



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

Date: Monday, July 15, 2019

Time: 6:46 P.M.

Location: Council Chamber, City Hall

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

Regrets: Councillor Ritsma, Councillor Beatty, Councillor Clifford, Councillor Vassilakos

Staff Present: Rob Horne - Chief Administrative Officer, Joan Thomson - City Clerk, Ed Dujlovic - Director of Infrastructure and Development Services, Michael Humble - Director of Corporate Services, David St. Louis - Director of Community Services, Jacqueline Mockler - Director of Human Resources, Jeff Leunissen - Manager of Development Services, John Paradis - Fire Chief, Kim McElroy - Director of Social Services, Tatiana Dafoe - Deputy Clerk, Mike Beitz - Corporate Communications Lead

Also Present: Members of the Public and Media

1. Call to Order

The Chair called the Meeting to Order.

Councillors Beatty, Clifford, Ritsma and Vassilakos 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

A declaration of pecuniary interest was not made by a member at the July 15, 2019 Planning and Heritage Committee meeting.

3. Sub-committee Minutes

Sub-committee minutes were provided for background regarding the discussion held at the June 27, 2019 Sub-committee meeting.

4. Delegations

None scheduled.

5. Report of the Deputy Clerk and Manager of Development Services

5.1 Request to Permit Street Art on a Municipal Sidewalk (PLA19-026)

*this item was also listed on the July 15, 2019 reconvene Council agenda for consideration.

Staff Recommendation: THAT the "Shine On You Crazy Diamond" proposed artwork be approved subject to the following conditions being met:

- proof of insurance is supplied indemnifying the City;
- a deposit in the amount of \$500 be provided;
- the art work is removed by November 1, 2019.

AND THAT the second piece referring to “Resonate with Your Life” or “I’m a Resonator” be approved subject to the following conditions being met:

- a final proposed design be submitted to Planning Services;
- proof of insurance is supplied indemnifying the City;
- a deposit in the amount of \$500 be provided;
- the art work is removed by November 1, 2019;
- a sign-variance is obtained from Planning Services.

Sub-committee Recommendation: THAT the “Shine On You Crazy Diamond” proposed artwork be approved subject to the following conditions being met:

- a final proposed design be submitted to Planning Services;
- proof of insurance is supplied indemnifying the City;
- a deposit in the amount of \$500 be provided;
- the art work is removed by November 1, 2019.

Committee Discussion: It was questioned when the deposit would be returned. The Manager of Development Services advised it would be returned following the removal of the art work.

It was questioned why the art work needs to be removed by November 1. The Manager advised staff requested the art work be removed prior to the start of the winter season. This will ensure the art work does not become slippery for pedestrians.

Clarification was requested on why the second piece was not approved. The Manager advised the second piece resembled a sign and the purpose should be public art.

A request was made to amend the motion to indicate that the proposed art work be approved subject to the conditions listed.

Motion by Mayor Mathieson
Seconded By Councillor Henderson

Committee Recommendation: THAT the proposed artwork be approved subject to the following conditions being met:

- a final proposed design be submitted to Planning Services;

- **proof of insurance is supplied indemnifying the City;**
- **a deposit in the amount of \$500 be provided;**
- **the art work is removed by November 1, 2019.**

Carried

6. Report of the Manager of Development Services

6.1 45 Parkview Drive (the Bruce Hotel) Request for a Right-of-way over the former Water Street Road Allowance (PLA19-025)

Staff Recommendation: THAT Planning and Heritage Sub-Committee approve the request, submitted by Marklevitz Architects Inc, on behalf of the JLB Inc. (the Bruce Hotel), for a right-of-way over a portion of the former Water Street road allowance to provide driveway access to three parking spaces for a proposed three suite hotel on 45 Parkview Drive subject to details being worked out by staff.

Sub-committee Recommendation: THAT the request submitted by Marklevitz Architects Inc. on behalf of the JLB Inc. (the Bruce Hotel), for a right-of-way over a portion of the former Water Street road allowance to provide driveway access to three parking spaces for a proposed three suite hotel on 45 Parkview Drive, be filed.

Committee Discussion: Concerns were expressed with this proposal. It was noted additional information should be provided including maps, the historical context and the impact on parking. It was questioned whether the tennis club could be given an opportunity to address the Committee.

Motion by Councillor Gaffney

Seconded by Councillor Henderson

THAT the request submitted by Marklevitz Architects Inc. on behalf of the JLB Inc. (the Bruce Hotel), for a right-of-way over a portion of the former Water Street road allowance to provide driveway access to three parking spaces for a proposed three suite hotel on 45 Parkview Drive, be filed.

A request was made to refer this matter to the July 22, 2019 Planning and Heritage Committee meeting.

Motion by Councillor Burbach

Seconded By Councillor Bunting

Committee Recommendation: THAT the request submitted by Marklevitz Architects Inc. on behalf of the JLB Inc. (the Bruce Hotel), for a right-of-way over a portion of the former Water Street road allowance to provide driveway access to three parking spaces for a proposed three suite hotel on 45 Parkview Drive, be referred to the July 22, 2019 Planning and Heritage Committee meeting.

Carried

7. For the Information of Committee

7.1 Project Update

The Manager of Development Services provided a verbal update on ongoing projects in the City with the highlights as follows:

A new Zone Change Application was received for 58 Griffith Road West.

Six new site plan applications are under review.

Committee of Adjustment and other Planning Application numbers were reviewed, noting that 2018 numbers were down but 2019 numbers are getting closer to 2016 levels.

Not many dwelling unit permits have been issued, although the total number of permits is high, largely due to deck, shed and small renovation permits.

The Manager stated that he is hoping some of the subdivisions will open up later this year and explained what is required prior to issuing building permits.

In response to questions regarding work on Quinlan Road and whether the bridges and road widening are included, the Director of Infrastructure and Development Services stated that bridge conditions have not come up in any of their inspections. He advised that he could confer with staff.

In response to whether there is any movement on Daly Avenue, the Manager advised that they are dealing with some issues, noting that the consent application has a one year time limit.

Concern was noted with trucks trying to make a right hand turn onto Quinlan Road from Highway 119 without taking the corner. The Director

advised that staff are aware and confirmed that they are looking at widening it there.

The Manager wished to advise Sub-committee that there are many changes coming as a result of Bill 108 including the Development Charges Act, Ontario Heritage Act, the Local Planning Tribunal Act and the Planning Act.

Staff will need to change their processes. The challenge they have is that they know what the changes are but do not have the legislation.

Concern was raised about the driveway access and parking at 615 Huron Street.

In response to whether anything is planned for the demolished church on Ontario Street, the Manager confirmed that they have a site plan application for a mixed use building. Discussion took place about their parking requirements.

A concern was raised with parking on the corner of Vivian and Romeo and a new application for that property. The Manager stated that the submission meets the by-law requirements.

8. Advisory Committee/Outside Board Minutes

There were no Advisory Committee/Outside Board minutes to be provided to Committee.

9. Adjournment

Motion by Councillor Sebben

Seconded By Councillor Gaffney

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

Carried

Meeting Start Time: 6:46 P.M.

Meeting End Time: 6:57 P.M.