

APPENDIX C

VIA EMAIL ONLY



April 13, 2023

Town of Kingsville
c/o George Robinson, MCIP, RPP
Manager of Planning
2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Email: grobinson@kingsville.ca

27 Princess St.
Unit 102
Leamington, ON
N8H 2X8
519.326.6161
1.844.842.9188
bairdAE.ca

Mr. Robinson:

**RE: Town of Kingsville Zoning By-law Amendment Application ZBA-2023-09
– Public Information Centre Report
Development Project: Augustine Villa Gardens
Civic Address: 54 Spruce Street North, Kingsville
Baird AE File No. 23-010**

Baird AE along with Augustine Villas hosted a Public Information Centre (PIC) on April 5th, 2023 from 6:30pm to 8pm at the Kingsville Arena, to aid in facilitating enhanced public engagement on the project, prior to a Town Council decision.

Based on the Town's recently approved Standard Operating Procedures, please find attached the PIC Report, containing the following items:

1. A copy of the attendee sign-in sheet;
2. A summary of the results of the open house including issues raised and responses provided;
3. A copy of the Notice provided;
4. A copy of the handout and six display boards; and
5. A copy of questions (written or verbal) from the public and written responses to these questions by the applicant (two comments attached).

It is noted that no additional verbal comments, other than the summary results contained within item 2 was received; and no additional written comments were received, other than the 2 emails contained within item 5.

We look forward to furthering the public engagement through the statutory public meeting process, scheduled for April 24th, 2023 at 6pm; and ultimately Town Council's decision on the above-noted development proposal.

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in black ink that reads "B. Pearce".

Bryan Pearce, HBA, CPT, MCIP, RPP
Principal Planner
Baird AE Inc.
27 Princess Street, Unit 102
Leamington, Ontario N8H 2X8
Office: 519-326-6161 x117
Email: bpearce@bairdae.ca

Encl.

cc. Nicole Primeau, Administrator, Augustine Villas (Email: augustinevilla.ocmc@yahoo.com)
Sarah Campbell, Planner, Town of Kingsville (Email: scampbell@kingsville.ca)

Public Information Centre – Results Summary

Project Name: Augustine Villa Gardens
Owner: Augustine Villas
Date: April 5, 2023
Time: 6:30pm to 8pm

Summary:

- Bryan Pearce started the meeting at 6:40pm – approx. 15 non-applicant people in attendance.
- Gave background and introduced proponents, consulting team.
- Reviewed site plan drawing, building locations, garbage facilities, site access, and fire route.
- Explained zoning by-law amendment, recognizing the retirement home, allowing townhouse dwellings up to 12 units, and reducing the parking at 58 parking spaces.
- Reported that only 4 residents have vehicles.
- Busiest times are at shift change from day shift to afternoon shift, encumbering 23 parking spaces.
- Nicole Primeau mentioned that building goal is to be completed by March 2024.
- Resident asked question regarding setbacks. Bryan explained that setbacks are met.
- Resident asked question regarding deliveries. Bryan talked about truck turning radius, fire route width and driveway width. Noted that the proposed driveway entrance to Spruce Street North has been designed to Town standard.
- Nicole committed to discuss truck deliveries with Sysco who delivers the food.
- Resident asked if there are any changes proposed to the existing building. Nicole confirmed no.
- Resident asked who they were going to build these units for. Nicole explained that they are low-income individuals.
- Resident complained about project at 140 Main Street and general complaint about traffic. Unrelated to this meeting.
- Bryan reviewed parking needs for proposed project, approx. 23 staff spaces needed.
- Zoning requirements according to Bryan is 74 spaces, where they are providing 58 spaces.
- Nicole mentioned that in order to qualify for the low-income threshold most do not have a car. She doesn't anticipate they will have any occupants with a car.
- Discussion of low-income housing in relation to current retirement model. Nicole and others explained non-profit model of care and housing, explained that the housing fits their model.
- Bryan asked for any further questions and offered to stay and speak with anyone.

Notice of Public Information Centre

Augustine Villa Retirement Home & Assisted Living
54 Spruce St N. Kingsville, ON N9Y 3J1
519-733-8376
augustinevilla.ocmc@yahoo.com

You're invited to attend a Public Information Centre regarding a Draft Plan of a first phase 6 plex for Augustine Villa Retirement Home and Assisted Living. We are calling the project Augustine Villa Gardens.

LOCATION OF MEETING: Kingsville Arena Room B. 1741 Jasperson Dr, Kingsville, ON N9Y 2E4

DATE: Wednesday April 5, 2023

TIME: 6:30pm – 8:00pm

Draft concept plans of the proposed 6 plex will be available for viewing.

Representatives from Augustine Villa Retirement Home & Assisted Living and the Town of Kingsville will be available to answer your questions.

LOCATION OF PROPOSED 6 PLEX: 54 Spruce St N. Kingsville ON N9Y 3J1

PROPOSED DEVELOPMENT NAME: Augustine Villa Gardens

ATTENDEES: Augustine Villa Management, Augustine Villa Board Members, Project Manager, BAIRD AE

****PLEASE NOTE – This meeting is being hosted and arranged by the developer of the proposed 6 plex. This is not a Town meeting, nor a Public Meeting, under the *Planning Act* ****

Location Map



Notes
54 Spruce Street N

THIS MAP IS NOT TO BE USED FOR NAVIGATION
Copyright the Corporation of the County of Essex, 2012. Data herein is provided by the Corporation of the County of Essex on an 'as is' basis. Assessment parcel provided by Teranet Enterprises Inc. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.





ITEM #4

April 5, 2023

Public Information Centre Attendees:

Augustine Villa Retirement Home & Assisted Living, the owner of one parcel of land known as, 54 Spruce Street North, Kingsville, Ontario, thanks you for attending this developer-led Public Information Centre (PIC) to learn of their plans to construct new townhouses known as Augustine Villa Gardens.

Augustine Villa Retirement Home & Assisted Living is a not-for-profit assisted living community that offers housing support and support staff for low-income individuals that otherwise may not be able to afford or maintain an independent lifestyle. They offer both private and semi-private living accommodations to encourage and help facilitate their residents' feeling of independence.

It is proposed that the parcel, totally roughly 0.80 hectare (1.97 acre) in area, will see the construction of two (2) single storey townhouses each with 6 units (for a total of 12 townhouse units), and new resurfaced parking area providing a total of 58 parking spaces for both the new townhouses and the existing building on site. There will be one (1) point of access to the site off Spruce Street North.

The subject lands are designated Residential within the Kingsville Official Plan and zoned as Residential Zone 3 Urban (R3.1) by the Kingsville Zoning By-law.

It is proposed that the subject lands be re-zoned to a site-specific zoning of Residential Zone 3 Urban Exception XX (R3.1-XX) to permit a townhouse dwelling with more than three (3) units (up to twelve (12) units – two 6 plexes, phased) and to establish appropriate parking standards for the site.

For the townhouse proposal to proceed, application for Zoning By-law Amendment must be submitted to the Town of Kingsville; with the Zoning By-law Amendment ultimately approved by the Kingsville Council.

Thank you for attending!

Nicole Primeau
Administrator, Augustine Villas
519-733-8376
augustinevilla.ocmc@yahoo.com

Bryan Pearce, HBA, MCIP, RPP
Principal Planner, Baird AE Inc.
519-326-6161 x117

bpearce@bairdae.ca

*****THIS IS NOT A TOWN MEETING OR A PUBLIC MEETING UNDER THE PLANNING ACT*****



Augustine Villa Gardens PIC Handout

Date: April 5, 2023

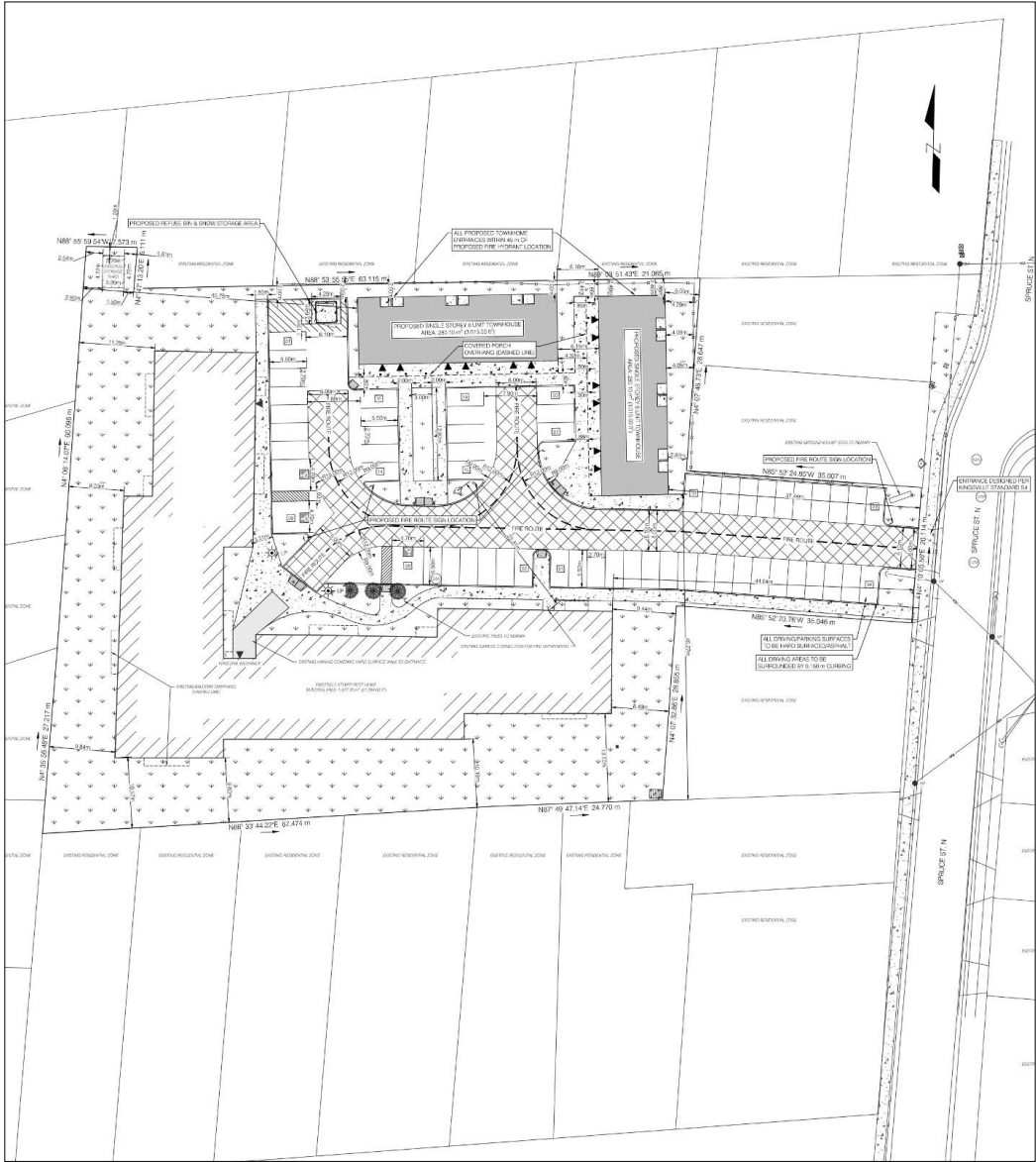
Page 1 of 4

AUGUSTINE

V I L L A S

ASSISTED LIVING

Concept Site Plan:



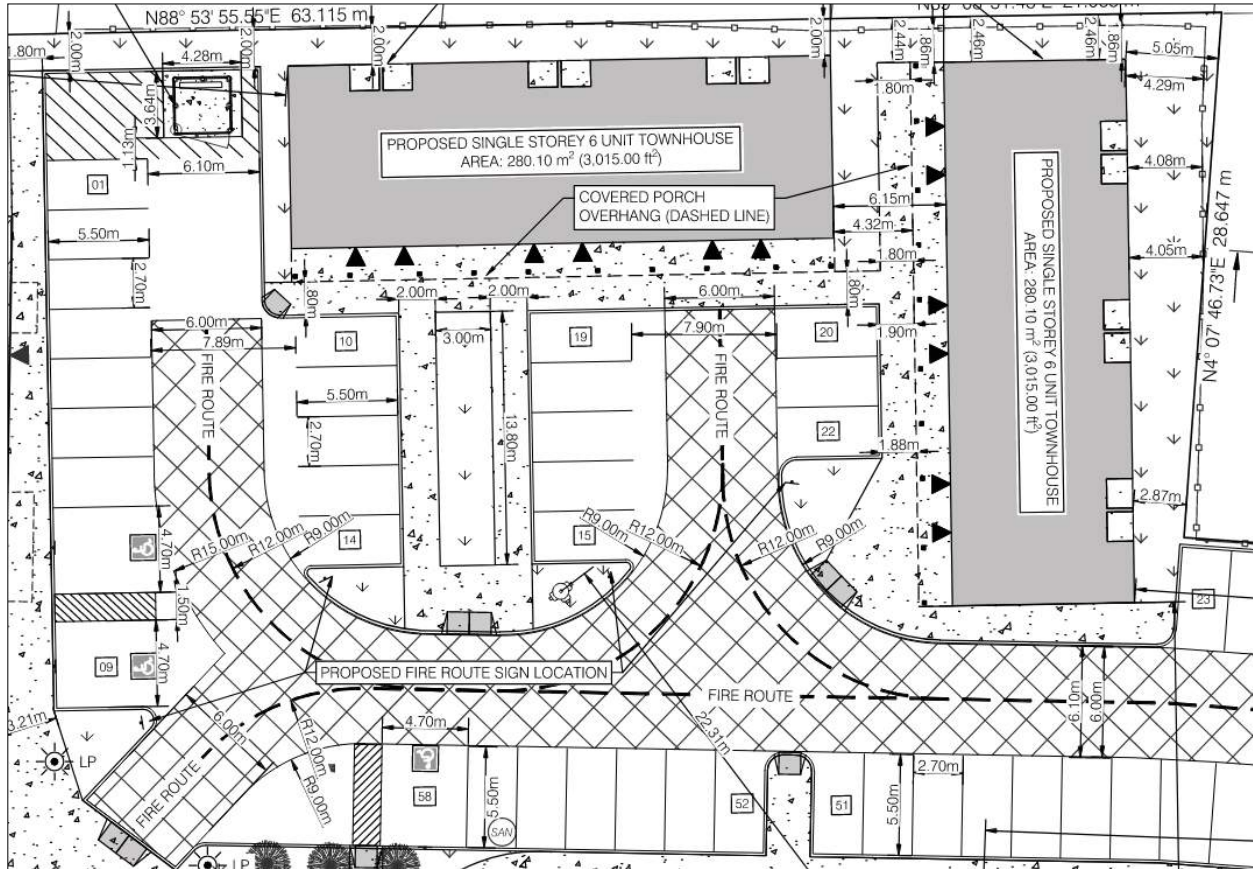
Augustine Villa Gardens PIC Handout
 Date: April 5, 2023
 Page 2 of 4

AUGUSTINE

V I L L A S

ASSISTED LIVING

Detailed Excerpt of Concept Site Plan:





Site Data Matrix for the Concept Site Plan:

SITE DATA:			
EXISTING SITE ZONING:	RESIDENTIAL ZONE 3 URBAN (R3.1)		
PROPOSED SITE ZONING:	RESIDENTIAL ZONE 3 URBAN EXCEPTION XX (R3.1-XX)		
PERMITTED USE:	RESIDENTIAL & REST HOME; AMONGST OTHER USES PERMITTED IN THE ZONE		
PROPOSED USE:	RESIDENTIAL (TOWNHOUSE DWELLING) & REST HOME		
PERMITTED BUILDINGS AND STRUCTURES:	TOWNHOUSE DWELLING WITH A MAX. OF 3 UNITS, REST HOME		
PROPOSED BUILDINGS AND STRUCTURES:	TOWNHOUSE DWELLINGS WITH 12 UNITS, REST HOME		
DESCRIPTION:	REQUIRED:	PROVIDED:	ZONING COMPLIANCE:
MIN. LOT AREA:	495.00 m ² (5,328.14 ft ²)	7,974.36 m ² (85,835.30 ft ²) 0.80 ha (1.97 ac)	COMPLIES
MIN. FRONTAGE:	25.00 m (82.02 ft)	20.10 m (65.94 ft) EXISTING	COMPLIES
MAX. BUILDING HEIGHT:	11.00 m (36.09 ft)	EXISTING BUILDING: ≤ 11.00 m (36.09 ft) PROPOSED BUILDINGS: 6.00 m (19.69 ft)	COMPLIES
MIN. FRONT YARD SETBACK (EAST):	5.50 m (18.04 ft)	37.44 m (122.83 ft)	COMPLIES
MIN. REAR YARD SETBACK (WEST):	7.50 m (24.61 ft)	8.23 m (27.00 ft)	COMPLIES
MIN. INTERIOR YARD SETBACK (NORTH, SOUTH, & EAST):	1.50 m (4.92 ft) ON ONE SIDE OF THE MAIN BUILDING AND 4.00 m (13.12 ft) ON THE OTHER SIDE WHEN THERE IS NO ATTACHED GARAGE OR CARPORT	NORTH: 2.00 m (6.56 ft) SOUTH: 45.27 m (148.52 ft) EAST: 2.87 m (9.42 ft)	COMPLIES
MAX. LOT COVERAGE:	55.00%	32.01%	COMPLIES
MIN. OPEN SPACE:	30.00%	35.10%	COMPLIES
PARKING FOR EXISTING BUILDING (REST HOME):	0.5 SPACES/BED @ 99 BEDS = 50 SPACES	60 SPACES	COMPLIES
PARKING FOR PROPOSED TOWNHOUSE DWELLING:	2 SPACES/UNIT @ 12 UNITS = 24 SPACES	8 SPACES @ 0.67 SPACES/UNIT	RELIEF REQUESTED
ACCESSIBLE PARKING:	PER ADDA 4% OF TOTAL PARKING SPACES MUST BE FOR ACCESSIBLE USE = 3 SPACES	1 TYPE 'A' SPACE 2 TYPE 'B' SPACE	COMPLIES
LOT/BUILDING INFO:			
TOTAL LOT AREA:	7,974.36 m ² (85,835.30 ft ²) 0.80 ha (1.97 ac)		
BUILDING AREA:	EXISTING BUILDING: 1,977.35 m ² (21,284.00 ft ²) PROPOSED BUILDINGS: 560.20 m ² (6,030.00 ft ²) TOTAL BUILDING AREA: 2,537.55 m ² (27,314.00 ft ²)		
BUILDING GFA:	EXISTING BUILDING: 3,954.70 m ² (42,568.00 ft ²) PROPOSED BUILDINGS: 560.20 m ² (6,030.00 ft ²) TOTAL BUILDING GFA: 4,514.90 m ² (48,598.00 ft ²)		
TOTAL UNITS:	EXISTING BUILDING: 1 REST HOME W/83 BEDS PROPOSED BUILDINGS: 12 TOWNHOUSE DWELLING UNITS		
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TOTAL PARKING SPACES:	58 SPACES (55 STANDARD & 3 ACCESSIBLE SPACES)		
BUILDING USE & OCCUPANCY:	EXISTING REST HOME GROUP B3 PROPOSED TOWNHOUSE GROUP C		



Augustine Villa Gardens PIC Handout

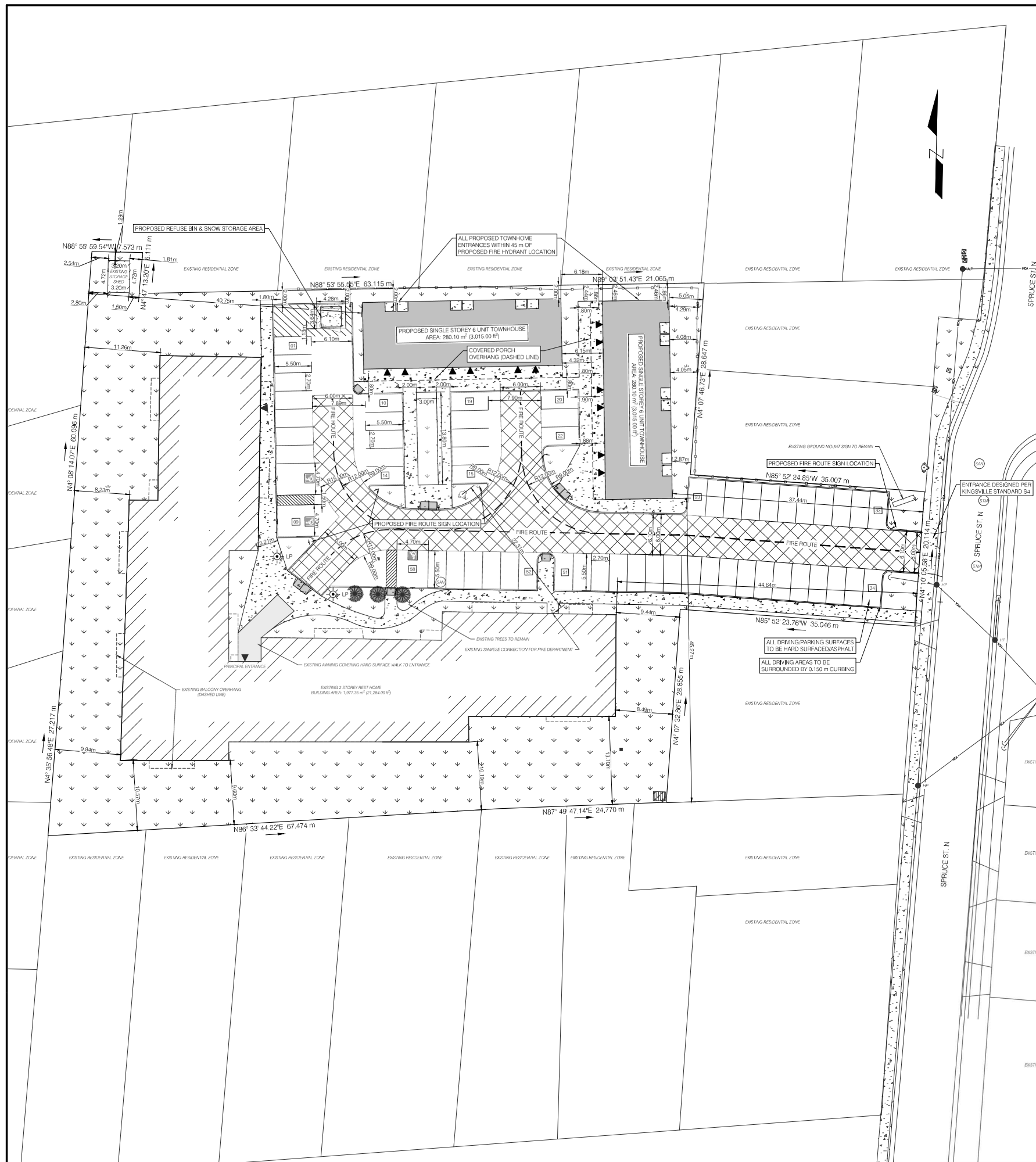
Date: April 5, 2023

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27 Princess St, Unit 102, Leamington ON, N8H 2X8

519-326-6161

www.bairdae.ca



LEGEND	
01	NUMBERED PARKING SPACES
○	PARKING/ROAD SIGN
♿	ACCESSIBLE SPACE SYMBOL
⦿	EXISTING FIRE HYDRANT
⦿	PROPOSED FIRE HYDRANT
♻️	PROPOSED REFUSE BIN
▲	PROPOSED BUILDING ENTRANCE
■	CONCRETE PIER FOOTING FOR FRONT PORCH OVERHANG
▲	EXISTING BUILDING ENTRANCE
▨	EXISTING BUILDING
▤	LANDSCAPE OPEN SPACE
▧	SIDEWALK/CONCRETE
▩	PROPOSED FIRE ROUTE
●	EXISTING TREE
⦿	HYDRO TRANSFORMER BOX
⦿	TELECOMMUNICATIONS BOX
☀️	PROPOSED LIGHT POLE (LP)
●	HYDRO POLE (HP)
⊗	EXISTING CATCH BASIN
⊗	EXISTING SANITARY MAN-HOLE
⊗	EXISTING STORM MAN-HOLE
—	HYDRO CABLE
—	WOODEN BOARD FENCE
- - -	EXISTING BALCONY OVERHANG
- - -	PROPOSED PORCH OVERHANG
—	PROPERTY LINE

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- NOTES:
1. ALL FIRE DEPARTMENT SIGNAGE TO BE COMPLETED AFTER CONSTRUCTION IN COORDINATION WITH FIRE DEPARTMENT.
 2. ALL ACCESSIBLE PARKING SPACES TO HAVE R-93 SIGNS INSTALLED (TYPE 'W' SPACE TO HAVE R-93 & TYPE 'B' SPACE TO HAVE R-93 SIGN INSTALLED).
 3. GARBAGE BIN LOCATED IN NORTH-WEST CORNER OF PARKING LOT FOR PRIVATE SERVICE PICKUP.
 4. ALL LIGHTING TO BE DARK SKY COMPLIANT.
 5. FIRE ROUTE TO BE IN COMPLIANCE WITH OBC REQUIREMENTS.

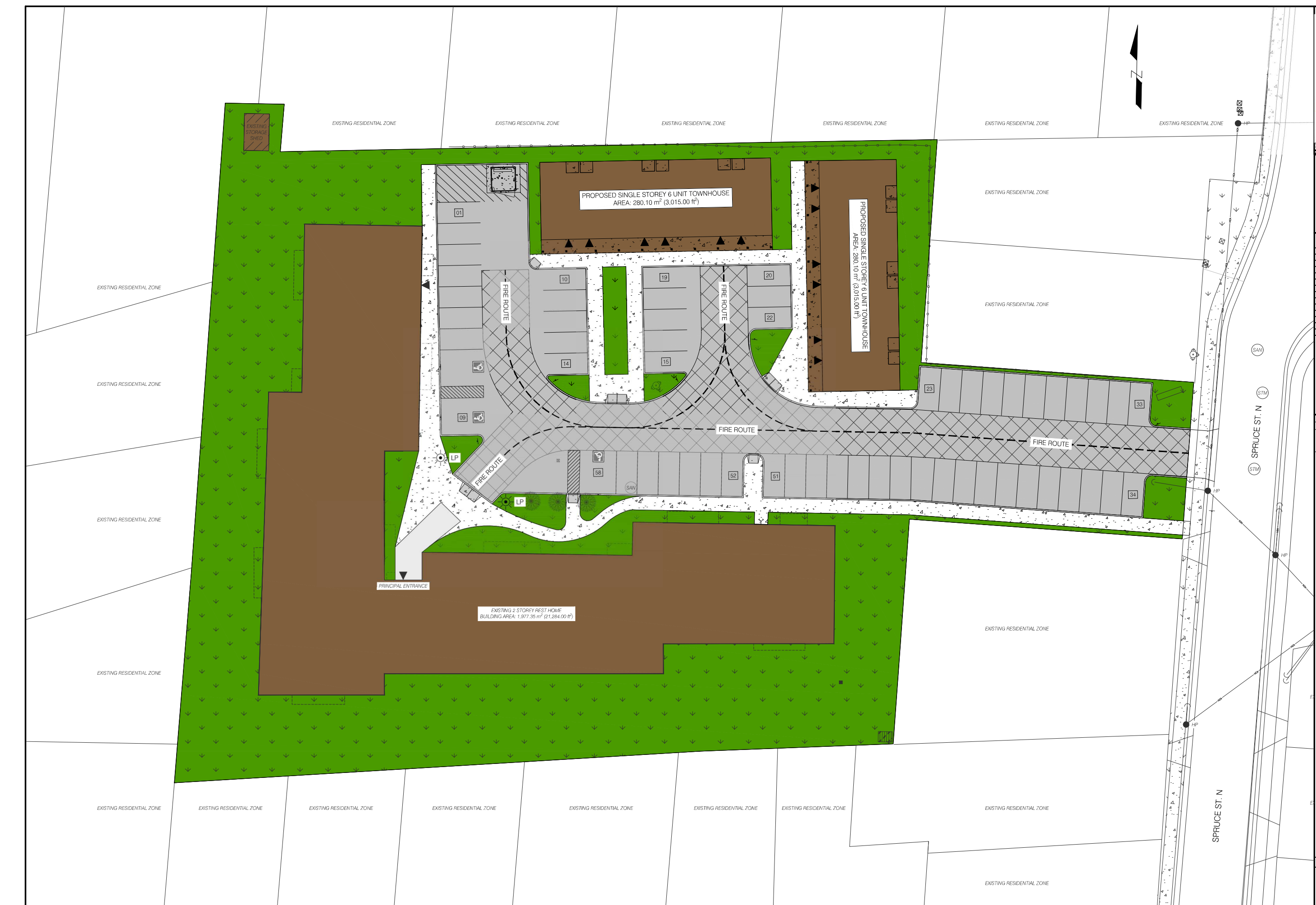


REVISIONS

Date	Revision
MAR 24, 2023	TOWN COMMENTS

DATE:	MARCH 08, 2023
SCALE:	1:300
DRAWN BY:	CFS [X] PRELIMINARY
CHECKED BY:	RP [X] CONSTRUCTION
APPROVED BY:	-- [X] RECORD

CONCEPT SITE PLAN TO BE USED FOR PERMITTING PURPOSES ONLY. THIS DRAWING IS THE PROPERTY OF BAIRD & ASSOCIATES ARCHITECTS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. BAIRD & ASSOCIATES ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. REFER TO THE APPROPRIATE CONSULTANT'S DRAWINGS BEFORE PROCEEDING WITH THE WORK.



REVISIONS	
Date	Revision
TOWN COMMENTS	MAR 24, 2023

DATE:	MARCH 06, 2023
SCALE:	1:200
DRAWN BY:	CFS <input type="checkbox"/> PRELIMINARY
CHECKED BY:	BP <input type="checkbox"/> CONSTRUCTION
APPROVED BY:	<input type="checkbox"/> RECORD

PROJECT TITLE
AUGUSTINE VILLA GARDENS
54 SPRUCE ST. N., KINGSTVILLE ON, N8Y 5J1
SHEET TITLE
CONCEPT SITE PLAN
JOB NUMBER
23-010
SHEET NUMBER
01

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