

Nethery, Rick

From: Nethery, Rick
Sent: October-18-13 3:34 PM
To: Mayor Van Bynen; Councillors Office; SLT; OLT
Cc: Lyons, Lisa
Subject: Heritage Conservation District deferral request

Good afternoon Mr. Mayor and Members of Council

You will note on the addendum Council agenda a request from Mr. Bob Forrest requesting that Council consider a deferral of the proposed Heritage Conservation District Bylaw. Staff will be meeting with Mr. Forrest and his representatives on Monday to discuss the nature of such request. Staff should be in a position to provide additional information and update to Council at its meeting on Monday night.

If you have any questions concerning the above, please do not hesitate to contact me.

Best regards,



Richard Nethery, BES, MCIP, RPP

Director of Planning and Building Services

905-953-5321

rnethery@newmarket.ca

www.newmarket.ca

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Nethery, Rick

From: Nethery, Rick
Sent: October-18-13 1:16 PM
To: Prentice, Robert (rprentice@newmarket.ca)
Subject: FW: Main Street Clock Inc. - Request to defer the HCD By-law

Hi Rob

Dave Ruggle has prepared the following email which could be used if necessary to provide Council with some information respecting the Clock Tower/HCD matter. In the event you agree that an email needs to go to council, have a look at the attached and let me know if it is sufficient.

Thanks



Richard Nethery, BES, MCIP, RPP

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From: Ruggle, Dave
Sent: Friday, October 18, 2013 1:00 PM
To: Nethery, Rick
Subject: FW: Main Street Clock Inc. - Request to defer the HCD By-law

Hi Rick,
Please see below and let me know what you think.

As Council are aware, the Town of Newmarket has been working towards the establishment of a Heritage Conservation District for Lower Main Street South since 2008. The work to date includes the completion of a draft background study, public information sessions, a physical inventory of the structures in the downtown area, a Heritage Conservation District Study and a final draft of the proposed Heritage Conservation District Plan.

At their meeting on June 17th 2013 Council made the following recommendation:

THAT staff be directed to bring back a report to the August 26, 2013 Committee of the Whole meeting with respect to a Downtown Heritage Conservation District Plan including an enacting by-law, which outlines resourcing issues and options and includes a public notification plan for affected property owners and background reports.

Staff brought forward Planning and Building Services/Economic Development Report 2013-34 to the August 26th Committee of the Whole with a recommendation that Council adopt the Lower Main Street South Heritage Conservation District Plan by by-law and that notice be provided to all property owners within the district boundaries of the intention to bring the by-law forward.

The applicant had been made aware prior to submitting an application that Council had directed staff to bring forward the enacting by-law and that any proposal would be reviewed against the proposed Heritage Conservation District Plan. Staff continue to have the position that applications submitted within the proposed boundaries of the Plan which may not in full conformity with the Plan need to be justified by supporting studies including a required Heritage Impact Assessment.

From: Ruggle, Dave
Sent: October 18, 2013 10:51 AM
To: Prentice, Robert; Nethery, Rick
Subject: FW: Main Street Clock Inc. - Request to defer the HCD By-law

Andrew just called and asked if we wanted to provide a memo response to the deferral request.

I would suggest that as we have been working towards bringing forward the bylaw for some time, and in June we were directed by council to bring forward a report with the enacting bylaw and notification requirements, the clock tower application may have been in response to the knowledge that it was coming forward, and not the other way around.

With regard to the question on whether the HDC plan will apply to the proposal, legal have not yet determined this. Yes, Chris has been asking, but legal need to be afforded the time to provide their comments. The application was circulated on September 20.

Dave

From: Irina Tsing [<mailto:Irina.Tsing@bobfor.com>]
Sent: October 18, 2013 10:34 AM
To: Brouwer, Andrew
Cc: Ruggle, Dave; Bob Forrest; Chris Bobyk
Subject: Main Street Clock Inc. - Request to defer the HCD By-law

Andrew,

Attached is the letter regarding the aforementioned subject.

Best regards,

Irina

Irina Tsing, Executive Assistant to the President
The Forrest Group ♦ 590 Aiden Road, Suite 211 ♦ Markham, ON L3R 8N2
Tel: 905 752 6776 Ext. 256 ♦ Fax 905 752 6781 ♦ www.ForrestGroup.ca
Land Development ♦ Project Management ♦ Planning ♦ Design

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MAIN STREET CLOCK INC.

October 18, 2013

Andrew Brouwer, Director of Legislative Services/Town Clerk
Town of Newmarket
395 Mulock Drive, P.O. Box 328
Newmarket, ON L3Y 4X7

**Re: Heritage Conservation District Plan, Lower Main Street South, Newmarket
By-law Approval
Heritage Conservation District Plan - Lower Main Street South, Newmarket
Notice dated September 23, 2013 from Planning and Building Services**

Andrew, on September 24, 2013 we received the aforementioned notice indicating that a By-Law would be going to Council for final approval on October 21, 2013 to implement the Lower Main Street South Heritage Conservation District Plan.

We have been in continuous dialogue with the Town of Newmarket staff, Heritage Committee members, community residents and Councilors for over one year regarding a redevelopment proposal for 180 to 194 Main Street South which falls within the boundaries of the Heritage Conservation District.

We have been working to design a building that respects the Town of Newmarket Official Plan for Heritage Conservation in advance of our Zoning By-law Amendment (ZBA) application. This process has included many staff meetings, meetings with community members, the Heritage Committee, presentations to Committee of the Whole, and a public open house.

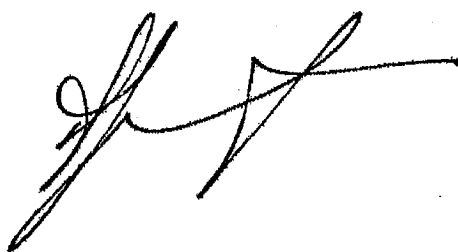
Following the outcome of the June 17, 2013 Committee of the Whole meeting, and based upon additional comments received, the building was redesigned yet again and the ZBA application was submitted on August 23, 2013. The ZBA application included the submission of a Heritage Impact Assessment with supporting justification for the development.

Given that on September 9, 2013 Council asked staff to bring a HCD By-law forward and on September 23, 2013 the Town sent out a notice regarding the impending HCD By-Law at Council on October 21, 2013, soon after us making the ZBA application, it would appear on the surface that the By-law is being enacted in response to our ZBA application.

Despite our efforts to determine (through inquiries of staff and Council) whether there will be any additional impediments to the proposed development as a result of the

HCD By-Law, we have received only conflicting messages. This leads us to believe that the implications of the by-law are not fully understood. As we have yet to be provided with any clarity on this question (including whether or not the by-law will be applied to our current application), we respectfully request that Council defer the HCD By-law until such time as a clear response is provided for the benefit of Council and the applicant. We also ask that we be notified of all reports, meetings and decisions respecting the draft Heritage By-law.

Kind regards,
MAIN STREET CLOCK INC.

A handwritten signature in black ink, appearing to read 'R. Forrest', with a long horizontal stroke extending to the right.

Robert Forrest, Secretary

cc Dave Ruggle

Nethery, Rick

From: Bob Forrest <BobFor@bobfor.com>
Sent: October-08-13 4:50 PM
To: Shelton, Bob; Chris Bobyk
Cc: Sponga, Joe; Brouwer, Andrew; Armchuk, Esther; Nethery, Rick
Subject: RE: COW In Camera June 17, 2013- public notice of outcome- CONFIDENTIAL

Shrink Slessor guy has made it public in his blog B

From: Shelton, Bob [mailto:bshelton@newmarket.ca]
Sent: October-08-13 4:47 PM
To: Chris Bobyk
Cc: Sponga, Joe; Bob Forrest; Brouwer, Andrew; Armchuk, Esther; Nethery, Rick
Subject: RE: COW In Camera June 17, 2013- public notice of outcome- CONFIDENTIAL

Chris I am working on this with staff to get the message out as per the Council direction. This should be done fairly soon by way of an information report which would then make that information public.

Bob

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: October-08-13 1:24 PM
To: Shelton, Bob
Cc: Sponga, Joe; Bob Forrest; Colleen Forrest; Irina Tsing
Subject: COW In Camera June 17, 2013- public notice of outcome

Bob I understand from Joe Sponga that the minutes from the subject mtg wherein [REDACTED] has yet to be made public. [REDACTED]
Please be advised that this is leading to miss communication and inaccurate information residing in the community that I expect will have ramifications.
As you know based on the outcome of that meeting we prepared revised plans to suit and made the application for rezoning in August. The application being public is raising questions on what constituted the change in design from that shown and presented previously. [REDACTED]
I wanted you to be aware.

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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Nethery, Rick

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: July-03-13 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
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Nethery, Rick

From: Shelton, Bob
Sent: July-03-13 4:07 PM
To: Armchuk-Ball, Esther
Cc: Nethery, Rick
Subject: FW: Clocktower Redevelopment - COW outcome

Esther can we convey the confidential direction on a confidential basis. Chris has summarized this incorrectly.

From: Shelton, Bob
Sent: July-03-13 4:06 PM
To: 'Chris Bobyk'
Cc: Bob Forrest; Neil Bacon; Armchuk-Ball, Esther
Subject: RE: Clocktower Redevelopment - COW outcome

Chris,

This is not a complete and clear summary of the direction of Council through the closed session COW discussions. Perhaps I was not clear in my conveyance of the information to you. A drawing identifying lands will assist.

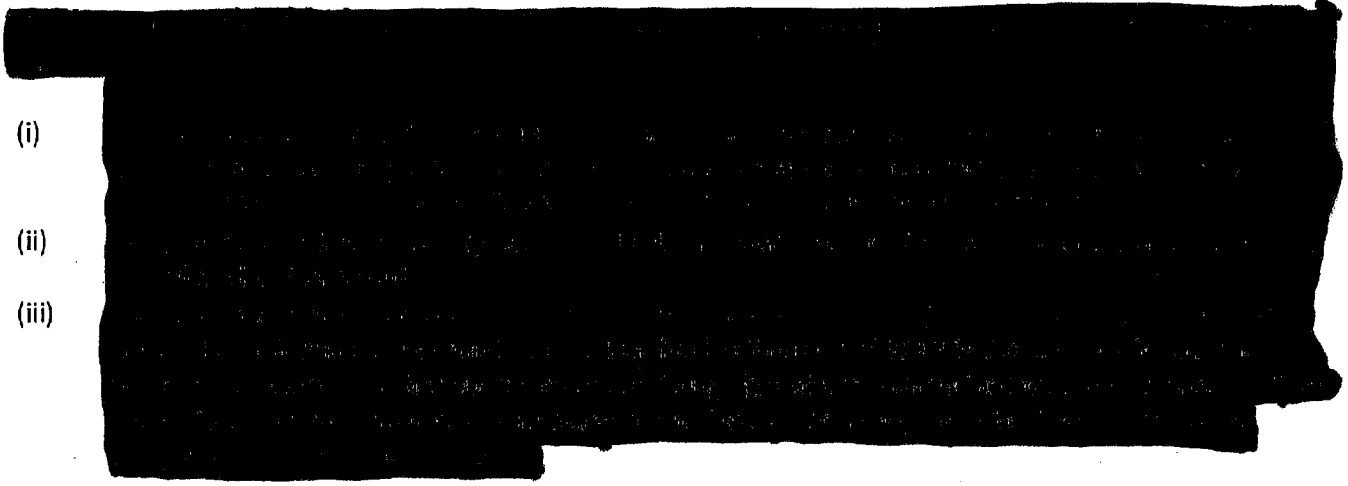
I will discuss with our Director of Legal Services the information that we can share with you.

Bob

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: July-03-13 3:33 PM
To: Shelton, Bob
Cc: Bob Forrest; Neil Bacon
Subject: Clocktower Redevelopment - COW outcome

Bob, further to our call last Thursday.

We require as soon as possible and this week if it can be arranged a letter from Town legal based on your directions on the following.



- (i)
- (ii)
- (iii)

This confirmation is needed for us to move forward with our ZBA application and [REDACTED] and this public communication will not occur until following the August 26th COW meeting.
I will call you to discuss and hope the above confirmations can be provided expeditiously.

Chris Bobyk, Director of Development

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

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Nethery, Rick

From: Prentice, Robert
Sent: June-03-13 4:46 PM
To: Chris Bobyk
Cc: Bob Forrest; Sponga, Joe; Shelton, Bob; Nethery, Rick; Irina Tsing; Tracy Grajales; Neil Bacon
Subject: RE: Clocktower- Special COW date set

Hi Chris

Normally you get 10 minutes for a presentation in the open session. If you need more time let us know. As of this point I believe you are the only topic on the agenda.

From: Chris Bobyk [<mailto:chris.bobyk@bobfor.com>]
Sent: June-03-13 9:36 AM
To: Prentice, Robert
Cc: Bob Forrest; Sponga, Joe; Shelton, Bob; Nethery, Rick; Irina Tsing; Tracy Grajales; Neil Bacon
Subject: RE: Cocktower- Special COW date set

Ok Rob, thanks, we will get started. Question how much time do we have for presentation??? As a FYI, Zella contacted me last week and she is working on a report from legal on the [REDACTED] outlined in the "Clock Tower, Redevelopment Parking Cost Benefit Analysis, Updated April 24th, 2013" we provided in our last meeting- I believe this is for COW.

Thanks

Chris Bobyk

From: Prentice, Robert [<mailto:rprentice@newmarket.ca>]
Sent: Friday, May 31, 2013 3:32 PM
To: Chris Bobyk
Cc: Bob Forrest; Sponga, Joe; Shelton, Bob; Nethery, Rick
Subject: RE: Cocktower- Special COW date set

Hi Chris

I think you have described the open session adequately. A general presentation of the proposal and as you stated highlighting how you have responded to the comments from the public open house and any meetings you have had with the BIA and Heritage Newmarket. This would also be an appropriate time to highlight the merits of the proposal in terms of the various goals of the municipality in the historic downtown as articulated in the various studies, the official plan, the Cultural Master Plan and the Heritage Conservation District.

In the closed session [REDACTED]

I will ask the Planning Department to provide a brief written report on the existing Official Plan and Zoning designations of the various properties involved.

Thanks

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: May-29-13 11:14 AM
To: Prentice, Robert
Cc: Bob Forrest; Sponga, Joe; Peter Rich; Fabio Martinello; Colleen Forrest
Subject: Cocktower- Special COW date set

Hi, Rob hope you are well.

Further to my voice mail recently left with you , I received a voice mail from Bob Shelton late last Friday indicating a COW date of the afternoon of June 17th had been selected followed by a special Council mtg June 24th.

We most appreciate these advanced dates. In Bob Shelton's absence this week he suggested I should contact you on the requirements for the COW meeting so we can start preparing.

It was indicated the first ½ would be a public session wherein we should present the previous Open House concept plans followed by the new plans that have evolved to address the comments received from the Public Open House presented to you a couple weeks back, for COW comment/support. The public session would be closed and a closed in camera session I understand will follow to discuss [REDACTED] I am not clear as to what you wish us to present in this session and await your directions.

For the public session my thought is we will show the before and after of the same concept views illustrated at the Open house, inclusive of before and after site plan, the garage plan would be no change.

Look forward to your earliest thoughts.

My cell Rob is 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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Nethery, Rick

From: Shelton, Bob
Sent: May-22-13 5:54 PM
To: Chris Bobyk; Sponga, Joe; Mayor Van Bynen
Cc: Bob Forrest; Neil Bacon; Irina Tsing; Prentice, Robert; Nethery, Rick; Phillips, Zella
Subject: RE: [REDACTED] - Special COW mtg

Chris let's catch up tomorrow by phone to tie down the meeting dates and information required.

Bob

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: May-22-13 12:54 PM
To: Shelton, Bob; Sponga, Joe; Mayor Van Bynen
Cc: Bob Forrest; Neil Bacon; Irina Tsing
Subject: RE: [REDACTED] - Special COW mtg

Hi, Bob any news on below?

As an update from our side I did meet last Thursday with Jackie Playter and Athol Hart, both were supportive of our plans and efforts regarding the six story building option that has been proposed. This included the additional step back enhancements made along Main Street and around the clocktower between the podium and the condo building. We also incorporated a step back between floors 5 and 6 in the building that extends towards the library building. This was suggested by Joe in our last meeting.

They both prefer the same building architecture theme being carried thru to the 6th story rather than the glass option we have been toying with- I am confident we can get this settled out.

[REDACTED]

- 1) [REDACTED]
- 2) [REDACTED]
- 3) [REDACTED]

Look forward to your thoughts and direction.

Chris Bobyk

From: Shelton, Bob [mailto:bshelton@newmarket.ca]
Sent: Monday, May 13, 2013 11:18 AM
To: Chris Bobyk
Cc: Bob Forrest; Sponga, Joe; Prentice, Robert; Nethery, Rick; Rogerson, Linda
Subject: RE: [REDACTED] - Special COW mtg

Chris I am arranging an internal staff meeting to determine best way to move forward and to set a COW date. As per our meeting it may have to be a special dedicated COW.

Bob

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: May-13-13 10:53 AM
To: Shelton, Bob
Cc: Bob Forrest; Sponga, Joe; Irina Tsing; Neil Bacon
Subject: RE: [REDACTED] - Special COW mtg

Hi, Bob ---wanted to follow up on below to see if any progress being made on a meeting date and next steps. I need to deal with other matters tied to this special COW meeting date [REDACTED]

Left you a message this morning but it was the central voice mail box. Most appreciated and thanks again.

Chris Bobyk

From: Chris Bobyk
Sent: Tuesday, May 07, 2013 7:57 PM
To: Shelton, Bob
Cc: Bob Forrest
Subject: [REDACTED] - Special COW mtg

Bob thanks for mtg with us today. [REDACTED]

[REDACTED] if you can confirm date and time as quickly as possible we will keep things moving on our side. Let me know what you require for this agenda item either in advance or for presentation purposes at the COW meeting, format, content, etc. We will work to prepare it on a urgent basis. I recall you indicating the 23rd or 24th of this month as possible dates. Look forward to your advises.

Regards

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

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: May-13-13 11:31 AM
To: Shelton, Bob
Cc: Bob Forrest; Sponga, Joe; Prentice, Robert; Nethery, Rick; Rogerson, Linda
Subject: RE: [REDACTED] - Special COW mtg

Thanks for the update – a special dedicated COW we also would encourage both for dedicated attention to the item and to expedite such a meeting so we have confirmation’s. Keep me updated and thanks again Bob.

Chris Bobyk

From: Shelton, Bob [mailto:bshelton@newmarket.ca]
Sent: Monday, May 13, 2013 11:18 AM
To: Chris Bobyk
Cc: Bob Forrest; Sponga, Joe; Prentice, Robert; Nethery, Rick; Rogerson, Linda
Subject: RE: [REDACTED] - Special COW mtg

Chris I am arranging an internal staff meeting to determine best way to move forward and to set a COW date. As per our meeting it may have to be a special dedicated COW.

Bob

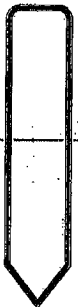
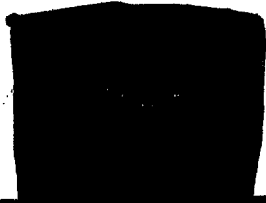
From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: May-13-13 10:53 AM
To: Shelton, Bob
Cc: Bob Forrest; Sponga, Joe; Irina Tsing; Neil Bacon
Subject: RE: [REDACTED] - Special COW mtg

Hi, Bob ---wanted to follow up on below to see if any progress being made on a meeting date and next steps. I need to deal with other matters tied to this special COW meeting date [REDACTED]

[REDACTED]
Left you a message this morning but it was the central voice mail box. Most appreciated and thanks again.

Chris Bobyk

From: Chris Bobyk
Sent: Tuesday, May 07, 2013 7:57 PM
To: Shelton, Bob
Cc: Bob Forrest
Subject: [REDACTED] Special COW mtg



Bob thanks for mtg with us today. [REDACTED] if you can confirm date and time as quickly as possible we will keep things moving on our side. Let me know what you require for this agenda item either in advance or for presentation purposes at the COW meeting, format, content, etc. We will work to prepare it on a urgent basis. I recall you indicating the 23rd or 24th of this month as possible dates. Look forward to your advises.

Regards

Chris Bobyk, Director of Development

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

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Nethery, Rick

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: May-09-13 3:56 PM
To: Bob Forrest; Nethery, Rick; Mayor Van Bynen; Sponga, Joe; Shelton, Bob
Cc: Peter Rich; Irina Tsing; Neil Bacon; Colleen Forrest; Joram Leung
Subject: Town mtg May 7th Clocktower meeting Notes

Further to our meeting May 7th- the following items were reviewed and discussed and next steps agreed to.
 Attendees- Chris Bobyk, Bob Forrest, Mayor Van Bynen, Bob Shelton, Rick Nethery, Joe Sponga

1. The outcome of the public meeting was discussed- key area identified and asked that we address and supported by Joe Sponga was elimination of the 7th floor on the condo building and best attempts to enhance the step back distance around the clocktower.

2. [REDACTED] This would be accomplished in front of the library building on top of the below grade garage while still maintaining the market square parking area and driveway at grade. Some car parking would be displaced to accommodate the building columns. This option maintains the common garage ramp, public parking opportunity, and accommodates enhanced step back of the condo building from the clocktower. An additional 3 ft step back has also been accommodated giving a full 2m step back along the Main Street frontage. A rendering version was also illustrated showing the 6th floor predominantly faced in glass to further reduce the building scale.

3. [REDACTED]

4. The reaction was positive on this 6th floor alternative- Joe was supportive if a step back on the building edge facing the library could be incorporated, it was responded that this could be done. It was acknowledged that our next step is to further work on façade softening of the condo building prior to application. It was also acknowledged we would meet with Athol and Jackie again to review and discuss this effort which would include our heritage architect- while the heritage committee has certain opinions it was deemed the building façade treatment should reflect common industry practices relative to heritage re the heritage Architect we have retained and their direction's.

5. [REDACTED]

6. [REDACTED]

7. It was indicated that a special COW mtg would be arranged for this item to address its importance, Forrest asked that it be arranged at the earliest opportunity with the hope the end of May could be accommodated. Joe asked that we continue with dialogue both BIA and Heritage Committee as we fine tune the building façade. The goal being to further support and in the case of Heritage work as best as possible to garner support.

8. Rick suggested we need to simplify the chart in the [REDACTED] to COW.

9. Meeting was adjourned with Bob S to follow up on timing for special COW meeting and advise requirements for that meeting from Forrest.

Best

Chris Bobyk, Director of Development

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

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Unger, Jason

From: Nethery, Rick
Sent: Friday, March 08, 2013 11:08 AM
To: Unger, Jason
Subject: RE: Clock Tower Inquiry

Excellent.



Richard Nethery, BES, MCIP, RPP

Director of Planning and Building Services
905-895-5321

rnethery@newmarket.ca

www.newmarket.ca

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From: Unger, Jason
Sent: Friday, March 08, 2013 11:04 AM
To: Sponga, Joe
Cc: Mayor Van Bynen; Shelton, Bob; Prentice, Robert; Nethery, Rick
Subject: Clock Tower Inquiry

Good morning, Councillor Sponga,

In response to your question about the Clock Tower concept, precedent setting, and the Community Centre Lands, I provide the following for your information:

Every land owner has the ability to apply to amend the zoning by-law as it relates to height, density, parking standards, etc., and each application is evaluated on its own merit based on the various studies that must be submitted with each application. Therefore, a certain height and density that may be appropriate for one property may not be supportable on another property. For example, one of the key requirements is the ability to provide sufficient parking to support a development proposal, and there may be a number of properties within the downtown area that do not have the ability to support higher heights and densities due to parking requirements.

With regard to the Community Centre Lands (CCL), this property is in a somewhat different situation in that it is Town-owned. As you know, the CCL task force was working toward the development of a Terms of Reference or Request for Proposals for this property and, as such, it is expected that the Town would be in position to establish the terms (height, density, etc.) of any future development on that property, as opposed to reacting to a development proposal.

With regard to the Clock Tower property, I note that we have not received a formal application at this time, however the design concept that has been presented does seek to step the building back from the street in an effort to mitigate its impact on Main Street. Once a formal application has been submitted it will need to proceed through the formal Planning Act process, including the necessary statutory public meeting.

Jason.



Jason Unger, B.E.S., M.PL, MCIP, RPP

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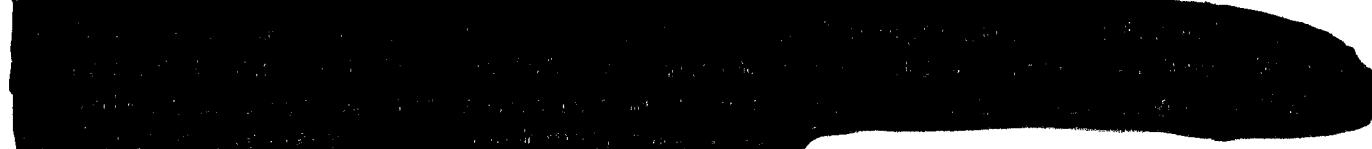
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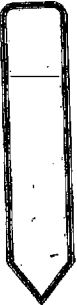
Nethery, Rick

From: Chris Bobyk <chris.bobyk@bobfor.com>
Sent: March-04-13 3:12 PM
To: Sponga, Joe; Nethery, Rick; Prentice, Robert; Shelton, Bob; Mayor Van Bynen
Cc: Bob Forrest; Colleen Forrest; Irina Tsing; Peter Rich; Neil Bacon
Subject: Clocktower (Public parking Opportunity Mtg Feb 27th, 11 am- NOTES)

Below please find the meeting notes from our meeting held Feb 27th, 2013 regarding feedback and comment on the parking Cost benefit Analysis and Economic Impact Analysis prepared by the Forrest Group.

Attendees: Joe Sponga, Rick Nethery, Rob Prentice, Bob Shelton, Mayor Tony Van Bynen, Chris Bobyk, Bob Forrest. Below (TOWN means – Town attendees) and (CLOCK means – Forrest Group attendees).

- 1) Refresher on the development site plan, elevations provided by CLOCK
- 2) Heritage Update , provided by CLOCK – heritage mtgs to date, progress, changes adopted to address comments, next steps , upcoming heritage meeting and desired schedule for the open house- discussion entailed on the open house agenda- public feedback at a high level- Rick commented he would have Dave Ruggle attend, Joe commented that many residents are surprised that a OPA is not needed, Joe commented we have made great strides and concessions to address heritage comments- CLOCK provided more detail on how the Main street facades would be dealt with as the process continues thru either preservation of the facades or recycling of existing materials within new construction all while maintaining individuality of individual store fronts. etc
- 3) Updated version of the parking layout and new ramp location presented. 
- 4) CLOCK raised that Town’s GIS mapping does not reflect the proper property line in the vicinity of the ROW – such ROW is on adjacent owners property with ROW in favor of the Town and 
- 5) 
- 6) 
- 7) 



TOWN suggested while they continue to review the opportunity in house they do not want to stall or delay our open house to gain comment and feedback from the community and suggested we should show both versions of drawings- private parking and combined parking proposal to get community for feedback on the basis it’s a developer proposal for Town consideration. CLOCK indicated so as not to confuse and to simplify the open

house presentation of this available option it would be best illustrated on one plan being the one already completed- this was agreed.

- 8) Was agreed the purpose of the open house was for CLOCK to get feedback and comment from the community on the development plans inclusive of the public parking opportunity, the parking numbers are being tested, reason for meeting is to get further input in advance of making a development application that has yet to be made. The feedback will assist in shaping our application and the Town in making a decision on the public parking opportunity.
- 9) Joe reiterated that the core issue for the BIA is convenience of parking.
- 10) It was agreed that for the notice for the public mtg CLOCK should also post it in the local Newspaper, Joe, Athol and Jackie to attend.

If anyone has any discrepancy to note with above please let me know.

We are moving forward with another Heritage Committee meeting tomorrow evening, and the Public Open House has been scheduled for April 3rd. Athol Hart, Jackie Playter, Dave Ruggle and Joe Sponga have confirmed their participation. I will provide an update following the Open House.

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

Land Development . Project Management . Planning . Design

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Simple Operating Instructions – No Special Tools Required

- 1/ Treat others as you wish to be treated
- 2/ Make no promises you cannot deliver, then deliver on your promises
- 3/ Never make a deal you would not yourself accept
- 4/ Acknowledge your errors

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Nethery, Rick

From: Shelton, Bob
Sent: January-25-13 2:46 PM
To: Prentice, Robert; Nethery, Rick
Cc: Moore, Anita; McDougall, Ian
Subject: FW: Clocktower Redevelopment Status Update, requirements and timelines.
CONFIDENTIAL

fyi

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: January-24-13 1:21 PM
To: Mayor Van Bynen; Sponga, Joe; Shelton, Bob
Cc: Neil Bacon; Colleen Forrest; Bob Forrest
Subject: RE: Clocktower Redevelopment Status Update, requirements and timelines.

Folk's I wanted to get you an up-date on progress and timelines.

- 1) The next Heritage Design Team meeting has been scheduled for Feb 26th at 10am (Sponga, Jackie, Athol, and Forrest Group). We will present the completed heritage and parking studies to formalize heritage and BIA leader support- it will include subject to your blessing [REDACTED] and the subsequent presentation to occur with the members of the BIA and Heritage Committee, followed by the Forrest sponsored community meeting.
- 2) [REDACTED] as part of the meeting above and our development application for rezoning – we will shortly have completed the revised parking layout, revised ramp location and a cost benefit /economic analysis specific to the municipal parking garage to present to you. We need to do this soon- my thought is it would be with the same group as previous (Bob Shelton, Joe, Mayor Van Bynen) and if that proves difficult with Bob Shelton at a minimum. (I will contact Bob S to discuss and arrange)
- 3) Joe we need to have the combined BIA and Heritage committee membership meeting directly following the Feb 26th meeting and soon thereafter the Community meeting. Question – where should we host the BIA and Heritage Committee member Meeting? And do you have any suggestions on where to hold the community meeting? Do you know what the attendance numbers will be for the BIA and heritage committee member meeting? We will mail notices for the community meeting 2 weeks in advance, is that adequate in your view?
- 4) [REDACTED]
- 5) Our goal is to submit the rezoning application and all its requirements which have been started May 2013. [REDACTED]

I will contact Bob Shelton shortly to arrange the next meeting among us. Joe please let me know your thoughts on the meetings to be scheduled.

Thanks

Chris Bobyk

From: Chris Bobyk
Sent: Wednesday, January 09, 2013 1:20 PM
To: 'Mayor Van Bynen'; 'Sponga, Joe'; 'Shelton, Bob'; Bob Forrest
Cc: Neil Bacon; Colleen Forrest
Subject: Clocktower Redevelopment Parking Meeting- Dec 20th, 2012 (Notes)

Greetings and hope you are all well and ready for a New Year..

Below are the meeting notes from our Dec 20th meeting regarding the municipal below grade parking opportunity. We have included actionable next steps. Upon completion of these items we will be in contact to further discuss and review.

Any comments at this time please do not hesitate to contact me, 416-573-1776

Meeting Minutes/Notes- Clocktower redevelopment parking discussion.

Meeting attendees- Bob Forrest, Chris Bobyk, Mayor Van Bynen, Joe Sponga, Bob Shelton.

Notes:

1)

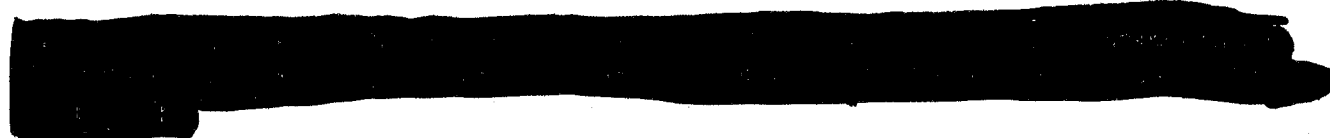


2)



3) Joe reiterated that the key issues for the community are density/height and parking availability for the BIA. It was noted that the King George School proposed height is 5 storey and the community was not raising a fuss. It was made clear by Bob that our proposed density has been reduced in the current plans inclusive of height to the lowest point possible while maintaining financial feasibility for the project.

4)



5)



6)



7)

[REDACTED]

8)

[REDACTED]

9)

[REDACTED]

10)

[REDACTED]

11) Joe Sponga agreed to pkg the opportunity with heritage and parking study and present in the Community mtg – he will set up, but we are the sponsor. Following the community meeting it will shape our application, [REDACTED] ETC.

12) In addition to the actions noted above, (Main Street Clock Inc) has commissioned the parking study and engaged the heritage architect, all to facilitate the noted Community meeting.

Chris Bobyk

Nethery, Rick

From: Prentice, Robert
Sent: October-26-12 9:05 AM
To: Bob Forrest
Cc: Nethery, Rick; Phillips, Zella; Shelton, Bob
Subject: RE: Clocktower-- Intergris 194 Main Street - Draft Appraisal Report- CORRECTIONS NEEDED- [REDACTED]

Hi Bob

Bob Shelton and I discussed your conversation and I understand that you will be planning a public information meeting.

Please let us know your plans in that regard.

Regards

From: Bob Forrest [mailto:BobFor@bobfor.com]
Sent: October-23-12 8:54 AM
To: Prentice, Robert; Phillips, Zella; Shelton, Bob
Cc: Colleen Forrest; Neil Bacon; Peter Rich; Chris Bobyk
Subject: RE: Clocktower-- Intergris 194 Main Street - Draft Appraisal Report- CORRECTIONS NEEDED- [REDACTED]

Rob, Bob and Zella -

We are spending money to work out issues with Heritage and BIA.

The cost of preparing a complete application for Zoning, is far too onerous for us to undertake it without having [REDACTED]

Given that we have spent over \$100k on reports and design, in the last 30 days, if the above is not going to fly, we prefer to withdraw right now.

Best Bob

From: Prentice, Robert [mailto:rprentice@newmarket.ca]
Sent: Tuesday, October 23, 2012 8:34 AM
To: Chris Bobyk; Phillips, Zella
Cc: Colleen Forrest; Bob Forrest; Neil Bacon; Shelton, Bob; Peter Rich
Subject: RE: Clocktower-- Intergris 194 Main Street - Draft Appraisal Report- CORRECTIONS NEEDED- [REDACTED]

Dear Chris

I think we need to get clarification of the intention of Council with respect to public meetings prior to considering the recommendations regarding the [REDACTED]. We would like to ensure we have met expectations before proceeding. We will seek clarification in that regard.

Regards

From: Chris Bobyk [mailto:chris.bobyk@bobfor.com]
Sent: October-22-12 10:36 AM
To: Phillips, Zella

Cc: Colleen Forrest; Bob Forrest; Neil Bacon; Shelton, Bob; Prentice, Robert; Peter Rich

Subject: RE: Clocktower-- Intergris 194 Main Street - Draft Appraisal Report- CORRECTIONS NEEDED- [REDACTED]

Zella, hope you had a nice weekend. Are you now going to have the appraisal [REDACTED] corrected and appraisal provided in final form as per my comments/edits from few weeks back?

We could than put closure on this item which would also pave the way to have [REDACTED]

As an update- and to this end I am including Bob Shelton and Rob Prentice- thru Joe Sponga we have had a meeting with downtown community leaders, Joe and the Mayor a couple weeks back with another meeting scheduled for this Friday (just being confirmed). The meetings are on the design of the redevelopment to include stakeholders input all to arrive at community leader support thru design involvement. Upon agreement with the leaders next step will be [REDACTED] and following that hurdle our rezoning application can be made which will kick start the formal community process.

All have indicated the need for new residential and commercial space downtown as a necessity for the sustainability of the Downtown area.

Rob and Bob once we have completed the process with the community leaders working with Joe I will be in touch so we can [REDACTED] hope in 2-3 weeks time.

Best

Chris Bobyk

From: Chris Bobyk

Sent: Friday, October 19, 2012 4:38 PM

To: Phillips, Zella

Cc: Colleen Forrest; Bob Forrest; Neil Bacon; Larry Trifon

Subject: FW: Intergris 194 Main Street - Draft Appraisal Report- CORRECTIONS NEEDED

[REDACTED]

Thanks again

Chris Bobyk

From: Chris Bobyk

Sent: Tuesday, September 25, 2012 10:42 AM

To: zphillips@newmarket.ca; jphillips@newmarket.ca

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

Subject: Intergris 194 Main Street - Draft Appraisal Report- CORRECTIONS NEEDED

Zella – further to my e-mail of last week in response to providing payment for the new Appraisal Report please note the following needs to be addressed /edited to arrive at the final report for both our records.

1) Report needs to be addressed to both the Town and Main Street Clock Inc, 590 Alden Road, Suite 211, Markham, Ontario, L3R-8N2, Attention Bob Forrest

2)



That's it. Please have Integris update and edit the Report to reflect above and have them re-issue the report to us both. Following which we can process our share of the cost. To this end the Town will need to Invoice Main Street Clock Inc, since the cost sharing was agreed between us and the Town. Integris's client was the Town relative to ordering the Appraisal so we need to follow this protocol. Any questions Zella please give me a call.

Chris Bobyk
416-573-1776