



COMMITTEE MINUTES

Kingsville Municipal Heritage Advisory Committee

Tuesday, June 6, 2023 at 6:00 P.M.

Town Hall, Council Chambers

2021 Division Road North

A. Call to Order

Jeffrey Robinson called the Meeting to order at 6:00 p.m. with the following persons in attendance:

Members of Municipal

Heritage Advisory Committee:

Jeffrey Robinson, Chair

Councillor Sheri Lowrie

Steve Allman Jr.

Carolyn Smith

Absent: Stacey Jones, Vice-Chair

Members of Administration:

Manager of Planning, George Robinson

Planner, Sarah Campbell

Recording Secretary, Angelina Pannunzio

Planning Student, Raven Bolivar

Heritage Planning Student, Luke Taylor

Also Absent: Veronica Brown, Researcher

B. Disclosure of Pecuniary Interest

Jeffrey Robinson reminded the Committee members in attendance that any declaration is to be made prior to each item being discussed and to identify the nature of the conflict, if any, as the agenda items come forward.

C. Minutes of the Previous Meeting

Review & adopt Kingsville Municipal Heritage Advisory Committee Meeting Minutes, dated May 10th, 2023.



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MHC-24-2023 *Moved by Carolyn Smith, seconded by Steve Allman Jr., that the minutes of the Kingsville Municipal Heritage Advisory Committee Meeting, dated May 10th, 2023 be adopted.*

CARRIED

D. Presentations

1. ERA Architects – Presentation of Concept Plan for 183 Main Street East

Christian LeFave, President of Brotto Development Corporation, introduced the development proposal at the property municipally known as 183 Main Street East. The subject property contains a heritage structure, the Esther Jasperson Campbell House, designated by by-law 100-2021. Mr. LeFave relayed that in order to execute the proposal, he will be requesting permission from Council for the Town of Kingsville to re-locate the existing heritage structure.

Also in attendance were:

Scott Weir, Principal, ERA Architects

Candice Bogdanski, Heritage Planner & Project Manager, ERA Architects

Stephen Berrill, Owner & Principal Architect, Architectural Design Associates Inc.

Harry Froussios, Principal Planner, Zelinka Priamo Ltd.

Brotto Development Corporation has collaborated with Scott Weir of ERA Architects (ERA) to assist with the re-location of the heritage structure. ERA is an architecture and planning firm focused on conservation and reactivation of heritage buildings, with the intent of renewing and improving their structure and environment.



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Brotto Development Corporation is requesting approval from Town Council to develop the lands with a 42-unit, 6-storey apartment building with associated parking. The developer plans to incorporate the heritage home into the new development, and will consider its preservation throughout the process. A parkette will be offered as part of the development, which includes a landscaped public gathering space and a commemorative plaque to represent the history associated with the property. Part of the proposal involves a reduction to the existing setback of the heritage home, requiring that it be re-located from the current 20 metre setback, to a 7 metre setback. The applicant noted that a listed heritage attribute is the current setback, but relayed that structures and residences within the Town have a variety of setbacks, with an average of around 9 metres. The proposed 7 metre setback will provide more space for the new development, but will also highlight the heritage home, where the development will not be as prominent from the Main Street view. The applicant stated their current plans gave great consideration to street views and they appreciate that residents would prefer to see less of the development with focus on the heritage home. Mr. LeFave added that the current plans exceed the minimum requirements for rear and side-yard setbacks.

Jeffrey Robinson, Chair, asked whether the proposed setbacks meet the minimum requirements of the zoning of the subject property.

George Robinson, Manager of Planning, stated that a site specific zoning amendment may be required in this instance, but confirmed that most residential zones in the Town have a 1.5 metre side setback.

Mr. Weir relayed he has been working with Mr. LeFave to ensure the proposal will include landscaping and mature trees in both the front and behind the heritage home to set it apart from the development.



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The applicant confirmed that a Heritage Impact Assessment Report is required to be submitted to the Town prior to the proposal to be presented to Council. The report will comprise of all effects on the existing heritage home, including its re-location.

Jeffrey Robinson, Chair, questioned whether the heritage home will be disassembled prior to its re-location.

Scott Weir, Principal, ERA, stated the home will not be disassembled, and that ERA will use steel beams and wheels beneath the structure for support.

Christin LeFave, President of Brotto Development Corporation, said the house will be lifted and a new foundation will be built, as the existing needs to be replaced. He added that the only section of the house that cannot be moved is the porch and that a rebuild will be required.

Councilor Sheri Lowrie asked whether the proposal will be completed in phases, and if phase one (1) would include the re-location of the house.

Mr. LeFave confirmed that the re-location is a considerable financial investment, and the development will need to be in place before the re-location.

Committee Member, Steve Allman Jr., asked the applicants if they will be restoring both the interior and exterior of the heritage home.

Mr. Weir confirmed that restoration has only been planned for the exterior, as minor interior restoration was completed prior to the applicant owning the home.



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Mr. LeFave added that they are uncertain at this time as to what the house's intended use is (single-family residential, rental, mixed use commercial), and they prefer to have that plan in place prior to making interior alterations.

Councilor Sheri Lowrie questioned whether the design presented in the sketches is an accurate depiction of the planned concept of the site.

Stephen Berrill, Owner & Principal Architect, Architectural Design Associates Inc. (ADA), confirmed that extensive consideration to visual aspects was made when planning, such as the transition from the house to the development, the scale of the development, and the views from the surrounding streets. Mr. Berrill mentioned they will attempt to replicate materials from the heritage home into the new building and use muted colours to down play the size and prominence of the development. He relayed the sketches provided to the Committee are preliminary and that more attributes from the heritage home will be introduced throughout the process.

MHC-25-2023 *Moved by Councilor Sheri Lowrie, seconded by Steve Allman Jr., that the Committee supports the concept plan for the property municipally known as 183 Main Street East, and that the applicant proceed with obtaining a Heritage Impact Assessment Report for review by the Town.*

CARRIED

2. Veronica Brown, Researcher – Top Priority List from the Heritage Inventory

Luke Taylor, Heritage Planning Student, requested the Committee's opinion on the Top Priority List from the Heritage Inventory provided by Veronica Brown at the May 10th meeting and requested a motion in either support or opposition of the list.



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MHC-26-2023 *Moved by Councilor Sheri Lowrie, seconded by Carolyn Smith, that the Committee is in support of the Top Priority List from the Heritage Inventory provided by Veronica Brown, Researcher.*

CARRIED

3. Luke Taylor, Heritage Planning Student - Present Heritage Brochure for Approval

Luke Taylor, Heritage Planning Student, presented the Heritage Brochure, which has been drafted to provide information on the process and benefits of heritage designation to homeowners on the Top Priority List. The Town requested confirmation from the Committee on whether to proceed with mailing the brochure to those on the list.

MHC-27-2023 *Moved by Councilor Sheri Lowrie, seconded by Steve Allman Jr., that the Town proceed with mailing the Heritage Brochure to homes on the Top Priority List on behalf of the Committee.*

CARRIED

Sarah Campbell, Planner, reminded the Committee that the owners of 251 Lakeview Avenue and 257 Lakeview Avenue had approached the Committee previously with the interest in pursuing designation. Ms. Campbell suggested the Committee include the Lakeview properties in the mailing list for the brochure, even though they were not included in the Top Priority List.



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MHC-28-2023 *Moved by Councilor Sheri Lowrie, seconded by Steve Allman Jr., that the Town include 251 Lakeview Avenue, and 257 Lakeview Avenue, in the list of homes to receive the Heritage Brochure.*

CARRIED

4. Luke Taylor, Heritage Planning Student - Discuss Potential By-Law Changes for 183 Main Street East

Luke Taylor, Heritage Planning Student, discussed the potential heritage designation by-law changes to accommodate development proposal at 183 Main Street East.

The subject property contains a heritage structure, the Esther Jasperson Campbell House, designated by by-law 100-2021. The owner intends to submit planning applications to the Town for a proposed new development and to re-locate the home, as noted in Section D, item 1, of these minutes. Mr. Taylor noted the possible amendment to the attributes in the by-law include the home's setback from Main Street East, the foundation, and certain windows.

E. New Business

1. Discuss the Scoring of 101 Mill Street West

Sarah Campbell, Planner, reminded the Committee that the owner of 101 Mill Street West is interested in pursuing designation. At the May 10th, 2023 Kingsville Municipal Heritage Advisory Committee Meeting (KMHAC), the Committee carried a motion to conduct a site visit to determine if heritage designation was suitable:

MHC-22-2023 *Moved by Stacey Jones, seconded by Steve Allman Jr., that Sarah Campbell, Planner, coordinate with the*



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owner for lands municipally known as 101 Mill Street West, to schedule a site visit with the KMHAC, for the purpose of scoring for heritage designation.

The Committee attended the site on May 15th, 2023 to assist with scoring the home for potential designation and compared their findings. The Committee declared they would like to proceed with designation.

Jeffrey Robinson, Chair, suggested the exterior of the home be the Committee's focus when noting its heritage attributes. Mr. Robinson stated that because interior features cannot be monitored by the Committee, Council, nor the Town, any changes the owners make could be undiscovered.

Committee Member, Steve Allman Jr., reminded the Committee that the current owner had proposed several interior elements for designation, and questioned whether they should appease the owner's wishes.

Luke Taylor, Heritage Planning Student, noted that the Town has set a precedent with previous heritage designation by-laws, where only certain attributes were designated, while others were mentioned only as features, which were not designated.

George Robinson, Manager of Planning, advised the Committee that Veronica Brown, Researcher, will be preparing a report on 101 Mill Street West, which will outline its historical relevance to the Town and its potential heritage attributes that could be considered when designating. Mr. Robinson suggested the Committee defer any firm decisions on the designation of heritage attributes until the report has been provided, and relayed the Town will prepare a Notice of Intention to Designate to be delivered to the owner.



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MHC-29-2023

Moved by Carolyn Smith, seconded by Steve Allman Jr., that the Committee defer any firm decisions on the designation of heritage attributes until Veronica Brown, Researcher, has provided the report, and the Town prepare a Notice of Intention to Designate to be delivered to the owner, for the property municipally known as 101 Mill Street West.

CARRIED

F. Next Meeting Date

The next meeting of the Heritage Advisory Committee shall be July 4th, 2023.

G. Adjournment

MHC-30-2023

Moved by Carolyn Smith, seconded by Steve Allman Jr., to adjourn this meeting at 7:55 p.m.

CARRIED

CHAIR, Jeffrey Robinson

STAFF LIAISON, George Robinson