

MANAGEMENT REPORT

Date: March 25, 2024
To: Mayor and Council
From: Kelsey Hammond, Chief Building Official
Report Number: COU24-030
Attachments: Heritage Impact Assessment Report
Heritage Impact Assessment Report Revision Letter
Proposed Building Drawings

Title: Heritage Permit Approval for 203 Waterloo Street South

Objective: To consider an approval for Heritage Permit PRM-2024-0010, for a proposed ten (10) unit stacked townhouse development at 203 Waterloo Street South, on the corner of Waterloo Street South and Falstaff Street.

Background: The subject site was previously two properties (now merged) and has been vacant since approximately 2004; a fire occurred at the hotel building in 2003, and then the bowling alley building was demolished in 2004.

The subject site resides in the Heritage Conservation District (HCD) and has a Part V designation under the Heritage Act.

Any proposed new development within the HCD or designated properties under the Heritage Act require approval from Council prior to the issuance of any Building Permit(s), as required under the Ontario Building Code (OBC). The Chief Building Official (CBO) has delegated authority to issue permits for alterations to existing buildings but does not have delegated authority to issue permits for demolition of buildings or the construction of new buildings on designated properties. The CBO delegation authority for alteration permits is established under By-law #133-2004, allowing this establishment under the Ontario Heritage Act.

Analysis: The current owners have submitted a Heritage Permit Application (PRM-2024-0010) for a proposed ten (10) unit, 3 storey, stacked townhouse development. The proposed development involves the infilling of a vacant lot within the City's downtown core and HCD. The development's design is brownstone inspired, with street-facing dwelling units and private access.

The applicant has submitted a Heritage Impact Assessment (HIA), that was completed by Bright Past Heritage Consulting Inc., for the proposed development. The HIA was completed in March 2023, and a Heritage Permit was applied for prior to the Building Permit Application. Stratford's Heritage Permit Review Committee approved the original proposal with no objections and recommended that the permit be issued. Upon review of the applicant's Building Permit Application there were items noted that needed to be adjusted for conformance with the OBC. These items required revised drawings and a revised review of the HIA.

The HIA justifies how the proposed building conforms to the City's Heritage Conservation District Standards and provides an opinion that the proposed building will not result in any adverse impacts to the subject lands, adjacent properties or the HCD.

The Building Division circulated this application to Stratford's Heritage Permit Review Committee for comment on both the original and revised proposals and the Committee has commented with no objections and a recommendation that the Permit be issued.

The Building Division has no objections to the issuance of the Heritage Permit (PRM-2024-0010) for the proposed development at the subject property.

Financial Implications:

Financial Impact to current year operating budget:

There are no financial implications to the budget to be reported as a result of issuing the Heritage permit as outlined.

Financial impact on future year operating budget:

Future year impacts could include additional taxable assessment undetermined at this time.

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.

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.

Culture and Community

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

Staff Recommendation: THAT Heritage Permit PRM-2024-0010 for the new proposed development of a ten (10) unit stacked townhouse at 203 Waterloo Street South be issued.

Prepared by:	Kelsey Hammond, Chief Building Official
Recommended by:	Adam Betteridge, MPA, MCIP, RPP, Director of Building and Planning Services
	Joan Thomson, Chief Administrative Officer