

Michael Oliveri

From: Scott Patterson [REDACTED]
Sent: Tuesday, December 5, 2023 11:18 AM
To: Jeremy Parsons; 'Sean O'Neill'
Cc: Joan Jylanne; Danielle Manton; Hardy Bromberg; Michael Oliveri
Subject: [External] RE: 44-46 Park Hill Road East
Attachments: P01-23 - 44-46 Park Hill Rd - Pre--Consultation Comments.pdf

Good morning Jeremy

I am in receipt of your messages regarding the Council meeting scheduled for today. We have been awaiting an opportunity to speak to the landowner's solicitor (Denise Baker of Weirfoulds) on this matter prior to responding. Unfortunately Ms. Baker has been tied up and we are not meeting with her until this afternoon.

Firstly, the landowner / developer formally objects to the potential designation of this property and wish to go on record noting this objection.

Secondly, there is an article in today's Record newspaper that provides quotes from members of the Heritage Committee and yourself regarding a Heritage Impact Assessment (HIA) request and that the developer did not follow through on this request and is somehow trying to avoid their responsibilities. As confirmed in your staff report on this matter, Pre-Consultation was undertaken on the proposed redevelopment of these lands. The formal Record of that meeting is attached as issued by City staff. You will note that there are no comments from Heritage Planning and the check box for a Heritage Impact Assessment is not "ticked off". The landowner and his consultant team cannot complete or provide items to the City that are not made known to them. At a minimum, I would ask that this be corrected/ redacted or whatever is necessary to make clear to Council and Committee that the developer is not trying to circumvent any required process or obligation. The news article paints the developer and his consultant team in a bad light and that is not acceptable.

The developer has followed established process and we only became aware of a heritage concern via your first message of November 30th, 2023.

The landowner has invested significant monies into preparing materials in support of the Site Plan application and redevelopment of these lands. The property has also been subject to recent break ins and the typical vandalism that goes along with that which reflects the boarded up nature of the building as illustrated in the pictures of the staff report.

As noted, a meeting with the landowner's solicitor has been scheduled for this afternoon. Further comments are likely to follow after that.

Should you wish to discuss in the meantime, please let me know and we can arrange a suitable time.

SP

Scott J. Patterson, BA, CPT, MCIP, RPP
Principal
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