



## **The Corporation of the City of Stratford Planning and Heritage Committee MINUTES**

Date: Monday, July 11, 2022  
Time: 8:36 P.M.  
Location: Electronic Meeting

Committee Present Electronically: Councillor Ritsma - Chair Presiding, Councillor Ingram - Vice-Chair, Councillor Bunting, Councillor Burbach, Councillor Clifford, Councillor Gaffney, Councillor Henderson, Councillor Sebben, Councillor Vassilakos

Committee Present in Council Chambers: Mayor Mathieson  
Regrets: Councillor Beatty

Staff Present in Council Chambers: Joan Thomson - Chief Administrative Officer, Karmen Krueger - Director of Corporate Services, Tatiana Dafoe - City Clerk, Chris Bantock - Deputy Clerk

Staff Present Electronically: Taylor Crinklaw - Director of Infrastructure and Development Services, David St. Louis - Director of Community Services, Kim McElroy - Director of Social Services, Anne Kircos - Acting Director of Human Resources, Neil Anderson - Deputy Fire Chief, Jodi Akins – Council Clerk Secretary, Jonathan DeWeerd – Chief Building Official, Miranda Ivany - Planner

Also Present: Members of the public and media

### **1. Call to Order**

The Chair called the Meeting to Order.

Councillor Beatty 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

Councillor Burbach declared a pecuniary interest on Item 5.1, Proposed Exemption from Sign By-law 159-2004, 35 Waterloo Street North (PLA22-027), as she is a member of the board for the organization making the request.

## **3. Sub-committee Minutes**

Sub-committee minutes were provided for background regarding the discussion held at the June 30, 2022, Sub-committee meeting.

## **4. Delegations**

### **4.1 Delegation Request from Loreena McKennitt**

**Motion by** Councillor Vassilakos

**Seconded by** Councillor Ingram

**Committee Decision: THAT the delegation of Loreena McKennitt with respect to a Proposed Exemption from Sign By-law 159-2004, 35 Waterloo Street North (PLA22-027), be heard.**

**Carried**

**Committee Discussion:** Loreena McKennitt stated that she applied for this sign variance on behalf of the Falstaff Family Centre and in February had worked with staff to request an exemption for five signs to be incorporated on the property. When reviewed by the Heritage Stratford Advisory Committee the recommendation was to reduce the signs being requested from five to three. Ms. McKennitt stated that there was no opportunity to appear before the advisory committee and that she wanted to explain why five signs is preferred. She stated that sometimes multiple activities or events need to be promoted at the same time. The original proposal was for three locations for larger signs and two locations for smaller signs. Ms. McKennitt further stated the fence is seen like a living canvas with artwork to be placed. She advised that they consulted with

neighbors in March and everyone seemed to be agreement of their vision. Signs would also not be electronic and remain in the spirit of heritage aspects of the building. She requested that a variance be approved to permit five signs rather than three.

#### **4.2 Delegation Request from the Huron Perth Healthcare Alliance**

**Motion by** Councillor Burbach

**Seconded by** Councillor Ingram

**Committee Decision: THAT the following representatives of the Huron Perth Healthcare Alliance be heard regarding Item 6.1 of this agenda, "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)":**

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

**Carried**

**Committee Discussion:** Andrew Williams stated that Huron Perth Healthcare Alliance (HPHA) is respectfully requesting the motion to designate their property not be considered. Mr. Williams advised they are not opposed to heritage or the great work of the Heritage Stratford Committee. He identified the property being the former Avon Crest Hospital. The sole mandate of the Huron Perth Healthcare Alliance is to contribute to the health and wellbeing of the community. He stated the City has provided the HPHA with tremendous support over the years.

Mr. Williams advised that when speaking with cost consultants it would be around \$24 million to bring the building back to a point where it could start to be developed. However, this did not address the standalone façade. Having gone back to consultants, Mr. Williams advised the cost today is around \$4.9 million to protect the façade of the original hospital. Mr. Williams advised this would be cost prohibitive and limits the development opportunity. Developers have advised they only have interest in partnering if it is on a clean site. He advised that with the

building there it is a major barrier to them and the vision for advancing healthcare.

It was questioned if the intent was to sell the land or partner and develop it if the building was no longer there. Mr. Williams confirmed that the intent is to maintain the land and partner with developers to build.

#### **4.3 Delegation Request by Heritage Stratford**

**Motion by** Councillor Ingram

**Seconded by** Councillor Gaffney

**Committee Decision: THAT Cambria Ravenhill, on behalf of the Heritage Stratford Committee, be heard regarding Item 6.1 of this agenda, "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)".**

**Carried**

**Committee Discussion:** Cambria Ravenhill advised she is the Chair of the Heritage Stratford Advisory Committee and wished to address concerns raised by the Committee about this matter. Ms. Ravenhill stated that this building is one of the last great buildings in the City without heritage protection. HPHA are the owners of this property but also custodians of a significant piece of heritage in Stratford. The RFS that was put out by them at the start of 2020 was looking to get interest in a new iconic building dedicated to providing health related services and that has not changed. The Heritage Stratford Committee prefers the approach of adaptive reuse. Ms. Ravenhill stated that the Avon Crest building is an iconic building and she believes the building or just the façade can be incorporated as adaptive reuse. She advised that the Bradshaw Lofts are an example of this approach in Stratford. She stated that this is too important a building to knock down and would like greater consideration to incorporate some parts of the Avon Crest building into the plans for the site.

It was questioned if the building could still be repurposed once a designation was put in place. Ms. Ravenhill advised that any alterations would require a heritage alteration permit but it would not prohibitive.

## **5. Report of the Municipal Law Enforcement Officer**

### **5.1 Proposed Exemption from Sign By-law 159-2004, 35 Waterloo Street North (PLA22-027)**

**Staff Recommendation:** THAT Planning and Heritage Committee receive the subsequent report (PLA22-027) with options provided and give direction regarding the sign variance application submitted for five additional ground signs located on municipal property adjacent to 35 Waterloo Street.

**Motion by** Councillor Ingram

**Seconded by** Councillor Vassilakos

**Committee Recommendation:** THAT the sign variance for three (3) additional ground signs located on municipal property adjacent to 35 Waterloo Street North be approved subject to the following conditions:

- Approval is for one large horizontal ground sign to be located at the middle of fence line fronting Waterloo Street.
- Approval is for one small ground sign to be located at the northmost section of the fence fronting Waterloo Street.
- Approval for one small ground sign to be located on the fence within the site triangle of Waterloo Street and William Avenue.
- For approval the applicant must enter into an encroachment agreement for the signs and fence installed on City property.
- For approval the owner must provide the necessary design documentation and certifications as part of the sign application.

**Committee Discussion:** A question and answer period ensued between members and staff with respect to:

- approval of the request going against past decisions on similar requests;
- not being able to enjoy the facade of the building if more signs are put up;
- being able to still see the building above the fence line;
- artwork installed not being considered a sign in accordance with the Sign By-law;

- future requests for exemption from the Sign By-law being at the discretion of Council;
- the Sign By-law permitting height maximums for certain ground signs; and
- the building being designated but not in the heritage designated core.

The Chair called the question on the motion.

**Defeated**

Councillor Burbach, having declared a pecuniary interest, did not participate in the discussion or vote on this matter.

**Motion by** Councillor Henderson

**Seconded by** Councillor Sebben

**Committee Recommendation:** THAT the sign variance for one (1) additional ground sign located on municipal property adjacent to 35 Waterloo Street North be approved.

Discussion continued with respect to:

- confirmation that the artwork currently on site is not considered signage; and
- public art being displayed as long as it does not advertise a business.

A friendly amendment was requested to include the following conditions:

- For approval the applicant must enter into an encroachment agreement for the signs and fence installed on City property; and,
- For approval the owner must provide the necessary design documentation and certifications as part of the sign application.

The Chair called the question on the motion.

**Defeated**

Councillor Burbach, having declared a pecuniary interest, did not participate in discussion or vote on this matter.

## **6. Report of the Director of Infrastructure and Development Services**

### **6.1 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 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 and Heritage Committee meeting.

**Committee Discussion:** The Chief Administrative Officer (CAO) provided an overview of the report. The CAO advised that additional information has been provided with respect to questions raised at the Planning and Heritage Sub-committee meeting.

**Motion by** Councillor Gaffney

**Seconded by** Councillor Burbach

**Committee Recommendation: THAT the Report titled, "Follow up to Report PLA22-025" (PLA22-028), be received.**

**Carried**

The process for property owners to opt out of a heritage designation listing was questioned. The CAO advised that it has been Council's practice not to designate a building under Part 4 of the Ontario Heritage

Act if the property owner is not supportive. Staff take a similar approach for the non-designated municipal heritage registry. Members were advised that staff consulted with Heritage Stratford and property owners in this case. The ability to opt out was offered. For the municipal heritage registry it is ultimately Council's decision even if the owner requests to opt out. There is also an appeal mechanism with respect to a decision to designate.

**Motion by** Councillor Clifford

**Seconded by** Councillor Henderson

**Committee Recommendation: THAT the Heritage Stratford request for Council to issue a Notice of Intent to Designate 86 John Street S and 90 John Street S, under Part IV, Section 29 of the Ontario Heritage Act, as amended, be filed.**

**Carried**

## **7. Report of the Planner**

### **7.1 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 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.

**Committee Discussion:** The Planner provided an overview of the report regarding non-designated properties proposed for inclusion in the City of Stratford's Municipal Heritage Registry. It was questioned as to the process for reaching out to property owners as to whether they wish to be included in a municipal heritage registry. The Planner advised that the current practice is to provide for the opportunity to opt out and staff can extend the opt out period if needed. It was further advised that other municipalities often provide for a 60 day opt out period.

**Motion by** Councillor Gaffney

**Seconded by** Councillor Ingram

**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 friendly amendment was requested to include that staff reach out to property owners that have not yet responded to being included on the City's municipal heritage registry.

The Chair called the question on the motion, as amended.

**Carried**

**8. For the Information of Committee**

**8.1 Department Update**

**Sub-committee Discussion:** None

**8.2 Advisory Committee/Outside Board Minutes**

The following Advisory Committee/Outside Board minutes were provided for the information of Committee:

- Heritage Stratford Advisory Committee minutes of April 12, 2022

**9. Adjournment**

**Motion by** Councillor Henderson

**Seconded by** Councillor Ingram

**Committee Decision: THAT the Planning and Heritage Committee meeting adjourn.**

**Carried**

Meeting Start Time: 8:36 P.M.

Meeting End Time: 9:33 P.M.