



The Corporation of the City of Stratford  
Planning and Heritage Sub-committee  
Open Session  
AGENDA

**Date:** Thursday, June 30, 2022  
**Time:** 4:30 P.M.  
**Location:** Electronic Meeting  
**Sub-committee Present:** Councillor Ritsma - Chair Presiding, Councillor Bunting, Councillor Clifford, Councillor Vassilakos  
**Staff Present:** Taylor Crinklaw - Director of Infrastructure and Development Services, Danielle Clayton - Recording Secretary, Miranda Ivany - Planner

To watch the Sub-committee meeting live, please click the following link: <https://stratford-ca.zoom.us/j/81212335891?pwd=fqNaiObucjac4HdXqTnRPirQZ1nmkI.1>

A video recording will also be available on the City's website at <https://www.stratford.ca/en/index.aspx> following the meeting.

Pages

**1. Call to Order**

The Chair to call the meeting to Order.

Councillor Ingram provided regrets for this meeting.

**2. Disclosure of Pecuniary Interest and the General Nature Thereof**

The *Municipal Conflict of Interest Act* requires any member of Council declaring a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and otherwise comply with the *Act*.

Name, Item and General Nature of Pecuniary Interest

### 3. Delegations

None scheduled.

### 4. Report of the Director of Infrastructure and Development Services

#### 4.1. Heritage Stratford Recommendation Regarding the Intent to Designate 86 John Street South and 90 John Street South under Part IV, Section 29 of the Ontario Heritage Act (PLA22-025)

4 - 25

Motion by

**Staff Recommendation:** THAT Council consider the request from Heritage Stratford to adopt the following motion, as Heritage Stratford has adequately demonstrated that the heritage attributes of the site meets one or more of the provincial designation criteria set out in Ontario Regulation 9/06:

**"THAT Council issue an intent to designate 86 & 90 John Street South under Part IV, Section 29 of the Ontario Heritage Act specifically the:**

- a. 1891 hospital (Avon Crest), including the semi-circular landscaped entrance driveway;
- b. 1910 extension;
- c. 1904 Gardener's cottage; and
- d. 1929 Nurses' residence."

### 5. Report of the Planner

#### 5.1. City of Stratford Municipal Heritage Registry – Non-Designated Properties Proposed for Inclusion (PLA22-026)

26 - 32

Motion by

**Staff Recommendation:** THAT Council direct Staff to notify the 30 property owners of the Heritage Stratford resolution and inform them of the upcoming virtual public open house;

**THAT Staff hold a virtual public open house to educate and inform affected property owners and the public on the objectives of including non-designated properties on the Municipal Heritage Register;**

**AND THAT following the virtual public open house, staff forward a final recommended list of properties to be included on the Municipal Heritage Registry as non-designated properties for Council's consideration.**

### 6. Department Update

33 - 35

The Director/Manager to provide an update on department activities and ongoing projects.

**7. Advisory Committee/Outside Board Minutes**

36 - 42

The following Advisory Committee/Outside Board minutes are provided for the information of Sub-committee:

- Heritage Stratford Advisory Committee minutes of April 12, 2022

**8. Next Sub-committee Meeting**

The next Planning and Heritage Sub-committee meeting is July 28, 2022 at 4:30 p.m.

**9. Adjournment**

Meeting Start Time:

Meeting End Time:

Motion by

**Sub-committee Decision: THAT the Planning and Heritage Sub-committee meeting adjourn.**




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## MANAGEMENT REPORT

**Date:** June 30, 2022  
**To:** Planning and Heritage Sub-committee  
**From:** Alyssa Bridge, Manager of Planning  
**Report #:** PLA22-025  
**Attachments:** Correspondence from HPHA dated April 1, 2022

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**Title:** Heritage Stratford Recommendation Regarding the Intent to Designate 86 John Street South and 90 John Street South under Part IV, Section 29 of the Ontario Heritage Act

**Objective:** To provide Heritage Stratford's recommendation regarding the proposed intent to designate 86 John Street South and 90 John Street South (Avon Crest) under Part IV, Section 29 of the Ontario Heritage Act.

**Background:** On November 9, 2021, Heritage Stratford resolved the following:

That Heritage Stratford request that Stratford City Council issue a notice of intention to designate the Avon Crest property, 86 John Street South and 90 John Street South, Stratford ON under Part IV, Section 29 of the Ontario Heritage Act specifically the:

- a) 1891 hospital (Avon Crest), including semi-circular landscaped entrance driveway;
- b) 1910 extension;
- c) 1904 Gardener's cottage; and
- d) 1929 Nurses' residence.

Heritage Stratford has initiated this designation request. The property owner, the Huron Perth Health Alliance (HPHA) objects to the designation under Part IV of the Ontario Heritage Act. A letter from the HPHA outlining their concerns with the request is attached.

At the January 14, 2020, Heritage Stratford meeting the HPHA did a presentation to Heritage Stratford announcing their intention to redevelop the property. The property currently is not designated under the Ontario Heritage Act, is not included on the Municipal Heritage Register and it does not abut any properties designated under the

Ontario Heritage Act. The presentation from the HPHA to Heritage Stratford was solely for information purposes.

On February 3, 2020, the HPHA, which includes Stratford General Hospital, issued a Request for Solutions (RFS) with an aim to facilitate “the development of a new iconic building dedicated to providing healthcare-related services to the city and surrounding communities” on the Avon Crest site. The RFS noted that, “the Hospital and HPHA have not performed any analysis or review of the existing site or building conditions.” The RFS required that, “Careful demolition of the existing building must be considered.” Applications were due to HPHA August 17, 2020. No further action on the RFS has been taken by the HPHA.

### Non-Designated Municipal Registry

In 2017, Heritage Stratford engaged the University of Waterloo’s Heritage Resource Centre for the purpose of compiling a list of non-designated properties to be listed on the Municipal Heritage Register. The Heritage Resource Centre reviewed over 600 properties previously assessed and identified the 438 properties deemed to have the highest cultural value or significance. The 438 properties were broken down into three lists that were based on their cultural value and significance. The subject lands were included on the second list.

As outlined by Sections 27(3)-(5) of the Ontario Heritage Act, owners of non-designated properties listed on the Municipal Heritage Register are required to provide the Council of the municipality at least 60 days’ notice if they intend to demolish or remove the building or structure.

On March 10, 2020, Heritage Stratford passed a resolution that Development Services staff commence with the second phase of the non-designated register for the properties identified in the Hamlet and Romeo Wards.

The subject lands were included on this list and are located within the Hamlet Ward. On August 10, 2020, Council adopted a resolution that directed staff to explore various forums available to host an open house, that staff notify the property owners of the Heritage Stratford resolution, that staff host an open house and that following the open house that staff forward a final recommended list of properties to be included on the Municipal Heritage Registry as non-designated properties for Council’s consideration. To date the property owners have not been notified and no further action has been taken. It is anticipated that this project will move forward in 2022.

### Location

The subject lands are located on the west side of John Street South and on the north side of West Gore Street and are known municipally as 86 John Street South and 90 John Street South and are legally described as Concession 1 Pt Lot 3 (Geographic Township of Downie) in the City of Stratford. The site comprises the Avon Crest

Hospital building, including its semi-circular drive and landscaped approach, its northern extension, its unobstructed views to the north, the gardener's cottage and the nurses' residence.

Location Map- 86 John Street South and 90 John Street South



### Property History (prepared by Heritage Stratford)

In 1887 Mayor J.C. MacGregor urged the establishment of a hospital in Stratford. Citing the increasing number of industrial accidents, he recalled sending an injured man to jail, the only place then available for the purpose. A determined group of women responded, organizing a public meeting in November 1888, which resulted in the creation of the City of Stratford General Hospital Trust. Within a month over \$7,000 had been raised, enough to construct a wing and tower of what would be a building capable of expansion. But there was no need for such half-measures. As Nancy Z. Tausky and Lynn D. DiStefano explain in *Victorian Architecture in London and Southwestern Ontario*, "So efficient were the money-raising efforts, complete with bazaars and amateur theatricals, that the \$13,361 structure opened debt-free in 1891." Stratford citizens contributed 75% of those construction costs and city council granted the five acres of land upon which the building stands.

The architect, George F. Durand (1850-1889), first worked for Thomas Fuller (later to become Chief Dominion Architect for the Government of Canada) on the New York State Capital building in Albany. Returning to London, Ontario he led a series of architectural partnerships, building a wide range of buildings in Toronto (Upper Canada College) and across southwestern Ontario. According to the *London Advertiser*, Durand "was acknowledged to be the best architect in the Dominion." Durand, was no stranger to Stratford, having already designed the old Pumphouse (1883, now Gallery Stratford), the Perth County Court House (1886) and the Jail (1886). Stratford General Hospital was Durand's final building. He died before it opened.

Designed in the High Victorian Queen Anne Style, the yellow-brick, symmetrical building originally featured a central tower and protruding bay windows on the side wings. These bays were initially open-air porches, providing convalescing patients with fresh air in summer. With its tower, turrets and chimneys it would have presented a picturesque appearance on John Street, an imposing sight when viewed from the T. J. Dolan parkland below.

The five acres of land granted to the hospital by the city testifies to Stratford's farsightedness in understanding that the hospital would continue to grow. The historic property being recommended for protection, therefore, incorporates the building proper, the landscaped, semi-circular entrance drive, the accumulation of subsequent buildings – including gardener's cottage (1904), three-storey, north wing (1910), and nurses' residence (1929) and the remarkable, unobstructed northern views from Avon Crest to the T. J. Dolan parkland.

Avon Crest was constructed as part of a larger push across the country in the 19th century to build general hospitals in Canada's growing cities, often sited at some distance from the city centre, for the protection of both the patients and the healthy population. According to McGill University Professor Annemarie Adams, an expert on hospital architecture, "From roughly the Crimean War to World War I, hospitals looked

like other reform institutions that featured big, open wards. This is the hospital of Florence Nightingale, where 30-some patients lay in parallel rows of narrow beds. Ventilation, ventilation and ventilation were the three main planning ideas driving the form of this largely philanthropic institution, often called the pavilion plan because the buildings were surrounded by fresh air." Many of these early 19th-century hospitals resembled large country houses. They were rectangular structures with central entries. The typical example was a three-storey building crowned by a classical cupola or a central tower and punctuated by numerous chimneys.

As Stratford's population grew and medicine advanced, Stratford General Hospital was continuously expanded and upgraded – 1904 (gardener's cottage), 1910 (three-storey, north wing), 1915 (electricity), 1917 (telephone), 1920 (x-ray department), 1925 (laboratory) and 1929 (nurses' residence) – until finally, in 1955, it was repurposed as a convalescent facility (Dean Robinson, *For Your Health: Stratford General Hospital 1891-2002*). According to the *Stratford Beacon-Herald*, "In 1990, all remaining inpatient services offered at Avon Crest were transferred to the Stratford hospital's main campus and, more recently as between two years ago [in 2018], all outpatient and other hospital services, including laundry, were also consolidated in the newer east building, which opened in 2010."

For most of the 19th century nurses had lived in rooms scattered throughout the hospital proper, but in the early 20th-century hospitals began constructing purpose-built nurses' residences, which soon included teaching facilities in addition to individual rooms. Like the Ann Baillie Building, Kingston General Hospital's nurses' residence constructed in 1903 and recognized by the Historic Sites and Monument Board of Canada, Stratford Hospital's 1905 nurses' residence also commemorates the contribution of nurses and nursing to scientific medicine and to women's agency as health care professionals. Such buildings also celebrate and remind us of the training and professionalism of nurses, their social life and unique culture, as they emerged as leaders in the field of medicine.

Hospitals are architectural landmarks, important and sometimes beautiful buildings. When it opened in May 1891, Stratford Hospital was a symbol of progress in science and technology, one that represented Stratfordites' belief in the welfare of all its citizens. Today it is a repository of personal memory and collective social meaning, a place intimately associated with birth, illness and death within our community. Cameron Logan, an expert on hospital architecture and its preservation, believes that, "architects, preservation professionals, and municipal-planning departments must think about hospitals as historic places, whether they want to or not."

George F. Durand's drawings for the Stratford Hospital are preserved as part of the Murphy-Moore collection of architectural records (AFC-47) at the University of Western Ontario.



## Sources:

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<http://dictionaryofarchitectsincanada.org/node/1653>)

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Robinson, Dean. For Your Health: Stratford General Hospital 1891-2002 (Stratford: Stratford General Hospital, 2003).

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<https://www.stratfordbeaconherald.com/news/local-news/huron-perth-healthcare-alliance-seeking-redevelopment-ideas-for-avon-crest-property-in-stratford>

Tausky, Nancy Z. and Lynn D. DiStefano. Victorian Architecture in London and Southwestern Ontario: Symbols of Aspiration (Toronto, University of Toronto Press, 1986).

## **Analysis:**

### **Planning Framework**

#### Planning Act

Section 2 of the Ontario Planning Act identifies the conservation of cultural heritage resources is identified as a Provincial interest and directs that municipalities shall have

regard to the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest. The conservation of cultural heritage resources contributes to other matters of provincial interest, including the promotion of built form that is well-designed and that encourages a sense of place.

#### Provincial Policy Statement, 2020

In accordance with the Wise Use and Management of Resources policies in Section 2.6 of the Provincial Policy Statement (PPS) significant built heritage resources and significant cultural heritage landscapes shall be wisely conserved and managed. Built heritage resources are defined in the PPS as a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an indigenous community. Built heritage resources are located on a property that may be designated under Part IV or V of the Ontario Heritage Act, or may be included on local, provincial, federal and/or international registers.

#### City of Stratford Official Plan

Section 3.5.3 of the Stratford Official Plan sets out additional criteria for designation:

- i) The City shall continue to designate by by-law individual properties and groups of properties, as well as cultural heritage landscapes, pursuant to the provisions of the Ontario Heritage Act utilizing criteria for determining heritage value or interest established by provincial regulation under the Ontario Heritage Act and the following municipal criteria:
  - a) prehistoric and historical associations with a theme of human history that is representative of cultural processes in the settlement, development and use of land in the City;
  - b) prehistoric and historical associations with the life and activities of a person, group, institution or organization that has made a significant contribution to the City;
  - c) architectural, engineering, landscape design, physical, craft and/or artistic value;
  - d) scenic amenity with associated views and vistas that provide a recognizable sense of position or place;
  - e) contextual value in defining the historical, visual, scenic, physical and functional character of an area; and,
  - f) landmark value.

The Ontario Heritage Act enables municipalities to identify and protect heritage resources by way of designation under Part IV or Part V of the act. The City of Stratford Official Plan implements key heritage principles and interests set out provincial policy regime of the Planning Act, the Provincial Policy Statement, and the Ontario Heritage Act and provides direction to further identify, protect and manage significant cultural heritage resources within the City. The designation of individual properties under Part IV of the Ontario Heritage Act is one tool that municipalities can utilize to identify and protect heritage cultural resources within the city.

### Ontario Heritage Act

Buildings, structures, and landscapes may be designated under Part IV of the Ontario Heritage Act if they meet a minimum of one of the following criteria (Ontario Regulation 9/06):

1. The property has design value or physical value because it,
  - a. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - b. displays a high degree of craftsmanship or artistic merit, or
  - c. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
  - a. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - b. yields, or has the potential to yield, information that contributes to an understanding of the community or culture, or
  - c. demonstrates or reflects the works or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - a. is important in defining, maintaining or supporting the character of an area,
  - b. is physically, functionally, visually or historically linked to its surrounding, or
  - c. is a landmark.

When putting forward a property for designation under the Ontario Heritage Act, there are four pieces of information required under O. Reg 385/21 and they are:

- Description of the portion of the property that has cultural heritage value or interest by way of site plan, scaled drawing or a description in writing;
- Statement of cultural value or interest which must identify and explain which of the designation criteria within O. Reg 9/06 is met;
- Description of heritage attributes which must explain how each heritage attribute contributes to the cultural heritage value or interest of the property; and
- Property identifier which includes the legal description, municipal address and general description of where the property is location (name of the neighbourhood/ward or closest major intersection).

### Designation Process

There are seven steps to designating an individual property under Part IV of the Ontario Heritage Act. These steps are:

1. Identifying a property as a candidate for designation
2. Researching and evaluating the property
3. Serving the notice of intention to designate, with an opportunity for objection
4. Passing the designation by-law
5. Appeals and coming into force
6. Listing the property on the municipal register
7. Including property on the Ontario Heritage Trust register

Prior to designating a property under the Ontario Heritage Act, Council must pass a motion to proceed to designate the property. Council must also notify the property owner and the Ontario Heritage Trust and the Notice of Intent to designate must be published in a local newspaper. There is a 30-day objection period. If no objections to the Notice of Intent to designate are received after 30 days, Council may proceed to pass a by-law designating the property.

In 2019, through Bill 108, the More Homes, More Choices Act, amendments to the Ontario Heritage Act introduced a new review process for municipal Councils where there are objections to designation. It is now required that if a Notice of Objection is received within 30 days of the publishing of the Intent to Designate, the Council of the municipality shall consider the objection and make a decision whether or not to withdraw the Notice of Intention to designate the property within 90 days after the 30-day objection period. Should Council withdraw the Notice of Intent to designate or fail to make a decision in 90 days Notice of Withdraw is to be issued. If no objections are received or Council wishes to proceed with the Intent to Designate despite an objection, Council has 120 days from the date of the publication of the Notice of Intent to designate to pass the designation by-law. If Council fails to pass the by-law, the Notice of Intent to designate is deemed to be withdrawn and the municipality shall issue a

Notice of Withdrawal. Should Council pass a designation by-law notice is required to be published in the newspaper, given to the owner and the Ontario Trust.

#### Appeal process

Any person who objects to the by-law may appeal to the Ontario Land Tribunal in accordance with the Ontario Heritage Act, as amended within 30 days of the publication of the designation in the newspaper.

#### **Statement of Cultural Value or Interest (prepared by Heritage Stratford)**

The Avon Crest property municipally addressed 86 and 90 John Street South is comprised of an accumulation of late 19th century early 20th century health care buildings and a tree-lined semi-circular approach. The site is nearby the T.J. Dolan natural area and is a significant surviving example of a health care facility that testifies to the history of the medical and nursing professions in Canada. The Avon Crest is a well-known local landmark that provided a high standard of care demonstrating Stratford's commitment to its citizens well-being, which during the 19th century set Stratford apart as a settlement area and was a key component in shaping Stratford and attracting additional development in Stratford since its construction.

The overall site, including the tree-lined semi-circular drive and buildings, represents one of the best-preserved 19th century examples in Canada of how medicine was practiced, citizens served, and nurses housed and trained. The rectangular yellow-brick, three storey symmetrical Avon Crest building with central entry, with bay windows and open-air porches providing fresh air to convalescing patients, and punctuated by numerous chimneys exemplify the picturesque Queen Anne style as practiced by George F. Durand a well known Architect in Stratford and across southwestern Ontario. The tree-lined, semi-circular landscaped entrance has allowed the site to retain its 19th century context of how the site was accessed, used, and experienced during that time period.

The Avon Crest hospital has been an important medical facility and cultural feature for Stratford and Perth County, touching the lives of residents, in joy and in sadness, for over 130 years. Its yellow-brick, symmetrical plan, with bay windows and open-air porches represent Durand's skill as an architect and the historic role of hospital buildings to health care provision in Canada. The Avon Crest site has been an integral part of the overall culture, heritage and development of Stratford.

#### **Description of Heritage Attributes (prepared by Heritage Stratford)**

The specific heritage attributes of the property are:

1. Original 1891 hospital (Avon Crest)

- a. Intact massing, including 3-storey centre block with projecting entrance bay, framed by 3-storey gabled bays with projecting 2-storey bay windows.
  - b. Original yellow, stretcher bond brickwork.
  - c. Original rough stone basement foundation.
  - d. Original carved stone panel over entrance with buildings name (Stratford Hospital).
  - e. Original windows including:
    - i. Paired, arched windows with stone sills at 2<sup>nd</sup> floor over entrance and at 3<sup>rd</sup> floor over bay windows;
    - ii. Single windows with 4-over-4 overlights;
    - iii. 6- pane bay windows with overlights in projecting bays; and
    - iv. Projecting 3<sup>rd</sup> floor dormer windows, with 3-over- 3 overlights two on the principal façade and one each on the east and west roof.
  - f. Original ornamental brickwork at 3<sup>rd</sup> storey of the gabled ends and turrets of side bays.
2. Original 1910 north extension to the original 1891 hospital
- a. Intact massing;
  - b. Original yellow, stretcher bond brickwork;
  - c. 2-storey glazed solariums (originally open-air) at the west end;
  - d. Original interior layout
3. Tree lined semi-circular entrance driveway
4. 1904 Gardener's cottage
- a. Intact massing;
  - b. Original yellow, stretcher bond brickwork; and
  - c. Decorative, painted bargeboards at gabled ends of roof.
5. Original 1929 nurses' residence
- a. Intact massing

- b. Original, mid-brown brickwork; and
- c. Original, eyebrow dormer windows in roof.

### **Compliance with Designation Criteria (prepared by Heritage Stratford)**

The heritage attributes listed above (1-5) meet the following sections of the Provincial criteria set out in Ontario Regulation 9/06:

1. The property has design value or physical value because it,
  - a. is a rare, unique, representative or early example of a style, type, expression, material or construction method. Specifically, Avon Crest is significant for the history of architecture in Canada. Few intact examples of 19<sup>th</sup> century hospitals remain.
2. The property has historical value or associative value because it,
  - a. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. Specifically, Avon Crest is an important surviving example that testifies to the history of the medical and nursing professions in Canada.
  - a. demonstrates or reflects the works or ideas of an architect, artist, builder, designer or theorist who is significant to a community. Specifically, Avon Crest is an important example of the work of architect George F. Durand in Stratford, and across Southwestern Ontario.
3. The property has contextual value because it,
  - a. is a landmark. Specifically, Avon Crest has been a recognizable and defining feature of Stratford for over 130 years and represents a significant turning point in Stratford's commitment to caring for its citizens.

The heritage attributes (1-5) also meet the following criteria outlined within Section 3.5.3 i) of the Stratford Official Plan:

- a) prehistoric and historical associations with a theme of human history that is representative of cultural processes in the settlement, development and use of land in the City. Specifically, the establishment of a facility that provided a high standard of health care, which during the 19<sup>th</sup> century set Stratford apart as a settlement area and was a key component in shaping Stratford and attracting additional development.
- b) prehistoric and historical associations with the life and activities of a person, group, institution or organization that has made a significant contribution to the City. Specifically, the nurses, physicians and other health professionals who lived and

worked there over many years, and as a repository of personal memory and collective social meaning for the community.

- c) architectural, engineering, landscape design, physical, craft and/or artistic value. Specifically, the yellow-brick, Queen Anne-style Avon Crest building, with bay windows and open-air porches as representative of historical style. The tree lined semi-circular driveway represents the 19<sup>th</sup> century context of how the site was accessed and used during that time period.
- d) landmark value. Specifically, preserving the physical evidence of the Avon Crest Hospital, which has been a recognizable and defining feature of Stratford for over 130 years and represents a significant turning point in Stratford's commitment to caring for its citizens.

### **Public Comments**

A written submission was received from a member of the public in December 2021, requesting that council supports Heritage Stratford's request to designate the Avon Crest site under Part IV of the Ontario Heritage Act to ensure the protection of the original 1891 hospital, 1910 extension, Gardener's cottage (1904), nurses' residence (1929), and the semi-circular landscaped entrance driveway, from possible destruction. The HPHA issued a Request for Solutions (RFS) in 2020 that instructed candidates that "careful demolition of the existing building must be considered". HPHA is the custodian of a significant piece of Stratford's historical and cultural heritage and for this too it is responsible to protect this heritage resource. The development of the site should incorporate preservation (which is the most environmentally sustainable solution). With creativity, ingenuity and determination the community can continue to enjoy and celebrate this unique example of Stratford's architectural and cultural history.

If Council does pass a motion to issue the intention to designate, all responses received will be submitted to Council for consideration.

### **Owner's Comments**

Staff contacted the owners of the lands in November 2021 to discuss the Heritage Stratford motion. The proposed statement of cultural value or interest and description of the heritage attributes was passed along to the owner in December 2021. The owners advised that they object to designation under Part IV of the Ontario Heritage Act. Correspondence outlining the specific concerns is attached.

### **Photographs of 86 and 90 John Street South**

Avon Crest, Principal Entrance Façade





Avon Crest, Principal Entrance Façade and 1910 Addition, From the West



Avon Crest, Principal Entrance Façade and 1910 Addition, From the East





Semi- circular Driveway



Nurses' Residence



## Gardener's Cottage



### **Financial Implications:**

#### **Other:**

There are no direct Financial Implications as a result of Heritage's Stratford recommendation to designate the subject property under Part IV of the Ontario Heritage Act.

Cost of the plaque and photography for the designation is within the existing Heritage Stratford budget.

If Council directs staff to issue the Notice of Intent to designate and an objection is received staff will seek direction from Council on how to proceed and will provide detailed information about the cost associated with an appeal.

### **Alignment with Strategic Priorities:**

#### **Strengthening our Plans, Strategies and Partnerships**



Partnering with the community to make plans for our collective priorities in arts, culture, heritage and more. Communicating clearly with the public around our plans and activities.

### **Alignment with One Planet Principles:**

#### **Culture and Community**

Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.

**Staff Recommendation: THAT Council consider the request from Heritage Stratford to adopt the following motion, as Heritage Stratford has adequately demonstrated that the heritage attributes of the site meets one or more of the provincial designation criteria set out in Ontario Regulation 9/06:**

**“THAT Council issue an intent to designate 86 & 90 John Street South under Part IV, Section 29 of the Ontario Heritage Act specifically the:**

- a) 1891 hospital (Avon Crest), including the semi-circular landscaped entrance driveway;**
- b) 1910 extension;**
- c) 1904 Gardener’s cottage; and**
- d) 1929 Nurses’ residence.”**

**Prepared by:**

**Recommended by:**

Alyssa Bridge, MCIP, RPP, Manager of Planning

Taylor Crinklaw, Director of Infrastructure & Development Services

Joan Thomson, Chief Administrative Officer



CLINTON  
PUBLIC HOSPITAL

ST. MARYS  
MEMORIAL HOSPITAL

SEAFORTH  
COMMUNITY HOSPITAL

STRATFORD  
GENERAL HOSPITAL

Friday, April 1<sup>st</sup>, 2022

Ms. Alyssa Bridge, Manager  
Planning Department  
City of Stratford  
City Hall  
1 Wellington St.,  
Stratford, Ontario  
N5A 2L3

**Re: 86 & 90 John Street South Stratford Avon Crest Heritage Stratford  
Advisory Committee Motion**

Dear Ms. Bridge:

This letter will serve to formally acknowledge your November 26<sup>th</sup> and December 14<sup>th</sup>, 2022 e-mails to the Huron Perth Healthcare Alliance (HPHA) in relation to a Heritage Stratford Advisory Committee's recommendation to the City of Stratford to designate our Stratford General Hospital Site's Avon Crest Property under the Heritage Act. As you will recall, we did respond on both December 2<sup>nd</sup> and December 14<sup>th</sup>, 2021 confirming our wish that this designation not proceed and, at that time, committed to following up in more detail in the New Year.

In the intervening period Mayor Mathieson shared with us the letter the City received from the Stratford & District Historical Society (SDHS), dated February 25<sup>th</sup>. On February 28<sup>th</sup> we had the opportunity to meet with Mayor Mathieson, as well as Scott Boughner and Jayne Trachsel of SDHS to discuss the Society's views.

At the outset, it is important to state that as an organization we very much value the important role played by the Heritage Stratford Advisory Committee and the SDHS. We support their exemplary efforts in preserving our local heritage. In saying this, we hope that you recognize that the sole accountability of the HPHA is to support the hospital-based health care needs of the population we serve, now and into the future. We have fulfilled this vital role in Stratford for over 130 years. Simply put, this is our heritage, and something we take very seriously. Our historic role has been, and will continue to be, focused on the healthcare needs of our community, today and into the future.

In achieving this goal, we depend heavily on the generous support of our community, regularly led by the City of Stratford, to invest in the equipment and facilities necessary to support the highest quality patient care. In fact, we

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are currently gearing up for a major, \$30 million public campaign. It will help us meet the anticipated \$50+ million in equipment and facility needs we will face at our Stratford General Hospital Site over the next 4 years. Needs ranging from a new Chemotherapy Unit, to a replacement MRI, to updated Operating Room Equipment will all be addressed through this campaign. Our focus must be on these crucial investments, which are fundamental to addressing the future health care needs of those we serve.

What we do not have is either the mandate or resources to make further investments in the Avon Crest property, most notably the original hospital. For over a century the Avon Crest property played a cost-effective role in delivering community care. That is no longer the case for a property that is now incapable of meeting current, provincially mandated hospital setting requirements.

I can share that as part of our previous due diligence concerning available options, we commissioned the attached study, through Cost Consultants Marshall Murray. It ascertained the costs of renovating the 26,350 square foot Avon Crest Building back to its original historical appearance, including meeting current building code and accessibility requirements. These costs would enable the property to access the current rental market. The total cost was identified at over \$22 million. We believe this cost, in light of the current construction market, is now significantly under-stated. Of note, these costs do not include the additional parking investments that would have to be made by the HPHA to offset the loss of parking spaces associated with a new use for the Avon Crest property.

In addition to reviewing costs to renovate the Avon Crest building, you will recall that the HPHA undertook a “Request for Solutions (RFS)” process aimed at ascertaining developer interest in the property. While there was initial interest expressed, there was ultimately only 1 bid that was anywhere near compliant with our RFS requirements. Upon review by our Evaluation Team it was deemed to not address the major requirements outlined in the RFS and was therefore rejected. It should be highlighted that in advance of issuing the RFS, we met with the Heritage Stratford Advisory Committee to review the process and subsequently toured interested members through the site. In engaging the Committee, we were clear on our expected outcomes and also confirmed that any new development would be required to pay homage to the original hospital, the history and the heritage of the site and the City.

The building is not presently occupied, nor is it necessary for existing HPHA operations. It does, however, require increasing maintenance investments, currently estimated at close to \$200,000/year and, in the not-to-distance future, will require investments to address exterior safety concerns, including a new roof estimated to cost \$1 million. These existing, and projected costs would have to be addressed through HPHA operating dollars. The HPHA Board of Directors firmly believes that operating funds should be solely

allocated towards addressing current and future patient care needs, not supporting buildings no longer fit for purpose.

As a result of the increasing costs being incurred to maintain the building, the lack of developer interest in the property as it currently stands, the insurmountable investments needed to develop a functional, historically appropriate structure, and the increasing risks presented by the structure, the HPHA Board of Directors, supported by the Stratford General Hospital Local Advisory Committee, has approved a recommendation from management for the demolition of the main Avon Crest building. While no demolition plans have been approved at this time, we can share that the HPHA is beginning to isolate the building from both a mechanical and electrical perspective and will be developing plans to tender the removal of the building in the coming months.

Despite the Avon Crest building not currently being required to support the needs of the HPHA, the land is viewed as an incredible asset for the future health care needs of our community, and the organization has every intention of maintaining ownership. Over the decades, the hospital, and the HPHA have developed the full property from west to east and recognizes that there could be a time in the future when the Avon Crest property becomes necessary for future hospital development. In the intervening years however, the HPHA recognizes that a “clean site” would be attractive to developers and would present numerous “value-add” options for community consideration, ranging from health-related developments such as Long-Term Care and physician practices, to sustainable housing. Regardless of the options considered, all would be subject to public review and subject to all necessary approvals.

While the direction of the HPHA is clear, should a concrete, time sensitive plan be placed in front of our organization committing the necessary funds to renovate the buildings to their historical significance, make the building occupancy ready and address ongoing property costs (estimated to be in the order of \$35 - \$45 million), the HPHA would be open to such a presentation. In saying this, it should be noted that in the past 30 years we have never received any serious interest, nor enquiries of this nature.

Despite respectfully requesting that the City of Stratford not support the designation request from the Heritage Stratford Advisory Committee for the reasons noted in this letter, the HPHA is very interested in working with the City and the Committee to identify ways in which the historical significance of the site can be preserved for future generations, including utilizing virtual tools to “preserve” the original hospital for future generations to see and appreciate.

As always, we extend a heartfelt thanks to the City of Stratford for the unparalleled support you have provided to the hospital's investment needs over the years. We very much look forward to continuing this important



partnership as the HPHA's heritage of providing exemplary care now, and into the future continues.

We would be happy to attend any suggested meetings to discuss our request in more detail and look forward to further dialogue.

Respectfully,

A handwritten signature in dark ink, appearing to read "Andrew Williams", with a stylized flourish at the end.

Andrew Williams, B.Sc.(Hon), MHSA, CHE  
President & Chief Executive Officer  
Huron Perth Healthcare Alliance

Encl.

cc: Ron Lavoie, Chair, Board of Directors  
Huron Perth Healthcare Alliance




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## MANAGEMENT REPORT

**Date:** June 30, 2022  
**To:** Planning and Heritage Sub-committee  
**From:** Alyssa Bridge, Manager of Planning  
**Report #:** PLA22-026  
**Attachments:** None

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**Title:** City of Stratford Municipal Heritage Registry – Non-Designated Properties  
 Proposed for Inclusion

**Objective:** To provide background information regarding Heritage Stratford's resolution to list non-designated properties of cultural value or interest to the City Municipal Heritage Register under Section 27(3) of *the Ontario Heritage Act* and to set out a process to implement this objective.

**Background:** On April 12, 2022, Heritage Stratford resolved the following:

THAT the Heritage Stratford Advisory Committee recommends Stratford City Council include the following 30 properties on the City's register of properties of heritage value or interest as authorized by Section 27(1.2) of the Ontario Heritage Act, as the properties are of cultural heritage value or interest:

23 Albert Street	35 Britannia Street
42 Albert Street	48 Britannia Street
48 Albert Street	58 Britannia Street
51 Albert Street	66 Britannia Street
52 Albert Street	70 Brunswick Street
56 Albert Street	91 Brunswick Street
164 Albert Street	100 Brunswick Street (centre)
181 Albert Street	100 Brunswick Street (left)
206 Albert Street	100 Brunswick Street (right)
72 Avon Street	115 Brunswick Street
193 Birmingham Street	129 Brunswick Street
201 Birmingham Street	161 Brunswick Street
205 Birmingham Street	163 Brunswick Street
240 Birmingham Street	181 Brunswick Street
22 Britannia Street	192 Brunswick Street;

THAT the owners of the properties identified for inclusion on the register be given notice of Council's intent, information about the reasons for and implications of inclusion, and an opportunity to decline inclusion;

AND THAT necessary staff resources be assigned to ensure these recommendations are carried out in a timely manner

## **Analysis:**

### Policy Background

Section 27 of the *Ontario Heritage Act* requires every municipality in Ontario to maintain a Municipal Heritage Register of all properties of cultural heritage value or interest. Section 27(3) of the *Ontario Heritage Act*, as amended, allows municipal councils to expand the Municipal Heritage Register to list properties that have not been designated, but that the municipal council believes to be of cultural heritage value or interest. The decision to list a non-designated property on the Municipal Heritage Register rests with municipal council, upon consultation with its municipal heritage committee, i.e. Heritage Stratford.

The City of Stratford Official Plan contains the framework for including non-designated properties on the Municipal Heritage Register. Section 3.5.5 states: "the Register may include property that has not been designated under the *Ontario Heritage Act* but that Council believes to be of heritage value or interest. Council shall consult with Heritage Stratford prior to making any modifications to the Register involving properties which are not designated. The provisions of the *Ontario Heritage Act* respecting demolition of heritage resources listed in the Register shall apply."

As outlined by Sections 27(3)-(10) of the *Ontario Heritage Act*, owners of non-designated properties listed on the Municipal Heritage Register are required to provide the council of the municipality at least 60 days notice if they intend to demolish or remove the building or structure. This 60-day period allows staff, the municipal heritage committee and municipal council the opportunity to discuss alternatives to demolition, such as retention or adaptive re-use, it allows time for photo-documentation of the property prior to demolition, or time to proceed with intent to designate the property under the *Ontario Heritage Act*.

The *Ontario Heritage Act* does not define demolition. The *Ontario Building Code Act* does define "demolition" and it is defined as the following:

"demolition means to do anything in the removal of a building or any material part thereof."

As demolition of a structure or material part thereof requires a permit under the Building Code, demolition referenced in Section 27(9) of the *Ontario Heritage Act* is considered to match demolition as defined by the *Ontario Building Code Act*.

Non-designated properties listed on the Municipal Heritage Register are not subject to Heritage Alteration Permits.

If a demolition or building permit application was received which proposed to remove a building or remove a material part of a building which is listed on the Municipal Heritage Register, the Chief Building Official (CBO) would be prohibited from issuing the permit for 60 days. If only a portion of the building is proposed to be removed, the CBO would be tasked with determining whether or not what is proposed to be removed is reasonably defined to be "a material part" of the building. It is recommended that the CBO discuss with Heritage Stratford or a working group of Heritage Stratford, the extent that "a material part thereof" is considered demolition under the *Ontario Heritage Act*. It is recommended the CBO and Heritage Stratford establish some general guidelines as to what constitutes "material part" prior to Municipal Council passing any by-law adding non-designated properties to the Register.

### Project History

#### *Phase 1*

The process for implementing this initiative began in 2017 when Heritage Stratford engaged the Heritage Resource Centre for the purpose of compiling a list of non-designated properties to be listed on the Municipal Heritage Register. The Heritage Resource Centre reviewed over 600 properties previously assessed and identified the top 190 properties deemed to have the highest cultural value or significance. The Heritage Resource Centre took pictures of each property and developed a description of the property. The Heritage Resource Centre ultimately identified 44 properties that they deemed to be a priority to be listed on the Municipal Heritage Register. In September 2018, Heritage Stratford made a recommendation to City Council to include the 44 properties as non-designated properties on the Municipal Heritage Register. In April 2019, City Council adopted Heritage Stratford's recommendation. To implement the recommendation of City Council, City Staff mailed out notices to all 44 property owners of the intent to add their property to the municipal Heritage Register as non-designated properties. The package included an opt out form, an information letter, and a document of compiled frequently asked questions. Staff held an open house to provide education and an opportunity to discuss the initiative. After opt out letters were collected, a final list of 36 properties were added to the Municipal Heritage Register as non-designated properties.

#### *Phase 2*

On March 10, 2020, Heritage Stratford resolved the following:

THAT Development Services Staff commence with the second phase of the non-designated Register for the properties in the Hamlet and Romeo Wards.

On August 10, 2020, Council adopted the following:

THAT Council direct staff to explore various forums available to host an open house;

THAT Council direct staff to notify the 63 property owners of the Heritage Stratford resolution and inform them of the upcoming open house;

THAT staff hold an open house to educate and inform affected property owners and the public on the objectives of including non-designated properties on the Municipal Heritage Register;

AND THAT following the open house, staff forward a final recommended list of properties to be included on the Municipal Heritage Registry as non-designated properties for Council's consideration.

As a result of the COVID-19 Pandemic, work regarding the notification of the 63 property owners had been stalled. In early June 2022, staff launched a Virtual Public Open House on the City's Engage Stratford platform and mailed notices to the 63 property owners of the intent to add their property to the municipal Heritage Register as non-designated properties. The mailout was inclusive of the same informational packet as in the First Phase of this initiative, and direction to the online engagement platform. Holding a virtual public open house allows staff and Heritage Stratford members to field questions and to further educate the affected property owners and the public on the process and implications of being on the Municipal Heritage Register. The next step in this process would be to collect opt out letters and bring the final list of recommended properties to Council. The final formal step for Phase Two of this initiative would be to have Council pass a resolution to include the final list of properties on the Municipal Heritage Register. Anticipated timing for a Council decision on Phase Two of the initiative is Fall 2022.

### *Phase 3*

On April 12, 2022, Heritage Stratford passed a resolution to begin the Third Phase of this initiative, resolving:

THAT the Heritage Stratford Advisory Committee recommends Stratford City Council include the following 30 properties on the City's register of properties of heritage value or interest as authorized by Section 27(3) of the Ontario Heritage Act, as the properties are of cultural heritage value or interest:

23 Albert Street  
42 Albert Street  
48 Albert Street  
51 Albert Street  
52 Albert Street  
56 Albert Street  
164 Albert Street  
181 Albert Street  
206 Albert Street

72 Avon Street  
193 Birmingham Street  
201 Birmingham Street  
205 Birmingham Street  
240 Birmingham Street  
22 Britannia Street  
35 Britannia Street  
48 Britannia Street  
58 Britannia Street

66 Britannia Street  
 70 Brunswick Street  
 91 Brunswick Street  
 100 Brunswick Street (centre)  
 100 Brunswick Street (left)  
 100 Brunswick Street (right)

115 Brunswick Street  
 129 Brunswick Street  
 161 Brunswick Street  
 163 Brunswick Street  
 181 Brunswick Street  
 192 Brunswick Street;

THAT the owners of the properties identified for inclusion on the register be given notice of Council's intent, information about the reasons for and implications of inclusion, and an opportunity to decline inclusion;

AND THAT necessary staff resources be assigned to ensure these recommendations are carried out in a timely manner.

#### Process for Notifying and Recommending Non-Designated Properties

*Bill 108, More Homes, More Choices Act*, received Royal Assent on June 6, 2019, and came into force on July 1, 2021. Bill 108 includes amendments to section 27 of the Ontario Heritage Act. The amendments include the addition of the following:

- The requirement to provide notice to property owners within 30 days after including the property in the Municipal Heritage Register;
- The information required to be included in the notice:
  - statement of cultural value or interest,
  - property description,
  - explanation of the restriction and permissions concerning the demolition or removal of a building or structure on the property; and
- An objection process which includes the requirement for property owners to provide the Clerk a notice of objection setting out the reasons for the objection including relevant facts and for Council to consider the notice and make a decision as to whether the property should continue to be included or whether it should be removed and the requirement to provide notice of Council's decision on the objection to the owner of the property within 90 days after the decision.

City Staff have in Phase 1 and Phase 2, and will continue in Phase 3, to ensure that all applicable legislative requirements prescribed by the *Ontario Heritage Act* are met when notifying and adding properties to the Municipal Heritage Register as non-designated properties.

Staff recommend that the processes for public engagement and the notification of affected property owners for Phase Three will follow the same steps as Phase Two. Ultimately, non-designated properties on the Registry will be included on the City's Heritage webpage in a similar way designated properties on the Registry are listed today.

#### Summary

This initiative accomplishes the following:

- it recognizes properties of cultural heritage value in the community;

- promotes knowledge and enhances an understanding of the community's cultural heritage;
- is a planning document that would be consulted by municipal decision makers when reviewing development proposals or building permit applications; and
- is a way to introduce property owners to the *Ontario Heritage Act* and perhaps a desire to have their property designated.

This initiative is an important tool in planning for property conservation that is consistent with Section 2.6 of the Provincial Policy Statement and it is in conformity with Section 3.5.5 of the City of Stratford's Official Plan. The Municipal Heritage Register provides easily accessible information about cultural heritage properties for Council, planning staff, property owners, developers, tourists, educators and the general public; and provides interim protection for a listed property.

### **Financial Implications:**

#### **Financial impact to current year operating budget:**

All costs relating to the notification of owners that they are listed in the Municipal Heritage Register as a non-designated is within the existing budget.

#### **Financial impact on future year operating budget:**

The cost to maintain the Stratford Municipal Heritage Registry – Non-Designated Properties once adopted by City Council, will be added to future year operating budgets.

The Registry will be consulted by staff and the public when reviewing development proposals or building permit applications.

### **Alignment with Strategic Priorities:**

#### **Strengthening our Plans, Strategies and Partnerships**

Partnering with the community to make plans for our collective priorities in arts, culture, heritage and more. Communicating clearly with the public around our plans and activities.

#### **Developing our Resources**

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

### **Alignment with One Planet Principles:**

#### **Equity and Local Economy**

Creating safe, equitable places to live and work which support local prosperity and international fair trade.

### **Culture and Community**

Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.

### **Material and Products**

Using materials from sustainable sources and promoting products which help people reduce consumption.

**Staff Recommendation: THAT Council direct Staff to notify the 30 property owners of the Heritage Stratford resolution and inform them of the upcoming virtual public open house;**

**THAT Staff hold a virtual public open house to educate and inform affected property owners and the public on the objectives of including non-designated properties on the Municipal Heritage Register;**

**AND THAT following the virtual public open house, staff forward a final recommended list of properties to be included on the Municipal Heritage Registry as non-designated properties for Council's consideration.**

**Prepared by:**

Miranda Ivany, Planner

**Recommended by:**

Alyssa Bridge, MCIP, RPP, Manager of Planning

Taylor Crinklaw, Director of Infrastructure & Development Services

Joan Thomson, Chief Administrative Officer



## **Project Update – June 2022**

### **Recent Plan of Subdivision Applications**

31T21-002 – 525 O’Loane Avenue (includes Zone Change Application Z07-21), 69 residential units (single detached, semi detached and townhouse) are proposed.

31T21-003 – 3025 Line 34 (includes Zone Change Application Z13-21), 452 residential units (single detached and townhouses) are proposed.

### **Recent Plan of Condominium Applications**

31CDM21-003 – 500 McCarthy Road West, 193 townhouse units are proposed through a vacant land plan of condominium.

31CDM-22-002 - 84 Church Street, 5 residential units are proposed to be converted to condominium.

### **Recent Zone Change Applications**

- Z07-21 – 525 O’Loane Avenue
- Z13-21 – 3025 Line 34
- Z16-21 – 4192 Short Street – from Agriculture to a R2 and R4 site specific
- Z02-22 – 385 West Gore Street – From R2 to R3 site specific to allow for a quadruplex

### **Site Plan Applications Under Review**

- SP13-18 – 677 Erie Street (Gas Station)
- SP22-18 – 230 Ontario Street
- SP02-21 – 677 Erie Street (Hotel)
- SP05-21 – 3797 Downie Road 112
- SP10-21 – 1041 Erie Street
- SP18-21 – 37 Dickens Place
- SP20-21 – 500 McCarthy Road West
- SP21-21 – 7 St. Patrick Street
- SP22-21 – 429 Huron Street
- SP01-22 – 401 Erie Street
- SP04-22 – 3203 Vivian Line 37
- SP05-22 – 440 Wright Boulevard
- SP06-22 – 277 St. David Street
- SP07-22 – 35 Jarvis Street
- SP08-22 – 30 Queensland

### **Ontario Land Tribunal Hearings**

- OPA 01-20 and Zone Change Application Z06-20 for 370-396 Ontario Street.  
Hearing is scheduled to commence October 31, 2022.

### **Committee of Adjustment Applications**

	<b>2022 (To date)</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Consents</b>	5	13	11	16	11	23
<b>Minor Variances</b>	14	43	22	22	13	33

### **Other Planning Applications**

	<b>2022 (To date)</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Official Plan Amendment Applications</b>	0	3	1	0	3	1
<b>Zone Change Applications (Holding Provision Applications)</b>	2 (1)	18 (1)	6 (1)	11	10 (1)	9 (2)
<b>Plan of Subdivision Applications</b>	0	3	0	1	3	1
<b>Plan of Condominium Applications</b>	2	3	0	4	1	1
<b>Part Lot Control Applications</b>	1	1	0	2	1	2
<b>Site Plan Applications</b>	8	22	11	17	26	22
<b>Formal Consultation Submissions</b>	14	50	22	19	23	25

**New Dwelling Unit Permits Issued**

<b>Dwelling Type</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
<b>Single detached dwellings</b>	11	127	41	23
<b>Duplex/Semi-Detached dwellings</b>	0	0	2	2
<b>Triplex/Quad Dwellings</b>	0	4	0	5
<b>Townhouse Dwelling</b>	30	78	45	14
<b>Apartment Dwelling</b>	53	32	10	59
<b>Other (Conversions)</b>	3	4	3	5
<b>Secondary Suite</b>	4			
<b>Total Number of Residential Units</b>	<b>101</b>	<b>245</b>	<b>101</b>	<b>108</b>
<b>Total Number of Permits</b>	167	566	458	465



## Heritage Stratford Advisory Committee

### MINUTES

A meeting of the Heritage Stratford Advisory Committee (HS) was held on Tuesday, April 12, 2022 at 7:00 p.m., electronically.

**Committee Members Present:** Cambria Ravenhill – Chair Presiding, Brian Johnson, Barb Cottle, Jack West, Jeff Atchison, Laura Dent, Robin Thornrose, Jacob Vankooten

**Staff Present:** Alyssa Bridge – Manager of Planning, Miranda Ivany – Planner, Casey Riehl – Recording Secretary

**Also Present:** Ron Lavoie – Chair, Board of Directors HPHA, Rick Orr – Chair, SGH Local Advisory Committee, Francesco Sabatini – Manager, Facilities Management, Andrew Williams – President & CEO, HPHA, Roger Koert – Accessibility Advisory Committee

**Regrets:** Councillor Danielle Ingram, Howard Shubert

#### 1. Call to Order

The Chair called the meeting to order at 7:00 p.m.

#### 2. Declarations of Pecuniary Interest and The General Nature Thereof

None declared.

#### 3. Adoption of Previous Minutes

**Motion by** Robin Thornrose

**Seconded by** Jacob Vankooten

**THAT the minutes from the Heritage Stratford Advisory Committee meeting dated March 8, 2022, be adopted as printed. Carried**

#### 4. Delegate: Andrew Williams, President & CEO, Huron Perth Healthcare Alliance – Avoncrest Building Resolution (86 & 90 John Street South)

Andrew Williams, President and CEO of Huron Perth Healthcare Alliance (HPHA), reviewed with the Committee the recent history of the Avoncrest property, which has been completely vacated since 2018. He stated that HPHA values the heritage of the building, however, as a health care organization, their heritage is the care they have provided, are providing and will provide in the future. All of

Heritage Stratford Advisory Committee Meeting  
April 12, 2022

their decisions are based on this premise. The current cost to maintain the uninhabitable building is approximately \$200,000.00 per year. The roof has now been tarped to assist in reducing the leaking. The estimate to replace the roof is over \$1,000,000.00. As a healthcare organization, HPHA does not feel it is responsible on their part to invest operating dollars into the building. As maintenance costs are rising, HPHA needs to make some decisions as an organization on how to responsibly move forward. Any dollars that are brought in or surplus that is generated, should be going towards the future of healthcare.

Jack West now present at the meeting at 7:10 p.m.

As part of their due diligence, they did reach out to a cost consultant to inquire what it would take to bring the building back to its historical significance and meet all respective codes allowing it to be occupied. The figure, including inflation, came back at \$22,000,000.00, just to bring it back up to standards. HPHA has previously put out a request for solutions to the private sector, however the response was almost nil. The overwhelming feedback was that no one would develop the property because of the building.

HPHA sees the land as a massive asset for the community and would like to have the opportunity to develop it for future healthcare. They have submitted in writing to the City that they respectfully requested that the Notice of Intent not be used. HPHA is open to working with Heritage Stratford to recognize the heritage significance of the property. From a health investment perspective, the responsible course of action is to take the building down, clean the site and have it ready for future health and wellness developments.

Jeff Atchison inquired if HPHA had explored keeping the main facades of the building and redeveloping with a new building behind. Andrew Williams stated that when they sent out their request for solutions, they were very open to what they would look at, including maintaining the façade if it was a viable option. However, they did not receive any submissions highlighting that that would work.

Cambria Ravenhill inquired how many developers HPHA has spoken to regarding redeveloping the existing building. Mr. Williams stated that they advertised on all the platforms where companies that redevelop old buildings would be looking. However, no one reached out and contacted the HPHA. The Avoncrest building is 26,000 square feet, which is a massive stand-alone structure to rejuvenate.

Robin Thornrose noted that in the likelihood that the building is torn down, perhaps a future development could be designed and built with the same deserving kind of attention in another 100 years that the Avoncrest has brought. Mr. Williams advised he agreed and sees the land as a major asset, giving the HPHA latitude to help ensure that they do respect the heritage in some way.

Heritage Stratford Advisory Committee Meeting  
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Rick Orr noted that when looking at where dollars need to be spent in healthcare, it is not necessarily in buildings, but in the care that can be offered and provided to people in the community.

Laura Dent stated that the old Victoria Hospital lands in London were able to be adapted and a number of the significant buildings were able to be retained. She stated this would be her hope as a direction for Avoncrest. Ms. Dent inquired if there is any guarantee that a future development of the site would be used for health-related purposes for the community. Mr. Williams stated that in retaining ownership of the land, they can ensure that whatever happens on the property contributes to the health and wellness of the community, including housing or long-term care. Ms. Dent inquired if HPHA would be interested in reaching out to some of the developers in London who have retained and adapted some of the old buildings on the Victoria Hospital land. She expressed concerns with proposing demolition of the building, without having a plan in place for developing the property. She questioned whether HPHA is open to retaining and storing some of the materials so that they can be incorporated into a new building. Mr. Sabatini stated that selective demolition and storage of materials is always an option, however there is a cost associated with it. He advised this has not been explored in any detail at this point, however, it could be a possibility. Ms. Dent noted that the community will be lost if the building is removed and hopes that something positive can be done in the future development to respect the building and the community's attachment to it.

Cambria Ravenhill inquired if the HPHA has a list of possible developments, should the Avoncrest building be taken down. Mr. Williams stated that land adjacent to healthcare is very desirable and they are confident that they would see movement reasonably quickly on the property. HPHA does not have any interest in having a prime piece of land sitting empty and would prioritize developing it as soon as possible.

Jeff Atchison noted that part of Bridgeport Health in Toronto is a renovated jail and that it was a very successful development. Cedar Croft in Stratford is also a successfully renovated elementary school. These types of rehabilitated buildings can be done and the heritage value of maintaining at least the front section of the building, far outweighs any financial gain of tearing it down and rebuilding. The rear of the building could be sacrificed, and the front maintained. Mr. Atchison volunteered to assist in any way with a schematic design of such an endeavour.

Cambria Ravenhill noted that Heritage Stratford would be open to working with the HPHA and any future developers to help maintain some sort of historical aspects of the current property.

Ms. Ravenhill thanked the HPHA representatives for taking the time to discuss the project with Heritage Stratford. Mr. Williams thanked the Committee, and

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advised they appreciated the input the members provided and are not closed to the idea of looking at scenarios of maintaining historical aspects.

Andrew Williams, Francesco Sabatini, Rick Orr, and Ron Lavoie departed the meeting at 7:46 p.m.

**5. Delegate: Roger Koert, Accessibility Advisory Committee – National AccessAbility Week (May 29 – June 4, 2022)**

Roger Koert discussed a partnership idea between the Accessibility Advisory Committee and Heritage Stratford National AccessAbility Week. The theme of the project would be “Remove barriers at heritage buildings - examples of solutions”. The idea would be to develop three examples featuring accessible solutions that can be highlighted to inspire others. The examples and solutions would be in designated heritage buildings or buildings in the Heritage Conservation District. Mr. Koert provided an outline of the project to Heritage Stratford members. He has also discussed the project with the City’s Corporate Communications Lead to assist in posting the information online. Jeff Atchison and Barb Cottle volunteered to assist Mr. Koert with this project.

Roger Koert departed the meeting at 8:00 p.m.

**6. Business Arising from Previous Minutes**

**6.1 Blue Plaque & James Anderson Award Update**

Cambria Ravenhill reported that the plaques for 138 Well Street and 198 Church Street have been received and the Sub-committee is working on potential dates for the presentations in May and June.

**6.2 Destination Stratford Audio Tours Update**

Barb Cottle and Brian Johnson reported that they are continuing to work on the script with potential text and pictures, depending on where the information is posted. Ms. Cottle advised she would send the links to members for the four blue plaque videos. She also noted that the Stratford-Perth Archives is interested in the videos and she will send it to them.

**6.3 Community Partners & Projects**

No new items.

**6.4 Update on Former Perth County Registry Office**

Alyssa Bridge, Manager of Planning, reported that discussions between the City and the County are ongoing, and that no demolition permit has been applied for.

**6.5 265 St. David Street Permit Update**

Alyssa Bridge, Manager of Planning, reported that Council did refuse the heritage alteration permit submitted by the property owner. Under the

Heritage Act, this requires notice to be given to the property owner and they have a 30-day period in which they can appeal that decision to the Ontario Land Tribunal. Staff has reached out to the property owner to advise them of Council's decision and offered to work with them to find potential options that better meet the record of designation.

## **7. Designation Sub-Committee Update**

### **7.1 Avoncrest Property – 86 & 90 John Street South**

Committee members discussed possible next steps in moving forward with the Avoncrest property designation request that they have drafted. Laura Dent noted that Stratford does not have policies in place to allow them to come from a stronger position to require the property owner to conserve the building or parts of the building.

Alyssa Bridge, Manager of Planning, noted the Committee has a few options to move forward. They can choose to continue with their resolution requesting Council proceed with the designation of the property and staff can bring the request forward to the Planning and Heritage Sub-committee. Alternatively, the building could be added to the non-designated register, which would then require notice if a demolition permit were applied for and allow for the opportunity to talk about designation. Lastly, Heritage Stratford could rescind their previous motion requesting designation. Ms. Ravenhill noted that traditionally, Council does not support designation if the property owner is not also in favour of designation. Cambria Ravenhill suggested putting the designation request process on hold for now to allow for further discussions.

Jack West stated that during the site plan stage, discussions of preserving the front façade of the building or replacing it with the same type of design could possibly take place. Brian Johnson noted that without Council's support to not demolish the building, Heritage Stratford can only hope to influence the design of what is being proposed. The Manager stated that, depending on the scale and scope of the proposed redevelopment, some planning applications would be required, and they may need to go through a re-zoning or official plan amendment process. Regardless, they would be required to go through a site plan approval process. Currently, the City does not have a demolition control by-law that would be triggered if they were going to propose to demolish the building in advance of a planning application. There may be planning applications that staff and Heritage Stratford would have the ability to have dialogue with a future developer.



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**Motion by** Jacob Vankooten  
**Seconded by** Laura Dent

**THAT the Heritage Stratford Advisory Committee recommends their existing request to move forward with the designation of 86 & 90 John Street South (Avoncrest) be put on hold until after the May 10, 2022 Heritage Stratford meeting, at which time the Committee will provide an update. Carried**

## **7.2 Non-Designated Properties Register**

**Motion by** Jacob Vankooten  
**Seconded by** Robin Thornrose

**THAT the Heritage Stratford Advisory Committee recommends Stratford City Council include the following 30 properties on the City's register of properties of heritage value or interest as authorized by Section 27(1.2) of the Ontario Heritage Act, as the properties are of cultural heritage value or interest:**

<b>23 Albert Street</b>	<b>42 Albert Street</b>
<b>48 Albert Street</b>	<b>51 Albert Street</b>
<b>52 Albert Street</b>	<b>56 Albert Street</b>
<b>164 Albert Street</b>	<b>181 Albert Street</b>
<b>206 Albert Street</b>	<b>72 Avon Street</b>
<b>193 Birmingham Street</b>	<b>201 Birmingham Street</b>
<b>203 Birmingham Street</b>	<b>240 Birmingham Street</b>
<b>22 Britannia Street</b>	<b>35 Britannia Street</b>
<b>48 Britannia Street</b>	<b>58 Britannia Street</b>
<b>66 Britannia Street</b>	<b>70 Brunswick Street</b>
<b>91 Brunswick Street</b>	<b>100 Brunswick Street (centre)</b>
<b>100 Brunswick Street (left)</b>	<b>100 Brunswick Street (right)</b>
<b>115 Brunswick Street</b>	<b>129 Brunswick Street</b>
<b>161 Brunswick Street</b>	<b>163 Brunswick Street</b>
<b>181 Brunswick Street</b>	<b>192 Brunswick Street;</b>

**THAT the owners of the properties identified for inclusion on the register be given notice of Council's intent, information about the reasons for and implications of inclusion, and an opportunity to decline inclusion;**

**AND THAT necessary staff resources be assigned to ensure these recommendations are carried out in a timely manner. Carried**

## **8. Development Services Report**

Alyssa Bridge, Manager of Planning, submitted the April 2022 report for the Committee's information.

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**9. New Business**

**9.1 Ontario Heritage Conference (June 2022) – Cambria Ravenhill**

Cambria Ravenhill reported that the OH Conference will be held in Brockville this year from Thursday, June 16 – Saturday, June 18, 2022. Members interested in attending were asked to notify Ms. Ravenhill.

**Motion by** Jacob Vankooten

**Seconded by** Barb Cottle

**THAT the Heritage Stratford Advisory Committee spends up to a maximum of \$1,500.00 from their 2022 budget for registration and travel costs for attending the 2022 Ontario Heritage Conference in Brockville. Carried**

**9.2 National Trust for Canada – Annual Membership Renewal**

**Motion by** Brian Johnson

**Seconded by** Jeff Atchison

**THAT the Heritage Stratford Advisory Committee spends \$150.00 from their 2022 budget to renew their annual membership with the National Trust for Canada. Carried**

**10. Date of Next Meeting** – Tuesday, May 10, 2022 at 7:00 p.m., Electronic Meeting

**11. Adjournment**

**Motion by** Barb Cottle

**Seconded by** Brian Johnson

**THAT the April 12, 2022 Heritage Stratford Advisory Committee meeting adjourn. Carried**

Start Time: 7:00 P.M.

End Time: 9:03 P.M.