-02-13 12:21 PM
To: Athol Hart; jackie playter; Jackie Playter; Sponga, Joe; Ruggle, Dave; Peter Rich; Sharon Vattay; Neil Bacon; Bob Forrest
Cc: Irina Tsing
Subject: Prep - Clocktower Open house Tomorrow at 7pm (Agenda)

In advance of the meeting tomorrow I wanted to provide collective purpose and objective for the open house, and a open house agenda so we are all informed pre the meeting.

The agenda below sets out a guide for the event.

Once again your participation is most appreciated.

- 1) I will be at Hall One at 6:15 pm for set up, If the rest of you could be there by 6:30 pm that would be appreciated (I would like to get us all updated on Tuesday nights BIA and heritage mtg outcomes), 7 pm the open house starts
- 2) We have 7 display boards and I have name badges for you as open house reps. We will be providing bottled water and cookies for attendees, the boards we can arrange around the room- the goal is to create a informal environment as best as possible
- 3) Open house----From 7pm to 7:30 approx---- the objective is a meet and greet , for residents to review the boards and get acquainted with the proposal, ask questions of the representatives, and provide comments individually to us as representatives
- 4) Presentation by me- start 7:30 pm approx we will arrange the boards together (depending on numbers create conducive participant seating arrangement- you guys to be scattered in the group.
 - A) I will indicate the purpose of the meeting and its objective, (to seek comment and feedback prior to our formal development application) intro representatives,
 - B) The process we have gone thru to date with community organizations, Heritage and BIA.
 - C) Present the boards/proposal and the design process we have gone thru (Pete will need your descriptive assistance when I get to design I would expect).
 - D) The Design presentation will focus on :
 - (i) New commercial/residential building while maintaining the historic Clocktower building at the core of the redevelopment
 - (ii) The approach used to address heritage impacts relative to building architecture 184-194 Main/current building condition issues
 - (iii) Park street façade review, new additional commercial space
 - (iv) The approach used to minimize impacts of building height and massing
 - (v) The optional public parking opportunity
- 5) Overall positive impacts for the community created from the redevelopment
- 6) Take questions and comments, responses- depending on questions I may need to direct one of you to respond, I will limit this but want you to be forewarned. (Jackie any construction oriented inconvenience questions I will address at that point if they come up)
- 7) Thank all and close out the open house.
- 8) As a group following have a short sit down if not pressed for time.

If any of you have any thoughts or suggestions on above format let me know- in my experience these open houses can take a life of their own if a program is not adhered to as best as possible, dynamics and judgment calls, flexibility always part of the program. The above are key messages- if you have others let me know.

See you all tomorrow.

Chris Bobyk, Director of Development

The Forrest Group . 590 Alden Road, Suite 211 . Markham, ON L3R 8N2

Tel: 416 573 1776 . Fax 905 752 6781 www.ForrestGroup.ca

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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: April-02-13 9:57 AM
To: Ruggle, Dave
Subject: RE: Clocktower open house- logistics

Dave turns out we have 5 and we are going to buy 2 more- so we are covered.
If you could arrange for some tables and chairs and a microphone if needed that would be appreciated.

From: Ruggle, Dave [mailto:druggle@newmarket.ca]
Sent: Tuesday, April 02, 2013 9:13 AM
To: Chris Bobyk
Subject: RE: Clocktower open house- logistics

Hi Chris, I can bring enough easels and I'll contact facility staff for a table.

Dave

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: April 2, 2013 9:04 AM
To: Ruggle, Dave
Cc: Bob Forrest; Irina Tsing; Peter Rich
Subject: Clocktower open house- logistics

Dave we have 7 large boards with renderings to display Wednesday night in hall One.
Question – I am not familiar with that room – are there side tables or a means of displaying the boards? we have a couple tripods in the office for display purposes but not enough for all the boards. Also need a table at entry for a resident sign in sheet, and for bottled water and cookies we are bringing.
Is there an administration person for the community center I can contact?

Chris Bobyk, Director of Development
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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: March-19-13 3:26 PM
To: Councillors Office; Mayor's Office; Regional Councillors Office
Cc: Unger, Jason; Bob Forrest; Neil Bacon; Peter Rich; Irina Tsing; Nethery, Rick; Colleen Forrest; Ruggle, Dave
Subject: RE: Clock Tower Public Open House notice- April 3rd, 2013 (Re-Development Proposal)

Further to Dave's e-mail below we wish to provide some back ground in advance of the open house in the event you are approached by any community members with questions.

I am happy to address any questions or comments in advance as well and can be reached at 416-573-1776.

We have been working with the BIA, Heritage Committee and Ward Councillor Sponga on this redevelopment proposal for the last few months following presentations we made to Council last summer. We have done so to engage community involvement / feedback starting with these community leaders and organizations first prior to us hosting a Public Open House and prior to making a formal development application. The BIA and Heritage were asked and have been actively involved in providing us design input and re-shaping of the proposal . This open house --the next step is a non statutory meeting, the statutory one would follow once we make application.

The concept plans are currently being updated to reflect additional comments we received in the last Heritage meeting attended with that group a week ago, these plans will be the ones presented at the open house.

In advance to assist you for the interim please find attached previous renderings/drawings that for the most part remain consistent. The area we are focusing on for the next Heritage committee Mtg April 2nd and the Open House April 3rd is more detailing on the Park Street elevation and street façade.

It's important to note the new development maintains the historic Clock Tower building at its core while also addressing heritage goals and requirements along the portion of Main Street to be redeveloped. As a side note the proposal provides an optional opportunity for below grade municipal parking beyond the private parking to be constructed below grade for the new development. The site plan (attached) shows a common ramp located within market square under this proposal. This opportunity will be detailed out in the formal application.

In the interim we hope this background information is useful and we look forward to any comments.

Chris Bobyk, Director of Development

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From: Ruggle, Dave [mailto:druggle@newmarket.ca]
Sent: Tuesday, March 19, 2013 11:08 AM
To: Councillors Office; Mayor's Office; Regional Councillors Office
Cc: OLT; SLT; Chris Bobyk; Unger, Jason
Subject: Clock Tower Public Open House notice- April 3rd, 2013

For your information, Main Street Clock Inc. (the Forrest Group) have scheduled a public open house at the downtown community centre regarding their proposed redevelopment of the Clock Tower Inn to gain public comment prior to submitting a Zoning By-law Amendment application to the Town. Notice (below) was mailed by the Forrest Group to property owners in the area for the public open house scheduled for April 3rd. A notice is also going in the next addition of the ERA Newspaper this Thursday.

If you have any questions, please let me know or you can contact Chris Bobyk of the Forrest Group directly at chris.bobyk@bobfor.com.

NOTICE OF COMMUNITY OPEN HOUSE - CLOCK TOWER REDEVELOPMENT

Purpose: Main Street Clock Inc. is hosting a Public Open House to seek community comments and input regarding the proposed redevelopment of 180-194 Main Street South, Newmarket, ON as a new commercial residential building.

Details of the proposed development will be presented at the Open House.

Your comments and input regarding the proposed development are both welcomed and encouraged. You can provide input by speaking at the forum or, alternatively, to one of the representatives who will be in attendance.

Date: Wednesday, April 3, 2013

Time: 7:00 PM – 9:00 PM

Place: Newmarket Community Centre and Lions Hall – Hall One
200 Doug Duncan Drive, Newmarket, ON

Thanks,
Dave

Dave Ruggle

Senior Planner – Community Planning
Planning and Building Services

905-953-5300, press 2, ext. 2454

druggle@newmarket.ca

www.newmarket.ca

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Ruggle, Dave

From: Ruggle, Dave
Sent: March-19-13 12:15 PM
To: Chris Bobyk
Subject: RE: Clock Tower Public mtg notice- April 3rd, 2013

Sounds good. Thanks Chris.
Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: March 19, 2013 12:14 PM
To: Ruggle, Dave
Cc: Bob Forrest
Subject: RE: Clock Tower Public mtg notice- April 3rd, 2013

It's a drop in/open house, we will have a number of large scale boards up illustrating the proposal, no formal presentation, will verbally present the boards after folks have had a chance to review them, will address questions, encourage feedback.

Dave further to your e-mail sent to the Councillors and an e-mail received from Councillor Taylor today I am going send a e-mail to all the Councillors to give them some background and provide the current plans as well. This will help them with questions they are currently receiving from the public and to pull them into the process. FYI

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Tuesday, March 19, 2013 11:20 AM
To: Chris Bobyk
Cc: Bob Forrest
Subject: RE: Clock Tower Public mtg notice- April 3rd, 2013

Hi Chris,
That will be fine. Is there a formal presentation that night or is it more of a drop in?

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: March 19, 2013 11:12 AM
To: Ruggle, Dave
Cc: Bob Forrest
Subject: RE: Clock Tower Public mtg notice- April 3rd, 2013

Ok, thanks Dave.

Dave I expect the question could be raised by a resident as to why a OPA is not needed only ZBA. While you and I know why some explanation may be needed if a response is required and I would look to you to address such enquiries if we get them of that nature. Trust you Ok with that.

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Tuesday, March 19, 2013 10:57 AM
To: Chris Bobyk
Subject: RE: Clock Tower Public mtg notice- April 3rd, 2013

Hi Chris,

For your information, I am going to be letting the remainder of Council know of this open house.

Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]

Sent: March 18, 2013 4:45 PM

To: Sponga, Joe; Athol Hart; jackie playter

Cc: Ruggle, Dave; Bob Forrest; Colleen Forrest; Irina Tsing; Peter Rich; Neil Bacon

Subject: Clock Tower Public mtg notice- April 3rd, 2013

Team- I wanted to confirm that the notice was mailed today for the public open house scheduled for April 3rd that all of you will be attending as confirmed. (Copy of notice format is provided below- note time and place). A notice is also going in the next addition of the local Newspaper this Thursday.

We are starting to prepare the display boards for the open house based on materials you have all seen to date. Once complete I would like the four of us to huddle for a meeting so we can discuss status and ensure all preparations are addressed. Jackie would it be Ok for us to meet at your offices again next Wednesday afternoon? The 27th. I know this would be in advance of Athol's Heritage mtg date the evening of April 2nd.. Athol do you need Peter and I at your next meeting? or are you comfortable running with the additional materials we are to provide- I spoke with Peter today and the two items we owe you we will have for you this Friday, which will give you more than a week in advance of your next Heritage Committee mtg.

Let me know. And let me know, Athol, Joe and Jackie if meeting on the 27th works- say 4 pm?

NOTICE OF COMMUNITY OPEN HOUSE - CLOCK TOWER REDEVELOPMENT

Purpose: Main Street Clock Inc. is hosting a Public Open House to seek community comments and input regarding the proposed redevelopment of 180-194 Main Street South, Newmarket, ON as a new commercial residential building.

Details of the proposed development will be presented at the Open House.

Your comments and input regarding the proposed development are both welcomed and encouraged. You can provide input by speaking at the forum or, alternatively, to one of the representatives who will be in attendance.

Date: Wednesday, April 3, 2013

Time: 7:00 PM – 9:00 PM

Place: Newmarket Community Centre and Lions Hall – Hall One
200 Doug Duncan Drive, Newmarket, ON

Chris Bobyk

Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: March-05-13 9:32 AM
To: Ruggle, Dave
Cc: Peter Rich; Bob Forrest; Irina Tsing; Neil Bacon; Nethery, Rick
Subject: RE: Clocktower- ZBA application requirements- FINAL CONFIRMATION

Dave thanks for below – most appreciated.
I will follow up with LSRCA on their fee.

Chris Bobyk

From: Ruggle, Dave [mailto:druggle@newmarket.ca]
Sent: Tuesday, March 05, 2013 9:12 AM
To: Chris Bobyk
Cc: Peter Rich; Bob Forrest; Irina Tsing; Neil Bacon; Nethery, Rick
Subject: RE: Clocktower- ZBA application requirements- FINAL CONFIRMATION

Hi Chris,

Based on the information you provided I do not think a further pre consultation meeting is warranted. We can have a further discussion regarding this if further changes are proposed as a result of the PIC.

The fee for a ZBA is \$18,097.43 plus HST. I will have to get you to confirm the LSRCA fee directly from the Authority.

Dave

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: March 4, 2013 1:54 PM
To: Ruggle, Dave
Cc: Peter Rich; Bob Forrest; Irina Tsing; Neil Bacon; Nethery, Rick
Subject: FW: Clocktower- ZBA application requirements- FINAL CONFIRMATION

Dave, I wanted to get you an update on our ZBA application status. Following the April 3rd public Open House our intention is to make application soon thereafter.

The below items confirmed by you list the submission requirements all of which have been initiated. We want to ensure application complete status soon after submission. If anything has changed relative to application requirements please advise ASAP, yet we expect that nothing should have changed.

Since our Pre-Consultation was June 18, 2012 and our plan's have changed somewhat is a further pre consultation mtg required? The site plan is basically the same, the below grade parking and land exchange remains in flux – relative to it including or not including a public parking garage component. So you are aware incase I have not mentioned, it has been agreed we show the public parking component as an option in the public open house for public comment. So we will be illustrating one combined below grade facility – as a proposal from us the applicant. I am not thinking we need another Pre- Consultation but let me know your thoughts.

With respect to application fees for ZBA can you please confirm the following as applicable.

- 1) Zoning By-Law amendment- \$17,742.58 plus HST
- 2) LSRCA submission for zoning- \$400.00

Let me know if I missed anything.

Thanks

Chris Bobyk

From: Ruggle, Dave [mailto:druggle@newmarket.ca]
Sent: Monday, January 21, 2013 3:06 PM
To: Chris Bobyk
Cc: Bob Forrest; Irina Tsing; Peter Rich; Neil Bacon; Colleen Forrest; Traviss, Linda
Subject: RE: Clocktower- ZBA application requirements- CONFIRMATION- Landscape plan Inquiry

Hi Chris,

In this circumstance we can defer the tree work and detailed landscaping plans to SPA. I would like to see any areas on the site plan where landscaping could be accommodated identified, but not detailed. I think your coloured renderings also show how it might be landscaped which would be helpful for Council.

I have attached the two photos Athol dropped off today.

Dave

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: January 21, 2013 1:45 PM
To: Ruggle, Dave
Cc: Bob Forrest; Irina Tsing; Peter Rich; Neil Bacon; Colleen Forrest
Subject: Clocktower- ZBA application requirements- CONFIRMATION- Landscape plan Inquiry

Dave hope you are well- couple matters, Athol is dropping off some more photo's to you, if you can scan and e-mail to me that would be great.

At this time we are also preparing the other ZBA application requirements beyond the parking and the Heritage study- that you and I agreed upon last fall.

We deferred to the SPA stage 1) Noise study if needed and 2) light study.

I need to know if we can agree to deferring the Tree Inventory Preservation and Replacement Plan and landscape Plans to the SPA stage as well. The reason for this is we really need to understand the detailed design prior to doing this study and plans, similar to the noise and light study work. It's really premature to be doing a landscape plan for rezoning application as we will likely need to do it over at the point of SPA. Below is what I have recorded as required for ZBA based on past agreement and correspondence with you.

Look forward to your thoughts and or agreement.

Most appreciated.

- 1) Planning Justification report for ZBA
- 2) Heritage Impact Statement for ZBA
- 3) Functional servicing Report for ZBA-
- 4) Traffic and Parking Study including loading arrangements, for ZBA-
- 5) Tree Inventory Preservation and Replacement Plan and 20 Landscape plans
- 6) Light Study- -- deferred to SPA
- 7) Noise Study- deferred to SPA but for ZBA require letter that in lieu of report , must indicated at this stage noise sources are unknown and that if required by the Town, a noise report will be submitted with SPA
- 8) Phase 1, Environmental site assessment for ZBA
- 9) Hydro geological Study- deferred to SPA
- 10) Hydrologic risk Assessment and Management Plan for ZBA
- 11) Geotechnical Report for ZBA

- 12) Shadow study for ZBA
- 13) Survey for ZBA-
- 14) 20 full size site plans for ZBA
- 15) 20 Building elevations for ZBA

Chris Bobyk, Director of Development

The Forrest Group . 590 Alden Road, Suite 211 . Markham, ON L3R 8N2

Tel: 416 573 1776 . Fax 905 752 6781 www.ForrestGroup.ca

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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: March-01-13 1:36 PM
To: Athol Hart; Sponga, Joe; jackie playter; Ruggle, Dave
Cc: Irina Tsing; Bob Forrest; Peter Rich; Neil Bacon; Colleen Forrest
Subject: FW: Clocktower- Developer public Open House - NOW APRIL 3RD, 6-10 pm (ALL CONFIRMED)

To all APRIL 3rd is confirmed- Joe is good for that date.
Have a great weekend.

Chris Bobyk

From: Sponga, Joe [mailto:jsponga@newmarket.ca]
Sent: Friday, March 01, 2013 11:39 AM
To: Chris Bobyk
Subject: Re: Clocktower- Developer public Open House - NOW APRIL 3RD, 6-10 pm

I am good for April 3
Joe Sponga,
Town of Newmarket Councillor-Ward Five.
T. 905.953.5300 ext. 2025
T. 1.877.550.5575
C. 905.806.0455
F. 905.953.5133
[Jsponga@newmarket.ca](mailto:jsponga@newmarket.ca)
www.newmarket.ca
Skype: joesponga

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: Friday, March 01, 2013 08:56 AM
To: Athol Hart [redacted]; jackie playter [redacted]; Sponga, Joe
Cc: Bob Forrest <BobFor@bobfor.com>; Peter Rich <Peter@bobfor.com>; Neil Bacon <neil.bacon@bobfor.com>; Ruggle, Dave; Irina Tsing <Irina.Tsing@bobfor.com>; Colleen Forrest <Colleen_Forrest@bobfor.com>
Subject: RE: Clocktower- Developer public Open House - NOW APRIL 3RD, 6-10 pm

Great we are looking good for April 3rd for the Open House- Joe we just need to hear from YOU.? Athol , Jackie, Dave Ruggle are all available.
Let us know.

Thanks all and have a great weekend.

Chris Bobyk

From: Athol Hart [mailto:[redacted]]
Sent: Thursday, February 28, 2013 6:15 PM
To: jackie playter; Chris Bobyk
Cc: Sponga, Joe; Bob Forrest; Peter Rich; Neil Bacon; Ruggle, Dave; Irina Tsing
Subject: Re: Clocktower- Developer public Open House - NOW APRIL 3RD, 6-10 pm

Works for me too.

From: jackie playter <[REDACTED]>
To: Chris Bobyk <chris.bobyk@bobfor.com>
Cc: Athol Hart <[REDACTED]>; "Sponga, Joe" <jsponga@newmarket.ca>; Bob Forrest <BobFor@bobfor.com>; Peter Rich <Peter@bobfor.com>; Neil Bacon <neil.bacon@bobfor.com>; "Ruggle, Dave" <druggle@newmarket.ca>; Irina Tsing <Irina.Tsing@bobfor.com>
Sent: Thursday, February 28, 2013 5:15:21 PM
Subject: Re: Clocktower- Developer public Open House - NOW APRIL 3RD, 6-10 pm

It works for me.

On Thu, Feb 28, 2013 at 1:20 PM, Chris Bobyk <chris.bobyk@bobfor.com> wrote:
The Community Center is not available for March 27th. Next available date is Wednesday April 3rd.
Jackie, Joe, Athol will that date work for you 6 pm to 10 pm?
It works for Dave, me, Bob and Peter Rich.

Please let me know.
Most appreciated.

Chris Bobyk

From: Chris Bobyk
Sent: Thursday, February 28, 2013 11:18 AM
To: 'jackie playter'
Cc: Athol Hart; Sponga, Joe; Bob Forrest; Peter Rich; Neil Bacon; Ruggle, Dave; Irina Tsing; Colleen Forrest
Subject: RE: Clocktower- Developer public Open House - scheduled for March 20th, 6-10 pm

No worries Jackie, fully understand- lets aim for March 27th. Athol, Joe, Dave- will this evening work for your schedules?? Dave is a room available for that evening?
Jackie can you meet in the morning next Thursday? Joe, Athol?

Chris Bobyk

From: jackie playter [mailto:[REDACTED]]
Sent: Thursday, February 28, 2013 11:09 AM
To: Chris Bobyk
Cc: Athol Hart; Sponga, Joe; Bob Forrest; Peter Rich; Neil Bacon; Ruggle, Dave; Irina Tsing; Colleen Forrest
Subject: Re: Clocktower- Developer public Open House - scheduled for March 20th, 6-10 pm

Hi Chris, I am available next Thursday but I can't make it on March 20th. That is the night of The Community Living Tribute Dinner and I have had my tickets for months. It is also Newmarket Historical Meeting night. Is it possible to have the meeting the next Wednesday, March 27th. Sorry For causing a difficulty, if we can't change the date I could make sure that i would have a representative from the BIA there. Thank You for all your work, I know it is not easy to organize meetings that please everyone. Love JP

On Thu, Feb 28, 2013 at 10:56 AM, Chris Bobyk <chris.bobyk@bobfor.com> wrote:

Athol and Jackie- thanks for meeting with us Tuesday of this week- we currently have a room booked for a community open house evening of March 20th that Dave Ruggle has reserved for us. Your attendance with us is important so before we lock in the date and send out notices to the public which we would do following next week's Heritage committee mtg I want to make sure first you would both be available for this evening. If you could let me know this week it would be most appreciated. Joe has indicated he is available and Dave Ruggle or someone from the Planning Dept would also be in attendance.

The agenda for this open house would be to show case the plans, the evolution of the development plans based on input to date, and seek further comment and input from the community, in advance of making a formal development application. Your ambassador role as community leaders will be important going forward.

I have asked Joe if we could set up a meeting with you both next Thursday if possible (asked him coordinate)wherein we can review the outcome of the heritage mtg scheduled for next Tuesday and the agenda for the Public open house. At that time Jackie we can bring you up to speed on the parking discussion and seek your further guidance on that item all in advance of the open house. If Thursday does not work we will need to reconvene the 18th or 19th.

Unfortunately I for one will be away the March break week of March 11th- 15th.

Most important at this time is your availability for March 20th- 6-10 pm.

Best

Chris Bobyk, Director of Development

The Forrest Group . 590 Alden Road, Suite 211 . Markham, ON L3R 8N2

Tel: 416 573 1776 . Fax 905 752t 6781 <http://www.forrestgroup.ca/>

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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: February-28-13 1:10 PM
To: Ruggle, Dave
Subject: RE: Clocktower Redevelopment - Public Open House March 20th

OK- will confirm with others- assume same time 6-10 pm

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Thursday, February 28, 2013 1:00 PM
To: Chris Bobyk
Cc: Irina Tsing
Subject: RE: Clocktower Redevelopment - Public Open House March 20th

April 3rd works for me and I am holding the Hall.

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: February 28, 2013 12:53 PM
To: Ruggle, Dave
Cc: Irina Tsing
Subject: RE: Clocktower Redevelopment - Public Open House March 20th

Ok, lock that in, assume you Ok that night, will confirm with others, do you think it's big enough

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Thursday, February 28, 2013 12:36 PM
To: Chris Bobyk
Cc: Irina Tsing
Subject: RE: Clocktower Redevelopment - Public Open House March 20th

April 3rd, Hall 1 is available.

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: February 28, 2013 12:23 PM
To: Ruggle, Dave
Cc: Irina Tsing
Subject: RE: Clocktower Redevelopment - Public Open House March 20th

What about April 2nd, 3rd or 4th

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Thursday, February 28, 2013 12:11 PM
To: Chris Bobyk
Cc: Irina Tsing
Subject: RE: Clocktower Redevelopment - Public Open House March 20th

Hi Chris,
The community centre is not available on the 27th.

Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: February 28, 2013 11:32 AM
To: Ruggle, Dave
Cc: Irina Tsing
Subject: RE: Clocktower Redevelopment - Public Open House March 20th

Thanks Dave.

How about the 27th does that work for you? Re Jackie Playter note able to attend on 20th

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Thursday, February 28, 2013 11:14 AM
To: Chris Bobyk
Subject: RE: Clocktower Redevelopment - Public Open House March 20th

Hi Chris,

I am available for the 20 to attend the PIC.

The Paper would be the Newmarket ERA. I have pasted their contact info from their web page.

Dave

THE ERA

580B Steven Court
Newmarket, ON L3Y 4X1
Phone: 905-773-7627
Classified: 416-798-7284
Fax: 905-853-5379

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: February 27, 2013 5:24 PM
To: Ruggle, Dave
Cc: Irina Tsing; Bob Forrest; Peter Rich
Subject: Clocktower Redevelopment - Public Open House March 20th

Dave, I need to update you. Further to a meeting Rick Nethery attended today, we plan to push forward with the public open house on March 20th, on the assumption of availability of some key folks you being one. We will be sending out the notice early next week in the mail to all those on the list you provided. Rick indicated it would be wise to also place the notice in a local newspaper. I am not sure which local paper we should approach – can you recommend? Also in discussion with Rick he indicated a planning staff member would attend to address any planning questions from any of the residents. I trust this will be you. Joe indicated many will be surprised that a OPA is not needed FYI. Joe will be in attendance at the open house.

The intent is to also have Athol and Jackie Playter in attendance as well . The receipt of the notice and the notice in the paper will not happen until following the next heritage meeting Tuesday evening of next week. We are on the agenda for that meeting.

Please let me know if you or someone else in your Department is available that evening.

Thanks again.

Chris Bobyk, Director of Development

The Forrest Group . 590 Alden Road, Suite 211 . Markham, ON L3R 8N2

Tel: 416 573 1776 . Fax 905 752 6781 www.ForrestGroup.ca

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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: February-22-13 9:31 AM
To: Ruggle, Dave
Cc: Sharron Volgyesi; Bob Forrest; Unger, Jason; Neil Bacon
Subject: RE: DC Credits relevant to building demo- Forrest Group

Yes Dave your assumption on the retirement residences is correct.
Thank you for confirming, have a great weekend.

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Friday, February 22, 2013 8:35 AM
To: Chris Bobyk
Cc: Sharron Volgyesi; Bob Forrest; Unger, Jason; Neil Bacon
Subject: RE: DC Credits relevant to building demo- Forrest Group

Hi Chris,
Yes, , the below is correct, assuming my understanding of the units in the retirement residence is right.
Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: February 21, 2013 10:45 AM
To: Ruggle, Dave
Cc: Sharron Volgyesi; Bob Forrest; Unger, Jason; Neil Bacon
Subject: RE: DC Credits relevant to building demo- Forrest Group

Thanks Dave, based on your comments below. To confirm the Town DC demolition credit calc would be the current at the time per sqm institutional Dc rate multiplied by the building sqm being demolished (for the current retirement residence) less the area exclusions you mention below. The current Town institutional rate is \$19.28 sqm
For the commercial buildings to be demolished being 184-194 Main Street the commercial and retail rate would be applicable on the current sqm.

Do we have above right?

I will contact the Region on how they calc the credit.

Thanks again

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Thursday, February 21, 2013 8:57 AM
To: Chris Bobyk
Cc: Sharron Volgyesi; Bob Forrest; Unger, Jason
Subject: RE: DC Credits relevant to building demo- Forrest Group

Hi Chris.

I have attached a copy of Newmarket's DC by-law. The main component in determining the use (for dc purposes) relates to the units having exclusive use of "culinary and sanitary facilities". I understand these units do not have culinary facilities so we would be looking at the gross floor area as defined by the attached by-law. You will note our definition allows you to remove mechanical rooms, loading areas and parking and storage areas below grade.

With regards to the Regional By-law we do collect on behalf of the Region but you will want to confirm the applicable DC credits with them. In a case like this, because our by-law does differ from theirs, we would defer to them to calculate the credit. You can contact Beth Kodama at the Region at 905-830-4444 x 1699.
hope this helps.

Dave

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: February 19, 2013 11:39 AM
To: Ruggle, Dave
Cc: Sharron Volgyesi; Bob Forrest
Subject: FW: DC Credits relevant to building demo- Forrest Group

Dave , following up on below inquiry – can you let me know or direct me to where I can find an answer on this. I need to get a grip on understanding it ASAP. Most appreciated.

Chris Bobyk

From: Chris Bobyk
Sent: February 04, 2013 3:31 PM
To: Ruggle, Dave
Cc: Sharron Volgyesi; Bob Forrest
Subject: DC Credits relevant to building demo- Forrest Group

Dave, further to my voice mail can you advise on what the Town's and Region's policy and formula is on determining the DC demo credit which would be applicable for the Clocktower redevelopment and Slessor Square. In some instances there is a definition of gross Floor area involved for the building to be taken down. That number is multiplied by the commercial rate or the rate applicable to the current building use. Sometimes the Region's definition of floor area is different from the municipalities. Look forward to your advises and confirmations.

Chris Bobyk, Director of Development
The Forrest Group . 590 Alden Road, Suite 211 . Markham, ON L3R 8N2
Tel: 416 573 1776 . Fax 905 752 6781 www.ForrestGroup.ca
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Ruggle, Dave

From: Ruggle, Dave
Sent: February-19-13 12:31 PM
To: Chris Bobyk
Cc: Irina Tsing; Bob Forrest; Neil Bacon; Sponga, Joe
Subject: RE: Clocktower- resident meeting (Community center date re-scheduling)

Newmarket Community Centre and Lions Hall

Hall One
200 Doug Duncan Drive, Newmarket

Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: February 19, 2013 10:28 AM
To: Ruggle, Dave
Cc: Irina Tsing; Bob Forrest; Neil Bacon; Sponga, Joe
Subject: RE: Clocktower- resident meeting (Community center date re-scheduling)

Thanks Dave- we will work to send out the notices week of March 4th.
Can you advise of the address and room number or name within the Community Center we should refer to and proper name of the Community Center.
Irina please make a note- thanks.

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Tuesday, February 19, 2013 10:04 AM
To: Chris Bobyk
Cc: Irina Tsing; Bob Forrest; Neil Bacon; Sponga, Joe
Subject: RE: Clocktower- resident meeting (Community center date re-scheduling)

The community Centre is booked for you on March 20th from 6-10pm.

Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: February 12, 2013 6:34 PM
To: Ruggle, Dave
Cc: Irina Tsing; Bob Forrest; Neil Bacon; Sponga, Joe
Subject: RE: Clocktower- resident meeting (Community center date re-scheduling)

Dave based on the status of things we need to reschedule the resident meeting to the week of March 18th following March break. Can you advise if the evening of the 20th or 21st could be booked at the community center? We would send out the mtg notices the week of March 4th.

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Friday, February 08, 2013 12:06 PM
To: Chris Bobyk
Cc: Sponga, Joe; Irina Tsing
Subject: RE: Clocktower- resident mailing list (300ft of site)

Hi Chris,
Hall One in the community Centre is available March 6. I have reserved it from 6 to 10 and it holds 180 people. If you think you will need more space, we will have to look at later in March.

Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: February 8, 2013 11:31 AM
To: Ruggle, Dave
Cc: Sponga, Joe; Irina Tsing
Subject: Clocktower- resident mailing list (300ft of site)

Hi, Dave following up – can you forward us the resident mailing list so in we can start prepping for sending a resident meeting notice for early March please. You were also going to check availability for the community center downtown for the week of March 4th.

Thanks again.

Chris Bobyk, Director of Development
The Forrest Group . 590 Alden Road, Suite 211 . Markham, ON L3R 8N2
Tel: 416 573 1776 . Fax 905 752 6781 www.ForrestGroup.ca
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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: February-11-13 1:34 PM
To: Ruggle, Dave
Cc: Irina Tsing; Neil Bacon; Colleen Forrest
Subject: RE: Clocktower- resident mailing list (300ft of site)

Dave , Neil Bacon from our office, is up there today for a COW meeting regarding slessor Square, if you could get them to him to bring back to the office that would work.

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Monday, February 11, 2013 9:13 AM
To: Chris Bobyk
Subject: RE: Clocktower- resident mailing list (300ft of site)

Hi Chris,

Eileen received the list from IT this morning and had the labels printed out. Do you want us to send out in the mail or can you have them picked up? Alternatively, I can e-mail the list to you and you can print them out on labels yourself. Please advise.

Thanks,
Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: February 8, 2013 12:15 PM
To: Ruggle, Dave
Cc: Sponga, Joe; Irina Tsing; Bob Forrest; Neil Bacon
Subject: RE: Clocktower- resident mailing list (300ft of site)

Dave that date works, size is good, thanks for reserving.
Look forward to the list when you get it from IT- most appreciated Dave.

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Friday, February 08, 2013 12:06 PM
To: Chris Bobyk
Cc: Sponga, Joe; Irina Tsing
Subject: RE: Clocktower- resident mailing list (300ft of site)

Hi Chris,

Hall One in the community Centre is available March 6. I have reserved it from 6 to 10 and it holds 180 people. If you think you will need more space, we will have to look at later in March.

Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: February 8, 2013 11:31 AM
To: Ruggle, Dave

Cc: Sponga, Joe; Irina Tsing

Subject: Clocktower- resident mailing list (300ft of site)

Hi, Dave following up – can you forward us the resident mailing list so in we can start prepping for sending a resident meeting notice for early March please. You were also going to check availability for the community center downtown for the week of March 4th.

Thanks again.

Chris Bobyk, Director of Development

The Forrest Group . 590 Alden Road, Suite 211 . Markham, ON L3R 8N2

Tel: 416 573 1776 . Fax 905 752 6781 www.ForrestGroup.ca

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Ruggle, Dave

From: Ruggle, Dave
Sent: February-08-13 11:57 AM
To: Chris Bobyk
Cc: Sponga, Joe; Irina Tsing
Subject: RE: Clocktower- resident mailing list (300ft of site)

Hi Chris, I've requested the mailing list from our IT department but have not received it yet. I will provide it to you as soon as I get it.

Your last e-mail to me indicated you were looking at dates and would get back to me. I'll check the community centre availability in the evening for the 4th to the 7th and get back to you.
Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: February 8, 2013 11:31 AM
To: Ruggle, Dave
Cc: Sponga, Joe; Irina Tsing
Subject: Clocktower- resident mailing list (300ft of site)

Hi, Dave following up – can you forward us the resident mailing list so in we can start prepping for sending a resident meeting notice for early March please. You were also going to check availability for the community center downtown for the week of March 4th.

Thanks again.

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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: January-28-13 7:37 PM
To: Ruggle, Dave
Cc: Sponga, Joe; Bob Forrest; Neil Bacon; Irina Tsing; Colleen Forrest; Unger, Jason
Subject: RE: Clocktower Redevelopment Status Update, requirements and timelines.

Thanks Dave, I am working on potential dates and will advise as soon as determined, the Community center downtown, sounds great.

If you can get me the mailing list soon we will start preparing.

Thanks

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Monday, January 28, 2013 2:59 PM
To: Chris Bobyk
Cc: Sponga, Joe; Bob Forrest; Neil Bacon; Irina Tsing; Colleen Forrest; Unger, Jason
Subject: RE: Clocktower Redevelopment Status Update, requirements and timelines.

Hi Chris,

Sounds good. I can arrange to book one of the halls in the Community Centre downtown, which I think would be the best location. I would give at least two weeks notice if not three. I'll leave the format of the notice up to you. We will get you a mailing list that you can copy onto labels for 300 ft of the clock tower.

Let me know the date(s) you want to consider for the community meeting and we can check availability.

Thanks,
Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: January 28, 2013 2:40 PM
To: Ruggle, Dave
Cc: Sponga, Joe; Bob Forrest; Neil Bacon; Irina Tsing; Colleen Forrest; Unger, Jason
Subject: Clocktower Redevelopment Status Update, requirements and timelines.

Dave hope you are well. Working with Joe we have another meeting with Heritage (Athol) and BIA (Jackie) end of Feb. We will be presenting the completed Heritage Impact study and parking report, following that an all member BIA and Heritage meeting will occur and following that very soon after the planned Community meeting we will organize and host.

I asked Joe the same question but probably should have inquired with you as well.

Do you have any recommendations on where in the Community we can or should host the Community meeting- should we do it at the Arena /Community center on Mulock? If so how do I reserve a room there?

Also how many weeks in advance should the notice mailing be to residents within 300 ft of the Clocktower . Two weeks? Do you have a recommended format for the notice and can you send me the resident address list within the 300 ft radius?

Appreciate your help.

Chris Bobyk

Ruggle, Dave

From: Ruggle, Dave
Sent: January-23-13 9:44 AM
To: Chris Bobyk
Cc: Peter Rich; Bob Forrest; Joram Leung; Irina Tsing; Sharron Volgyesi
Subject: RE: Newmarket - COW and Council Mtg Schedule

Hi Chris,

At the below link you will see the "2013 Schedule of Meetings" link about a third down the page.

<http://www.newmarket.ca/en/townhall/councilinformationagendas..asp? mid =586>

Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: January 22, 2013 10:13 AM
To: Ruggle, Dave
Cc: Peter Rich; Bob Forrest; Joram Leung; Irina Tsing; Sharron Volgyesi
Subject: Newmarket - COW and Council Mtg Schedule

Dave- we are putting together our development schedule for the Clocktower and it would be useful if we were aware of the subject schedule especially as it relates to the summer recess.
Do you have a schedule you can share with us?

Chris Bobyk, Director of Development
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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: January-21-13 3:18 PM
To: Ruggle, Dave
Cc: Bob Forrest; Irina Tsing; Peter Rich; Neil Bacon; Colleen Forrest; Traviss, Linda
Subject: RE: Clocktower- ZBA application requirements- CONFIRMATION- Landscape plan Inquiry

Thanks Dave-

Pete please take note to Dave's comment re site plan and our renderings.

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Monday, January 21, 2013 3:06 PM
To: Chris Bobyk
Cc: Bob Forrest; Irina Tsing; Peter Rich; Neil Bacon; Colleen Forrest; Traviss, Linda
Subject: RE: Clocktower- ZBA application requirements- CONFIRMATION- Landscape plan Inquiry

Hi Chris,

In this circumstance we can defer the tree work and detailed landscaping plans to SPA. I would like to see any areas on the site plan where landscaping could be accommodated identified, but not detailed. I think your coloured renderings also show how it might be landscaped which would be helpful for Council.

I have attached the two photos Athol dropped off today.

Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: January 21, 2013 1:45 PM
To: Ruggle, Dave
Cc: Bob Forrest; Irina Tsing; Peter Rich; Neil Bacon; Colleen Forrest
Subject: Clocktower- ZBA application requirements- CONFIRMATION- Landscape plan Inquiry

Dave hope you are well- couple matters, Athol is dropping off some more photo's to you, if you can scan and e-mail to me that would be great.

At this time we are also preparing the other ZBA application requirements beyond the parking and the Heritage study- that you and I agreed upon last fall.

We deferred to the SPA stage 1) Noise study if needed and 2) light study.

I need to know if we can agree to deferring the Tree Inventory Preservation and Replacement Plan and landscape Plans to the SPA stage as well. The reason for this is we really need to understand the detailed design prior to doing this study and plans, similar to the noise and light study work. It's really premature to be doing a landscape plan for rezoning application as we will likely need to do it over at the point of SPA. Below is what I have recorded as required for ZBA based on past agreement and correspondence with you.

Look forward to your thoughts and or agreement.

Most appreciated.

- 1) Planning Justification report for ZBA
- 2) Heritage Impact Statement for ZBA

- 3) Functional servicing Report for ZBA-
- 4) Traffic and Parking Study including loading arrangements, for ZBA-
- 5) Tree Inventory Preservation and Replacement Plan and 20 Landscape plans
- 6) Light Study- – deferred to SPA
- 7) Noise Study- deferred to SPA but for ZBA require letter that in lieu of report , must indicated at this stage noise sources are unknown and that if required by the Town, a noise report will be submitted with SPA
- 8) Phase 1, Environmental site assessment for ZBA
- 9) Hydro geological Study- deferred to SPA
- 10) Hydrologic risk Assessment and Management Plan for ZBA
- 11) Geotechnical Report for ZBA
- 12) Shadow study for ZBA
- 13) Survey for ZBA-
- 14) 20 full size site plans for ZBA
- 15) 20 Building elevations for ZBA

Chris Bobyk, Director of Development

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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: January-07-13 11:25 AM
To: Athol Hart
Cc: Rob; Chris Borgal; Ruggle, Dave; Unger, Jason; Sponga, Joe; Bob Forrest; Peter Rich
Subject: RE: Clocktower (Heritage Impact Study)- Status

Athol hope you are well. Wanted to let you know we retained Chris Borgal who was highly recommended by the gentleman you referred to me to prepare the Heritage Impact Study. By this e-mail I wanted to provide you with his contact information as FYI noted below.

I had a meeting with Chris and his partner Rob Friday last week and they will be starting the process ASAP with the goal to have the report complete early Feb to facilitate our next design meeting.

I provided the pictures you sourced for us and they have a copy of the Town's Heritage Improvement Plan. I reviewed the most recent plans we arrived at and collectively endorsed at our meeting of Nov 21st. So all is moving forward and I wanted to keep you updated.

Goldsmith Borgal & Company Ltd. Architects

Christopher Borgal OAA MRAIC CAHP
President

410 Adelaide Street West, Suite 500
Toronto, Ontario M5V 1S8

T 416 929 6556 x 103
F 416 929 4745
E chris@gbca.ca
www.gbca.ca

Best

Chris Bobyk, Director of Development

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Ruggle, Dave

From: Ruggle, Dave
Sent: January-04-13 8:33 AM
To: Chris Bobyk (chris.bobyk@bobfor.com)
Subject: FW: Clocktower Redevelopment Functional Servicing Report requirements for Rezoning application.

Hi Chris, Engineering Services are satisfied with the approach however note that the proposed sewer design sheets referencing existing structure should be submitted, also.

Let me know if you have any questions.
Thanks,
Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: January 3, 2013 11:47 AM
To: Ruggle, Dave
Cc: Colleen Forrest; Bob Forrest; Peter Rich; Irina Tsing
Subject: Clocktower Redevelopment Functional Servicing Report requirements for Rezoning application.

Dave, Happy New Year and hope you are well.

We have engaged consultants for the parking and traffic report and the Heritage Impact Study. We are next focusing on the FSR requirement for the rezoning application.

While you indicated the requirement for an FSR we have not discussed the required scope for purposes of the rezoning application verses site plan application.

At this juncture we are not seeing the need for a full FSR that would include a Storm water management report since we intend to process the SPA following the completion of the ZBA, not processing them in parallel, yet it is realized a good amount of the work for SPA is being front ended into the ZBA process to facilitate the ZBA.

Subject to your agreement the FSR for the ZBA submission would address the following scope, the storm water management report we would provide at the SPA application stage.

- Review of the existing site grading and proposed functional site grading to determine current and future drainage patterns
- Preliminary grading and site servicing(water, sani, storm overview)site access and proposed right of way widths
- Determine anticipated domestic water consumption and required minimum fire flow, water servicing including proposed location, and prelim fire and domestic water main sizes for the proposed development
- Determination of sani peak flow calcs, proposed sani service connection location , pipe size and anticipated inverts
- Outline overall existing site conditions, recommendations and conclusions related to the adequacy of the existing infrastructure to support the proposed development.

Dave as soon as you can confirm above we will get this process commenced, most appreciated.

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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: January-03-13 4:58 PM
To: Bob Forrest; Ruggle, Dave; Unger, Jason; Athol Hart; Mayor Van Bynen; Peter Rich; Sponga, Joe
Cc: Jackie PLAYTER [REDACTED]; Shelton, Bob; Prentice, Robert
Subject: RE: Clocktower (Town meeting notes)- Nov 21, 2012- to all attendees

Team, Happy New Year and hope you are all well. I wanted to get you an update further to our meeting Nov 21st and the meetings notes circulated Dec 5th below.

We have commenced both the Parking/Traffic Justification Study and Heritage Impact Study with the hope to have initial results for both Early Feb, with the Heritage Study taking the lion's share of the time. So upon receipt I will work with Joe to set up our next planned meeting (item 4 noted below) which I expect will be mid Feb. Following that mtg we will establish a date for the developer sponsored Community meeting late Feb early March.

Thanks

Chris Bobyk

From: Chris Bobyk
Sent: Wednesday, December 05, 2012 3:37 PM
To: Bob Forrest; Ruggle, Dave; 'Unger, Jason'; 'Athol Hart'; 'Mayor Van Bynen'; Peter Rich; Sponga, Joe
Cc: Jackie PLAYTER [REDACTED]; Shelton, Bob; Prentice, Robert
Subject: Clocktower (Town meeting notes)- Nov 21, 2012- to all attendees

Team sorry for delay on the meeting notes, see below as events unfolded after the meeting it required ongoing adjustments, most notably I held off awaiting the Town's staff response on our parking analysis provided, recently received.

MAIN STREET CLOCK INC.
Meeting Notes
Nov 21, 2012

Attendees: Bob Forrest, Peter Rich, Chris Bobyk, Joe Sponga, Athol Hart, Dave Ruggle, Jason Unger, Mayor Tony Van Bynen.

Copies: Jackie Playter , Bob Shelton, Rob Prentice

1. Joe opened- reviewed past meeting minute actionable items- Joe confirmed COW desires a community meeting pre the land exchange agreement going back before COW. They are not requiring a full statutory PAC (community meeting) which commonly occurs following a rezoning application but rather a developer hosted public info meeting (Agreed by all).
2. We agreed this meeting should occur following our next design meeting , same attendee group.
3. The trigger for this next design meeting is completion of a Heritage Impact study that is supportive.

4. It was also deemed important pre the public meeting, that comfort is mutually achieved on parking allotment. This will be important for community support.
5. Forrest agreed to commence Heritage Impact study.
6. It was agreed a supportive 3rd party Heritage Impact Study would pave the way and support what we have already accomplished with Heritage Newmarket, a further tool for the community meeting.
7. Forrest presented revised elevations including articulation of store fronts along Main street - Town /Heritage attendees were very supportive of the new elevations, elements featured and colonnade in former lane way.
8. Municipal parking and our parking complement were discussed at length- the following was agreed.
 - (i) Town needs to review our parking analysis provided in the absence of a parking study and consider solutions taking into consideration BIA parking concerns. (Town Traffic Engineering responded with comments Nov 28th, indicating in the absence of a supporting Parking Justification Study outlining the reductions in parking spaces and provision of supporting data the comments were limited to questions.
 - (ii) determined Town needs to revisit BA report done for the Town.
 - (iii) arrangements for staging of transition to new cash in lieu requirements to be revisited by Town.
 - (iv) If Forrest is asked to increase its below grade parking, would Town give us more below grade space for additional parking. Response was positive.
 - (v) Key item for BIA is convenient parking for its customer base and assurances the existing available parking will not be impacted- the need here is a more detailed local geographic review of the parking issues to get a handle on public parking current and future requirements since it impacts sustainability of the downtown and redevelopment aspirations the Town has for the downtown area- Town attendees indicated parking task force group needs to be re-initiated.
9. Verified only rezoning needed. Presently 2 storey height restriction- the OP speaks to heritage thus the heritage requirement.
10. Indicated Dave Ruggle would provide recommended Heritage architect Wayne Morgan for Forrest to contact for Heritage Impact Study. (As of this date this has been done)

Conclusion: Town attendees supportive of [REDACTED] based on Heritage comments Forrest has addressed to date, and Heritage positive response. Town Attendees recommended next important step being supportive Heritage Impact Study for next design group meeting, the community meeting to follow and for COW support of the project pre formal application. All agreed that solutions and parking options are a further prerequisite to garner support and would expect solution's are needed to address BIA parking sensitivities. To this end the Town responded to the initial parking analysis provided, and Forrest is currently reviewing the response. It was discussed in the meeting the Town needs to revisit the past BA Report , reinstitute the Town Parking task force, examine cost and feasibility of below grade additional public parking. In closing, Town attendees indicated they need new development to sustain downtown and felt collectively solutions could be found. New development assessment , DC's are big picture in justifying Town capital expense for improved municipal parking. To move forward in achieving a positive response from Heritage Committee, BIA and the planned community meeting attendees- all agreed on the need for a supporting Heritage Impact Study and better understanding of parking availability or impacts.

Next steps/Recommendations:

- 1) Forrest to revisit parking options
- 2) Town staff to review municipal parking options
- 3) Forrest will commit to Heritage study

- 4) Upon supportive Heritage study and parking solution- Design team will meet prior to public meeting
- 5) Forrest to host community meeting
- 6) Following community meeting [REDACTED] agreement will go back to COW

Chris Bobyk, Director of Development

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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: January-03-13 1:02 PM
To: Ruggle, Dave
Subject: RE: Clocktower Redevelopment Functional Servicing Report requirements for Rezoning application.

Thanks Dave

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Thursday, January 03, 2013 12:51 PM
To: Chris Bobyk
Subject: RE: Clocktower Redevelopment Functional Servicing Report requirements for Rezoning application.

Thanks Chris,
I'll confirm with Engineering Services and get back to you asap but I think the approach is likely fine.
Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: January 3, 2013 11:47 AM
To: Ruggle, Dave
Cc: Colleen Forrest; Bob Forrest; Peter Rich; Irina Tsing
Subject: Clocktower Redevelopment Functional Servicing Report requirements for Rezoning application.

Dave, Happy New Year and hope you are well.

We have engaged consultants for the parking and traffic report and the Heritage Impact Study. We are next focusing on the FSR requirement for the rezoning application.

While you indicated the requirement for an FSR we have not discussed the required scope for purposes of the rezoning application verses site plan application.

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Chris Bobyk, Director of Development

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Ruggle, Dave

From: Ruggle, Dave
Sent: December-03-12 12:08 PM
To: Chris Bobyk; Athol Hart
Cc: Bob Forrest; Peter Rich; Irina Tsing; Neil Bacon
Subject: RE: Clocktower redevelopment - Heritage Impact Study- Wayne Morgan

Hi Chris,
Unfortunately I am not familiar with either gentlemen.
Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: December 3, 2012 11:54 AM
To: Athol Hart; Ruggle, Dave
Cc: Bob Forrest; Peter Rich; Irina Tsing; Neil Bacon
Subject: RE: Clocktower redevelopment - Heritage Impact Study- Wayne Morgan

Athol or Dave – the two other referred Heritage consultants below, do you know of them, would you recommend them or one over the other. I appreciate either of your comments if any prior to me making contact with them.

Thanks again.

Chris Bobyk

From: Chris Bobyk
Sent: Thursday, November 29, 2012 9:18 AM
To: 'Athol Hart'
Cc: Ruggle, Dave; Bob Forrest; Peter Rich; Irina Tsing; Neil Bacon; Sponga, Joe
Subject: RE: Clocktower redevelopment - Heritage Impact Study- Wayne Morgan

Thanks Athol- probably best that I pick them up next time I am in Newmarket. I will potentially be up next week – how about you leave them with Dave Ruggle in Planning and he can have them left at the counter for me for pick up. Just let me know once Dave has them so I know when they are there. Most appreciate your efforts on this item. Also I did connect with Wayne Morgan – unfortunately he is not available until March of 2013, to late for our needs, he gave me two other names, Chris Borgal and Richard Unterman (I expect I have spelt Richard's last name wrong) do you know either of them, any thoughts?
Thanks again

Chris Bobyk

From: Athol Hart [<mailto:>]
Sent: Wednesday, November 28, 2012 5:27 PM
To: Chris Bobyk
Cc: Ruggle, Dave; Bob Forrest; Peter Rich; Irina Tsing; Neil Bacon
Subject: Re: Clocktower redevelopment - Heritage Impact Study- Wayne Morgan

Dear Chris et al,

I have found some photos of the Main Street which may interest you.
Please let me know to whom and how to deliver them.

Thanks,
Athol

From: Chris Bobyk <chris.bobyk@bobfor.com>

To: "wayne.morgan@sympatico.ca" <wayne.morgan@sympatico.ca>

Cc: "Athol Hart ([REDACTED])" < [REDACTED]>; "Ruggle, Dave" <druggle@newmarket.ca>; Bob Forrest <BobFor@bobfor.com>; Peter Rich <Peter@bobfor.com>; Irina Tsing <Irina.Tsing@bobfor.com>; Neil Bacon <neil.bacon@bobfor.com>

Sent: Wednesday, November 28, 2012 12:10:15 PM

Subject: Clocktower redevelopment - Heritage Impact Study- Wayne Morgan

Hi, Wayne – hope you are well. I just left you a detailed voice mail, you were referred to us by Athol and Dave Ruggle.

I would like to discuss getting a proposal from you to conduct a Heritage Impact study for the subject site at your convenience.

I can be reached at 416-573-1776 and look forward to chatting.

I will be available all day tomorrow if you have a chance to connect with me.

Most appreciated and thank you.

Chris Bobyk, Director of Development

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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: November-30-12 3:19 PM
To: Ruggle, Dave; Bob Forrest
Subject: RE: Scanned image from PWES_MX3501N

Ok Dave – we will utilize the scans for now. You keep the originals in the event we need them in the future.
Most appreciated.

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Friday, November 30, 2012 3:05 PM
To: Bob Forrest; Chris Bobyk
Subject: FW: Scanned image from PWES_MX3501N

The scans actually came out better than I thought (attached). I have the original photocopies for you if you want but they do not show any more detail then the scans.
dave

From: PWES_MX3501N@newmarket.ca [mailto:PWES_MX3501N@newmarket.ca] **On Behalf Of** PWES_MX3501N@
Sent: November 30, 2012 2:49 PM
To: Ruggle, Dave
Subject: Scanned image from PWES_MX3501N

Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: November-29-12 3:22 PM
To: Athol Hart
Cc: Bob Forrest; Neil Bacon; Ruggle, Dave
Subject: Clocktower pictures- Old Main Street

Athol- if you are able to get the pictures to Dave today or early tomorrow- Bob Forrest is planning to be at the Town around 2 pm tomorrow and can retrieve them from the planning desk.
Hope that works out.

Best

Chris Bobyk, Director of Development
The Forrest Group . 590 Alden Road, Suite 211 . Markham, ON L3R 8N2
Tel: 416 573 1776 . Fax 905 752 6781 www.ForrestGroup.ca
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Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: November-28-12 12:53 PM
To: Unger, Jason; Ruggle, Dave
Cc: Bob Forrest; Peter Rich; Sponga, Joe
Subject: RE: Clocktower Parking analysis

Thanks Jason that would be appreciated.

Chris Bobyk

From: Unger, Jason [<mailto:junger@newmarket.ca>]
Sent: Wednesday, November 28, 2012 12:42 PM
To: Chris Bobyk; Ruggle, Dave
Cc: Bob Forrest; Peter Rich; Sponga, Joe
Subject: Re: Clocktower Parking analysis

Hi Chris,

I received some comments from our Senior Transportation Coordinator yesterday and will forward them on to you.

Jason Unger
Assistant Director of Planning
Town of Newmarket
from Blackberry

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: Wednesday, November 28, 2012 11:44 AM Eastern Standard Time
To: Ruggle, Dave; Unger, Jason
Cc: Bob Forrest <BobFor@bobfor.com>; Peter Rich <Peter@bobfor.com>; Sponga, Joe
Subject: Clocktower Parking analysis

Dave, just left you a detailed voice mail.

First --hope to have the Clocktower meeting minutes out to you/all soon.

Second on the Mayors request-- we want to start the mechanics on designing a common below grade parking garage, common ramp, to accommodate our parking and additional public parking but have realized we have put the cart before the horse in the absence of having a response to Bob's proposed parking analysis particular to parking provision for our development. This is needed to define the amount of further below grade encroachment under market square to accommodate. So prior to us completing this exercise for the Mayor we need your views in principle on the parking analysis we provided indicating the proposed parking allocation break down per unit type and use type.

Please let us know as soon as you can to facilitate us moving this forward.

Most appreciated.

Chris Bobyk, Director of Development
The Forrest Group . 590 Alden Road, Suite 211 . Markham, ON L3R 8N2
Tel: 416 573 1776 . Fax 905 752 6781 www.ForrestGroup.ca
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Ruggle, Dave

From: Ruggle, Dave
Sent: November-21-12 3:50 PM
To: Chris Bobyk (chris.bobyk@bobfor.com)
Subject: Heritage Planners

Hi Chris,

Below is Wayne Morgan's contact info. I have also provided a link to the Canadian Association of Heritage Professionals which includes a directory.

www.caphc.ca

Wayne Morgan
Telephone: 905-722-5398
Fax: 905-722-5398
Email: wayne.morgan@sympatico.ca



Dave Ruggle
Senior Planner – Community Planning
Planning and Building Services
905-953-5300, press 2, ext. 2454
druggle@newmarket.ca
www.newmarket.ca
Follow us on [Twitter](#) @townofnewmarket
Newmarket: A Community *Well* Beyond the Ordinary

Ruggle, Dave

From: Bob Forrest <BobFor@bobfor.com>
Sent: November-20-12 4:19 PM
To: Nethery, Rick; Ruggle, Dave
Cc: Chris Bobyk; Neil Bacon
Subject: RE: Clock Tower Parking

Ok Not sure how I managed to send this before finishing it, but this time I will complete my thoughts.

B

From: Bob Forrest
Sent: Tuesday, November 20, 2012 4:12 PM
To: Richard Nethery (rnethery@newmarket.ca); 'druggle@newmarket.ca'
Cc: Chris Bobyk; Neil Bacon
Subject: Clock Tower Parking

Gentlemen

On a couple of occasions, I have presented my thinking regarding what parking is achievable for Clock Tower.

Attached is an outline which sets it out very clearly.

It has struck me that we need to secure some level of comfort with your acceptance of this approach, before we go much further.

I am proposing to market an urban live/work condominium in the core of a suburban municipality.

I believe I can make it work from the market vantage point, which leaves me to deal with you folks.

Would you be kind enough to review the attached and offer your thoughts.

The water table is such that we cannot go any deeper.

The only prospects for increasing the parking are; cash-in-lieu, parking or expanding the area of land for which we are acquiring underground rights from the Town.

Look forward to hearing from you Bob

"Work is the only rent you pay for the room you occupy on Earth."Elizabeth II

Bob Forrest

The Forrest Group . 590 Alden Road, Suite 211 . Markham, ON L3R 8N2

Tel: 905 752 6776 Ext. 230 . Fax: 905 752 6781 . www.ForrestGroup.ca

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Proposed Parking Provision

| | | | |
|-----------------------|---------------------------|------------------------|------|
| PROJECT: | Clock Tower Redevelopment | | |
| PROFORMA NAME: | Zoning / Site Plan | PROJECT NUMBER: | 2390 |
| PARTNER: | Adarsan Holdings | VERSION: | 6 |

| Residential Parking Stall Provision | | | | |
|-------------------------------------|----------------------|------------|--------------|--|
| Description | Provision | Units | Total Stalls | Definition |
| "Eco" Units | 0.00 stalls per unit | 84 | 0 | All units less than 650 square feet |
| Standard Units | 1.40 stalls per unit | 61 | 86 | All units greater than 650 square feet |
| Guest Parking | 0.00 stalls per unit | 0 | 0 | |
| Total Provision | N/A | 145 | 86 | |

| *CRU Parking Stall Provision | | | |
|------------------------------|----------------------------|----------|--------------|
| Description | Provision | Units | Total Stalls |
| CRU Space | 1.0 stalls per unit | 7 | 7 |
| Total | 1.0 stalls per unit | 7 | 7 |

| Overall Parking Stall Provision | |
|---------------------------------|-----------|
| Residential | 86 |
| CRU | 7 |
| Zip Car Provision | 2 |
| Total Provision | 95 |

*CRU: Commercial Retail Usage

Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: November-01-12 2:19 PM
To: Ruggle, Dave
Cc: Bob Forrest; Irina Tsing; Peter Rich; Colleen Forrest; Mark Levkoe
Subject: RE: Clocktower redevelopment- Rezoning submission requirements(NOISE STUDY)

Thanks so much – Dave, no issues with below, we will supply a letter with the ZBA application to the effect noted below.

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Thursday, November 01, 2012 12:56 PM
To: Chris Bobyk
Cc: Bob Forrest; Irina Tsing; Peter Rich; Colleen Forrest; Mark Levkoe
Subject: RE: Clocktower redevelopment- Rezoning submission requirements(NOISE STUDY)

Hi Chris,

I was confused by your e-mail until I checked my out box and realized my message back to hadn't sent.

In lieu of the Noise Report at this time, I would like a letter with the application indicating that at this stage noise sources are unknown and that, if required by the Town, a noise Report will be submitted with the site plan application.

Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: November 1, 2012 12:23 PM
To: Ruggle, Dave
Cc: Bob Forrest; Irina Tsing; Peter Rich; Colleen Forrest; Mark Levkoe
Subject: RE: Clocktower redevelopment- Rezoning submission requirements(NOISE STUDY)

Dave I really need a response from you on below- its messing up our RFQ coordination process timing. Can I assume it's not required so we can proceed? Again it makes sense but I would like your confirmation.

Best

Chris Bobyk

From: Chris Bobyk
Sent: Monday, October 29, 2012 11:12 AM
To: 'Ruggle, Dave'
Cc: Bob Forrest; Irina Tsing; Peter Rich; Colleen Forrest
Subject: RE: Clocktower redevelopment- Rezoning submission requirements(NOISE STUDY)

Dave last Friday the 26th we discussed that the noise study requirement for ZBA be deferred to the SPA stage. Since we will not have detailed design at the ZBA stage there is little detail available to base a noise study relative to the new building proposed. The fact that this is not a green field development with existing uses currently that would be replaced by the new building also suggest a noise study for ZBA a moot point. Can you please confirm your agreement as soon as you can.

Most appreciated.

Chris Bobyk

Ruggle, Dave

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: November-01-12 10:28 AM
To: angelika.Masotti@york.ca
Cc: Ruggle, Dave
Subject: Newmarket - Clocktower Redevelopment- the Forrest Group

Hi, Angelika—I left you a voice mail this morning with questions- please disregard- I have now discovered that we did a Conceptual Risk Assessment for the Slessor Square site – performed by Terraprobe. I will proceed on the requirement for the subject site for ZBA and confirm thru Dave Ruggle that a hydrologic study is not required until the SPA stage for this project.

Thanks

Chris Bobyk, Director of Development

The Forrest Group . 590 Alden Road, Suite 211 . Markham, ON L3R 8N2
Tel: 416 573 1776 . Fax 905 752 6781 www.ForrestGroup.ca
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Ruggle, Dave

From: Ruggle, Dave
Sent: October-23-12 10:28 AM
To: Chris Bobyk
Subject: RE: Clocktower redevelopment- Rezoning submission requirements Town validation.

Hi Chris,
Here you go:

Angelika K. Masotti, M.Sc.
Program Coordinator, Water Resources
Environmental Protection & Promotion
Environmental Services
Regional Municipality of York
17250 Yonge Street, Newmarket ON L3Y 6Z1
(Tel) 905-830-4444 ext. 5128
(Fax) 905-830-6927
Toll Free: 1-877-464-YORK

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: October 23, 2012 9:38 AM
To: Ruggle, Dave
Subject: FW: Clocktower redevelopment- Rezoning submission requirements Town validation.

Dave do you have Angelika's e-mail address and number?

From: Ruggle, Dave [mailto:druggle@newmarket.ca]
Sent: Monday, October 22, 2012 3:10 PM
To: Chris Bobyk
Cc: Bob Forrest; Colleen Forrest; Peter Rich; Neil Bacon
Subject: RE: Clocktower redevelopment- Rezoning submission requirements Town validation.

Hi Chris,
Angelika Masotti at the Region have confirmed Hydrological can be addressed at the site plan stage. However, they have indicated they will require a conceptual Risk Assessment and Risk Management Plan at the ZBA stage

Below is the link to the Guidance document for conducting RA/RMPs for the Region.

RA/RMP document:
<http://www.york.ca/NR/rdonlyres/zvbpfji7r3notfzcgsvvtd65n4k25nlgef4vtx6icicqfzkrsrteqi4xxwabeie6h44ujcbavw2b5s43ppnhu5ra/RiskAssessmentManagementPlan.pdf>

Dave

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: October 22, 2012 9:13 AM
To: Ruggle, Dave
Cc: Bob Forrest; Colleen Forrest; Peter Rich; Neil Bacon
Subject: RE: Clocktower redevelopment- Rezoning submission requirements Town validation.

Hi, Dave, thanks for below- does it need to be vetted with the Region?

I am assuming the application once made will be circulated to the Region –thus would hate to see it come back as a comment as a requirement once we are already into the rezoning processing. The other issue is the time involved for these studies. Once again if needed we both agree it's a site plan stage requirement. Are you able to get the Region to agree and confirm they will take the Town's lead on the item- confirming it can be site plan item at this time?

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]

Sent: Friday, October 19, 2012 2:27 PM

To: Chris Bobyk

Subject: RE: Clocktower redevelopment- Rezoning submission requirements Town validation.

Hi Chris,

I can agree to the hydrogeological review occurring at the site plan stage. The only caveat to that would be if the Region formally require a study prior to zoning approval but I don't foresee that.

Dave

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]

Sent: October 18, 2012 12:14 PM

To: Ruggle, Dave

Cc: Colleen Forrest; Bob Forrest; Irina Tsing; Peter Rich; Neil Bacon

Subject: FW: Clocktower redevelopment- Rezoning submission requirements Town validation.

Dave- further to below- I did not get a response from you that I recall on the need for a Hydrological study, can you validate that requirement.

Note: This would be a requirement of a-PTTW permit , or any site de-watering approvals that for our Renessa site were dealt with in the pre-servicing agreement and subsequently the site plan agreement, same for Regional well head protection. So my view is that this requirement would be one of SPA not zoning.

Same for items 1 and 3 below- these are typically addressed during SPA. The zoning by-law would usually have a site plan condition before the new by-law is enacted.

We do not want to get into this level of detail that requires detailed design work until following the assurance we have the zoning in place first. Our plan is to first process the zoning followed by SPA and not run these in parallel.

Can you confirm your acceptance.

My goal currently is to be prepared on planning application requirements, yet until we have the land exchange agreement passed by COW, we remain in a holding pattern on getting the application requirements started for submission.

Look forward to your advises.

Chris Bobyk

From: Chris Bobyk

Sent: Thursday, July 19, 2012 9:24 AM

To: 'Ruggle, Dave'

Cc: Bob Forrest; Peter Rich; Neil Bacon; Irina Tsing; Unger, Jason

Subject: RE: Clocktower redevelopment- Rezoning submission requirements

Thanks for the quick reply Dave and the clarification

Most appreciated.

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Wednesday, July 18, 2012 2:57 PM
To: Chris Bobyk
Cc: Bob Forrest; Peter Rich; Neil Bacon; Irina Tsing; Unger, Jason
Subject: RE: Clocktower redevelopment- Rezoning submission requirements

Hi Chris,

- 1) The noise study would address any noise sources emanating from your proposal on the surrounding low density residential (from such things as air handling and other mechanical equipment).
- 2) The October 5, 2011 endorsed Heritage Conservation District Plan contains a guide to preparing a heritage impact assessment. Page 100 essentially is a terms of reference for an assessment. Page 101 details who is qualified to prepare the assessment.
- 3) We want to ensure that any proposed lighting of the subject property (i.e. parking areas) will not have an adverse effect on adjacent residential properties. We can defer this analysis to the site plan stage to ensure the study reflects the ultimate design. We would also like you to consider any impacts the architectural treatment would have on neighbouring properties in terms of light reflection as I believe your preliminary designs detailed a large amount of glass.
- 4) I will request confirmation from the Region regarding a Hydrological study and get back to you asap.

With regard to the Planning Justification report, we rely on this report during our review of the applications and need to ensure that the analysis is defensible. As such, we require the report be signed by a professional planner.

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: July 18, 2012 11:48 AM
To: Ruggle, Dave
Cc: Bob Forrest; Peter Rich; Neil Bacon; Irina Tsing
Subject: RE: Clocktower redevelopment- Rezoning submission requirements

Dave need your help on a few points. You provided us advise in your letter of July 6th on rezoning application requirements. On a few of these requirements we require clarification on the scope required- or terms of reference.

- 1) Noise Study- as there are no industrial uses in the vicinity is it ambient noise level measurement you want addressed? Please clarify
- 2) Heritage Impact Statement – does the Town have terms of reference for these impact statements that can be provided to an Architectural Consultant for prep of the statement. Its noted in your letter it is to assess the impacts of demolition, removal , alteration and new construction may have on the character of a building, property and its surrounding context in this historical area- please advise if more detail can be provided. The proposed redevelopment of these lands will not accommodate maintaining current facades between 184-194 Main where the underground garage is required. We see the statement report to address and illustrate how our new constructed proposed facades will address the guidelines/process within the current Heritage District Conservation Plan (Oct 5th, 2011)- can you please confirm this approach. Will this report be peer reviewed and if so by who. We have contacted George Robb Architects to prepare the statement who advised us he has no conflict in providing not currently working for the Town yet we do not have a commitment response from them yet.
- 3) Lighting Study- this would typically be done at the point of SPA to ensure compliance of design to lighting policy- can you confirm what you are requiring for rezoning relative to a lighting study.
- 4) Hydrologic Study- you indicate this may be required- can this be confirmed ? as it would be a process combined with Geotech bore holes currently in process. So we need confirmation of this now.

Thanks

Chris Bobyk

From: Ruggle, Dave [<mailto:druggle@newmarket.ca>]
Sent: Monday, July 09, 2012 11:23 AM
To: Chris Bobyk
Cc: Bob Forrest; Peter Rich
Subject: RE: Clocktower redevelopment- Planning Pre-Consultation mtg Minutes

Hi Chris,

Please find attached to this e-mail as copy of the pre consult confirmation letter for the above noted proposal.

Please let me know if you have any questions.

Dave