



The Corporation of the City of Stratford
Planning and Heritage Committee
Open Session
AGENDA

Date: Monday, July 11, 2022

Time: 7:15 P.M.

Location: Electronic Meeting

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

Staff Present: Joan Thomson - Chief Administrative Officer, Tatiana Dafoe - City Clerk, David St. Louis - Director of Community Services, Karmen Krueger - Director of Corporate Services, John Paradis - Fire Chief, Kim McElroy - Director of Social Services, Anne Kircos - Acting Director of Human Resources, Chris Bantock - Deputy Clerk

To watch the Committee meeting live, please click the following link: <https://stratford-ca.zoom.us/j/86576837276?pwd=bnFXTTJ6YytPN1cyemhFYUhXbGg4QT09>

A video recording of the meeting will also be available through a link 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 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

3. Sub-committee Minutes

6 - 15

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

4. Delegations

4.1. Delegation Request from Loreena McKennitt

Loreena McKennitt has requested to address Committee with respect to Item 5.1 of this agenda - Proposed Exemption from Sign By-law 159-2004, 35 Waterloo Street North (PLA22-027).

Motion by

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.

4.2. Delegation Request from the Huron Perth Healthcare Alliance

Representatives of the Huron Perth Healthcare Alliance have requested to address Committee 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)".

Motion by

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.

4.3. Delegation Request by Heritage Stratford

Cambria Ravenhill, on behalf of the Heritage Stratford Committee, has

requested to address Committee 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)".

Motion by

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)".

5. Report of the Municipal Law Enforcement Officer

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

16 - 47

This item is also listed for consideration on the July 11, 2022 reconvene Council agenda.

Motion by

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.

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)

48 - 86

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.

Motion by

Staff Recommendation: THAT the Report titled, "Follow up to Report PLA22-025" (PLA22-028), be received;

AND THAT direction be provided with respect to the Heritage Stratford recommendation 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, specifically the,

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

7. Report of the Planner

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

87 - 93

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.

Motion by

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.

8. For the Information of Committee

8.1. Department Update 94 - 96

Sub-committee Discussion: None

8.2. Advisory Committee/Outside Board Minutes 97 - 103

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

- Heritage Stratford Advisory Committee minutes of April 12, 2022

9. Adjournment

Meeting Start Time:

Meeting End Time:

Motion by

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



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 begun 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:

Planning and Heritage Sub-committee Minutes 10
June 30, 2022

- 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.



MANAGEMENT REPORT

Date: July 11, 2022
To: Planning and Heritage Committee
From: Kelton Frey - Municipal Law Enforcement Officer
Report #: PLA22-027
Attachments: Sign Permit Application Drawings; Letter Correspondence 35 Waterloo Street.

Title: Proposed Exemption from Sign By-law 159-2004, 35 Waterloo Street North

Objective: To consider an exemption to the City of Stratford's Sign By-law 159-2004 at 35 Waterloo Street North.

Background: Staff were contacted by the owners of 35 Waterloo Street North regarding installing signage on the fence at the same property. The variance application request is to allow five additional permanent sign frames to be placed on the fence facing Waterloo Street North, Elizabeth Street, and William Street. Under Sign By-law 159-2004, these signs are classified as ground signs. All ground signs measuring over 1.6 m in height above grade need to be signed and sealed by a Professional Engineer registered to practice in Ontario. If the signs are approved, drawings will be requested that are stamped by an engineer. Such drawings have not been submitted to date.

Through the site plan and surveys provided to staff, it has been determined that the fence currently installed at 35 Waterloo Street North is on City property. The fence requires an encroachment agreement with the City or the removal and re-installation of the fence on the applicant's property. The applicants have applied for an encroachment, and the application is with the City Clerks Office. The encroachment application is being held until the outcome of this variance is established to determine the extent of the encroachment.

This variance is to allow five new ground (fence) signs on a residential property. In the R2(1)-15 residential zone where this property is located, only an address ground sign is permitted. There is currently one address ground sign already erected on the property.

In 2012 a Variance application was received to add area to the existing ground sign on the property. Minutes from 2012 indicate that Heritage Stratford at the time raised concerns about the proposed signs and that discussion focused on concerns the proposed size and the placement of the sign. The final outcome was a sign that did not

change in size, but permitted the tenants names to be included in the middle of the sign.

With the current proposal, all but one of the proposed signs will be encroaching on City property per the site plan and survey provided by the applicant (attached).

Section 25.0 (ii) of the Sign By-law indicates that neither the maintenance and repair of signs or advertising devices, nor a change in the message displayed, shall be deemed to constitute an alteration. No new permits would be needed when the applicant decides to change the messages of the signs once approved by the City.

An analysis of the sight lines was conducted, and the following pictures / renderings were made by the applicant.





Staff prepared report PLA22-015 and presented at the Planning and Heritage Sub-Committee meeting on May, 26, 2022. After discussion, Sub-committee recommended approval of the Sign Variance requested by the Applicant.

At the Planning and Heritage Committee meeting on June 13, 2022, the variance request was referred to the Heritage Stratford Advisory Committee.

The Heritage Stratford Advisory committee adopted the following recommendation after discussion:

“THAT the Heritage Stratford Advisory Committee supports the granting of an exemption from the Sign By-law 159-2004 at 35 Waterloo Street North, subject to the total number of signs approved being reduced from five (5) to three (3), with one large horizontal sign in the middle and two smaller sized ones on each end.”

Discussion at the Heritage Stratford Advisory Committee included a concern with the number and size of the signs. Key points were that the number and size of signs could take away from the heritage building and forecourt. The Advisory Committee appeared relatively supportive of the signs but would still like a reduction in the size and number of signs.

After the completion of the Heritage Stratford Advisory Committee, staff reached out to the applicant and gained the following response:

“As someone who has strongly advocated for heritage subjects, and in particular architecture in the 40 years I have lived amongst this community, I am deeply appreciative that there is a Heritage Advisory Committee and all who continue to serve on it.

However, given that it is Council where the final decision will lie, I would like to press on with requesting a variance for the 5 signs as initially requested for the reasons set out in my April 7, 2022, letter to Ms. Bridge. It is possible that the Heritage Advisory Committee may not be fully aware of the strategic thinking behind the approach to signage here.

In the interests of and out of respect for everyone’s time, should it be that Council concurs with the position of the Heritage Advisory Committee in reducing the number of signs from five to three, I would then kindly request that the large sign be positioned at the corner of William and Mornington, which has stronger visibility.”

Analysis: Although the signs do not appear to affect the sight lines at the adjacent intersections, the installation of these signs would set a precedent for number and size of signage installed in a residential area. If the signs are permitted, the applicant would need to enter into an encroachment agreement for each of the signs as well as the encroachment of the fence area on municipal property.

In attempt to establish a comparable example of a similar site and location, would be the institutional building located at the southeast corner of Waterloo Street and Cobourg Avenue. These properties have similar use, are located on the same collector

road, but one is zoned Commercial (C3) and 35 Waterloo Street is zoned Residential (R2-15). If the commercial zoning were to be applied to 35 Waterloo Street, they would be permitted one sign on William Street, two signs on Waterloo Street and one sign on Elizabeth Street. Since there is an existing sign, this approach would limit what is approved to three new signs. The three new signs would need to be spaced out 25 m from one another. This would require that the small sign on William Street be located 25 m away from the existing (corner) sign. The large horizontal sign would need to be located 25 m away from the existing (corner) ground sign. The third sign would need to be located on Elizabeth Street and be at least 25 m away from the large horizontal sign proposed for Waterloo Street.

The applicant also enquired about artwork attached to the fence. In accordance with the Sign By-law, the artwork would not be considered a sign, provided that there is no advertising of a business within the artwork.

Staff are not supportive of the exemptions and recommended against the Application, as it doesn't adhere to the Sign By-law, some signs would be located on City property and would require encroachment agreements and could influence future applications that are not in compliance with the Sign By-law. The Staff recommendation was considered at the May 26, 2022 Planning and Heritage Sub-committee meeting.

The Planning and Heritage Sub-committee recommended approval of the exemptions and the Application at that Sub-committee meeting.

At the Planning and Heritage Committee meeting on June 13, 2022, the Committee referred the matter to Heritage Stratford Advisory for their advice.

The following recommendations have been provided for Planning and Heritage Committee's further consideration at the July 11, 2022 Committee meeting:

A. Planning and Heritage Sub-committee recommendation: THAT the sign variance for five (5) additional ground signs located on municipal property adjacent to 35 Waterloo Street be approved, provided that the Applicant enters into an encroachment agreement with the City for the signs and fence installed on City property and that proper design documents are provided with the sign permit application. [May 26, 2022]

B. Heritage Stratford Advisory 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.

Financial Implications: There will be no financial implications should the staff recommendation be approved. Schedule "A" to the Sign By-law sets out fees for Sign Permits and Sign Variances. A total of \$1,968.00 in fees have been collected relating to this application, including \$1,356.00 for permits, and a variance fee of \$612.00.

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.

Widening our Economic Opportunities

Strengthening Stratford's economy by developing, attracting and retaining a diversity of businesses and talent.

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.

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.

Prepared by:

Recommended by:

Kelton Frey, Municipal Law Enforcement Officer
Taylor Crinklaw, Director of Infrastructure and
Development Services
Joan Thomson, Chief Administrative Officer



Falstaff Family
Centre

Sign Permit Application Addenda

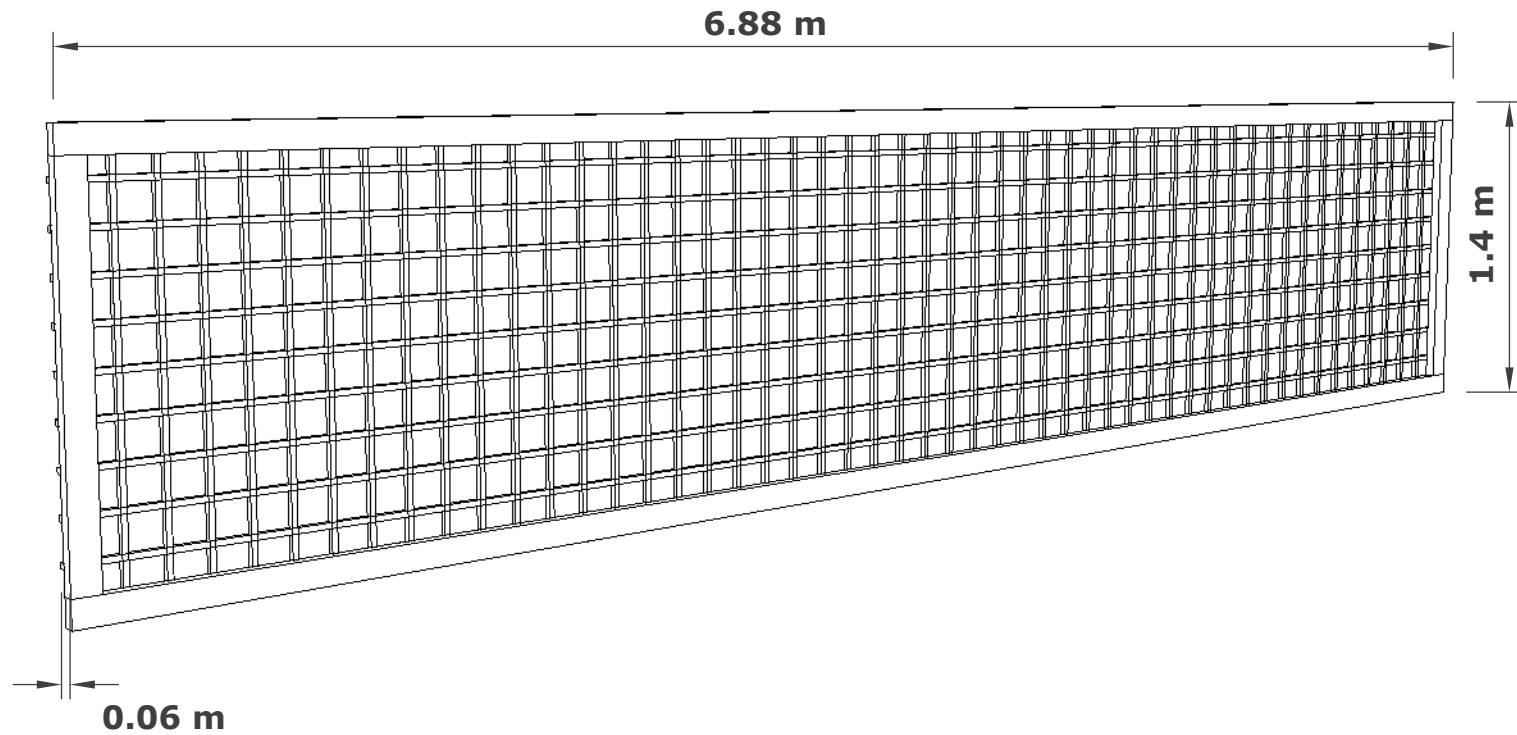
**Falstaff Family Centre
35 Waterloo Street N
Stratford, ON
N5A 5H6**

Owner: 1448456 Ontario Inc.

**Existing Use: Community Centre
Zoning: R2**

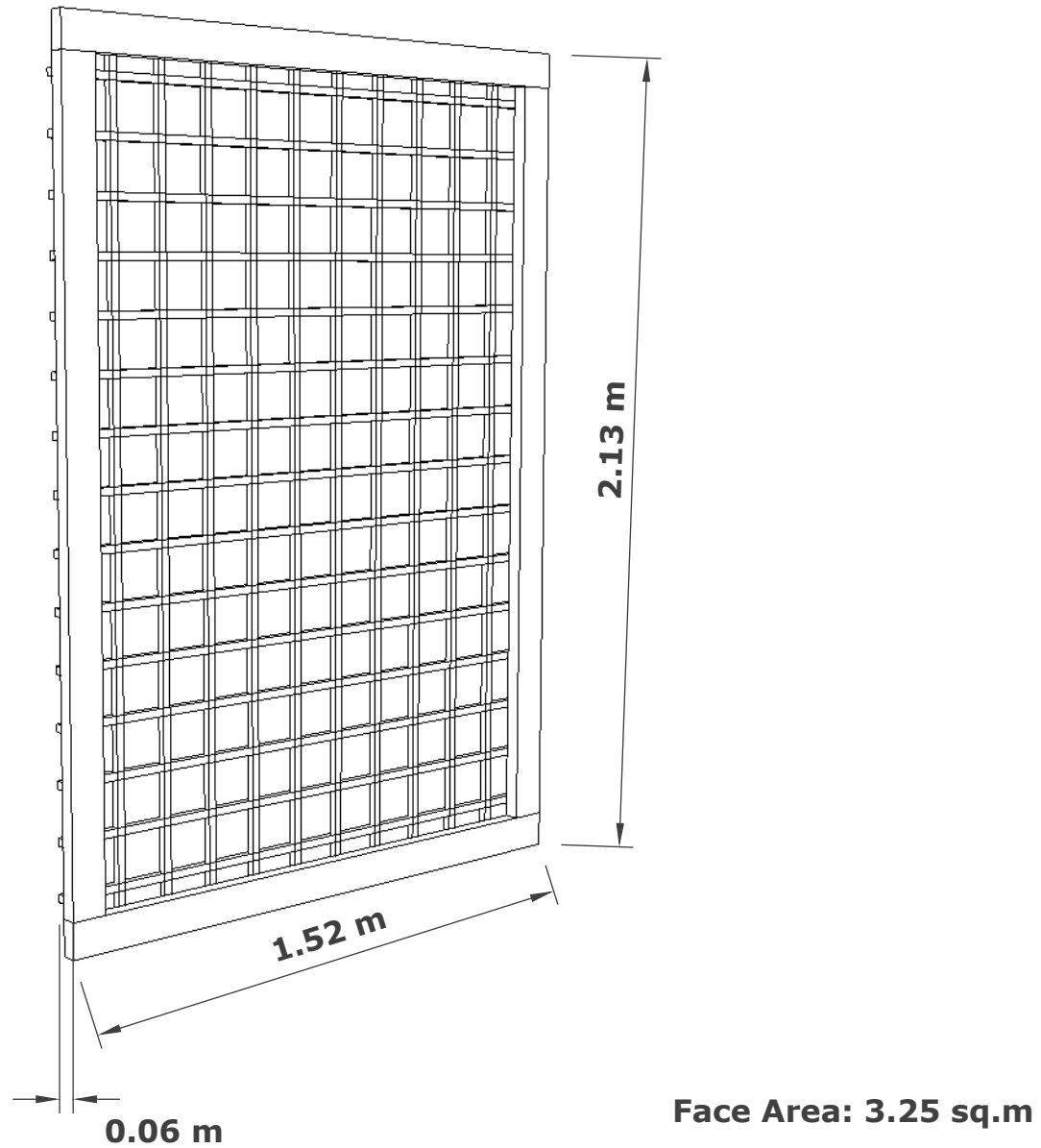
**Legal Land Description:
PLAN 68 LOT 73 TO 75 LOT 54 TO 56
PIN: 53127**

Change Copy Sign Dimensions - Horizontal Type A

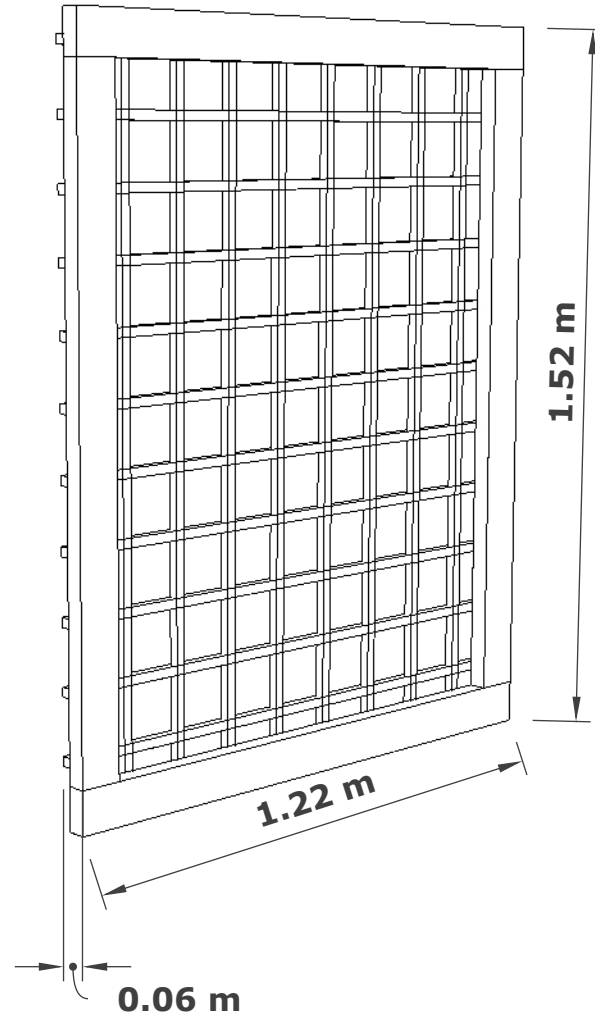


Face Area: 9.62 sq.m

Change Copy Sign Dimensions - Vertical Type B

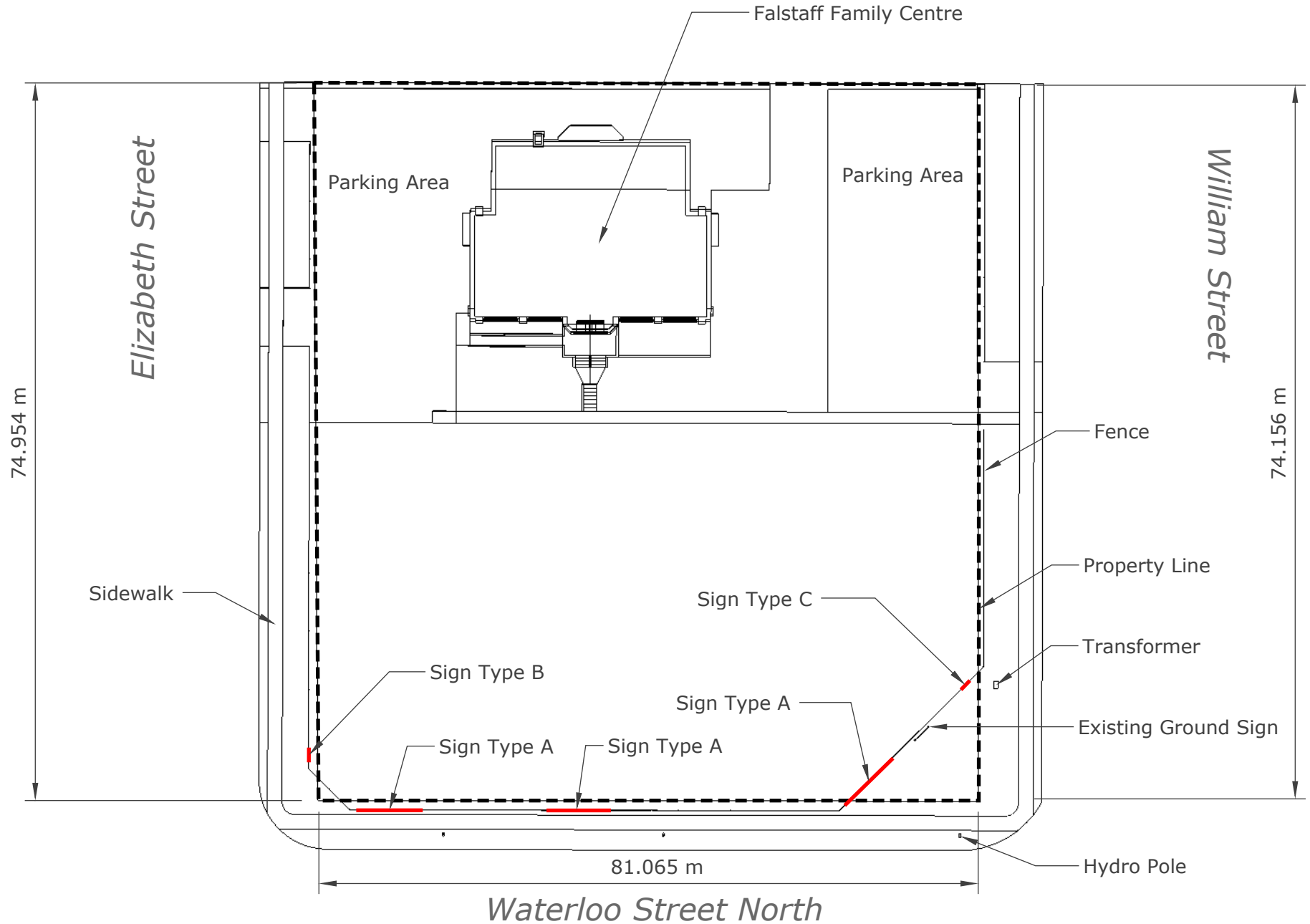


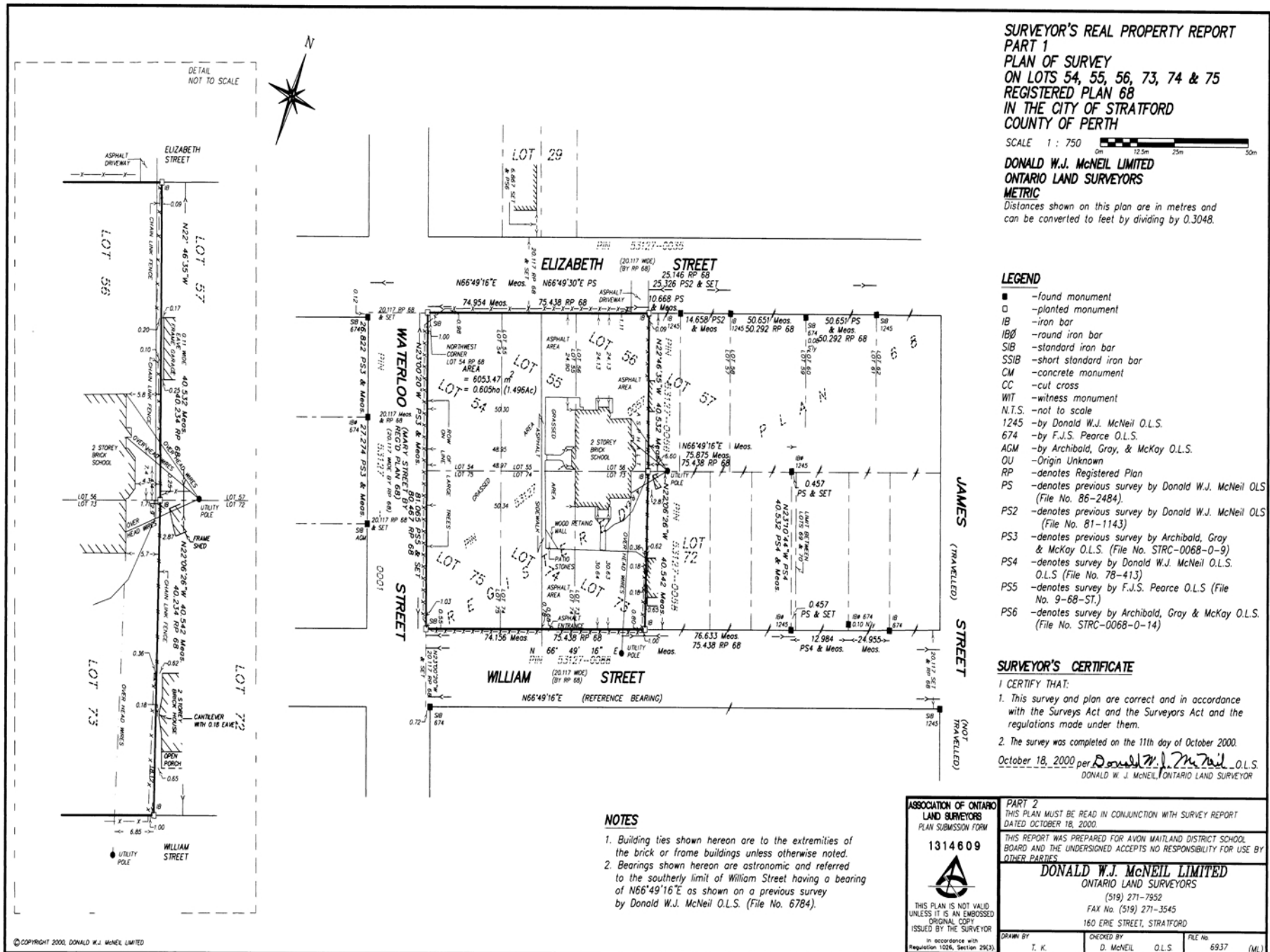
Change Copy Sign Dimensions - Vertical Type C



Face Area: 1.86 sq.m

Site Plan

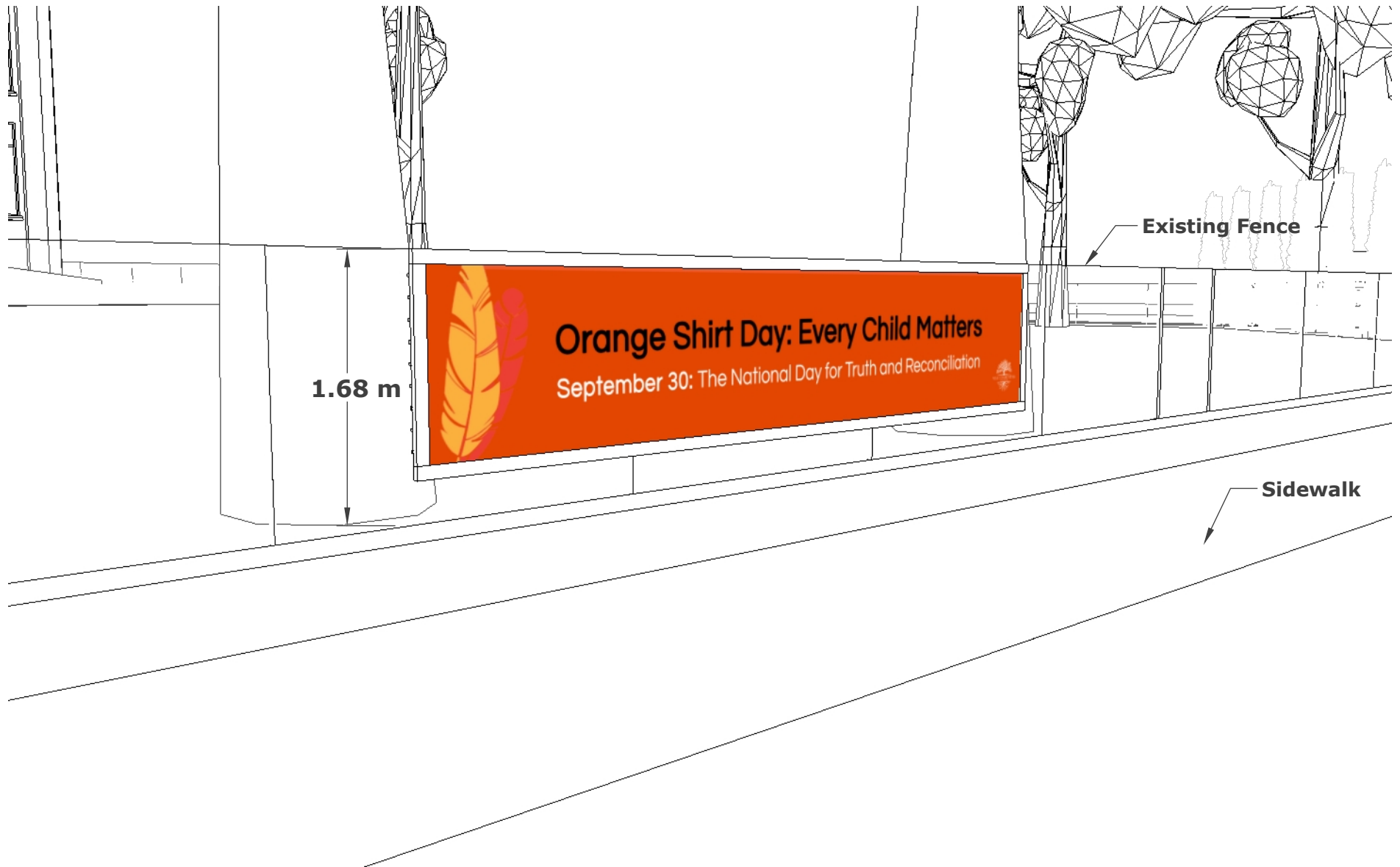




Sign Type A - Location 1 - Elevation View



Sign Type A - Location 2 - Elevation View



Sign Type A - Location 3 - Elevation View



Sign Type B - Elevation View



Sign Type C - Elevation View



Materials & Design

Frame & Lattice Backing:

Stained Cedar

Copy Area:

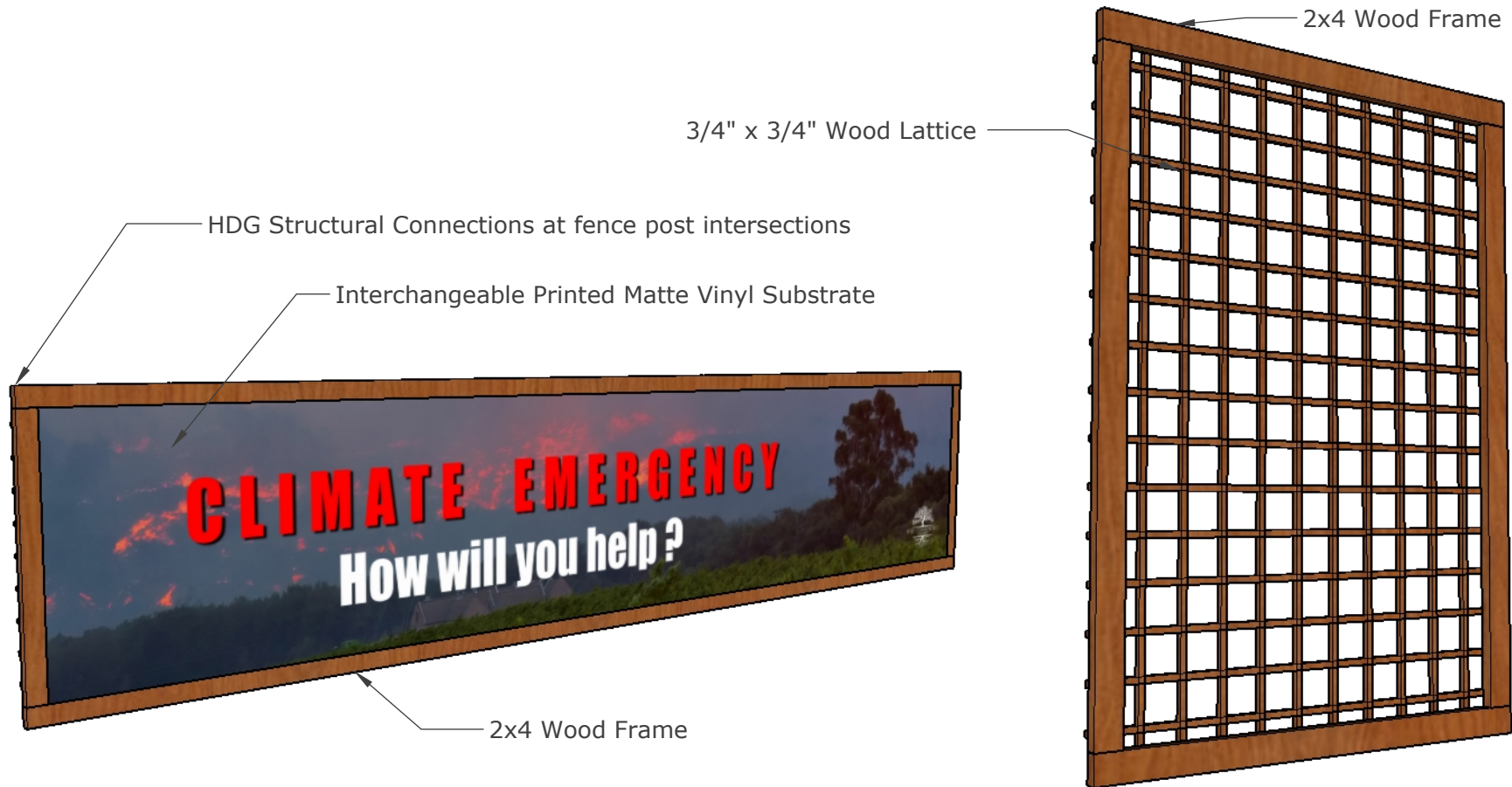
Printable Matte Vinyl Substrate

Structural Connections:

Hot Dipped Galvanized Pipe Clamp Connectors

Simpson Strong-Tie PGT or similar

Located top & bottom at fence post intersections





Planning & Heritage Sub-Committee
 City of Stratford
 1 Wellington Street
 Stratford, Ontario
 N5A 2L2

May 24, 2022

Dear Councillors,

I am writing to follow up on our process of achieving suitable signage for the Falstaff Family Centre (FFC). Since we last communicated, we have continued to exhaustively review and discuss our signage needs with our tenants, fee-for-service providers, community groups, neighbours, city staff and some councillors, all to ensure we have taken everything and everyone's thoughts into account.

As a result of that, our approach to signage in relation to the fence, has evolved.

Who has a need for signage and what is that signage intended to accomplish?

TENANTS

The needs of tenants **EarlyON** (operated by Perth Care for Kids) and the **Stratford Middle Years School** are covered off in the main Falstaff Family Centre sign. ([Appendix A](#))

Our third tenant, the **Multicultural Association of Huron-Perth**, arrived at the centre after the main sign was already constructed. They currently reside without signage or any exterior presence. They operate from the Centre and support community gatherings indoors and on the grounds, outside of pandemic times.

FEE FOR SERVICE

Over its 22-year history, the Falstaff Family Centre has been the host to many community-oriented enterprises, including various fee-for-service activities such as yoga, music, theatre, birthday celebrations and wedding receptions.

At times, FFC also hosts ongoing performance arts festivals, such as [Spring Works](#), or as in the case of this year, the [Here for Now Theatre](#) from July 5 to Sept 11. Given that 60 per cent of their audience is from out of town, and they've previously been in a different location, the need for signage will be crucial to the success of their season.

OTHER COMMUNITY GROUPS

Since the establishment of the [Medicine Wheel Garden](#) in 2021, the **Indigenous Community** has an ongoing presence on the property. Some of their signage needs arise during annual events such as **National Indigenous Peoples Day** on June 21 and **The National Day for Truth and Reconciliation** on September 30. There are also additional one-off events, ceremonies or feasts which may be held on the property which do not necessarily occur on an annual basis.

Climate and environmental initiatives such as **Fridays for Future**, or **Earth Day** April 24, plus groups such as **Climate Momentum**, **Tree Trust**, or the **Upper Thames River Conservation Authority**, which will be hosting its Children's Water Festival on the property May 29, also have need for signage and visibility.

APPROACH TO SIGNAGE

TYPE OF SIGN

Throughout our consultations and review, it has become clear that each group using the Centre has different signage needs, which would also vary in size and display duration. We have also identified there would be multiple instances over the course of a year when more than one sign is needed at the same time.

In reviewing the City's sign by-law, we felt the category of signage which would best fit our needs is a [change copy sign](#), which would serve to accommodate the changing stream of events at the Centre. Additionally, given the number of events the Centre hosts over the course of a year, it would be unduly onerous and costly for all concerned to have to apply for temporary permits for each sign and event.

Given that we do not want to implement an electric change copy sign such as found at St James Church, our intention is to specifically identify those locations along the existing fence where we

could imagine signs to be and mount a wooden garden lattice framework to the fence, on which the signs could be affixed and changed as necessary. ([Appendix B](#))

With all of this in mind, we have identified five proposed locations to be comprised of three different sizes of change copy sign. The first three would be horizontal in nature (measuring 6.9m wide by 1.4m tall) and be located along Waterloo Street, with one additional vertical sign on the Waterloo-Elizabeth corner (1.5m wide by 2.1m tall) and one smaller vertical sign on the Waterloo-William corner (1.2m wide by 1.5m tall). ([Appendix C](#))

ENCROACHMENT

The existing chain link fence encircling the Centre's grounds predates the current owner and the actual erection date is unknown. The property survey ([Appendix D](#)), shows that sections of the existing fence, along with two of the proposed sign locations lie on municipal property adjacent to the subject property, and within the 30m arterial roadway allowance setback per the City's Official Plan (2019). We would be amenable to entering into an encroachment agreement with the City, should Council approve the variance request, and an application for encroachment has been included in this submission.

CONCURRENT SIGNS

At times, there may be a need for more than one sign to be displayed. For example, on June 21, 2022 there could be a sign supporting **National Indigenous Peoples Day** (which may be erected a week in advance on June 14), while three signs could be put in place on June 20 promoting the **Here for Now Theatre's** upcoming season starting July 5. ([Appendix E](#))

DURATION OF SIGNS

Our overall view is to have signage up no longer than necessary and there will be periods of time when there would be no signage required. We realize this is subjective, but from our own experience and through the feedback we've received, it's apparent that a certain size and duration of signage is necessary to launch a project or event. Once launched and ongoing, less prominence is needed.

For example, we can envision a larger sign erected on June 14, two to three weeks prior to **Here for Now Theatre's** start date July 5, along with one smaller vertical sign on each end of the property to ensure any attendees identify the theatre event with the Centre. Once Here for Now's season gets launched, the larger sign would come down, leaving only the two smaller panels on Elizabeth and William streets to continue to identify the venue for theatre patrons.

NATURE OF SIGNS

As previously noted, each sign frame would be constructed of a wooden frame with lattice backing to support a printable matte substrate for the copy portion. The design sizes are intended to be legible to both pedestrians and motorists, and the frame and copy design would allow these signs to be operationally convenient and adaptable to our ongoing needs. The lattice work and frame design also help to reduce the overall weight of the signs, allowing the wind to pass through unobstructed and while still providing adequate connection strength and backing for the sign material. The latticework is also intended to allow empty frames to be aesthetically pleasing to the best degree possible, whenever there may be no signage present.

CONTENT OF SIGNS

The content of the signs to be affixed to the framework will predominantly be focused on civic matters and matters which are in some way connected to the Falstaff Family Centre and its mission: *“The Falstaff Family Centre is located in Stratford, Ontario focusing on the needs of families and children in Perth County. Founded in 2002, the centre is a multi-faceted and evolving facility, devoted to the principles of inclusiveness, diversity and the realization of human potential, and responsive to needs identified by the local community.”*

Signs not directly connected to the FFC (e.g. dragon boat festival or political campaigns) would not qualify.

LIVING CANVAS

When we’ve discussed the current aesthetic of the chain link fence internally and with neighbours, we’ve all agreed that it’s functional, but not inspiring. This has led us to envision the fence and all that comes with it (including the signs) as *a living canvas*.

We also researched some approaches taken in other locations and communities which relate to this concept. ([Appendix F](#))

In addition to the signage goals, we intend to populate the fence with vines (silver lace, morning glory and clematis are possibilities), along with pollinator plants and gardens at regular intervals from the inside of the property, bringing more life and bio-diversity to the site.

We also received feedback about complementary, creative opportunities with the fence. For example, **UTRCA Children’s Water Festival** may weave images of fish on the fence, similar to what has been installed at St. Aloysius school. We’re interested in exploring collaborations with Gallery Stratford, schools, and other artists in the community, in creating artistic expressions complementary to the multiple themes associated with The Falstaff Family Centre, especially and including Climate Emergency and Indigenous rights, truth and reconciliation.

Given that managing this property is not our primary focus, but rather a philanthropic contribution to the community, we realize the various plans and aspirations set out above may take a few years to implement. But we want to establish a vision as to where we are going, including the signage, and to have an understanding of how it might be integrated harmoniously into the neighbourhood and community.

NEIGHBOURHOOD CONSULTATION

On March 25, we hand-delivered more than 80 letters to the neighbours in closest proximity to the Centre. We invited them to attend a meeting either in person or via Zoom. Six people joined us at the Centre Wednesday, March 30. Since some were new to the neighbourhood, we provided background on The Falstaff Family Centre and presented what we've laid out in this letter and sought their feedback, which has now been incorporated into this submission. We emphasized the importance of working and existing in the community in a consultative and complementary way.

Although we would note that a permanent electric change copy sign is a permitted sign type for the property under the current sign bylaw, in consultation with the neighbours, it was jointly felt that this was not going to be in keeping with the heritage nature of the property; could be too distracting for drivers and would not, in itself, accomplish what the proposed signage might do.

We have recognized the importance of community communication on common concerns which have a visible presence and awareness-building capability.

SUMMARY

Although privately owned, in 2000 The Falstaff Family Centre set out its mission to be a community-orientated property in service to the families of Stratford and Perth County. Since then it has welcomed literally thousands of people, children and families.

Over the years we have continued to welcome our neighbours and the community to enjoy the grounds for dog walking, ice skating, tobogganing and general recreation and we look forward to continuing to support the many and varied needs of the community in the years ahead.

Sincerely,

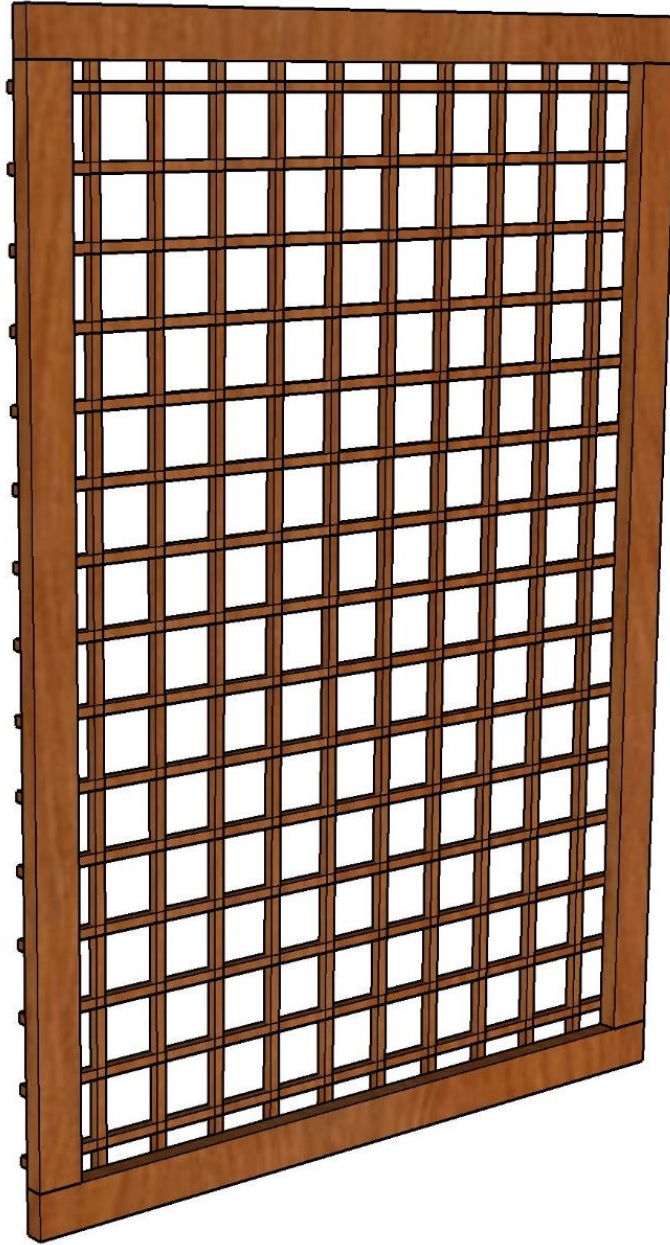


Loreena McKennitt
Director, Falstaff Family Centre

Appendix A – Existing Address Sign



Appendix B – Wooden Lattice Framework



Appendix C – Proposed Locations & Sizes

Change Copy Sign Dimensions - Horizontal Type A



Face Area: 9.62 sq.m

Change Copy Sign Dimensions - Vertical Type B

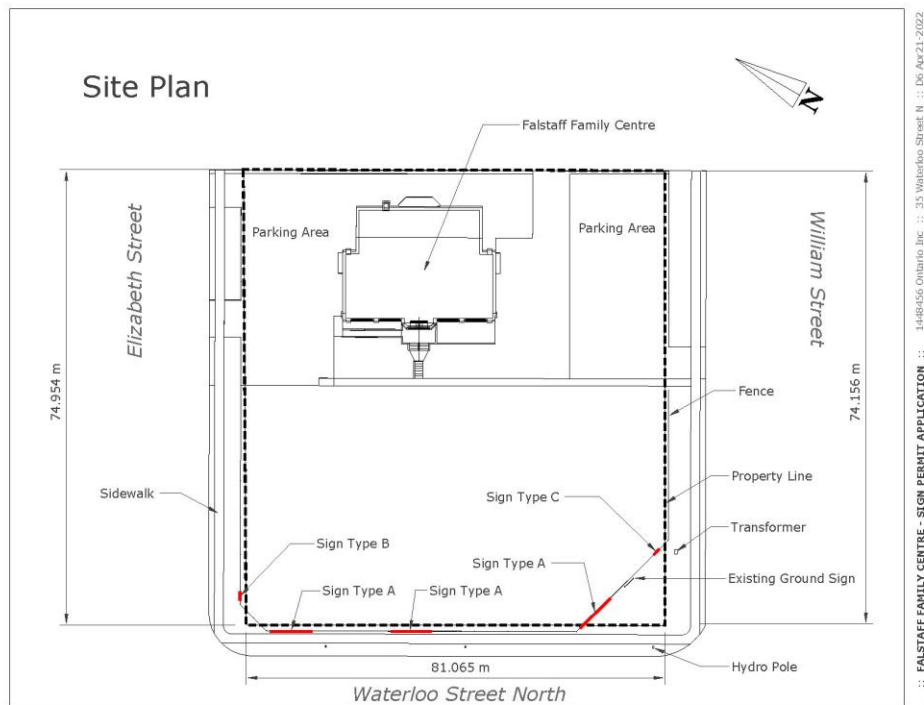


Face Area: 3.25 sq.m

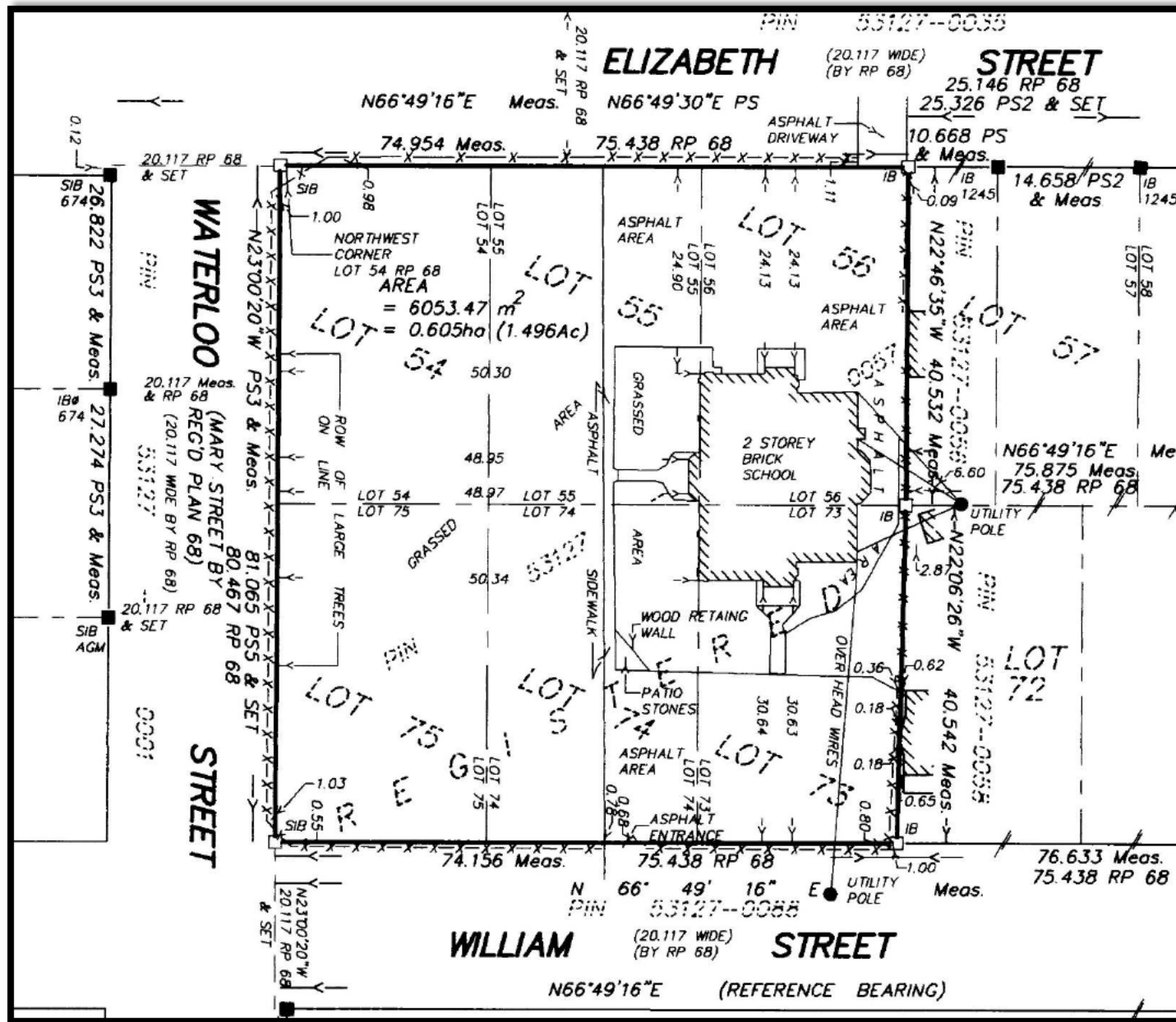
Change Copy Sign Dimensions - Vertical Type C



Face Area: 1.86 sq.m



Appendix D - Property Survey



Appendix E – Concurrent Sign Example



Appendix F – Fence Artwork Examples





Fiona Mongillo, Artistic Director
 Here For Now Theatre
 [REDACTED] Stratford, ON. [REDACTED]
info@herefornowtheatre.com

Alyssa Bridge
 Manager of Planning
 City of Stratford
 82 Erie Street, 2nd Floor
 Stratford, ON N5A 2M4

April 5th, 2022

To whom it may concern,

I am writing to express my support of the Falstaff Family Centre's (FFC) application for a signage variance. The FFC, which is centrally located, not only supports families and children but also hosts diverse events that contribute to the knowledge, involvement and well-being of the general community.

The FFC is generously hosting Here For Now Theatre Company's 2022 season, which is our first full season indoors. Our last two outdoor seasons were hosted at the Bruce Hotel, and as such many of our patrons associate our company with the hotel. It is imperative that we have visible signage in order to re-establish ourselves at the FFC and feel that appropriate signage will be essential to reaching ticket sale targets.

Here For Now Theatre Company provides an 'off-Broadway' counterpart to the Stratford Festival, which contributes to the cultural ethos of our city. We have been successful in drawing substantial tourism to Stratford as well as offering 100+ contracts to local artists over these last two difficult years. The upcoming season stands to be our biggest yet - our growing reputation has even secured us upcoming reviews in the *Toronto Star* and the *Globe and Mail*. If we are able to prove our viability this season, whilst the Stratford Festival is operating at full capacity, we will be able to make more permanent plans for the years to come and Stratford will have a secondary full-scale professional theatre company providing a totally different kind of theatre experience for locals and tourists alike. Signage that establishes us at the FFC will be essential to our success this season, and therefore to the longevity of the company.

I appreciate you taking the time to read my letter. Please feel free to contact me anytime if further information is required.

Warmly,

Fiona Mongillo,
 Artistic Director of Here For Now Theatre Company



April 2, 2022

Mr. Mark McCauley
Falstaff Centre
35 Waterloo St N
Stratford, ON
N5A 6H6

Dear Mark:

Re: Signage Variance

I understand that Loreena McKennitt will be applying for a signage variance to allow her to post signs on the fence surrounding her property at 35 Waterloo Street North. These signs will be used to promote community activities on her property, including those of the Multicultural Association Perth-Huron.

Her dedication to and involvement in this community certainly warrants a variance.

Sincerely,

Stephen Landers
Per Multicultural Association Perth-Huron

Bill James-Abra, Coordinator
 Climate Momentum
 c/o [REDACTED]
 Stratford, ON [REDACTED]
 [REDACTED]
 [REDACTED]

Alyssa Bridge
 Manager of Planning
 City of Stratford
 82 Erie Street, 2nd Floor
 Stratford, ON
 N5A 2M4

Tuesday April 5, 2022

Dear Ms. Bridge,

I'm writing in support the Falstaff Family Centre's application for a signage variance.

Loreena McKennitt and the Falstaff Family Centre have been great supporters of Climate Momentum in the past, offering equipment and expertise, as well as their enthusiasm and support for our events and initiatives. We've talked together about their vision for using the fence at the Centre as a means for engaging the community and how it could support community-based organizations like Climate Momentum and others. And we think that, more than a simply allowing a sign on the fence, this is an opportunity for engagement and for community building, as well as valuable support for a community organization like ours.

To give you a little background, Climate Momentum is a volunteer organization, community-based, focused on climate action in Stratford and Perth County. We work to support individuals in areas of meaningful climate action, such as in transportation, home energy use, waste reduction, and natural habitat. And we advocate for municipal and the County governments to take a leading role in supporting climate action.

The signage variance that FFC is applying for helps a community organization like Climate Momentum to reach out to our community. For example, a banner promoting our Earth Day Street Party this month would give us a way to promote a key event in our calendar at a cost that we can afford, and in a collaborative way that reflects the values we want to have as an organization. We want to be able work with other organizations in Stratford, like FFC, to engage and inform our neighbours and make our community a better place to live. We hope the City can see this as an opportunity to support that work.

Thank you for your time and consideration.

Yours,

Bill James-Abra
 For Climate Momentum



MANAGEMENT REPORT

Date: July 4, 2022
To: Planning and Heritage Committee
From: Joan Thomson
Report #: PLA22-028
Attachments: None

Title: Follow up to Report PLA22-025

Objective: To provide information requested at the June 30, 2022, Planning and Heritage Sub-committee meeting with respect to consideration of issuing 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.

Background: At the June 30 Planning and Heritage Sub-committee meeting, Report PLA22-025 was considered by members of the Sub-committee. During the discussion, the following additional information was requested for consideration at the July 11th Planning and Heritage Committee meeting:

- Who can object to the Notice of Intent to designate under section 29 of the OHA; and
- A list of options for Committee's consideration with respect to the Heritage Stratford recommendation to Council to issue a Notice of Intent to Designate 86 John Street S and 90 John Street S.

Analysis: Section 29 of the Ontario Heritage Act, as amended, sets out the requirements for a municipality to follow when considering a possible designation of a property under Part IV of the Act:

Section 29(5) provides that "a person" who objects to a proposed designation of a property has 30 days after the date of publication of the **Notice of Intent to Designate** is given, to serve on the Clerk of the municipality, a notice of objection setting out the reason for the objection and all relevant facts.

Section 29(6) provides that if a notice of objection has been served on the municipality, council shall consider the objection and make a decision whether or not to withdraw the Notice of Intent to Designate the property within 90 days after the end of the 30-day notice period under section 29(5).

Section 29(8) provides that if no notice of objection is served within the 30-day notice period or a notice of objection is served on the municipality within that notice period, but the council decides not to withdraw the Notice of Intent to Designate the property, the council may pass a by-law designating the property provided that the following requirements are met:

- The by-law is passed within 120 days after the date of publication of the Notice of Intent to Designate.¹
- The by-law contains a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property and must comply with such requirements in relation to the statement and the description as may be prescribed and with such other requirements as may be prescribed.
- The Council must cause the requirements documents to be served on the owner of the property, on any person who objected under subsection (5) and on the Trust.

Section 29(11) provides that “any person” who objects to the passing of the designation by-law may appeal to the Tribunal by giving the Tribunal and the Clerk of the municipality, within 30 days after the date of publication of Notice of Passing of By-law, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection accompanied by the fee charged by the Tribunal.

In summary, the owner, or a third party, has 30 days after the date of publication of **Notice of Intent to Designate**, to serve a notice of objection on the municipality. The municipality, on receipt of an objection, must decide whether to withdraw the Notice of Intent to Designate, or to pass a by-law to designate. Objectors then have the opportunity to appeal the designation by-law to the Ontario Land Tribunal (OLT) by serving their objection on the OLT and the municipality.

Consideration of Heritage Stratford Recommendation

In considering the recommendation from Heritage Stratford 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 noted in Report PLA22-025, Council has a number of options:

- Adopt the Heritage Stratford recommendation to proceed to initiate the Notice of Intent to Designate as stated in Report PLA22-025;
- Refer the Heritage Stratford recommendation to staff for additional information;
- Defer the Heritage Stratford recommendation to the next term of Council for consideration;

¹ Ontario Reg 385/21 - section 2 appears to allow a municipality and property owner to agree to extend the period of time beyond the 120 days set in the Ontario Heritage Act as amended.

- Table the Heritage Stratford recommendation (meaning no further consideration of the recommendation until a motion to remove the matter from the table is made by Council);
- In place of a Part IV heritage designation, include 86 John St S on the Municipal Heritage Registry ²
- Motion to file (meaning take no action on) the Heritage Stratford recommendation.

Financial Implications:

Financial impact to current year operating budget:

The heritage designation process is a program carried out by the Development Services Division of the Infrastructure and Development Services Department. Funds are allocated for the designation program and approved by Council during budget deliberations. If an appeal is filed objecting to the passing of a by-law to designate, the cost to have staff, legal and expert Hearing preparation and representation for the City at the OLT Hearing is expected to be in the \$12,000 to \$15,000 range, subject to the length of the Hearing and could be funded through the existing City budget.

Financial impact on future year operating budget:

There is no anticipated financial impact on future year operating budget for adding the designation of this property to the City's Heritage Registry. Alterations to a designated heritage property will require a heritage permit application. There is no heritage permit application fee payable by the property owner. The cost to process a heritage permit application is included in the Development Services Division Budget each year.

Legal considerations:

The City is following the Ontario Heritage Act and Ontario Regulations with respect to the heritage designation process under Part IV of the Act. The Act was amended with revisions coming into effect July 1, 2021. The cost to have legal representation at a potential OLT Hearing is noted above in Financial Implications.

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

² SGH has submitted a letter to the City requesting that 86 John St S not be included in the Municipal Heritage Registry – opt out.

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

Staff Recommendation: THAT the Report titled, "Follow up to Report PLA22-025" (PLA22-028), be received;

AND THAT direction be provided with respect to the Heritage Stratford recommendation 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, specifically the,

- **1891 hospital (Avon Crest) including the semi-circular landscaped entrance driveway;**
- **1910 extension;**
- **1904 Gardener's cottage; and**
- **1929 Nurses' residence.**

Prepared by: Joan Thomson, Chief Administrative Officer
Recommended by: Joan Thomson, Chief Administrative Officer



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

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

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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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 2nd floor over entrance and at 3rd 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 3rd 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 3rd 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 19th 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 19th 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 19th 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



Friday, April 1st, 2022

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

CLINTON
PUBLIC HOSPITAL

ST. MARYS
MEMORIAL HOSPITAL

SEAFORTH
COMMUNITY HOSPITAL

STRATFORD
GENERAL HOSPITAL

**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 26th and December 14th, 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 2nd and December 14th, 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 25th. On February 28th 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

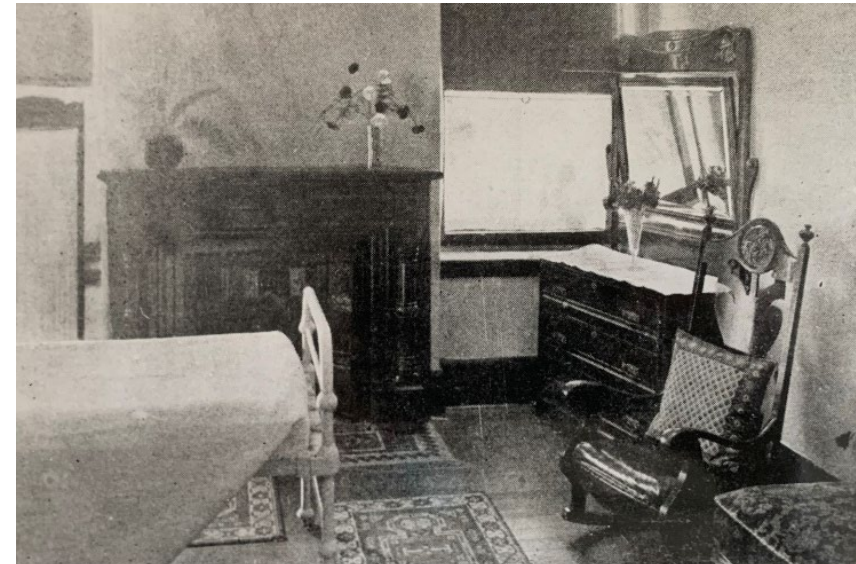
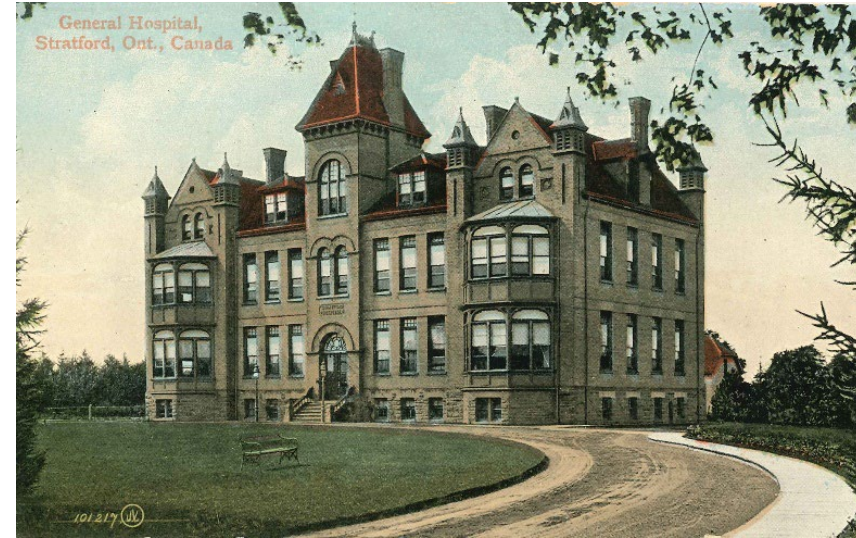
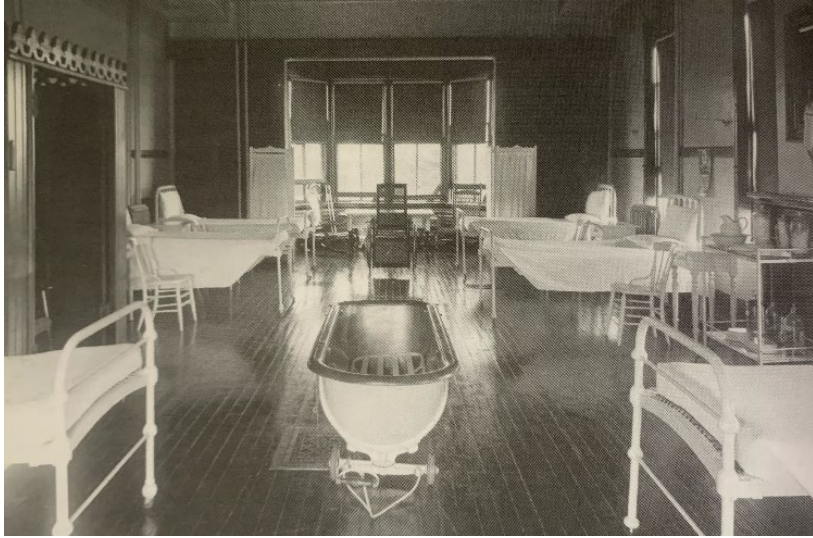


Planning and Heritage Sub-Committee Meeting

Huron Perth Healthcare Alliance, Stratford General
Hospital Site - Former Avon Crest Hospital
Discussion

Thursday, June 30, 2022

Avon Crest: Then



Avon Crest: Now

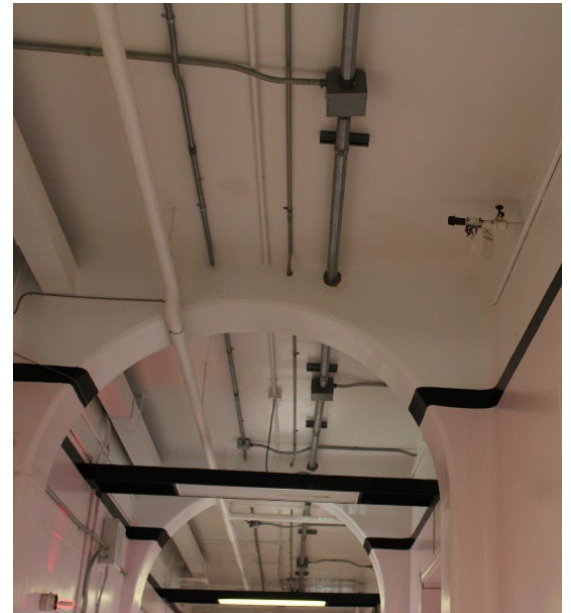


77

Interior



Interior



Our Reality

- The former hospital is a physical liability, requiring significant resources – hospital resources, to sustain
- Basic maintenance, including a new roof is estimated at \$1 million
- Professional estimate to bring building to current code at over \$24 million
 - Does not include refit to rentable usage

- A “Request for Solutions” issued with no viable interest
 - Former hospital a major barrier
 - Value of land significantly lower with former hospital in existence
- No potential developer has approached the hospital with an interest to renew building and repurpose
- Hospital very interested in preserving the history of the buildings
 - Complete video cataloging and preserving certain, remaining items



- The Stratford General Hospital has had the privilege of providing the highest quality of care to those served across three centuries
- The hospital has always made full value of the investments made by the community, and continually develops its facilities and property to support the ever-changing health care landscape
- Our “Heritage” has been, and always will be providing the very best health care to our community

- Removing the former hospital while preserving its history enables the hospital to continue to develop the property in a manner that supports the health and wellness needs of our community
- A “development ready” Avon Crest property is a remarkable asset for this community that will allow the hospital to continue its legacy of contributing to the health system in a thoughtful, appropriate manner



Our Request...

- We respectfully request that Council **NOT** 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."



Thank You





MANAGEMENT REPORT

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

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

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

Other Planning Applications

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

New Dwelling Unit Permits Issued

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

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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:

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
203 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. 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.