



The Corporation of the City of Stratford Planning and Heritage Sub-committee MINUTES

Date: June 30, 2022

Time: 4:30 P.M.

Location: Electronic Meeting

Sub-committee Present: Councillor Ritsma - Chair Presiding, Councillor Bunting, Councillor Clifford, Councillor Vassilakos

Regrets: Councillor Ingram - Vice-Chair

Staff Present: Tatiana Dafoe - City Clerk, Joan Thomson - Chief Administrative Officer, Karmen Krueger - Director of Corporate Services, Miranda Ivany – Planner, Danielle Clayton - Recording Secretary

Also present: Andrew Williams – HPHA President and Chief Executive Officer, John Wilkinson – Vice-Chair of the HPHA Board of Directors, Francesco Sabatini – HPHA Manager Facility Management Projects, Cambria Ravenhill – Chair of Heritage Stratford Advisory Committee, Member of the public

1. Call to Order

The Chair called 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

No declarations of pecuniary interest were made by a member at the June 30, 2022, Planning and Heritage Sub-committee.

3. Delegations

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)

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.”

Sub-committee Discussion: The Chief Administrative Officer (CAO) advised the report was prepared by the former Manager of Planning prior to her departure. The CAO stated that Heritage Stratford's recommendation includes the following portions of the property located at 86 John Street South and 90 John Street South:

- 1891 hospital (Avon Crest), including the semi-circular landscape entrance driveway;
- 1910 extension;
- 1904 Gardener's cottage; and

- 1929 Nurses' residence.

The CAO advised Heritage Stratford initiated the designation request. The property owner, being the Huron Perth Healthcare Alliance (HPHA), objects to the designation under Part IV of the Ontario Heritage Act. The HPHA submitted a letter outlining their concerns.

The CAO provided background information stating that at the January 14, 2020, Heritage Stratford meeting, HPHA presented their intentions to redevelop the property. At this time, the site is not designated under the Ontario Heritage Act, is not included on the Municipal Heritage Register and does not abut any properties designated under the Ontario Heritage Act. It was stated that the presentation from the HPHA to Heritage Stratford was for information purposes only.

The CAO noted that in the report there is information regarding the Non-Designated Municipal Registry. Since the writing of this report, the City has received the opt out form from the HPHA.

The CAO noted the lands are located on the west side of John Street South, on the north side of West Gore Street and the municipal addresses are 86 John Street South and 90 John Street South. The property includes the hospital building, semi-circular drive, landscaped approach, the northern extension, unobstructed views to the north, gardener's cottage and the nurses' residence. The CAO advised that Heritage Stratford prepared information that was included in the report with respect to the property's history.

It was noted that the planning framework was included in the report. This framework is comprised of the Planning Act, the Provincial Policy Statement, the City's Official Plan provisions and the Ontario Heritage Act.

Members were advised by the CAO that when putting forward a property for designation under the Ontario Heritage Act, specific information is required under O. Reg 385/21. Heritage Stratford prepared a statement of cultural value or interest, a description of heritage attributes and compliance with designation criteria. It was noted that Heritage Stratford advised the following under the designation criteria:

- the property has design value or physical value;
- the property has historical value or associative value;

- the property has contextual value; and
- the heritage value meets criteria outlined within Section 3.5.3 i) of the Stratford Official Plan.

The CAO advised one public comment was received in support of designation along with the property owner's objection to designate the property under the Ontario Heritage Act.

Motion by Councillor Clifford

Sub-committee Decision: THAT the delegation by Cambria Ravenhill, Chair of the Heritage Stratford Advisory Committee, regarding Item 4.1, "Heritage Stratford Recommendation Regarding the Intent to Designate 4 - 25 86 John Street South and 90 John Street South under Part IV, Section 29 of the Ontario Heritage Act (PLA22-025)", be heard;

AND THAT the delegation by the following representatives of the Huron Perth Healthcare Alliance regarding Item 4.1, "Heritage Stratford Recommendation Regarding the Intent to Designate 4 - 25 86 John Street South and 90 John Street South under Part IV, Section 29 of the Ontario Heritage Act (PLA22-025)", be heard:

- **Andrew Williams, President & Chief Executive Officer,**
- **John Wilkinson, Vice-Chair of the HPHA Board of Directors, and**
- **Francesco Sabatini, Manager, Facility Management Projects.**

Carried

Cambria Ravenhill, Chair of Heritage Stratford, stated that the mandate of Heritage Stratford is to protect and promote heritage in Stratford. One way that the mandate is accomplished is to consistently review possible designations of important buildings within the community.

Cambria Ravenhill advised that Heritage Stratford believes that Avon Crest may be one of the last great buildings that has not been designated. Ms. Ravenhill provided a brief history of the Avon Crest original hospital building that was the last building developed by the architect. The building cost approximately \$13,000.00 to build and all funds were raised by the community. The hospital building was built around the same time as the Courthouse and City Hall which also faced possible demolition.

Ms. Ravenhill acknowledged that the Committee has had several meetings with the HPHA. She noted that each person on this call is a stakeholder in the success of the hospital. She stated the Heritage Stratford is fully supportive of the HPHA goals.

Members were advised that Heritage Stratford's interest is in trying to retain the heritage features, specifically the building's front façade. Ms. Ravenhill expressed concerns on behalf of Heritage Stratford with demolishing the entire site. The Committee would like to see the site developed with the front façade to remain intact. She noted this practise is being used in various municipalities to retain heritage buildings as outlined in the report.

Heritage Stratford is interested in preserving the site jointly with the HPHA. It was noted that Heritage Stratford receives concerns from residents on various heritage buildings throughout the City.

In response to Sub-committee questioning, Ms. Ravenhill advised that the full site qualifies for full heritage designation. Heritage Stratford wants to help the hospital be able to develop this site and acknowledges that some buildings on the property will have to be removed. There are environmental impacts to removing these buildings from the site. The building that is of most importance to the Committee is the original Avon Crest building as the extensions came later.

Andrew Williams, President and Chief Executive Officer of HPHA, thanked Heritage Stratford for meeting with them on various occasions. Mr. Williams acknowledged the important role the Committee plays in the community. Referring to a PowerPoint presentation, Mr. Williams provided information as follows:

- photographs of the interior and exterior of the buildings;
- the site being a physical liability and requiring significant hospital resources to sustain;
- a new roof being estimated at \$1 million and the cost to bring the building up to code being approximately \$24 million which does not include a refit;
- a Request for Solutions having been issued and there being no viable interest, and no potential developers have approached the hospital to develop the site;

- HPHA being very interested in preserving the history of the buildings including completing a video catalogue and preserving items;
- removal of the former hospital buildings, while preserving the history, allowing the hospital to continue to develop the property in a way that the health and wellness needs of the community are met; and
- the current layout of the property not attracting or suiting developers and limiting what can be done with the existing site.

Mr. Williams and John Wilkinson, Vice-Chair of the HPHA Board of Directors, stated that there are not enough funds to continue supporting this property as funds should be directed to current healthcare needs. Mr. Wilkinson advised that the Board of Directors unanimously voted to not support the heritage designation as there is not enough funds to continue to divert from the healthcare needs of the various communities.

Francesco Sabatini, Manager - Facility Management Projects, advised that various developers have walked the site and are not interested in redeveloping unless the site is demolished first. The Avon Crest building has had many stop-gap renovations completed to maintain safety and basic function, and that at this point most of the original heritage is gone. Mr. Sabatini agreed with his partners that the best decision for the community, the HPHA and the site is to demolish the buildings and rebuild.

It was questioned whether a quote was obtained to demolish the building while keeping the front façade. Mr. Sabatini advised that a separate quote was not obtained. Mr. Sabatini noted that if demolition took place around the facade, it would be timely and costly to try to protect the structure. If the facade was to be kept, it would have to be done as part of a redevelopment as the structure would not be able to stand on its own.

Mr. Williams advised that the funds to maintain the site currently come from the operating budget and some government funding. There is a concern that the government funding will be stopped at some point. He stated that the redevelopment of the site will take a minimum of four years in order for a developer to complete the required steps.

In response to a member's question, the CAO outlined various options available to the Sub-committee when considering this request.

Motion by Councillor Vassilakos

Sub-committee Decision: THAT the request from Heritage Stratford 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) be deferred to the July 11, 2022, Planning & Heritage Committee meeting.

A member questioned if making a decision on this item would fall under the Restricted Act period of Council. The CAO advised that it would not fall under the Restricted Act period and Council would be able to make a decision regarding the property. It was questioned whether there is an appeal process for heritage designations. The CAO advised that the property owner would be able to appeal the decision to the Ontario Land Tribunal. A request was made for the options identified by the CAO to be included in the follow-up report to the Planning and Heritage Committee. The persons able to appeal a designation was questioned. The CAO advised that information would be brought back on the persons able to appeal a designation.

The Chair called the question on the motion.

Carried

5. Report of the Planner

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

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.

Sub-committee Discussion: The Planner, referring to a PowerPoint presentation, provided information on Heritage Stratford's

recommendation to include additional properties on the Non-Designated Heritage Register. Highlights of the presentation included:

- provision of the policy background including the Ontario Heritage Act, City of Stratford Official Plan, and the legislative changes to the notification process;
- for Phase 1 (2019), Heritage Stratford having recommended the inclusion of 44 properties on the Non-Designated Municipal Heritage Register;
- at the end of Phase 1, there being six opt-out letters received and 36 properties being added to the Non-Designated Municipal Heritage Register;
- for Phase 2 (2020), Heritage Stratford having passed a resolution requesting the second phase be initiated to add 63 properties;
- in June 2022, City staff mailed out notices to the 63 properties identified in Phase 2 and launched a virtual engagement open house on the Engage Stratford platform; and
- Phase 3 having began in April 2022 following adoption of a resolution by Heritage Stratford to add 30 properties to the Non-Designated Municipal Heritage Register.

In response to Sub-committee questioning, the Planner clarified that the staff recommendation pertains to Phase 3 only and that property owners have the option to remove their properties from the list should they miss the opt-out period. Concerns were raised by a member regarding the 30 day opt out period and that property owners may miss this deadline. The Planner clarified that letters were sent to all property owners advising of the intent to add their property as a Non-Designated property to the Municipal Heritage Register. Property owners are given 30 days to submit an opt out letter. Information was also sent to all property owners providing education on the process and directing them to the Engage Stratford platform. Members of Heritage Stratford have also been helping fielding questions.

The Planner clarified that if a property owner opts out of this initiative, the property still has the ability to be designated as a heritage property under the legislation. A member indicated that they would prefer it there was an

opt-in process as they feel that the 30 day opt-out process is not a sufficient timeline for people who may be travelling.

City staff confirmed that engagement on the platform can be tracked and that the site has been attended by citizens regarding this project.

Motion by Councillor Vassilakos

Sub-committee 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.

A member questioned if the legislation indicated if an opt-out or opt-in period is the choice of the municipality. The Planner indicated that it is Council's choice to add properties to the list and that there is an objection period for the property owners. City staff have added the opt-out period as an option for property owners to remove themselves prior to Council making a decision. At any time, a property owner is able to request to have their property removed from the list. The intent of the legislation is to provide education and protection to properties that are deemed of cultural, heritage, interest or value.

The Chair called the question on the motion.

Carried

6. Department Update

Sub-committee Discussion: None

7. Advisory Committee/Outside Board Minutes

The following Advisory Committee/Outside Board minutes were 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

Motion by Councillor Bunting

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

Carried

Meeting Start Time: 4:30 P.M.

Meeting End Time: 5:42 P.M.