



MINUTES

MAIN ST DEVELOPMENT REVIEW COMMITTEE

AUGUST 25TH, 2020 AT 7:00 P.M.

ELECTRONIC PARTICIPATION – Via Zoom

A. CALL TO ORDER

Manager of Planning, Robert Brown called the meeting to order at 7:00 p.m. with the following Committee members in attendance:

Members of Committee

Deputy Mayor Gord Queen
Councillor Kimberly DeYong
Brenda Gagnier
Bruce Durward
David Hunt
Dennis Rogers
Heather Brown
Joe Wilds
Laura Mastronardi
Mary Ellen Havlik
Sarah Sacheli
Tasha Slater
Tom Greenall

Members of Administration

Manager of Planning – Robert Brown
Town Planner – Kristina Brcic
Administrative – Stephanie Coussens

B. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Manager of Planning, Robert Brown reminded Committee members to disclose any interest they may have prior to each agenda item being discussed.

C. ITEMS FOR REVIEW:

1. Call for nomination of chairperson & vice chairperson

Joe Wilds nominated Sarah Sacheli as Chairperson of the Main St E Development Review Committee. Ms. Sacheli respectfully declined.

Gord Queen nominated David Hunt as Chairperson of the Main St E Development Review Committee. Mr. Hunt respectfully declined.

Kim DeYong nominated Gord Queen as Chairperson of the Main St E Development Review Committee.

Gord Queen nominated David Hunt as Vice Chairperson of the Main St E Development Review Committee.

Mary Ellen Havlik nominated Tasha Slater as Vice Chairperson of the Main St E Development Review Committee. Ms. Slater respectfully declined.

CARRIED

2. Election of chairperson & vice chairperson

Gord Queen accepted the nomination as Chairperson of the Main St E Development Review Committee. The committee voted in agreement.

David Hunt accepted the nomination as Vice Chairperson of the Main St E Development Review Committee. The committee voted in agreement.

CARRIED

3. Review of Terms of Reference/purpose of committee

Members received a copy of the Terms of Reference for the Main St E Development Review Committee.

4. Committee orientation – www.kingsville.ca/training

The Manager of Planning, Robert Brown directed the committee members to visit the Town Website and review the links, and documents provided.

5. Review of tentative timelines (meeting dates)

Time line would be 12 to 18 months.

4th Tuesday of each month meeting at with the proposed meeting dates for 2020.

- Tuesday September 22nd 7:00PM
- Tuesday October 27th 7:00PM
- Tuesday November 24th 7:00PM
- Tuesday December 29th 7:00PM

6. Determine committee expectations – what do you expect to come of this and what suggestions do you have moving forward (topics of discussion)

- Tom Greenall is a resident of Kingsville and lives on Main St W. Mr. Greenall would like to address major traffic concerns, as well as the development of the central core of Main St. and non-central core. An Active transportation plan for the core of the Town is something that Mr. Greenall would like to see as a result of this committee.
- Councillor Kimberly DeYong is a resident of Kingsville as well as a member of Council. Ms. DeYong is not coming in with too many expectations, she is interested in hearing the concerns. A Policy which helps direct development

would be beneficial to developers as well as council. Without a policy council is limited to direct.

- Mary Ellen Havlik is a resident of Kingsville and lives on Main St E, across from the high school. Ms. Havlik would like to address major traffic concerns, and put together the frame work for the future vision for Main St.
- David Hunt is a member of the Tourism committee as well as the Economic Development committee. Mr. Hunt wants to assist facilitate the development and keeping the town's best interest in mind.
- Brenda Gagnier is a resident of Kingsville, she moved her from Tecumseh because of the small town feel. Ms. Gagnier would like to work with traffic and development on Main St, focus on keeping the small town feel.
- Sarah Sacheli is a resident of Kingsville and is a member of the Heritage Advisory committee. Ms. Sacheli feels that the issues on Main St have made us aware that a plan needs to be in place for the future of the down town core. Expectations of the town can be drawn out.
- Joe Wilds is a resident of Kingsville and lives on Jasperson Drive. Mr. Wilds would like to address major traffic concerns. Mr. Wilds also has concerns with condo's in the core, on Main St W.
- Dennis Rogers is the owner of an establishment on Main St W, Greenheart. Mr. Rodgers wants to be a part of the solution, and move ahead with a Strategic Plan.
- Heather Brown is a member of the BIA and an owner of an establishment on Main St W, The Main Grill and Ale house. Ms. Brown would like to move ahead with a Strategic Plan for the down town core, keep our small town feeling.
- Gord Queen is a resident of Kingsville and has been a member of Council for several years. Mr. Queen noted that we all have legitimate concerns and wants to keep an open mind to all concerns brought up.
- Tasha Slater, is a resident of Kingsville as well as a local Realtor. Ms. Slater noted that the feedback she has been receiving from clients has changed in the last few years. In Ms. Slaters opinion curb appeal is key, for the Town; the Town needs a clear vision. The voice of the community can be heard.
- Bruce Durward is a resident of Kingsville and is a member of the Heritage Advisory committee, as well as the Economic development committee. Mr. Durward would like to address major traffic concerns, as well as move ahead with a Strategic Plan for the down town core.

Manager of Planning Services, Robert Brown reviewed the following information through a PowerPoint presentation;

Our Goals

Review: What policies are currently in place and how they help or hinder, create or fragment;

- Explore: through the facilitation of an open, broad discussion on the vision for the Main St. corridor;
- Focus: on what is the initial study structure to yield the best overall result for development along the Main St. corridor;
- Create: an interconnected policy or policies that provide the Town and its residents with a conveyable vision of the future.

Why Are We Here?

- Simply put, to try to establish a “Plan” for the Main St. corridor that will guide development;

How Do we do that:

- Review what is currently controlling or directing development within the study area;
- Determine what is still applicable or has worked and conversely what has not work;
- What must change, what remains, what needs to be added?
- Managing Expectations – no question or idea is bad. Not everything will end up in the final recommendations. This review may be one of many steps moving forward.

Where we were, where we are, where we’re going:

- Heritage
- Public Art
- Lighting
- Big Box Development
- Commercial Design
- Parking for Big Box Areas
- Gateways
- Landscaping around commercial areas

7. Study area review and suggested structure

Manager of Planning Services, Robert Brown discussed the Study Area Divisions; Schedule A. The three sections range from Heritage Rd to Queen St; Queen St to Wigle Ave and Wigle Ave to Kratz Side Road.

Sarah Sacheli, suggested adding a block or two North and South to be considered in the review. Parking could be addressed as well. Tasha Slater agrees with Ms. Sacheli’s suggestion.

Heather Brown asked if the power point presentation would be provided to committee members after the meeting. Robert Brown, confirmed that a copy would be sent via email by the end of the week to everyone on the committee

Kim DeYong asked if zoning, specifically building heights, could be included in this study. Ms. DeYong noted that traffic is a main concern, with frame work for new development being equally important. Robert Brown commented that the committee is welcome to provide direction if they wish.

Mary Ellen Havlik would like to discuss Lighting, Zoning and Re-Zoning Limitations, Widening the road; as well as Signs and Signage limitations on Main St. Ms. Havlik would also like to look at the High School Property, what would we, as the committee like to see this property used for.

Gord Queen recognizes that we do have limitations due to the Planning Act. Mr. Queen would like to request each committee member be provided with what is permitted now with the current zoning. Mr. Brown indicated that this is something he can make available.

Brenda Gagnier, asked if moratorium was in place until this group has made a decision.

Robert Brown explained that the Interim Control By-law was prepared but had not been brought to the Council because of the current circumstances and that the Committee needed to be in place and ready to start first as the ICBL has limitation on timeframe. Robert also provided the outline on the purpose and overall timelines of an ICBL.

Tasha Slater asked if there are any applications that are tabled; that might be of interest to the committee?

Robert Brown made the committee aware of an application for 183 Main St E and the development of apartment buildings. The by-law is structured so that anything that was in the queue prior to the commencement of this committee, would be able to continue. Any new applications would likely not be accepted or advised that Council would have to concern lifting the ICBL to address a given development.

Kim DeYong, thought there were a few more, an approved 3 story to the west of high school, apartment, condo 2 six story condos to the east of the high school

Brenda Gagnier, mentioned the possibility of the town purchasing 210 Main Street East. Ms. Gagnier asked if this is a concern for this committee.

Heather Brown, asked what is that plan for the high school? Gord Queen indicated the property is owned by the school board, and it is up to the school board to determine what will be done with surplus property. In all cases the Town does have first right of refusal to purchase. The purchase of any of the school properties would be addressed if and when they are offered up by the school board. No commitment has been made to-date.

Tom Greenall, asked what plans were set for the Golf Course. Robert Brown explained

that site plan approvals for development is still required and under review by the owner. Application for approval will still need to be made for Council consideration. Upgrading of the municipal water system on the west end is required prior to any new development.

The Valente subdivision has also been under review and revision by the owner and will be coming back to Council soon.

Joe Wilds, noted with the new high school going in, will the residents have any recommendations for bus routes, to avoid traffic congestion. Robert Brown explained that the School board has noted that an open house will happen once they have completed plan for the school. The Town is currently upgrading Jasperson to provide a direct route to Road 2 E. The message to the school board at the site plan approval stage will be that traffic should be directed north and away from Main St. E.

Dave Hunt – noted that there has been high level consideration by Economic Development on what redevelopment could look like on the site but no specific plans are being considered.

Sarah Sacheli, would the Town be second in line to buy the school properties, if the other school boards decline to acquire them? Dave Hunt confirmed that the municipality is the 1st party to be able to purchase the school sites.

Mary Ellen Havlik asked Mr. Dave Hunt if he is on a committee to redevelop the sites? Is this for Economic profit? Mr. Hunt is a member of the Economic Development and Tourism Committee. He responded that No this is not for Economic Profit, it is for the best interest of the Town, this committee will bring forward many different views and ideas.

Sarah Sacheli shared that school sites are not only on Main St, giving more reason to expand our areas north and south.

Joe Wilds, agrees with Ms. Sacheli, there are a number of situations going on in the town, we may have to look a little deeper than just Main St.

Tasha Slater, to Dave Hunt's point, to work together with Economic Development committee, proposed a presentation from the Economic development committee so that we can work together. Mr. Hunt would love to work with both committees,

Gord Queen noted that Water St was originally all residential. Mr. Queen sees Kingsville Public as an add on. The Interim Control By-law would need to be revised.

Robert Brown, has concerns with the scope of this area. Mr. Brown recommends sticking with what is noted in the Interim By-law. Council, in the Official Plan, is encourages to acquire the KDHS and KPS school sites as a method to control what does get developed. The redevelopment of the school sites is a separate review exercise on its own.

Kim DeYong suggested the interim control by-law and this committee work together. Colour scheme could be included, on Division St N and S without changing the Interim Control By-Law. Ms. DeYong suggested we could include what we would like to see with the School Properties.

Robert Brown indicated that similar restrictions could be added to Division St N.

Mary Ellen Havlik suggested that residential and commercial zones are looked at independently.

Robert Brown reminded the committee that the focus and terms of reference are on Main St E and W. Mr. Brown suggested we break off into working groups. More thought on what is expected.

Tasha Slater mentioned when we look at Kingsville as a whole we do have unique areas. Ms. Slater would like to see a mix; what would we like it to look like in the future, maybe more of a theme, looking at it as a whole.

Sarah Sacheli, suggested instead of dividing into sections, we should divide more in subject areas, such as traffic, esthetics, residential, etc.

Dennis Rogers thinks our focus should be project based, not geographic based. Mr. Rogers noted East of Main St is the busiest part of town.

The plan is to gather everyone's thoughts and put them together.

8. Posting of information and minutes (DO BUSINESS / Planning and Zoning)

Manager of Planning Services, Robert Brown indicated that committee members will receive a copy of the Draft minutes prior to the next scheduled meeting via email. It will not be requested that these minutes be approved or adopted at that time, the purpose is for review and to make the administrative staff aware of any errors or changes that may be required so that a clean copy is ready to be signed at the next Main Street E Development Review Committee Meeting.

E. OTHER BUSINESS

Next meeting will be held on Tuesday September 29th, 2020 at 7:00PM

F. ADJOURNMENT

Moved by Kim DeYong, seconded by Dennis Rogers there being no further items scheduled, the meeting was adjourned at 8:45 p.m.

CARRIED

CHAIRPERSON, G. QUEEN

SECRETARY-TREASURER, R. BROWN