



MINUTES

MAIN ST DEVELOPMENT REVIEW COMMITTEE

NOVEMBER 3RD, 2020 AT 7:00 P.M.
ELECTRONIC PARTICIPATION – Via Zoom

A. CALL TO ORDER

Chairperson, Gord Queen 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
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

ABSENT:

Gideon Spevak
David Hunt

B. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Chairperson, Gord Queen reminded Committee members to disclose any interest they may have prior to each agenda item being discussed.

C. ITEMS FOR REVIEW:

1. Review and approval of minutes from Sept 29th and Oct 6th.

MSD-08-2020

Moved by Heather Brown, seconded by Dennis Rogers that the Main St Development Review Committee Meeting Minutes dated September 29th, 2020 be adopted.

CARRIED

Kim DeYong noted that the author of the Heritage report that was being presented to the committee was prepared by Veronica Brown, her name was missing from the minutes dated October 6th, 2020.

MSD-09-2020

Moved by Bruce Duward, seconded by Joe Wilds that the Main St Development Review Committee Meeting Minutes dated October 6th, 2020 be adopted.

CARRIED

2. Outline and discussion on expected outcomes.

Manager of Planning Services Robert Brown reviewed the terms of reference with the committee.

Town Planner, Kristina Brcic provided a brief power point presentation of the current Kingsville Official Plan and Kingsville Comprehensive Zoning By-law requirements as they relate to Main Street development. While staff will be reviewing this area as one of the study groups it is important that each study group review these policies and regulations to determine where their recommendations are best suited.

Tasha Slater asked for an explanation of C2 and C4. Town Planner Kristina Brcic explained the difference. Sarah Sacheli asked for further confirmation of C2 and C4. Ms. Brcic explained C2 Central Commercial (smaller shops) and C4 Larger store (larger shops)

Mary Ellen Havlik, asked if the official plan is showing the 170 Main St E, Kingsville District Secondary School as residential. Ms. Brcic confirmed the Official Plan indicates the lands designated as residential in the Official Plan.

Heather Brown, asked the Town Planner if a copy of the power point presentation could be provided to the committee via email after the meeting. Ms. Brcic is happy to forward the presentation.

Bruce Durward, noted that visiting the Town Website (www.kingsville.ca) you will be able to locate Zoning and Official Plan information.

MSD-10-2020

Moved by Sarah Sacheli, seconded by Tasha Slater that the committee receive the PowerPoint presentation of the current Official Plan and Zoning By-Law requirements as they relate to Main St Review.

CARRIED

Manager of Planning Services, Robert Brown asked the committee members to identify areas within the Official Plan and Zoning By-law that should be updated. Changes to existing wording or policy, based on the areas reviewed by each study group. Mr. Brown asked the committee to develop suggested changes to the applicable development standards in consultation with all affected parties, looking to the Development Standards Manual as a based but also consideration of new standards that may be specific to the Main St corridor, such as landscaping, lighting, entrances, parking lot location etc. The committee was asked to identify the key development areas within the Main Street Study area, as well as review the opportunity to establish urban design guidelines.

Mr. Brown discussed the consideration of solutions to address traffic management including a review of current and planned infrastructure projects. While the planned infrastructure has not been reviewed in detail, Mr. Brown shared some potential or planned road works to the committee;

- Road 2 E improvements from Division to Union

- Jasperson extension
- West side collector route
- Southern extension of Jasperson between Taco Bell and Plaza
- Jasperson to Kratz connection (suggestion)

Mr. Brown discussed reviewing the opportunity to establish a Downtown Community Improvement Area. This is one of the more downtown specific items that would provide a method of providing additional improvement opportunities and even some design standard encouragement. The key part will be to determine the limits. This would be an additional process that would likely come as a recommendation from the Committee.

Mr. Brown noted that as we continue through the process and review and once we have had an opportunity to better engage public comment there may be addition items to consider.

Tom Greenall, asked if the Road 2 E improvements were included in the 2021 budget. Mr. Brown explained that portions of this improvement was included in the 2021 budget.

Sarah Sacheli, asked to be provided a copy of the development manual, and if it is available on line? Mr. Brown confirmed that the development manual is available to the public on the Town of Kingsville website www.kingsville.ca

Joe Wilds, asked if the Jasperson Dr. extension behind the arena is that a done deal? Mr. Brown confirmed that the extension is part of the improvement necessary for the pending school development. Chairperson, Gord Queen discussed the project intention.

3. Requests for information

Please feel free to continue to reach out to the planning staff if you require additional information. If anything has been missed to date please send a reminder.

- Traffic study's, a snap shot of development.
- Accident reports, not available through OPP
- Layer from 2012 on GIS shows accidents.

4. Attendance of speakers (as a resource) (ideas from members, suggestions from staff)

Mr. Brown asked the committee members if there is anyone from the Municipal Staff that the committee would like to have join us as a guest speaker. Sarah Sacheli, suggested we hear from a member of the Police Service Board? Councilor Kim DeYong is on the board, and will look into what information she can get.

Mary Ellen Havlik, discussed the reliability of traffic studies and referenced 183 Main St E explaining that the developer did the traffic study. How do we confirm this is a wholesome study? Is Municipal Services doing this study? Could we have a full corridor traffic study done professionally? Mr. Brown explained, that it wouldn't be appropriate to have the Town carry out these studies. Traffic studies are often peer reviewed. The traffic engineers are professionals. Dillion Consulting would be a firm that could be contracted to do the corridor traffic study. It would be something that has to be approved by council as a budgetary item. Mr. Brown explained that road improvements around town will improve downtown traffic; Road 2 E improvements from Division to Union, Jasperson Dr extension, and West side collector route. Even reducing the speed on concessions has an impact on Main St. Ms. Havlik referenced the federal government

where this happens regularly and referenced several programs; as well as the Citizenship By Investment program where applicants would not be checking their own data; it would be reviewed by the government.

Chairperson Gord Queen, asked Mr. Brown to invite speakers from the Windsor Essex Development committee, and Director of Municipal Services, Andrew Plancke.

Sarah Sacheli, feels like professional traffic studies are swayed by the person paying the bill. Mr. Brown repeated, that traffic engineers are professionals. Tasha Slater, explained the importance of connectivity from end to end agrees the Traffic Study is required. Tom Greenall, if the town is doing the study it is the baseline we are looking for.

Laura Mastronardi, reached out to OPP, community officer was helpful. Ms. Mastronardi spoke to officers that are willing to provide her information. Ms. Mastronardi encourages working on the infrastructure to help with the flow of traffic.

5. Round table on study group activities and results.

Traffic Study – Mary Ellen Havlik / Laura Mastronardi / Tom Greenall

- Volume numbers would be most helpful
- Different times of days;
- Stable of experts, other areas of government do it similarly. Citizens by investment do it all the time.
- Presentation to the committee next meeting.

Urban Design – Brenda Gagnier / David Hunt / Tasha Slater

- 14 different designs
- Gathering information
- Hyperlinks for the info
- Next meeting a presentation and expansion.

Heritage Preservation, Restoration & Protection – Sarah Sacheli / Gideon Spevak / Joe Wilds

- Final report with recommendations at Dec's meeting.
- Heritage inventory, designated, and register (interest)
- Photographed each building, surrounding properties (what is beside/behind)
- 9 designated buildings on Main St.
- 29 properties of heritage interest or value.
- Collecting historical data, etc.
- Properties abutting the heritage properties.

Zoning/Landscaping and Signage – Heather Brown / Bruce Durward / Dennis Rogers

- Facade, What is the vision of downtown?
- Streetscape, the frontage of each structure should face the street
- One stop shop to find information about upcoming developments
- Old study, from the BIA 1986 study

Tasha Slater, suggested the committee visit the website for the Village of Hazel Crest; <http://www.villageofhazelcrest.constituentsoutreachconsultants.com/>

Bruce Durward has created an excel spreadsheet, indicating the Zoning and Official Plan Designation of each parcel

Mary Ellen Havlik, signage on commercial properties with residential properties abutting needs to be considered. Town Planner, Kristian Brcic, explained that home occupations, permitted a sign with the maximum size of 5.4 sq ft

Policy Review - Manager of Planning, Robert Brown

- Presentation at December meeting

6. Other requests for resources or information either from the Town or introduction from the committee.

Manager of Planning, Robert Brown reminded committee members if there is anything information you are looking for beside traffic, information, speakers, etc. please reach out to the Planning Department staff. If you have participated in other committees, reach out to the staff here at Town Hall, we would be happy to help.

7. Date of the next meeting.

- First Tuesday of each month, December 1st, 2020.
- Location: Electronic via Zoom
- Time: 7pm (is this still good for the committee)

F. ADJOURNMENT

MSD-11-2020

Moved by Bruce Durward, seconded by Tom Greenall there being no further items scheduled, the meeting was adjourned at 7:28 p.m.

CARRIED

CHAIRPERSON, G. QUEEN

SECRETARY-TREASURER, R. BROWN