

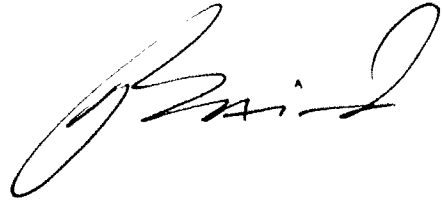
MEMORANDUM

TO: Development Services Committee

FROM: Jim Baird, Commissioner, Development Services
Rino Mostacci, Director, Planning & Urban Design

DATE: December 6, 2011

RE: Establishment of 20 Fred Varley Working Group
20 Fred Varley Drive (Varley Plaza Redevelopment Proposal)
File No. ZA 11 113101



RECOMMENDATION:

- 1) THAT the Memorandum entitled "Establishment of 20 Fred Varley Working Group " dated December 6, 2011, be received;
- 2) THAT Council authorize staff to establish a Working Group consisting of the Mayor, Councillor Hamilton, Town staff and representatives from: the Unionville Ratepayers Association (URA), Unionville Villagers Association (UVA) and Unionville Business Improvement Area (UBIA), to work with a facilitator to establish an acceptable development concept for the proposed redevelopment of the Varley Plaza located at 20 Fred Varley Drive;
- 3) THAT Council authorize staff to retain the services of a professional facilitator, with a strong understanding of the Ontario Planning Act and Ontario Municipal Board matters, to guide and inform the Working Group sessions;
- 4) AND THAT the Working Group report back at the appropriate time.

BACKGROUND:

On October 25, 2011, Development Services Committee held a statutory Public Meeting to consider an application by Tribute (Unionville) Limited to permit a mixed-use commercial-residential development at 20 Fred Varley Drive. A number of area residents attended the Public Meeting and expressed concerns relating to: height, density, scale/massing, traffic, design, the safety of children attending Parkview Public School, and other matters. The resolution at the Public Meeting was that the application be referred back to staff for further review and a final recommendation.

Shortly following the Public Meeting, on November 16, 2011, Tribute (Unionville) Limited appealed the application to the Ontario Municipal Board (OMB) on the basis that the Town has failed to make a decision on the application within one hundred and twenty (120) days after it

was received. Staff have yet to provide Development Services Committee with a Recommendation Report on the proposed redevelopment.

On November 25, 2011, a meeting was held with the Mayor, Councillor Hamilton, Town staff and a representative from each of the following: the Unionville Ratepayers Association (URA), Unionville Villagers Association (URA) and Unionville Business Improvement Area (UBIA), Tribute (Unionville) Limited and Gatzios Planning + Development Consultants Inc. At the conclusion of the meeting, it was decided that a Working Group be formed to arrive at a redevelopment concept for the site that can be supported by the Working Group. It is hoped that through this Working Group process potential modifications to the project could be identified that would address concerns of the community and the requirements of the applicant, prior to the OMB hearing. It is intended that further discussions will be held with the applicant in this regard, prior to the OMB hearing.

The purpose of this report is to update Development Services Committee, and to seek the authorization of Development Services Committee and Council for the formulation of a Working Group as outlined in the recommendation.

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