



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

Date: January 31, 2019

Time: 4:30 P.M.

Location: Avon Room, 1st Floor, Annex Building, 82 Erie Street

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

Staff Present: Jeff Leunissen - Manager of Development Services, Jodi Akins - Council Clerk Secretary, Mike Beitz - Corporate Communications Lead

Also present: Robert Ritz and Dr. Laurel Moore (Item 3.1)

1. Call to Order

The Chair called the meeting to Order.

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 disclosures of pecuniary interest were made at the January 31, 2019 Sub-committee meeting.

Motion by Councillor Clifford

Sub-committee Decision: THAT the Addendum dated January 31, 2019 be added to the Agenda of the Planning and Heritage Sub-committee, as printed.

Carried

3. Delegations

3.1 700 O'Loane Avenue Site Plan Letter Amendment Request Delegation (PLA19-001)

Staff Recommendation: THAT the Planning and Heritage Sub-committee receive this background report with respect to 700 O'Loane Avenue for information.

Sub-committee Discussion: Mr. Robert Ritz, representing the property owners of 700 O'Loane Avenue, referred to an e-mail that was forwarded to the Sub-committee outlining reasons to permit the removal of the fence along the south property line, as well as several Google images to illustrate his points.

Providing history on the property, Mr. Ritz advised that when 700 O'Loane was developed as a clinic, the neighbouring property at 618 Huron Street was residential with heavy foliage coverage. A fence was required to protect the property owners from the commercial activity at 700 O'Loane Avenue. In 2012, 618 Huron was redeveloped and most of the foliage removed.

Dr. Laurel Moore arrived at the meeting at 4:34 pm.

Mr. Ritz stated that the fence along the property line was in good repair but fell down in a windstorm. They are of the opinion that the redevelopment of 618 Huron played a part in the failure of the fence. As the sites are now of similar commercial business, they do not believe the fence is required. Several examples of commercial next to commercial businesses were provided that do not have fencing separating them.

Mr. Ritz, on behalf of the owners of 700 O'Loane, requested that the fence not be required to be put back up. It is their position that if the owners of 618 Huron Street would like a fence replaced, they should

amend their site plan and pay for it.

Dr. Moore stated that when the clinic was first opened, safety of the neighbours was a priority for her and the fence was constructed. She also feels that development of 618 Huron Street undermined the integrity of the fence. She was unaware of the requirement for her to put it back up until the owner of 618 Huron Street contacted the City and they contacted her. Estimates to replace the fence have been obtained and they are quite significant. If the reason for the fence no longer exists, she feels they should not have to put it back up.

Dr. Moore advised that she is actively recruiting physicians to Stratford and citing a potential pay cut from the federal government and her inability to raise prices as another store could, requested to be spared the cost of installing another fence.

The Chair referred to a letter sent from the lawyer representing 618 Huron Street requesting the fence be reinstalled as they have experienced frequent occasions of employees and customers of 700 O'Loane using their lot for parking.

Dr. Moore advised that the vast majority of the time they have enough parking and conversely, has witnessed patients leave her office, get groceries and come back.

Discussion took place regarding design guidelines. The Manager of Development Services stated that with abutting commercial properties, ideally the parking lots would be interconnected but if not, they are designed as two independent parking areas. He clarified that if both property owners are in agreement, staff won't require the reinstallation of the fence but as one property owner is requesting it and it is shown in the site plan, staff are of the position that they are required to reinstall it.

In response to a question, the Manager confirmed that the fence is noted on the registered site plan agreement. Discussion took place regarding pedestrian and traffic flow.

The Manager advised that the minimum requirement for the fence is chain link. Discussion took place regarding a possible compromise of installing

landscaping instead a fence. It was noted that landscaping could only be done on 618 Huron Street with their consent.

In response to the consequences of doing nothing, the Manager stated that the owners of 618 Huron are requesting that the City enforce the site plan of 700 O'Loane. If Council decides not to enforce it, there are no appeal rights. They could request a minor amendment to their site plan and install their own.

The Manager suggested that the staff report was just to allow the delegation to appear. If Sub-committee would like a more fulsome response from staff, it could be referred back.

The Manager of Development Services requested clarification on whether to bring this back to Sub-committee prior to amending the site plan. Sub-committee stated that if there was a consensus between the property owners, that was not necessary.

Motion by Councillor Bunting

Sub-committee Decision: THAT the presentation by Robert Ritz with respect to the 700 O'Loane Avenue site plan amendment request, be heard.

Carried

Motion by Councillor Vassilakos

Sub-committee Recommendation: THAT the 700 O'Loane Avenue Site Plan Amendment Request be referred to staff to work with both property owners to find an aesthetic solution that adds screening and removes the requirement for a board fence.

Carried

4. Project Update

Sub-committee Discussion: The Manager of Development Services provided a verbal update on ongoing projects in the City. The Project Update is attached to the February 11, 2019 Planning and Heritage Committee agenda and additional comments are as follows:

230 Ontario Street Site Plan Application - Applicants are proposing to remove the

church and have made a minor variance application for 21 units. The issues are scale of use, the abutment to a heritage building and parking. A heritage impact assessment has been submitted.

89 Parkview Drive Site Plan Application - 3 suite hotel associated with the Bruce Hotel. Received a minor variance application. It was approved by the Committee of Adjustment but appealed. Minutes of settlement were just received.

Minor variance applications were down in 2018 compared to 2017, however, Official Plan amendment, zone change and subdivision applications were up.

Staff have initiated a voluntary process called Formal Consultation, inviting people to come in, circulate to agencies and departments to try to red flag issues up front to help speed review and approval of applications. It is mandatory in some municipalities but voluntary here. Staff had 23 submissions last year.

With respect to building permit applications, 2018 was above average. The Manager reminded Sub-committee that when population and housing projections were completed in relation to the Official Plan and development charges by-law, it projected a net of 105-115 units per year and in 2018, 442 units were completed. He noted that the City has run out of single detached lots. They have some draft approved but not registered.

Discussion took place regarding applications for more than 4 stories, the process, bonusing provisions and the potential effects.

The Manager advised that a report is forthcoming regarding the comprehensive zoning by-law looking for direction from Council on some of the provisions. Once direction is given, staff will schedule a public open house. A lot of feedback has been received on B&B's and short term accommodations.

In response to a question regarding the status of Daly Ave, the Manager advised that draft approval has been given to the subdivision and the adjacent lands are proceeding as consent applications.

With respect to user fee review related to planning application and fees, it was suggested by the Chair that a fee be attached to the formal consultation process and included in the user fee review as they take staff time. The Manager stated that it would have to be brought back and made mandatory.

Discussion took place regarding infill and whether there are specific design guidelines. The Manager advised these were attached to the previous Official Plan. The new Official Plan replaced them with Urban Design guidelines, which are not specific to infill. If Council wants to proceed in that direction, staff would have to look at site plan approval for infill development. It is currently only on four lots or more. Concern was raised by a Sub-committee member with applying site plan approval to singles or duplexes.

No motions to give direction to staff were made at the meeting.

5. ADDED - Report of the Manager of Development Services

5.1 ADDED - Heritage Stratford Resolution - Heritage Conservation District Standards Update (PLA19-002)

Staff Recommendation: THAT Heritage Stratford resolution to update the Heritage Conservation District Standards be referred to staff for report.

Sub-committee Discussion: The Manager of Development Services stated that staff do not have the time or expertise in house for this project and a consultant would be required. Staff agree that the standards need to be updated but due to budgetary reasons, it may not be until a later year.

It was noted that the Chair of Heritage Stratford spoke to the need for funds for this project during their budget presentation.

Motion by Councillor Vassilakos

Sub-committee Recommendation: THAT the Heritage Stratford resolution to update the Heritage Conservation District Standards be referred to staff for report.

Carried

6. New Business

6.1 White House Pillar Update

In response to a question from Sub-committee, the Manager advised that there was an amendment to the site plan to permit removal of the pillars

and porch. \$30,000 securities were provided to the City. It is the Manager's understanding that not all of the removal elements have been completed. Pursuant to the site plan by-law, 50% of the money is returned when 75% of the work is complete. When all of the work is complete and passes inspection, the rest is returned.

6.2 Affordable Housing in New Subdivisions

It was noted by a Sub-committee member that other municipalities offer incentives related to development charges or percentage of parkland and he would like to see the City look into that.

It was noted by the Chair that offering affordable housing as a community benefit is included under the height and density bonusing provisions of the Official Plan.

The Manager stated that affordable housing is encouraged by lot density, area and frontage and minimum densities. He suggested that the next step is inclusionary zoning, however, the Official Plan would need to be amended. It also needs to be incorporated into other strategic documents, such as the 10 Year Housing and Homelessness Plan. Oshawa was provided as an example that uses inclusionary zoning.

Motion by Councillor Clifford

Sub-committee Recommendation: THAT staff bring back a report regarding the option for affordable housing to be included in new subdivisions and possible incentives offered by the City to developers.

Carried

7. Advisory Committee/Outside Board Minutes

There are no Advisory Committee/Outside Board minutes to be provided at this time.

8. Next Sub-committee Meeting

The next Planning and Heritage Sub-committee meeting is February 28, 2019 at 4:30 p.m. in the Council Chamber, City Hall.

9. Adjournment

Motion by Councillor Bunting

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

Carried

Meeting Start Time: 4:30 pm

Meeting End Time: 5:45 pm