



## Owen Sound

### Minutes of a Meeting of the **COMMUNITY PLANNING AND HERITAGE ADVISORY COMMITTEE**

November 5, 2009

At 5:00 pm in the Council Chambers, City Hall

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**PRESENT:** Councillor Deborah Haswell, Chair  
Councillor Bill Twaddle, Vice-Chair  
Councillor Jim McManaman  
Derek Hewitt  
Aly Boltman  
Ruthann Carson  
Richard MacDonald  
Jim Wainwright  
Richard Huizinga

**STAFF:** Pam Coulter, Director of Community Services  
Margaret Potter, Community Planner  
Sandra Parks, Development & Heritage Coordinator  
Amy Cann, Planning Assistant

**REGRETS/  
ABSENT:**

1. **CALL TO ORDER** – 5:10 p.m.
2. **ADDITIONAL ITEMS**
  - a) Report from the Heritage Coordinator dated November 4, 2009 regarding Bill 212: An Act to Promote Good Government and its effects on the Ontario Heritage Act
  - b) Councillor Haswell reported that she received correspondence from Community Heritage Ontario, regarding membership renewal
3. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF OR FOR MATTERS ARISING OUT OF MINUTES LISTED ON THE AGENDA**

None declared.
4. **CONFIRMATION OF MINUTES**

**Moved by Jim Wainwright;**

**“THAT the minutes of the Community Planning and Heritage Advisory Committee meeting held on September 3, 2009 be approved.”**

**Carried Unanimously**

## 5. DEPUTATIONS

*Bill Twaddle arrived at 5:12 pm*

### a) Dave Aston, MHBC Planning – New Draft City Zoning By-law (2<sup>nd</sup> Draft)

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Mr. Aston presented a PowerPoint presentation and summarized the Zoning By-law (ZBL) review process thus far, explaining several matters handled and revisions made since the first draft ZBL was completed. The consultant's presentation covered several topics, including:

- That all comments received from agencies and landowners have been considered, and addressed
- That MHBC and the City have been working closely with GSCA to identify hazard land; he explained that mapping now reflects a ZH boundary, with a setback 'built in'

Committee discussed several matters in relation to the Consultants presentation, including:

- The zoning change of the Strathcona School site to permit commercial and residential uses, as an opportunity to revitalize a 'bluefield' site that meets Official Plan policies;
- The notion and meaning of grandfathering or 'Non-Conforming Uses' in the new ZBL draft and in the Planning Act;
- That it is not practical to provided notice to all property owners who may be affected by Hazard Lands, and that notice of the next Open House and the Public Meeting will be posted in accordance with the Planning Act as well as through additional measures;
- The establishment and veracity of the Hazard Land boundaries, and the various sources, including many site visits from which the GSCA has derived this zone;
- A homeowners ability to rebuild within Hazard Lands under the 'Restoration of Non-Conforming Uses' Section; and
- Automotive categories of uses being permitted within the Downtown.

The Director of Community Services made note that given other Planning Act applications and the holiday season approaching, staff and the consultants believe it best to hold off on the public meeting and final approvals until the New Year.

*Committee agreed to consider the report from the consultant at this time.*

### 7a) Report from Dave Aston dated October 30, 2009 regarding the City's New Comprehensive Zoning By-law (Report #3)

**Moved by Jim Wainwright;**

**"THAT the Community Planning and Heritage Advisory Committee receive the report from Dave Aston, MHBC dated October 30, 2009 regarding the City's New Comprehensive Zoning By-law for information and consideration into the development of the City of Owen Sound Comprehensive Zoning By-law; and further**

**THAT the Community Planning and Heritage Advisory Committee review and provide recommendations for the Second Draft of the City of Owen Sound Comprehensive Zoning By-law; and further**

**THAT the Community Planning and Heritage Advisory Committee direct staff, in consultation with the consultant, to coordinate the second public information session and formal public meeting to meet Planning Act requirements; and further**

**THAT the Community Planning and Heritage Advisory Committee direct staff to make the Second Draft of the By-law available on-line for review and information purposes.**

**Carried Unanimously**

6. **CORRESPONDENCE RECEIVED FOR WHICH DIRECTION OF COMMITTEE IS REQUIRED**

- a) Memo from L. O'Neill, Deputy Clerk dated September 3, 2009 regarding the CPHAC Meeting Minutes from August 6, 2009

**Moved by Councillor Bill Twaddle;**

**"THAT the Community Planning and Heritage Advisory Committee receive memo from the Deputy Clerk dated September 3, 2009 regarding the CPHAC Meeting Minutes from August 6, 2009."**

**Carried unanimously**

7. **REPORTS AND MATTERS TABLED**

**I) GENERAL PLANNING**

- c) Report from Pam Coulter, Director of Community Services dated November 2, 2009 regarding the City's Heritage Workshop

Councillor Haswell suggested that a speaker from the Ontario Heritage Trust be invited to the workshop to discuss the City's Heritage policies, and how we may support heritage artifacts and the owners of heritage buildings further. Committee also suggested that this visitor will be able to enhance our knowledge on pursuits, such as a conservation or heritage district, for informed consideration in future work plans.

The Director of Community Services reiterated that the Heritage Workshop could be an opportunity to educate owners of designated heritage properties and those thinking of requesting designation about the benefits of having their property designated and that broadening discussion to conservation districts may be more appropriate at another future workshop.

**Moved by Ruthann Carson;**

**"THAT the Community Planning and Heritage Advisory Committee receive the report from the Director of Community Services dated November 2, 2009 regarding the City's Heritage Workshop."**

**Carried Unanimously**

8. **CORRESPONDENCE RECEIVED FOR INFORMATION ONLY**

- a) Report from Sandra Parks, Heritage Coordinator dated November 2, 2009 regarding the Heritage Property Tax Relief – Update

- b) Report from Sandra Parks, Heritage Coordinator dated September 30, 2009 regarding the former Christian Science Society at 900 1<sup>st</sup> Ave. W. and a request to re-roof
  - c) Report from Sandra Parks, Heritage Coordinator dated October 20, 2009 regarding the City's Heritage Strategy and Work Plan
- The Heritage Coordinator explained the prospective role of the Council-designated staff person, who would be responsible for liaising with CPHAC and regulating alterations to heritage buildings.
- d) Letter from Findlay Nathan Associates Inc. to the Heritage Coordinator dated October 21, 2009 regarding future heritage projects in Owen Sound
  - e) Media Release dated October 8, 2009 regarding the August & September 2009 Building Statistics
  - f) Letter from Empire Restoration Canada to CPHAC dated October 8, 2009 regarding the consideration of Empire for any upcoming restoration projects
  - g) Article from the Toronto Star dated August 29, 2009 entitled "Green Standards must be uniform in Province"

**Moved by Derek Hewitt;**

**"THAT the Community Planning and Heritage Advisory Committee receive Items 8a) through g) for information."**

**Carried Unanimously**

*Committee recessed for a dinner break at 6:05 p.m.*

*Councillor McManaman arrived, and Committee resumed proceedings at 6:35 p.m.*

5b) Guery Goyo, Villarboit Development Corporation – Branningham Grove

Barry Browning and Guery Goyo were both in attendance as representatives of Villarboit Development Corporation. Mr Browning read written submission from Villarboit, which was included in the agenda package for Committee's review.

The Chair opened the floor for Committee to ask the Developers any questions regarding Branningham Grove and the Heritage Impact Assessment associated therewith.

The Chair was questioned regarding public opportunity to provide input. The Chair suggested that any questions or comments from the public be directed in writing to the Director of Community Services.

The Committee discussed several issues with input from staff and the representatives of Villarboit, including:

- The amount of space on the site that will be available for green/open space, being confirmed by Villarboit as roughly 14 acres;
- Villarboit made note that all of its developments are LEED Certified thus far;

- Clarification on the context of Birchgrove II (2007, OMBR 329), the OMB case referred to in the Villarboit submission, which illustrates that planning applications give rise to these types of issues, and that planning and heritage issues are complexly intertwined;
- Committee commented that no new proposals have been presented by the Developers, such as modifications to the site plan reflective of the recent Heritage Impact Assessment findings, for the Committee to consider prior to making further recommendation to Council;
- The appropriateness of the Developers' team of professionals gathering to generate some creative solutions for incorporation of heritage features into the development, including the consideration of maintaining Branningham Grove in-situ and working it in to the site plan, to be presented to the City;
- Costs of relocating the building on site and difficulty in recovering such costs for the developer;
- The necessity of establishing clear sightlines to the proposed retailers from Highway 26, as a condition of the retailers purchasing space on site;
- The consideration that the lands require a rezoning prior to the entire development proposal being permitted in terms of land use;
- Committee and staff discussed of the design guidelines for the former OSCVI development (now Greenridge), which were authored by the developer's consultant, and approved by Council;
- Meg Matthews' history at Branningham Grove, and the socio-cultural significance of the building in Owen Sound;
- The Highway 26 entrance to the City from the east being a significant vista;
- The market feasibility of adding another home improvement warehouse in this area, that this proposed use was taken off the table by the developer of the Sydenham Holdings site, and that this is a consideration of the zoning amendment application; and
- Appropriate timeframe for the developer to gather its team of professionals to conceive a series of options for a creative compromise on this issue.

**Moved by Councillor Bill Twaddle;**

**"THAT the Community Planning and Heritage Advisory Committee table discussion of the future of Branningham Grove to a future CPHAC meeting to allow the Villarboit Development Corporation to bring back a new creative proposal to recognize and preserve the heritage features of the subject site including that the developers consider ways to incorporate the existing building in to the site plan."**

**Carried**

**7. REPORTS AND MATTERS TABLED**

**II) HERITAGE**

- b) Report from Sandy Parks, Heritage Coordinator dated October 30, 2009 regarding the Heritage Impact Assessment for Branningham Grove

**2. ADDITIONAL ITEMS**

- a) Report from the Heritage Coordinator dated November 4, 2009 regarding Bill 212: An Act to Promote Good Government and its effects on the Ontario Heritage Act

The Heritage Coordinator summarized the report for Committee.

**Moved by Councillor Jim McManaman;**

**“THAT the Community Planning and Heritage Advisory Committee receive the report from the Heritage Coordinator dated November 4, 2009 regarding Bill 212: An Act to Promote Good Government and its effects on the Ontario Heritage Act.”**

**Carried Unanimously**

- b) Councillor Haswell reported that she received correspondence from Community Heritage Ontario, regarding membership renewal

**Moved by Ruthann Carson;**

**“THAT the Community Planning and Heritage Advisory Committee receive the correspondence from Community Heritage Ontario regarding membership renewal; and further**

**THAT if budget allows, the Community Planning and Heritage Advisory Committee directs the Heritage Coordinator to re-enrol Committee as a CHO member.”**

**Carried Unanimously**

9. **OTHER BUSINESS**

10. **ADJOURNMENT**

Committee meeting adjourned at 8:02 p.m.