



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

Date: June 27, 2019
Time: 4:30 P.M.
Location: Council Chamber, City Hall

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

Regrets: Councillor Vassilakos

Staff Present: Jeff Leunissen - Manager of Development Services, Jodi Akins - Council Clerk Secretary, Tatiana Dafoe - Deputy Clerk

Also present: Claire Scott (Item 4.1)

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 June 27, 2019 Sub-

committee meeting.

3. Delegations

None scheduled.

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

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

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 Discussion: The Deputy Clerk advised that the City received a request to install “street art” on a municipal sidewalk in front of a store. Staff are recommending approval of the request under certain conditions. The staff recommendation suggests removal by November 1, 2019. The requestor asked for an extension to the spring with the hopes that winter salting and shovelling would remove the paint.

Discussion took place as to whether the images were considered art or advertising. Staff advised that as the one image is a play on the store’s name it would be considered advertising and a sign variance required.

In response to questions, the Manager of Development Services stated that if other stores wanted to do something similar, they would be required to obtain Council approval as well and that the deposit is an incentive to ensure that the paint is completely removed.

Claire Scott stated that she is the artist for this project. She provided some of her background and the reasons behind the project, noting that they hope to bring awareness to tourism and local art scene. Stratford is lacking in public art and surveys she has conducted indicate that the public want more street art and murals.

The one drawing includes the word "resonate" but it can be tweaked if that causes acceptance of this project.

Ms. Scott suggested that this project will engage tourists, locals and students and serve as encouragement to local artists. The idea is that people will take selfies and tag their location on social media.

In response to questions as to whether the paint may be slippery, Ms. Scott advised that she has verified with the Festival's paint department that the paint is removable and will "sink in" to the concrete and not be slippery. The Manager confirmed that staff have requested proof of insurance in case of an incident and would like the paint removed by winter.

As to whether she would have to close the sidewalk to do the painting, Ms. Scott suggested that she would leave two lanes of traffic but put cones around where she was working. She estimates it will take a day or day and a half to complete.

Discussion took place regarding whether the property owner would want to amend the image to remove reference to her store and how long the approval process would be if a sign variance was required. The Manager stated that if the drawing was changed to an art piece, this item could be reconvened and finalized in July and suggested that Ms. Scott submit a proof as soon as possible.

As to whether the BIA is aware, a Sub-committee member who sits on the Board advised that they are aware but have no comments.

Concern was noted with the advertising drawing.

It was requested to break the staff recommendation into two parts.

Motion by Councillor Ritsma

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.

Carried

Motion by Councillor Ritsma

Sub-committee Recommendation: 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.

Defeated

5. Report of the Manager of Development Services

5.1 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 Discussion: The Manager of Development Services advised that the Bruce Hotel wishes to build a three-suite building fronting on Parkview Drive. They have room to construct but have requested to use a portion of the road allowance as driveway access to their parking spaces for these units.

The request was circulated to staff. Community Services has concerns as the Tennis Club has concerns that people will park in their driveway. Planning staff is supportive of the request provided signage is installed to prohibit parking on both sides of the driveway and indicate where Tennis parking is.

Discussion took place about whether the area in question is parks. Concerns were raised that the tennis driveway is very narrow and the need for a formal access agreement for the property owner to access their own property. The Manager advised that there was a previous minor variance application to locate the building closer to the south. An abutting owner appealed. Suggestions were made for an alternate solution, including funneling guest traffic through the Bruce's property. The Manager noted that they have site plan approval for a driveway off Parkview but no plans for an internal driveway. He noted that people are currently parking on the edge of the Bruce's property as the City closed the road allowance and sold it to the developer in 1999.

Motion by Councillor Bunting

Sub-committee 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.

Defeated

Motion by Councillor Clifford

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.

Carried

6. 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.

7. Advisory Committee/Outside Board Minutes

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

8. Next Sub-committee Meeting

The next Planning and Heritage Sub-committee meeting is July 25, 2019 at 4:30 p.m. in the Council Chamber, City Hall.

9. Adjournment

Motion by Councillor Ritsma

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

Carried

Meeting Start Time: 4:30 pm

Meeting End Time: 5:24 pm