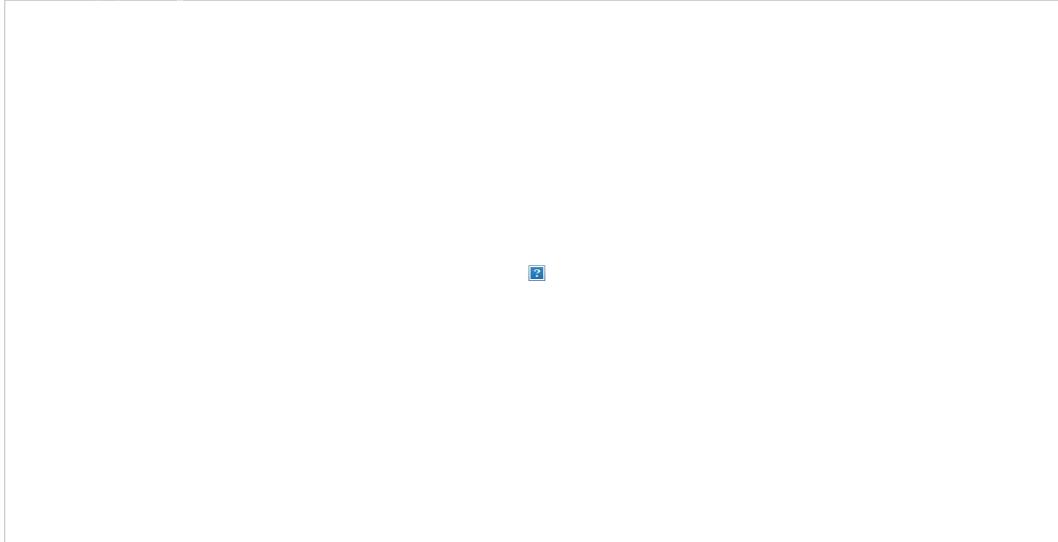


From: James Kersey
To: KingsvilleWorks; Robert Brown
Subject: Property Standards and Development Planning
Date: Friday, September 20, 2019 10:51:37 AM

This is a two part letter. First it addresses Orchard Acres and secondly the current town planning vision.

Thank you for forwarding this email to councillors or individuals who are responsible for property standards and the town's planning vision. A copy to the mayor's office would be appreciated also. PLEASE Do not send this email to the owner of Orchard Acres as we want to remain anonymous. I am just voicing concerns I've heard.

I have purchased 61 Remark Drive. directly North of the apartment building situated on Main and Remark. The Orchard Acres building. I don't wish to antagonize the owner but was hoping through the property standard by-law the superintendent could be encouraged to have the tenants clean up their balconies and keep garbage in the bin . I have a photo below from google street view of the wooden privacy fence that was around their waste management bins a year ago and it makes the area look tidy and keeps the neon WSB sign out of the view of people driving down the street in a residential area.



In the most recent photo(below), you will see those privacy fences are removed and the unsightly cans are in full view. What happened? Any business with WSB waste bins have them behind a wooden fence.

We have done extensive yard work and will be planting the tallest cedars we can find next to the fence but the town can also do its part and have the apartment complex, replace the privacy fence around the garbage bin and keep the lids closed so gulls and crows stay out.

We are very happy to see the balconies on this building facing Main Street, replaced with solid metal and nicely painted, no peeling paint. This is what visitors and people looking to buy property have for their first impression of the town.

This is a step in the right direction and we truly hope the owner will continue the replacement along Remark.

Someone has to care about Kingsville's charm and this helps. The apartments on Division North of Main all have lovely balconies with only chairs and plants. Obviously, there are building rules that tenants must follow. Everything is tidy and adds to the charm of the town. I have owned condos and there are strict rules about what you can have on your balcony.

Now having huge waste disposal containers in plain sight is not charming. Nevertheless, they DID have a privacy fence a few years ago and so the town can ask they replace it.

The property standard of this building has been neglected. The custodian is not doing his/her job of cleaning up garbage once a day(see below).. Most disposal bins have chains on the lids so they automatically close and gulls cannot get inside. See pictures below of grocery bags full of garbage left strewn on the pavement which attracts rats and scavengers. Someone must be in charge that can walk out there and make sure the garbage is actually in the bin. Their blue recycling bins are basically on the street. The lids are never closed on the green bin or the blue bins..

I have driven up SHERK ST. in LEAMINGTON and every apartment building is well kept, no garbage bins in sight. The balconies are nicely painted and THEY ONLY HAVE CHAIRS, FLOWERS, BBQ.. They have rules about what they can and cannot have on their balconies.. Orchard Acres can do the same. It's just going to get worse. Once one person gets away with it, others will follow. As an educator, I know how important rules are. As a traveller who has rented many condos, the list is long of the rules and restrictions in the buildings that I must follow as a renter.

At Orchard Acres, JUNK IS PILED everywhere they can jam it on their balconies... THIS IS WRONG.. BELOW SEE **PIZZA BOXES** PILED IN THE CORNER OF THE BALCONY. **THIS IS MAIN STREET KINGSVILLE!!!!**

This is not allowed in most apartment and condo buildings but Kingsville lets it go.. The new balconies at the entrance of the building seem to hide the junk. Of course those on the first floor who have patios, can pile even more stuff. They don't have balconies. This is the real eyesore and should be addressed.

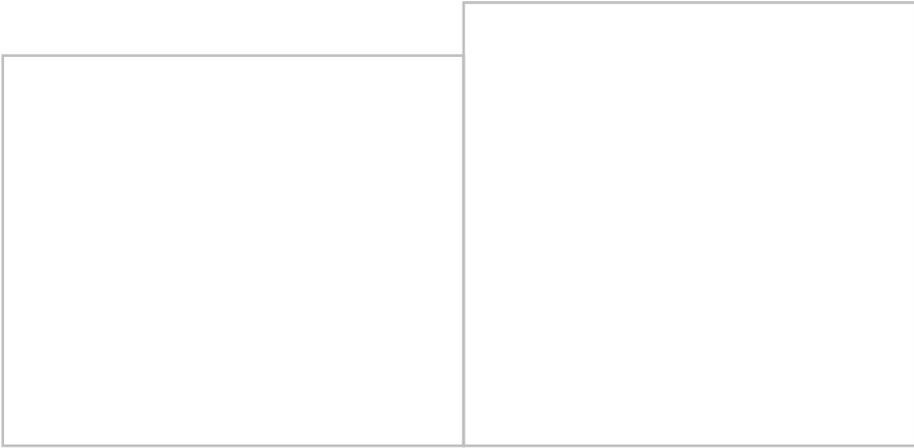
I thought I was buying a place in a well kept charming town but I am becoming discouraged by some of the businesses going up on Main St., with no thought of gardens or exteriors.. I'm glad to see some trees being planted in front of the new laundry/car wash building.

The town is being damaged by allowing development that is generic rather than true to the Victorian charm that is touted in all your town ads, videos, and promotions. You are going to have to change the advertising because the main street is starting to look like Erie St. in Leamington or Sandwich in Amherstburg...not distinctive at all.

<https://www.youtube.com/watch?v=lbwAIDGw7Z4>

The town planners must put some restrictions on the design of new developments otherwise we'll look like so many other towns that have lost their charm by letting anything be built no matter how it looks. **All across Europe buildings must adhere to and follow a set of guidelines in order to preserve the integrity of regions/towns.**

I'm sure you know what I'm talking about. Kingsville is at risk of becoming just another boring Ontario town whose planning is based on function rather than retaining the history of this small town. Careful planning will keep the unique look.. Why do we have to look like Leamington? They went for function rather than beauty. Kingsville needs to offer something refreshing, unique, quaint, a destination instead of just more square industrial looking building. Kingsville property values will be maintained or even increase if Kingsville becomes a highly desired place to live. I am not alone in my despair. There is a Facebook page set up where people are anxious and feel helpless about the direction the town is going with new development. Here are some comments from the Facebook page.

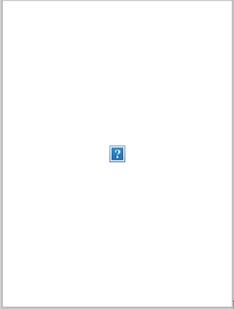


The facades of new developments should have restrictions and should comply with a heritage look rather than contemporary like the current building the town is allowing.
HOWEVER,even the boxes that have been allowed can easily be salvaged by putting up ample trees at the front and making green spaces in front of the square boxes. The trees can be lit at night and in the winter sparkle with lights of the holidays. Trees might just save the town from looking functional to looking fabulous with the function. The portion of the sidewalk owned by the town should be a priority for trees and shrubs.(see photos below) Why mow it, when you can grow it and add some mulch under the trees.

Many thanks for your response to this request. It takes everyone doing their part to make Kingsville appealing, especially on Main St. I know the downtown businesses would agree with me. I have been on council in Northern Ontario and helped transform a town on Lake Huron into a destination. Also, when I owned a townhouse in Leamington by the marina, Mayor Patterson was very grateful for my ideas on the future of the marina and lower Erie Street. I'm happy to say some of my ideas were implemented and I am very pleased with the results. Now we want Kingsville to be the jewel in Essex's crown.

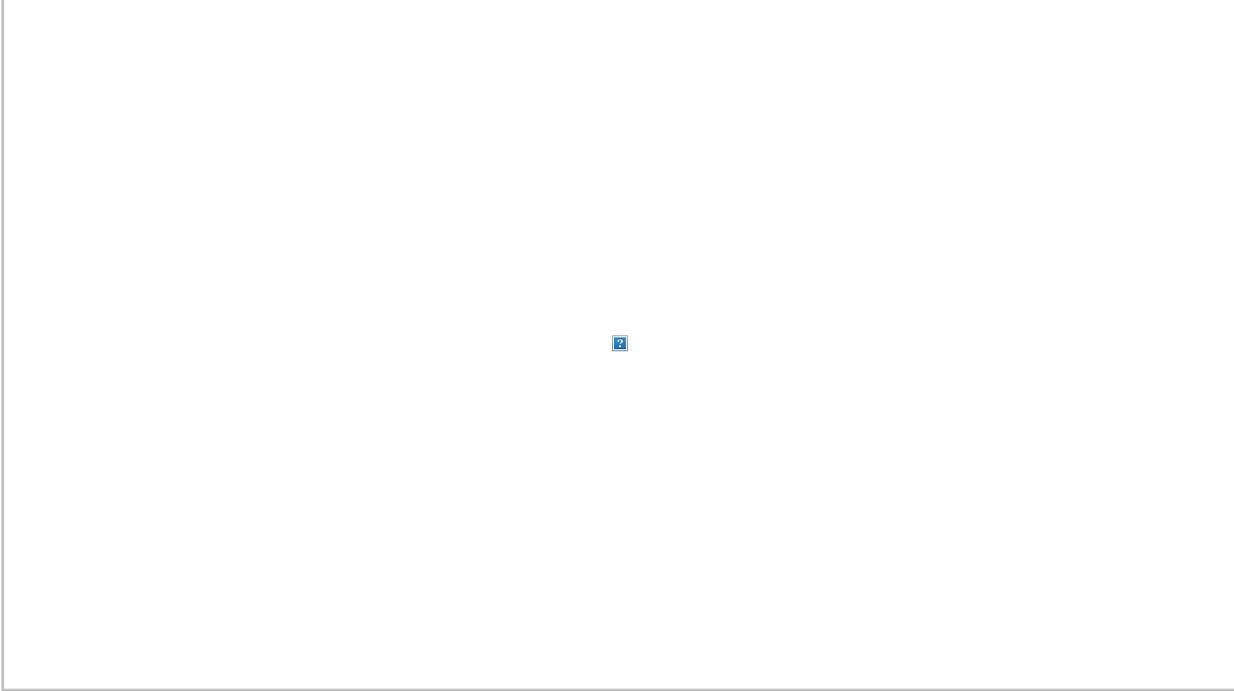
I would appreciate acknowledgement of this letter with a simple reply.

Sincerely and with **thanks**,
James and Christina Kersey 61 Remark Dr.



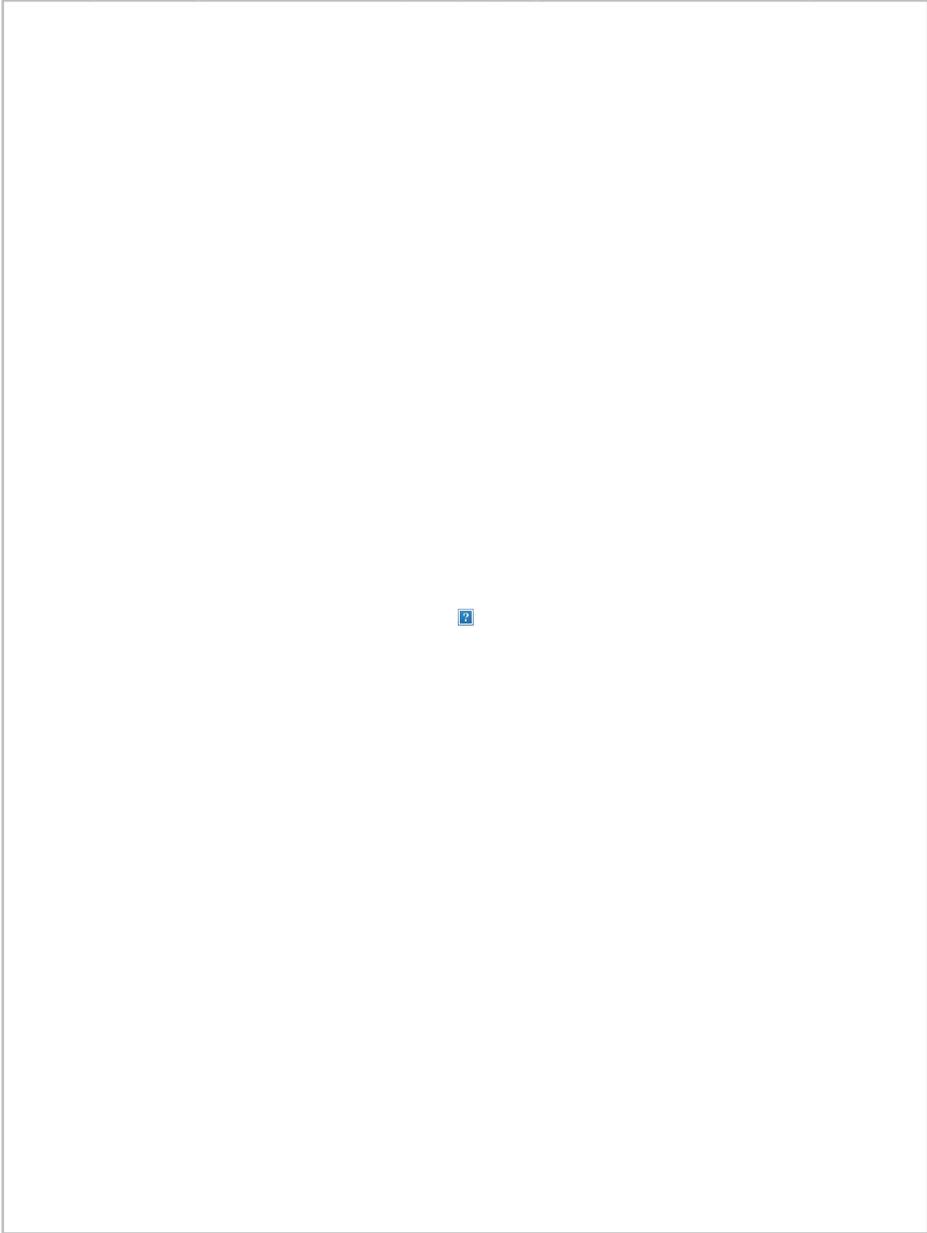
pizza boxes piled on balcony

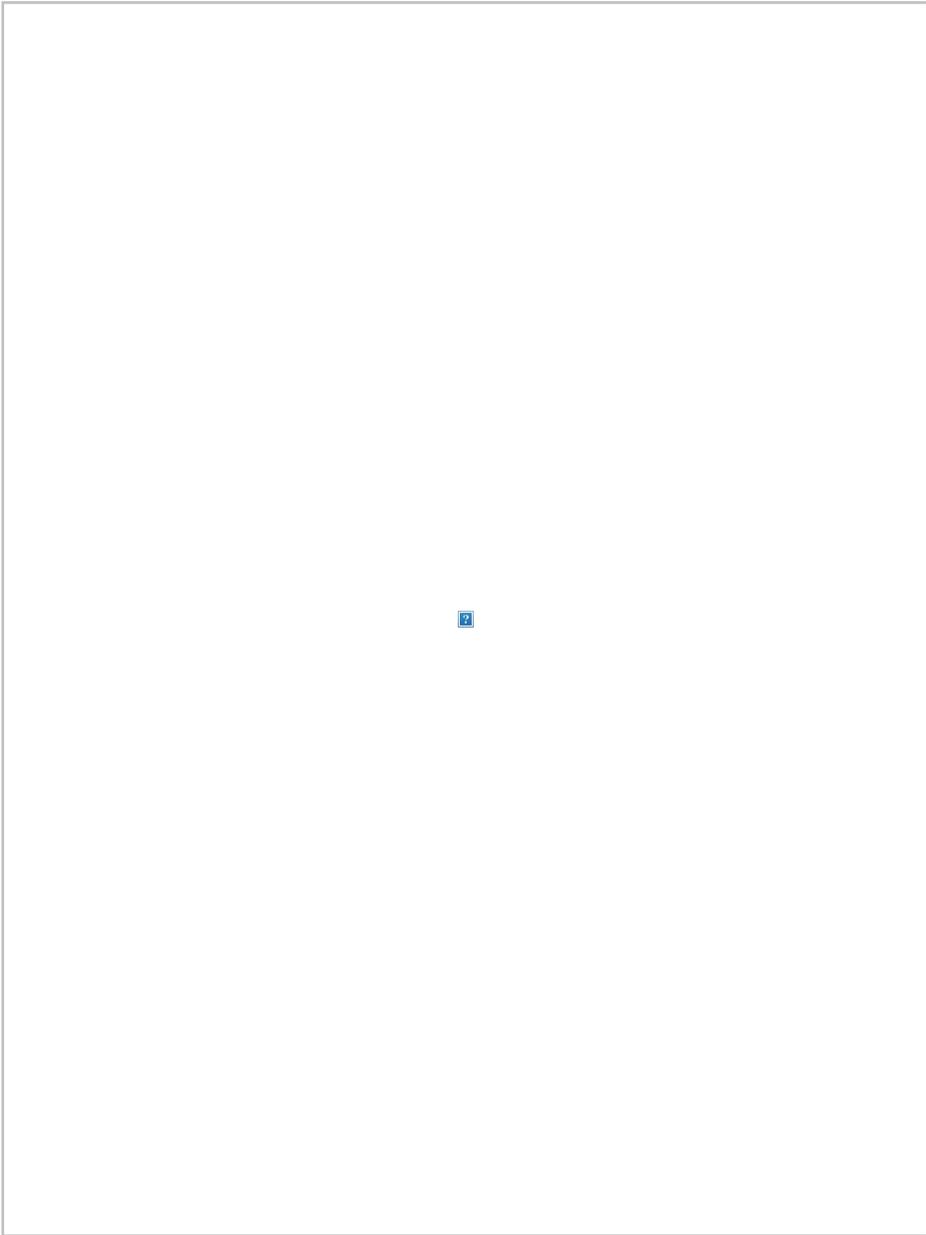
Below you can see the overflowing garbage in the bin.some piled at the side.





These are diapers, grocery bags filled with garbage that aren't even in the bin. Someone bothered to put the lid down.
Here are examples of what Kingsville could do at the Zehrs IDA, Fresco plaza parking lots to lessen the starkness and heat of the pavement.





From: [Bonnie Baldwin](#)
To: [Robert Brown](#)
Cc: [Thomas Neufeld](#); [Nelson Santos](#); [Gord Queen](#); [Tony Gaffan](#); [Larry Patterson](#)
Subject: To: Robert Brown, Manager of Planning Services, To
Date: Friday, December 13, 2019 4:00:40 PM

To: Robert Brown, Manager of Planning Services, Town of Kingsville
From: Neil and Bonnie Baldwin
Friday, December 13, 2019

On September 10, 2017, Kingsville Municipal Council unanimously passed a motion introduced by Thomas Neufeld:

"To protect and maintain the integrity of Prince Albert Street North, it is being requested that all future development on Prince Albert St. North be limited to single detached dwellings only, and further that this be included as an amendment in the Town of Kingsville Official Plan Review."

On August 22, 2018, you sent us an email thanking us for our input on the development of the Official Plan, specifically for the Prince Albert Street area. You noted that "public input is a key part of this process" and said you "would like to ask a favour" of us to make sure that the policy...is agreeable moving forward." You said you had been considering different wordings and approaches and asked if you could send us the draft of the potential policy for our consideration.

You asked us to clarify the extent of the area that this policy would apply to and included a map.

We replied immediately that, because we had a computer problem at that moment, we could not clearly see the map. We said, however, "If it is of Prince Albert Street North, it probably is the area we are referring to. We would definitely be interested in seeing your draft wording." But we received no further communication from you after that.

On May 22, 2019, we attended the Open House to provide public feedback on the draft of the Official Plan at that point. We spoke at great length to you and Gregory Bender, the representative from WSP that had actually produced the draft, but left feeling extremely frustrated. We expressed to both of you then our shock and dismay that Thomas Neufeld's motion that had been passed unanimously by Council back in 2017 had been completely ignored and that the map you'd sent us for clarification in 2018 had not been incorporated in any way into the draft.

We were unable to attend the November Open House due to illness, but remain dismayed that, despite the fact that you were given a clear directive by Council and despite your claim that public input is a key part of the process, our very real concerns about Prince Albert Street have still now been addressed.

Sent from my iPad

From: [James Kersey](#)
To: [KingsvilleWorks](#); [Robert Brown](#)
Subject: New Development is necessary
Date: Tuesday, November 26, 2019 12:26:10 PM

I saw the new Wendy's in Amherstburg. It looks like a Historic building. This is the way Kingsville can ensure the town does not look like a big box town, or just a town of cement block buildings..

Two ideas... 1. Building Code Compliance with a Master Plan 2. Trees and landscaping.

Any new development should have to comply to the standards of an exterior building code. This idea is not new. No one would travel to Paris or Niagara on the Lake if it looked like Timmins or Petrolia. Towns that have carefully controlled new builds, not only preserve history, but keep the character of the region or area alive and attractive to potential residents or tourists.

Disney built Celebration from the ground up but the look is is a quaint town of (new) Victorian clapboard houses, with shutters, and verandas. The master plan ensures this continues.

The only way to make a parking lot or exterior of a building pleasant is to make sure plantings are intentionally done by a landscaper as part of the design.

I have sent pictures in the past of a four lane road in Orange County that has all the big box stores and restaurants franchises you can imagine but you don't see them because of the wonderful landscaping and tasteful signage.

Quaint signage can be used in Kingsville. It's 2019 and With GPS, we no longer NEED TO SEE THE BIG SIGN, THE BIG PARKING LOT AND BUILDING..people's phones and NAVS show them the location. ZEHRS on Main Street does not have to be in full view with it's enormous parking lot ruining the view of those driving into town, if it had a nicer exterior and lots of trees, (coniferous) it wouldn't look like Leamington at the corner of Erie and Seacliff which is disheartening . The LIBRO building is an example of tasteful development with quaint architecture and landscaping. The WFCU building looks like an elevator in the wrong place and maybe a clinic or hospital.. not very welcoming right out on the main street. It's a missed opportunity.

Below are some of the Newly built areas of Celebration, their Master plan dictates what the developer can or cannot do. NO buildings over three storeys. Regions in Switzerland must conform, use wood siding, tile roof, and certain styles otherwise they will lose their identity, so Celebration is only repeating what has gone on for decades in regions across England, France, Belgium and Switzerland.





The Celebration master plan was developed by [Cooper, Robertson & Partners](#) and [Robert A. M. Stern](#), and the extensive landscape, parks, trails and pathways were designed by the San Francisco firm EDAW (now [AECOM](#)).^[9] [Urban Design Associates](#), of Pittsburgh, PA, developed design guidelines, called a [Pattern Book](#), as a tool for the design of new architecture within the community.^[10] Celebration is planned in an early 20th-century architectural style and is not zoned for high-density residences. Celebration was named the "New Community of the Year" in 2001 by the Urban Land Institute.^[11]

Wouldn't it be nice if Kingsville was named, the Community of the Year for its development design. **From the corner of Jasperson and Main to the Home Hardware Store on Main at the end of town, the area should be part of a Master plan to promote small town heritage exteriors and signage.** Some finance might be offered to businesses to conform to the heritage type structures and landscaping in the Master Plan. It can only prosper the town making it unique in Essex with all the vineyards etc. around it.

So let's not stop development but rather make sure the Master plan has the building guidelines and landscaping required to improve Kingsville and to continue the excellent work the downtown area is attempting to promote, so we are the Jewel of Essex..

I would appreciate having this letter circulated to Mayor Santos and the council.
It's in council's hands to come up with a Master plan that will make the towns people happy no matter the development.
Many thanks for your attention,
Christina Kersey
61 Remark St.