



Heritage Stratford Advisory Committee

MINUTES

A meeting of the Heritage Stratford Advisory Committee (HS) was held on Tuesday, June 14, 2022 at 7:00 p.m., electronically.

Committee Members Present: Cambria Ravenhill – Chair Presiding, Barb Cottle, Jeff Atchison, Laura Dent, Robin Thornrose, Councillor Danielle Ingram

Staff Present: Alyssa Bridge – Manager of Planning, Miranda Ivany – Planner, Kelton Frey – Municipal Law Enforcement Officer, Casey Riehl – Recording Secretary

Regrets: Jacob Vankooten, Brian Johnson, Howard Shubert, Jack West

1.0 Call to Order

The Chair called the meeting to order at 7:09 p.m.

2.0 Declarations of Pecuniary Interest and The General Nature Thereof

None declared.

3.0 Adoption of Previous Minutes

Motion by Jeff Atchison

Seconded by Laura Dent

THAT the minutes from the Heritage Stratford Advisory Committee meeting dated May 10, 2022, be adopted as printed. Carried

4.0 Delegate: Kelton Frey, Municipal Law Enforcement Officer – Proposed exemption from sign by-law (Waterloo Street)

Kelton Frey, Municipal Law Enforcement Officer, reviewed the request to consider an exemption to the City's Sign By-law for 35 Waterloo Street North (Falstaff Centre). Mr. Frey discussed the placement of the signs and materials that will be used to construct them. There are no issues with sight lines for vehicular and pedestrian traffic. He explained that City staff will not have discretion over what messages are posted on the interchangeable signs.

Councillor Danielle Ingram now present at the meeting at 7:15 p.m.

The Planning and Heritage Committee referred this request to Heritage Stratford for their consideration and input. Members expressed their concern with the number of signs proposed, specifically the large Type "A" signs and the fact that the location is in a residential area.

Cambria Ravenhill inquired if there has been any opposition from neighbours. Mr. Frey stated that letters were circulated to 135 neighbouring properties and the City did not receive any concerns. Laura Dent inquired if there is a timeframe associated with the signs once approved. Councillor Ingram stated that if approved, the permit would be permanent. The property owners would be required to enter into an encroachment agreement with the City, as the fence is on City property, however the City does not have a say in what is posted on the signs. They can only permit the size, type of sign and the area of the sign. Barb Cottle inquired if the property was sold in the future, would the encroachment agreement continue for the new owner or does it get renegotiated at that point. Councillor Ingram stated that usually agreements contain a clause that any successors assume the agreement and are bound to the terms of whatever the previous property owner has entered into.

Motion by Robin Thornrose

Seconded by Barb Cottle

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. Carried

Kelton Frey, Municipal Law Enforcement Officer, departed the meeting at 7:47 p.m.

5.0 Business Arising from Previous Minutes

5.1 Blue Plaque & James Anderson Award Update

Cambria Ravenhill reported that they held the first 2021 Blue Plaque presentation for Richard Manuel at 138 Well Street on May 18th. The event went well, it was held outside at the residence and members of the Manuel family, John Till's family and other musicians who knew the Manuel's were in attendance. Deputy Mayor Martin Ritsma presented the plaque to the property owners and Jack West mounted the plaque for the homeowners. The second Blue Plaque will be presented for Dr. James Palmer Rankin at 198 Church Street on June 28, 2022 and MP John Nater will be presenting it.

The annual James Anderson Award will be held in July. The award is being presented to Bruce Whitaker for his work at 2-6 Ontario Street and the event will be held on site. Cambria Ravenhill will confirm the date and once confirmed staff will have the certificate signed and invitations will be sent out.

5.2 Destination Stratford Audio Tours Update

No new update provided.

5.3 Community Partners & Projects

No new update provided.

5.4 Update on Former Perth County Registry Office

No new update provided.

5.5 265 St. David Street Permit Update

Cambria Ravenhill reported that the removal and replacement of windows has been completed. The doors currently there are the old doors painted white, however they are not properly installed. Ms. Ravenhill has met with some of the representatives of the property to discuss possible alternatives or compromises, however, there has not been a new permit application and the property is now up for sale. Alyssa Bridge, Manager of Planning, reported that staff continues to be in conversation with representatives of the owner and has encouraged them to submit a new alteration permit so it can be formalized and get the input of the Heritage Committee on what they propose to do.

5.6 Update on National AccessAbility Week –B. Cottle/J. Atchison

Jeff Atchison reported that they completed three videos for the project – The Bradshaw Building, Famme & Co., and Stratford City Hall. It was great to learn how accessibility and heritage reconstruction can be implemented and be really positive. Ideally it will open people's minds up to the possibility of having both an accessible and a heritage building. They look forward to partnering with the Accessibility Advisory Committee again on a future project.

5.7 Ontario Heritage Conference (Brockville, June 16-18)

No members of Heritage Stratford will be attending the conference in 2022. Members were asked to advise Cambria Ravenhill or Casey Riehl if their availability changes and they plan to attend the conference.

6.0 Designation Sub-Committee Update

6.1 Avoncrest Property Designation – 86 & 90 John Street South

Alyssa Bridge, Manager of Planning, reported that a staff report has been prepared on Heritage Stratford's resolution requesting Council designate the Avoncrest Property. It is currently in the internal review process and is

scheduled for the June 30, 2022 Planning and Heritage Sub-committee meeting. Ms. Bridge suggested it might be beneficial to have a couple of members of Heritage Stratford present at the June 30th meeting to speak to the matter. It is her understanding that there will be representatives from the Huron Perth Healthcare Alliance attending also.

Cambria Ravenhill reported that Howard Shubert, Councillor Ingram, and herself met with representatives from the hospital to get an update on plans for the property. HPPH discussed some timing and development situations. HPPH does want to move swiftly on their opposition for the request to designate as they intend to sever off the utilities for the property in March 2023.

Councillor Ingram stated that HPPH was very clear that they are focused on spending their healthcare dollars in the health community and that they are focusing on health and wellness for the property. They have had no interest whatsoever from developers having the building still on the property. They have completed a Phase 1 environmental test on the property and it did come back clear and have also completed an abatement report. The roof is going to need to be repaired if they do not move forward with severing the utilities and demolishing the building. The cost to repair the roof is approximately \$1,000,000.00 and the demolishing cost, including the hazardous materials removal, is \$2,000,000.00. HPPH has discussed options with long-term care providers and offices for medical practitioners. They have also discussed the need for surface parking, as structure parking is far too expensive.

Members were advised HPPH intends to oppose the designation and demolition of the building is how they want to proceed. They are open to discussing some sort of heritage recognition or commemoration area as part of the new development. Laura Dent stated she would like to see if there could be an agreement that Heritage Stratford would be able to provide input into how the building and site is commemorated.

6.2 Non-Designated Properties Register

Miranda Ivany, Planner, reported that on June 7, 2022, staff launched the Engage Stratford page for the Phase 2 properties. Information packages and letters were also sent out that day to the property owners. The virtual open house will be open until July 6, 2022 and that is also the opt-out date. A staff report has been prepared for the Heritage Stratford resolution to move along with the Phase 3 properties and that is intended to be brought to the Planning and Heritage Sub-committee meeting on June 30, 2022.

6.3 Update from Designation Sub-Committee

No new updates to report.

7.0 Development Services Report

Alyssa Bridge, Manager of Planning, submitted the June 2022 Development Services Report for the Committee's information.

8.0 New Business

Cambria Ravenhill thanked Alyssa Bridge for all her help and hard work with the Heritage Committee and wished her well in her future.

Cambria Ravenhill stated that she will be stepping down as the Chair of Heritage Stratford in the fall. She will discuss with the current Vice-Chair to inquire if he will chair the remainder of the meetings or another member can be appointed.

9.0 Date of Next Meeting – Tuesday, September 13, 2022 at 7:00 p.m.

10.0 Adjournment

Motion by Robin Thornrose

Seconded by Barb Cottle

THAT the May 10, 2022 Heritage Stratford Advisory Committee meeting adjourn. Carried

Start Time: 7:09 P.M.

End Time: 8:17 P.M.