

# Heritage Impact Statement

183 Main Street East, Town of Kingsville Ontario

Brotto Investment Inc.



October 16, 2019

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## **SECTION 1 - INTRODUCTION**

On behalf of the Brotto Investment Inc., Zelinka Priamo Ltd. has prepared a Heritage Impact Statement in support of the proposed development at 183 Main Street East, Town of Kingsville Ontario.

A Heritage Impact Statement is required as the subject lands are adjacent to 171 Main Street East (Bon Jaspersen Property), a property designated under Part IV of the Ontario Heritage Act.

## **SECTION 2 – SITE DETAILS**

### **2.1 The Subject Lands**

The lands are located along the south side of Main Street E., between Spruce Street South to the west and Wigle Avenue in the east in the Town of Kingsville. The lands are known legally as PT LT 2 CON 1 EASTERN DIVISION GOSFIELD (KINGSVILLE) AS IN R1027697; KINGSVILLE (subject lands). The lands are irregularly shaped, have an area of 0.4269 HA and a frontage along Main Street East of 42.4 m.

The subject lands are currently occupied by a vacant single detached residential dwelling (Figure 1). The lands have a single driveway access to Main Street East, and contain ancillary garages and workshops at the rear of the property. Large trees exist along the boundaries of the site and there is a municipal sidewalk along Main Street East.



Based on the information provided by the Town, the subject lands are a non-designated property listed on the Town of Kingsville Municipal Heritage Inventory (Register of Cultural Heritage Properties). The single detached dwelling is a Georgian Revival style and was built c. 1924. As per the Register, some of the architectural features include hip on gable roof, flat arches, smooth-faced sills, uncut field stone foundation, belt course, gable dormer, interior chimney, unpedimented door surround with side lights.

Non-designated listed properties should not be given the same treatment as designated properties under Section 29 of the Ontario Heritage Act. Listed properties are only potential candidates for protection.

## 2.2 Neighbourhood

The subject lands are bounded by Kingsville District High School to the north, open fields to the east and south. In terms of the surrounding area, the lands are located approximately 680 m east of the main Kingsville intersection of Main Street and Division Street and approximately 375 m from the eastern boundary of the Kingsville Commercial Core at Spruce Street. Two large developments have recently been approved across the street from the subject lands at 200 & 141 Main Street E., consisting of medium and high-density residential apartments and medical office uses.

Beyond Main Street East, the lands are surrounded by low density residential neighbourhoods to the north, south and east which include schools, parks and institutional uses. Highway Commercial uses are located further east of the subject lands.

## 2.2 Bon Jasperson Property

The subject lands are adjacent to 171 Main Street East, a property designated under Part IV of the Ontario Heritage Act. The Bon Jasperson House is a 2 1/2 -storey c. 1903 brick dwelling in the late Victorian style.

The property is associated with Bonzano Jasperson, one of Kingsville's leading citizens.

Description of Heritage Attributes:

- Tile bricks from Kingsville's Broadwell Brick & Tile Yard;
- A raised cut-fieldstone foundation;
- Formal staircase of stained solid oak from local groves, with paneled sides, crafted mill work and detailing, five box newel posts and a bullnose tread;
- Two solid oak pocket doors opposite the staircase which are stained and finished to match;
- Carved mantle and grate for foyer fireplace;
- Solid oak six-panel doors (six beveled horizontal panels);
- Solid oak ball and crown headers on windows and doors;
- Oak front door with large windowpane and transom;
- Bevelled, poured glass and stained-glass windows, including:
  - Large northwest first floor window and semi-elliptical fanlight with beveled glass
  - First floor northeast tripartite window with a wide sash at its centre (12 lites) and narrower sashes on each side (12 smaller lites);
  - Six first floor double-hung windows – one facing east and five in east sunroom addition;
  - Upstairs bedroom – two large windows and semi-elliptical fanlights with stained glass;
- 10" decorative oak baseboards;
- Cold air returns and heating grates from early heating system;



- Hardwood floors throughout the house, except for the master bedroom floor;
- Built-in kitchen oak cabinet, excepting glass;
- Built-in bookcases and mantle surrounding living room fireplace (added in the early 1900s);
- Built-in linen cupboards in second floor hallway; and,
- Original door knobs.

Refer to Appendix 1 for the full designating By-law.

### 2.3 The Proposed Development

Brotto Investments Inc. has applied for a Zoning By-law Amendment to change the zoning on subject lands from a Residential Zone 1 Urban (R1.1) Zone to Residential Zone 4 Urban (R4.1) Exception Zone. The Amendment would permit development of a 6 storey 28-unit condominium apartment building at the rear of the property together with 5 townhouses fronting onto Main Street E., as depicted in the Concept Plan dated September 6, 2019 prepared by Baird AE. Access will be provided via a private driveway on the eastern side of the site opposite the adjacent dwelling at 171 Main Street E., which loops to the rear of the townhouses and to the surface level and indoor ground level apartment parking at the rear of the property.

The townhouse units would be accessed from the rear, with courtyards fronting onto Main Street East. The loading area for the apartment building is on the west side of the site. Landscaped open space is proposed at the north, west and south end of the apartment building. The Concept Site Plan allows for the possibility (if available) of a mutual access/driveway with the future lands to be developed to the east. In such a case, the driveway at 183 Main St. E. would be closed off with a future 6th townhouse unit to be constructed in its place.

Landscaped open space is proposed at the north, west and south end of the apartment building.

Refer to Appendix 2 for Concept Site Plan and Elevations.

## SECTION 3 – POLICY REVIEW

### 3.1 Provincial Policy Statement 2014 (PPS)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act “provides policy direction on matters of provincial interest related to land use planning” in order to ensure efficient, cost-efficient development and the protection of resources. All planning applications are required to be consistent with these policies.

*“Planning authorities shall not permit development and site alteration on **adjacent lands** to **protected heritage property** except where the proposed development and site alteration has been evaluated and it has been demonstrated that the **heritage attributes** of the **protected heritage property** will be conserved.” Section 2.6.3*

#### 6.0 PPS Definitions:

**Adjacent lands** (d) means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

**Built heritage resources:** means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

**Conserved:** means the identification, protection, management and use of building heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

**Heritage attributes** means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

**Protected heritage property** means property designated under Parts IV, V, or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Site.

**Significant** (e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

### 3.3 Town of Kingsville Official Plan

Section 4.1.1 of the Town of Kingsville Official Plan provides policies regarding the cultural heritage value of properties in Kingsville. The subject lands are adjacent to a protected heritage property and must have regard for the following policies in the Official Plan:

#### ***Section 4.1.1 – Cultural and Built Heritage Resources***

*"Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been assessed and evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigating measures and/or alternative development approached may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration."*

### 3.4 Ontario Heritage Tool Kit

The Ontario Ministry of Tourism, Culture and Sport developed the Ontario Heritage Tool Kit as a guide to help understand the heritage conservation process in Ontario.

The tool kit provides guidelines for the preparation of heritage studies, such as Heritage Impact Statements and provides a list of possible negative impacts on a cultural heritage resource. These include, but are not limited to, the following impacts:

1. Destruction of any, part of any, significant heritage attributes or features;
2. Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance;
3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
5. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
6. A change in land use where the change in use negates the property's cultural heritage value; and
7. Land disturbances, such as change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources.

## **SECTION 5 – ANALYSIS AND MITIGATION**

### 5.1 Provincial Policy Statement 2014 (PPS)

The proposed development is consistent with the policies of the 2014 Provincial Policy Statement.

The subject lands are listed on the municipal register as having cultural heritage value or interest, however, have not been designated under the Ontario Heritage Act.

The heritage attributes of the adjacent property designated under Part IV of the Ontario Act will be conserved.

All but two of the heritage attributes that embody the heritage value of the Bon Jasperson House are interior features. Any potential impacts to the adjacent property would be to the exterior heritage attributes. Both properties are large (approx. 1 acre each) which allows a large setback of approximately 60 feet (18 m) between the proposed buildings and the Bon Jasperson House. This setback helps eliminate any potential impacts to the exterior tile bricks (from Kingsville's Broadwell



Brick & Tile Yard) and the raised cut-fieldstone foundation.

In addition, the existing vegetation on the Bon Jasperson property will continue to screen the house from the adjacent property (Figure 2).

### 5.3 Town of Kingsville Official Plan

The heritage attributes of the adjacent protected heritage property will be conserved. The proposed development does not have direct interaction with the heritage attributes of the Bon Jasperson house.

### 5.4 Ontario Heritage Tool Kit

An impact assessment as outlined in the *Ontario Heritage tool Kit, Info sheet #5 Heritage Impact Assessments and Conservation Plans (2006)* is provided as follows:

- Destruction of any, part of any, significant heritage attributes or features:
  - All but two of the heritage attributes that embody the heritage value of the Bon Jasperson House are interior features and will not be impacted by the proposed development.
  - The proposed setback and existing landscaping eliminate any potential destruction to the exterior tile bricks (from Kingsville's Broadwell Brick & Tile Yard) and to the raised cut-fieldstone foundation.
  - The visual impact of the parking areas can be further reduced through additional landscaping.
  - The subject lands are not designated under the Ontario Heritage Act and any features of the property would only be considered potential heritage attributes at this time.
- Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance:
  - The proposed development will not have a negative impact with the historic fabric and appearance of the adjacent property.
  - The designating By-law for the Bon Jasperson Property mainly focuses on interior attributes and does not identify the landscape features of the property and the architectural features of the exterior of the house.
- Shadows created that alter the appearance of a heritage attribute or change the visibility of an associated natural feature, plantings, such as a garden:
  - The municipality did not require a Shadow Study to be completed; however, we anticipate the existing mature vegetation will mitigate any shadows.
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship:



- The proposed development does not isolate the heritage attributes of the adjacent property to its surrounding environment. The proposed development does not have direct interaction with the heritage attributes of the Bon Jasperson house.
  - The proposed townhouses are separated from the Bon Jasperson house by approximately 60 feet (18 metres), and have similar setbacks to the structures along the Main Street Corridor.
  - The proposed apartment building is located at the rear of the subject lands and is setback even further than the proposed townhouses.
  - The current visual relationship between the subject lands and the Bon Jasperson Property will not change. The existing vegetation will be maintained allowing the existing condition to remain intact.
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features:
  - No significant views or vistas were identified in the designating By-law for the Bon Jasperson Property. However, the existing vegetation on the Bon Jasperson property will continue to screen the view to and from the adjacent property.
- A change in land use where the change in use negates the property's cultural heritage value:
  - The subject lands will be continuing as a residential use.
- Land disturbances such as change in grade that alters soils, and drainage patterns that adversely affect cultural heritage resources:
  - If required, measures will be made to avoid any adverse impacts to the adjacent property at the building permit stage of the project.

## **SECTION 6 – CONCLUSION**

It is our opinion the proposed development will conserve the significant built heritage resources of the adjacent Bon Jasperson Property.

The designating By-law for the Bon Jasperson property mainly focuses on interior attributes which will not have direct interaction with the proposed development. Any potential impacts to the exterior heritage attributes, tile bricks (from Kingsville's Broadwell Brick & Tile Yard) and the raised cut-fieldstone foundation, will be mitigated. The setback between the proposed buildings and the existing adjacent structure (approximate 60 feet) eliminates any potential impacts to the exterior attributes of the Bon Jasperson property. Furthermore, the existing landscaping will continue to screen the view, to and from, the proposed development and the Bon Jasperson property.

## APPENDIX 1 & 2

# THE CORPORATION OF THE TOWN OF KINGSVILLE

## BY-LAW 82 – 2012

*Being a by-law to designate a certain property,  
including land and buildings,  
known as The Bon Jasperson House  
(171 Main St. East, Kingsville)  
as being of cultural heritage value or interest under  
the provisions of the  
Ontario Heritage Act, R.S.O. 1990, c.O.18 as amended*

**WHEREAS** Section 29 of the *Ontario Heritage Act* authorizes the council of a municipality to enact by-laws to designate real property, including all the buildings and structures located thereon, to be of cultural heritage value or interest;

**AND WHEREAS** the Council for The Corporation of the Town of Kingsville has consulted with the Kingsville Municipal Heritage Advisory Committee with respect to the designation of 171 Main St. East as being of cultural heritage value or interest;

**AND WHEREAS** authority was granted by Council to designate such property;

**AND WHEREAS** the Council for The Corporation of the Town of Kingsville has caused to be served upon the owners of the lands municipally known as 171 Main St. East, Kingsville and upon the Ontario Heritage Trust, Notice of Intention to Designate the foregoing property and has caused the Notice of Intention to be published in a newspaper having general circulation in the municipality as required by the *Ontario Heritage Act*;

**AND WHEREAS** the Reasons for Designation are set out in Schedule "A" to this By-law;

**AND WHEREAS** no notice of objection to the proposed designation of the foregoing property has been served on the Clerk for The Corporation of the Town of Kingsville.

**NOW THEREFORE** the Council for The Corporation of the Town of Kingsville enacts as follows:

1. That the property known as The Bon Jasperson House and municipally known as 171 Main St. East, including lands and buildings, more particularly described in Schedule "B" attached to this By-law, is hereby designated as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended;
2. That the municipality's solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "B" to this By-law in the proper Land Registry Office;
3. That the Clerk of The Corporation of the Town of Kingsville is hereby authorized to cause a copy of this By-law to be served upon the owners of the aforesaid property and upon the Ontario Heritage Trust, and to cause notice of this By-law to be published in a newspaper having general circulation in The Corporation of the Town of Kingsville as required by the *Ontario Heritage Act*;
4. That Schedules "A" and "B" form an integral part of this By-law.

**READ a FIRST, SECOND and THIRD time and FINALLY PASSED this 24<sup>th</sup> day of September, 2012.**

I, Ruth Orton-Pert hereby certify the foregoing  
to be a true and correct copy of the original  
copy of \_\_\_\_\_ dated at Kingsville,  
Ontario \_\_\_\_\_.

  
MAYOR Nelson Santos

  
CLERK Ruth Orton-Pert

**The Corporation of the Town of Kingsville  
By-law 82-2012**

**Schedule "A"**

**171 Main St. East  
Kingsville, Ontario  
The Bon Jasperson House**

**Description of Property: The Bon Jasperson House**

Completed in 1903, The Bon Jasperson House is a 2 ½ storey brick dwelling in the late Victorian Style, located on the south side of Main St. West just east of downtown Kingsville.

**Statement of Cultural Heritage Value or Interest:**

The property's cultural heritage value lies in its association with Bonzano Jasperson, one of Kingsville's leading citizens and his family. Jasperson built and sold many enterprises, each time undertaking another successful business venture. His business endeavours included lumber, grain, banking, canning, cigar making, property development, farming and electrical power, as well as oil and gas wells.

Bon Jasperson was active in the Independent Order of Odd Fellows, St. George's Lodge (Masons), Scottish Rite (Masons) and the Church of the Epiphany. His wife Gertrude volunteered with the Church of the Epiphany, particularly the choir of which she was leader for many years, the IODE and helping young people. Their son Frederick was a WWII Lieutenant Colonel, lawyer, Magistrate Judge and writer—a prominent Kingsville resident in his own right.

**Description of Heritage Attributes:**

Key attributes that embody the heritage value of the Bon Jasperson House include many examples of fine craftsmanship and materials unique to Kingsville:

- Tile bricks from Kingsville's Broadwell Brick & Tile Yard;
- a raised cut-fieldstone foundation;
- formal staircase of stained solid oak from local groves, with paneled sides, crafted mill work and detailing, five box newel posts and a bullnose tread.
- Two solid oak pocket doors opposite the staircase which are stained and finished to match;
- Carved mantle and grate for foyer fireplace
- Solid oak six-panel doors (six beveled horizontal panels)
- Solid oak ball and crown headers on windows and doors
- Oak front door with large windowpane and transom
- Beveled, poured glass and stained glass windows, including:
  - Large northwest first floor front window and semi-elliptical fanlight with beveled glass
  - First floor northeast tripartite window with a wide sash at its centre (12 lites) and narrower sashes on each side (12 smaller lites)
  - Six first floor double-hung windows—one facing east and five in east sunroom addition;
  - Bay windows on west side, both first and second floors
  - Upstairs bedrooms—two large windows and semi-elliptical fanlights with stained glass;
- 10" decorative oak baseboards
- Cold air returns and heating grates from early heating system
- Hardwood floors throughout the house, except for the master bedroom floor;
- Built-in kitchen oak cabinet, excepting glass;
- Built-in bookcases and mantle surrounding living room fireplace (added in the early 1900s)
- Built-in linen cupboards in second floor hallway
- Original door knobs.

**The Corporation of the Town of Kingsville  
By-law 82-2012**

**SCHEDULE "B"**

**Description:**

PT LT 2 CON 1 EASTERN DIVISION GOSFIELD (KINGSVILLE) PT 2, 12R15521;  
S/T R1343858; KINGSVILLE



# The Bonzano Jasperson House

## 171 Main Street E., Kingsville, ON

### Research Report

#### Chain of Ownership

Date	Type of Transfer	From	To	Comments
May 17, 1802	Patent - Land Grant	Crown	Leonard Scratch	
April 22, 1853	Ind.	Leonard Scratch	Daniel Wigle	
*Copy not available.	Will	Daniel Wigle	Emma Wigle for life - then to sons Clifford Wigle Stanley Wigle & Melvin Wigle	
April 25, 1895	Quit Claim Deed	David D. Wigle	Colin Wigle	Stanley & Clifford Wigle died unmarried, Melvin Wigle's interest passed to his son David Wigle
August 27, 1901	Deed	Melvin A. Wigle	George Jasperson	
February 19, 1903	Quit Claim Deed	Colin Wigle David D. Wigle	Melvin Wigle	
February 19, 1903	Deed	Melvin A. Wigle	George Jasperson Bon Jasperson	
February 24, 1905	Deed	George Jasperson Bon Jasperson	Gertrude Jasperson & Alice Jasperson	
October 21, 1964	Deed (Executor)	Gertrude Bessie Jasperson Estate	Robert R. Lanoue Darlene Lanoue	
October 15, 1975	Ind.	Robert R. Lanoue Darlene Lanoue	Robert John Page Jean Elizabeth Page	
June 30, 1997	Deed	Robert John Page Jean Elizabeth Page	James William Moore Mary Elizabeth Moore	
October 8, 1999	Deed	James William Moore Mary Elizabeth Moore	Paul Robert Lemire Anne Marie Lemire	

\*Lot 2, Conc. 1 Gosfield Township

## Association with Person

### Bonzano "Bon" Jasperson (1868-1947)<sup>1</sup>

Bon Jasperson was one Kingsville's leading citizens. He was a man of many accomplishments – an entrepreneur with "remarkable business instincts"<sup>2</sup> involved in business endeavours including lumber, grain, banking, canning, cigars, property development, farming and electrical power, as well as oil and gas wells. Jasperson built and sold many of enterprises, each time undertaking another successful business venture. He "was well-loved by all who knew him."<sup>3</sup>



Bon Jasperson was born in Kingsville on May 25, 1869, one of eight children.<sup>4</sup> Jasperson was the grandson of Hans George Jasperson, a Danish immigrant to the United States and fur trader, who made Detroit his permanent home in 1813 and at one time owned all the property in Windsor stretching from the Walker Road area of the Detroit River shore to Tecumseh Road.<sup>5</sup>

Bon Jasperson's father, Lewis Frederick Jasperson, was a Detroit merchant trader who married Nancy Jane Wigle and moved to Kingsville in 1849, setting up what is believed to be the first general store in town.<sup>6</sup> On his mother's side, Bon Jasperson was grandson to John Weigele (Wigle), a German pacifist and one of the area's "first settlers" who arrived from Pennsylvania in the early 1800s.<sup>7</sup> Bon Jasperson remained at home with his parents as long as they lived.<sup>8</sup>

Lewis Frederick Jasperson, along with his sons George, Bon and Fred, carried on lumbering operations clearing most of the virgin timber from Pelee Island in the 1880s and also a considerable quantity of timber in Romney, Ontario, where he maintained saw mills.<sup>9</sup> George and Bon continued in the lumber business.<sup>10</sup>

In 1894, Bon Jasperson secured control of the grain warehouse from Frank Green and entered the grain business, becoming a grain and seed dealer until he sold his business in 1895.<sup>11</sup>

In 1896, Jasperson became one of the first private bankers in Kingsville when he and S.L. McKay opened a bank in the Wigle block.<sup>12</sup> Jasperson was manager, McKay was secretary-treasurer and Miss Ada Brown was bookkeeper.<sup>13</sup> The bank acted as agents for the Merchant's Bank of Canada.<sup>14</sup> In 1898, the

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<sup>1</sup> "Kingsville Pioneer Dies: Jasperson Was Business Leader," *The Windsor Star*, (November 5, 1947).

<sup>2</sup> *Commemorative Biographical Record of the County of Essex Ontario*. (Toronto: J.H. Beers & Co., 1905), p. 511.

<sup>3</sup> "B. Jasperson Was Town Old-Timer," *The Kingsville Reporter*, November 6, 1947, Vol. LXXI, No. 45, p. 1.

<sup>4</sup> Historical Section of the Kingsville Centennial Committee, *Kingsville Through The Years, 1753-1952*. (Lakeshore Publishers Limited, 1952), p. 62.

<sup>5</sup> "Kingsville Pioneer Dies: Jasperson Was Business Leader," *The Windsor Star*, (November 5, 1947).

<sup>6</sup> *Kingsville Through The Years, 1753-1952*, p. 62.

<sup>7</sup> Kingsville-Gosfield Historical Society, *Kingsville 1790 - 2000, A Stroll Through Time*. (Kingsville-Gosfield Historical Society, 2003), pp. 6-7.

<sup>8</sup> *Commemorative Biographical Record of the County of Essex Ontario*, p. 511.

<sup>9</sup> *Kingsville Through The Years, 1753-1952*, p. 63.

<sup>10</sup> *Commemorative Biographical Record of the County of Essex Ontario*, p. 511.

<sup>11</sup> *Ibid.*; *The Kingsville Reporter*, June 1, 1894, p. 4.

<sup>12</sup> *Kingsville 1790 - 2000, A Stroll Through Time*, p. 188.

<sup>13</sup> *Ibid.*

<sup>14</sup> *Ibid.*

partnership was dissolved, but Jasperson continued the business under his own name.<sup>15</sup> When his other business interests required most of his time, he sold the banking business to Molson's Bank in 1907.<sup>16</sup>



*Photo from Kingsville 1790 - 2000, A Stroll Through Time*

Subsequently, Bon and his older brother George were involved in the following business interests:

- a canning business – Bon was instrumental in bringing a canning factory(which became Canadian Cannery)<sup>17</sup> to town and was a major stockholder,<sup>18</sup> and
- a processing plant for leaf tobacco, the Essex Tobacco Company which later became the Hodge Tobacco Company, which he helped secure.

In addition partnering with his brother George, Bon was involved in other business pursuits. For example, in 1899, Bon Jasperson and David Conklin purchased the Electric Light Plant, James E. Brown having retired from the company,<sup>19</sup> and later sold it to the Detroit Edison Company.<sup>20</sup> In 1913, Bon and George, along with other Kingsville business leaders founded the Eco Thermal Stove Company of Canada, Ltd.<sup>21</sup> <sup>22</sup> In 1915, Jasperson purchased the lot at 14 Division Street S., on which stood a harness shop, and constructed an office block which was completed before the year was out.<sup>23</sup>

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<sup>15</sup> *Ibid.*

<sup>16</sup> *The Kingsville Reporter*, March 7, 1907, p. 8.

<sup>17</sup> *Kingsville Through The Years, 1753-1952*, p. 63.

<sup>18</sup> *Commemorative Biographical Record of the County of Essex Ontario*, p. 511.

<sup>19</sup> *The Kingsville Reporter*, July 20, 1899, p. 5.

<sup>20</sup> *Kingsville Through The Years, 1753-1952*, p. 63; "B. Jasperson Was Town Old-Timer," *The Kingsville Reporter*, November 6, 1947, Vol. LXXI, No. 45, p. 1.

<sup>21</sup> *The Kingsville Reporter*, August 21, 1913.

<sup>22</sup> Although the stove's inventor gave presentations, the company was incorporated, the Town passed a By-Law to purchase land and debentures were issued, it appears the factory was never built and the land reverted to the Town.

<sup>23</sup> *The Kingsville Reporter*, February 18, 1915, p. 5 and October 21, 1915, p. 5.

Bon Jasperson was also engaged in extensive farming operations around Kingsville and a brick and tile business at Coatsworth, in Kent County.<sup>24</sup>



*Kingsville 1790 - 2000, A Stroll Through Time*

Through both their individual business efforts and their general interest in working together to make Kingsville an attractive and desirable place to work or visit, these 1895 businessmen contributed to the community's success.

*Jasperson is seated in the middle row, second from the left.*

## Natural Gas & Oil:

Of all his business interests, Bon Jasperson was most widely known for his work in the oil and gas business. Ontario's natural gas industry began in Kingsville in 1889 when a gusher was struck. The discovery attracted large oil and gas companies which leased almost all available land and exported their product to American markets. Disturbed by this situation, Kingsville businessmen rallied to form the Kingsville Natural Gas and Oil Company, with Bon Jasperson as Manager. He operated this business until his death.<sup>25</sup>

Jasperson partnered again with S.L. McKay, developing the rich Kent County gas fields and retailing gas to consumers as far east as Ridgetown.<sup>26</sup> Their plant was purchased by the Union Gas Company in 1914.<sup>27</sup> Jasperson was the founder of an oil business on Pelee Island (Pelee Gas & Oil Company) and was the organizing director, attending to the first leases, etc.<sup>28</sup>

## Private Life:

In 1895, Gertrude Kent, whose parents were both of early Nova Scotia pioneer English and Scottish stock, married Bon Jasperson in Truro, Nova Scotia.<sup>29</sup> After their wedding, the couple settled in Kingsville and had two children, Ester G. born in 1897 and Frederick K. (Frederick Kent Jasperson, DSO, QC,) born in 1900. Ester married Thomas D. Campbell, a local dentist, and lived next door to her parents in a house presented to the couple as a wedding gift.<sup>30</sup> Frederick was a WWII Lieutenant Colonel, lawyer,

<sup>24</sup> *Kingsville Through The Years, 1753-1952*, p. 63.

<sup>25</sup> *Ibid.*

<sup>26</sup> *Ibid.*

<sup>27</sup> *Ibid.*

<sup>28</sup> *Commemorative Biographical Record of the County of Essex Ontario*, p. 511.

<sup>29</sup> "Funeral Services for Mrs. Bon Jasperson Being Held Today," *The Kingsville Reporter*, December 5, 1963.

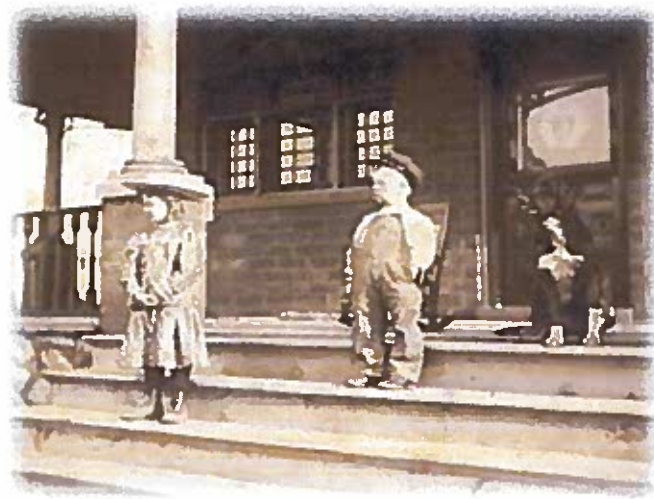
<sup>30</sup> Oral history as told by Anne Marie Lemire to Elvira Cacciavillani, March 2012.



Magistrate Judge and writer – a prominent Kingsville resident in his own right, whose home at 321 Lakeview Avenue has also received heritage designation.<sup>31</sup>



*Bon & Gertrude Jasperson, Windsor Public Library Archives*



*Ester & Frederick Jasperson, Windsor Public Library Archives*

Gertrude Jasperson became involved with Anglican Church of the Epiphany from the time she arrived in Kingsville. Her volunteer service included many church organizations, particularly the choir of which she was leader for many years.<sup>32</sup> She was also a charter member of the Nora Hoover Chapter IODE and had a great interest in the welfare of young people.<sup>33</sup> Funeral services were held from her home when Mrs. Jasperson died in 1963 at the age of 93.<sup>34</sup>

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<sup>31</sup> Frederick Jasperson's house on "Judges Row" in Windsor, at 224 Sunset Avenue has also received a heritage designation as the Jasperson-Appel House.

<sup>32</sup> Church of the Epiphany: Commemorating Centenary of the Parish, 1852-1952.

<sup>33</sup> *The Kingsville Reporter*, December 5, 1963.

<sup>34</sup> *Ibid.*



Bon Jasperson was active in the Independent Order of Odd Fellows (IOOF),<sup>35</sup> St. George's Lodge No. 41, A.F. & A.M., G.R.C.(Masons) Kingsville, Scottish Rite (Masons) in Windsor<sup>36</sup> and the Church of the Epiphany. In 1947, Bon Jasperson died at the age of 78, at his Kingsville home after a long illness.<sup>37 38</sup>



*Left:* Bon Jasperson (standing) with his brother Fred (seated).  
*Windsor Public Library Archives*

*Below:* Bon Jasperson, obituary photo



<sup>35</sup> "B. Jasperson Was Town Old-Timer," *The Kingsville Reporter*, November 6, 1947, Vol. LXXI, No. 45, p. 1.

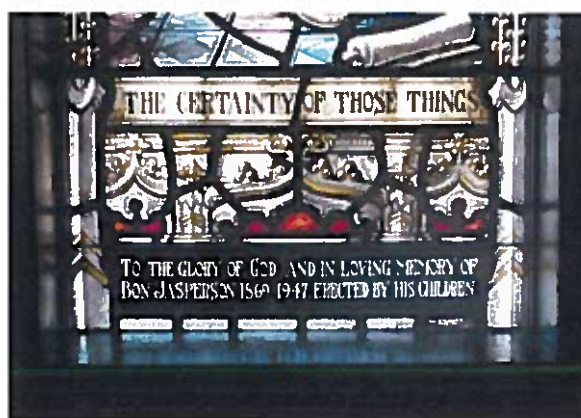
<sup>36</sup> Newspaper Obituary, *The Windsor Star*, November 5, 1947.

<sup>37 38</sup> "B. Jasperson Was Town Old-Timer," *The Kingsville Reporter*, November 6, 1947, Vol. LXXI, No. 45, p. 1.

The Bon and Gertrude Jasperson Memorial Windows at the Church of the Epiphany, Kingsville were erected by their children, Frederick and Ester:



*Photos by Elvira Cacciavillani*





## The Bon Jasperson House

In 1902, local hardware merchant and area builder D.H. McKay was hired to erect the home on the site of the old flour mill, opposite George Jasperson's house.<sup>39</sup> The Jaspersons moved into the house in January, 1903.<sup>40</sup>



Bon Jasperson House under construction



Bon Jasperson House in 2012

*Photo by Anna Lamarche*

The Bon Jasperson House is a 2½-storey late Victorian dwelling beautifully situated on a large, park-like property. In comparison to the appearance of the more-fanciful and flamboyant Queen Anne style of the time with its spindle work and turrets, the Bon Jasperson House is rather plain and stark, overshadowing a more modern style.

The house features a raised cut-stone foundation, large bevelled, poured glass and stained glass windows which are designed and placed asymmetrically, a peaked roof, wrap-around verandah and a

<sup>39</sup> *The Kingsville Reporter*, April 18, 1902.

<sup>40</sup> *The Amherstburg Echo*, January 9, 1903.

coach house. The main body of the house is built with tile bricks from the Broadwell Brick & Tile Yard formerly located on Division St. N. A deep red paint has been applied to the exterior.

The original house survives largely intact although altered somewhat by an early addition, rebuilding and improvements. For example, the front porch's former wooden railings, columns and graceful arched trim has been replaced with a brick porch with wooden spindles and fan-shaped gingerbread.



The rear wing of the original dwelling housed the kitchen on the first floor and maids' quarters upstairs. The back porch was originally open and enclosed with brick at a later date. An addition to the east side of the house – a two-story "east wing" or sun porch with basement was added by the Oxley Bothers, Contractors<sup>41</sup> in 1914:



*Photos by Anna Lamarche*

<sup>41</sup> *The Kingsville Reporter*, May 21, 1914, p.1.





Bay windows on first and second floors showing decorative brick headers.



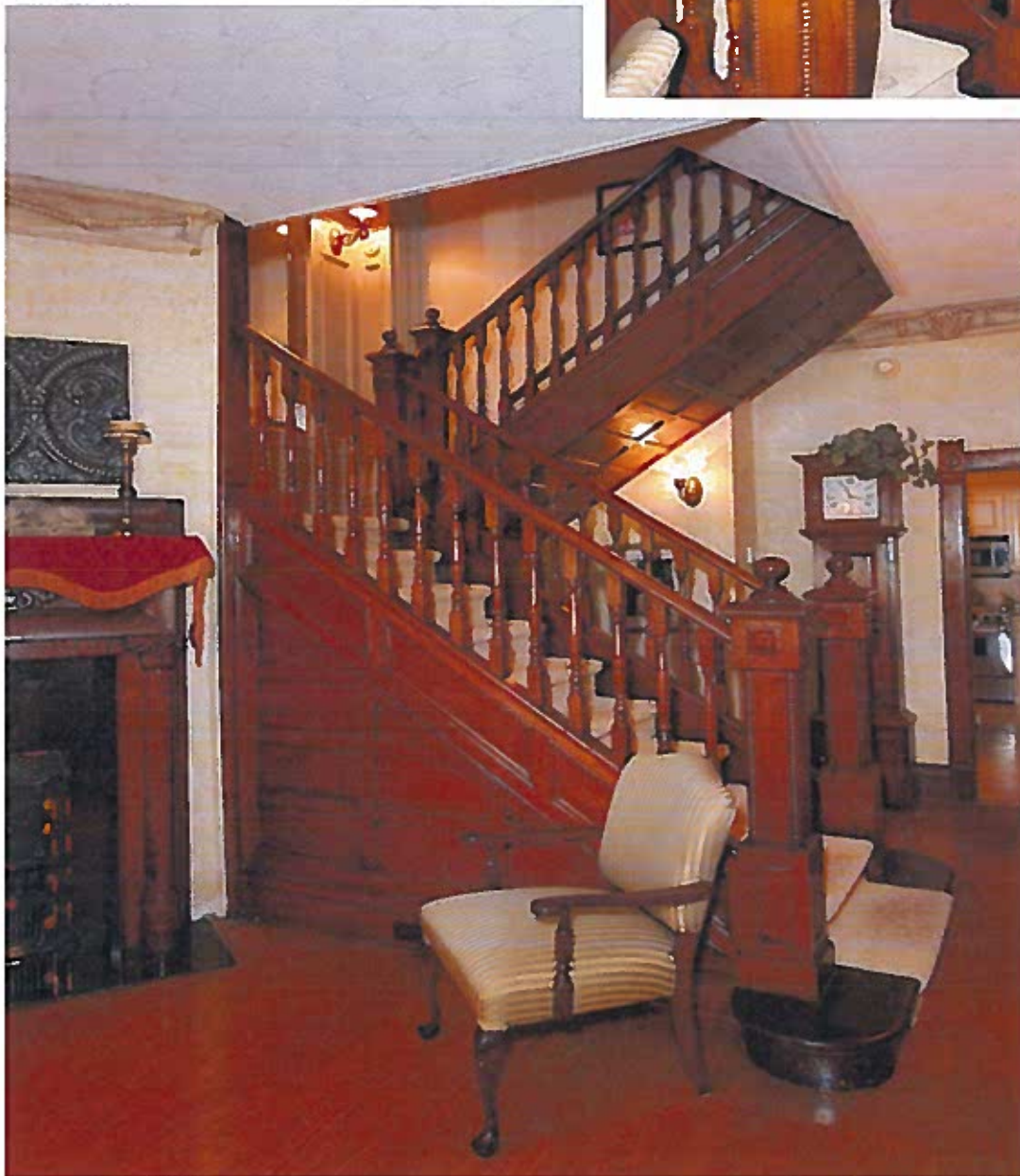
Rear porch

*Photos by Anna Lamarche*



## Outstanding Staircase

The formal staircase in the foyer is a masterful piece of workmanship. It is constructed of stained solid oak from local groves, with a landing, panelled sides that match the home's doors, crafted mill work and detailing, five box (square) newel posts and a bullnose tread.<sup>42</sup>



*Photo by Anna Lamarche*

<sup>42</sup> A bullnose tread is a large starting step finished in a radius that curves out in past the sides of the stairs. A bullnose tread give stairs a softer, rounded appearance as opposed to a squared first tread.



***Above:*** Hidden door for storage closet under the stairwell.

***Right:*** As is common in larger homes, or homes for the higher class, there is a front, "formal" staircase as well as an informal, utilitarian staircase at the back of the house used by the servants, leading to the maids' bedroom and washroom.







*Above:* Original foyer fireplace grate and carved tiger oak mantle with detail photos.

*Left:* Original foyer window overlooking the front porch.

*Photos by Elvira Cacciavillani*

Two solid oak pocket doors opposite the base of the staircase are stained and finished to match the main staircase:



*Photo by Anna Lamarche*

The home features 10' ceilings on the main floor, 9'2" ceilings on the second floor and 7'10" ceilings in the attic. The walls were originally wet horse-hair plaster on lathe, although very little remains.<sup>43</sup> Remarkably, the studs are oak and maple.

Hardwood floors throughout the house are original, except for the master bedroom floor.

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<sup>43</sup> Oral history from Avis Anne "Scooter" Elcomb and Ann Marie Lemire, as told to Elvira Cacciavillani



Built-in bookcases installed in early 1900s:



*Photo by Anna Lamarche*



Stained solid oak front door with large windowpane and transom





This built-in oak cabinet in the kitchen is original, although the stained glass panels are not.

*Photo by Anna Lamarche*

Original stained glass windows are featured in two of the bedrooms:



*Photos by Anna Lamarche*



Solid oak six-panel doors (six beveled horizontal panels) with solid oak ball and crown headers are found throughout the house. Crafted mill work and detailing, as well as 10" decorative oak baseboards are also found throughout.



Solid oak panelled door with ball & crown headers



Built-in linen cupboards in second floor hallway

Features of early mechanical systems such as radiators, heating vents and grilles, plumbing fixtures, switch plates, door knobs and light fixtures are important in defining a house's overall historic character. Door knobs are of different styles in The Bon Jasperson House:



*Photos by Elvira Cacciavillani*

In addition to the foyer fireplace, the house retains other visible features of early mechanical systems such as cold air returns and heating grates:



*Photo by Elvira Cacciavillani*

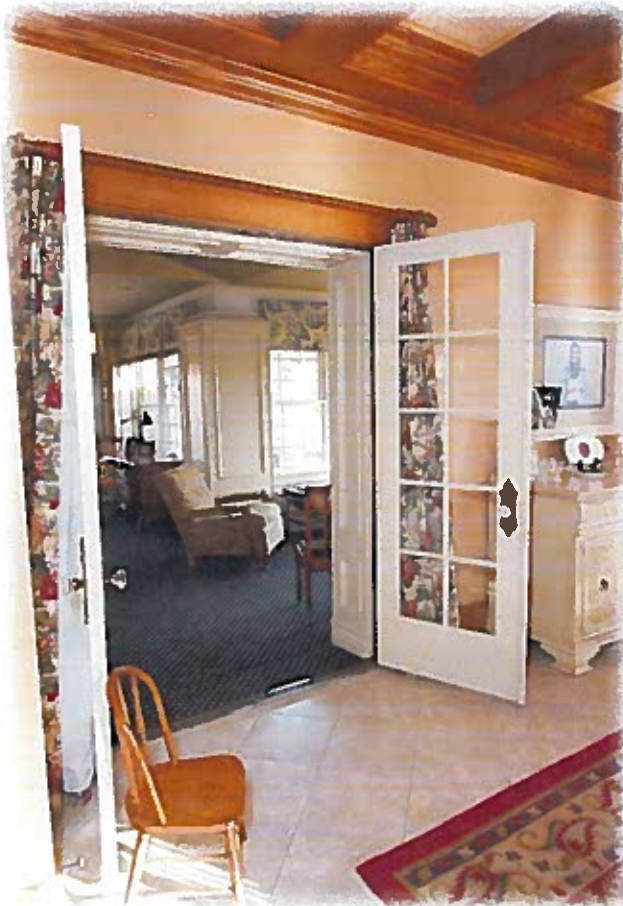


*Photo by Anna Lamarche*





1914 two-storey addition on the right of the photo is the "east wing"



1914 addition, French doors



Detail of poured glass panes



Original scalloped shingles



Bedroom with bay window



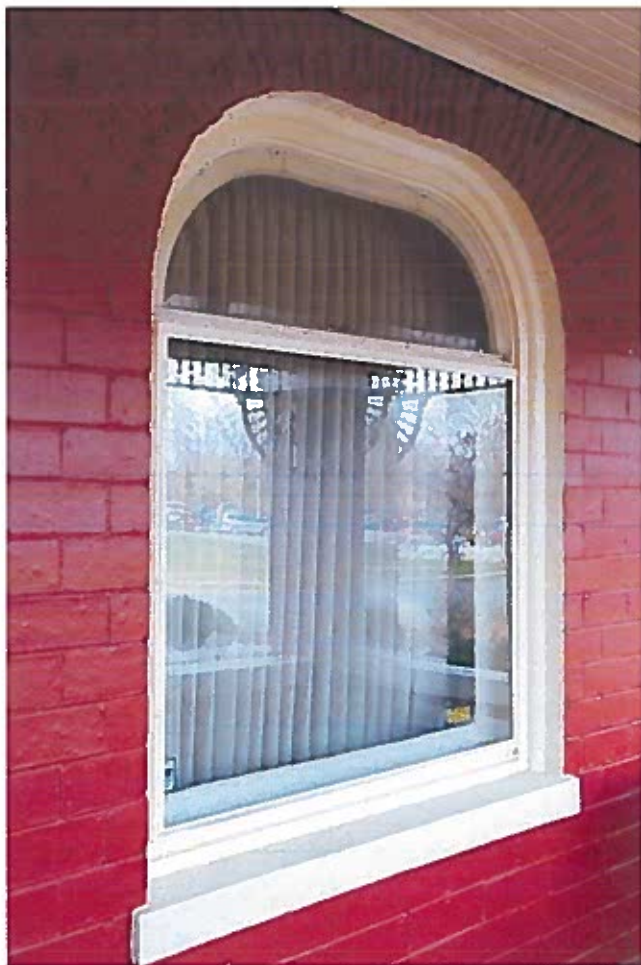


Raised cut-fieldstone foundation



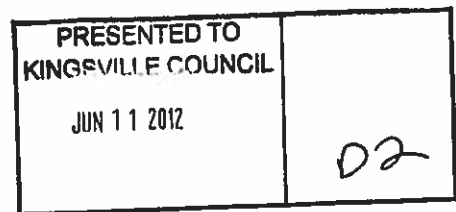


Large front porch window and semi-elliptical fanlight with beveled glass:



Front porch tripartite window with a wide centre sash and narrower sashes on each side:





Schedule "A"

171 Main Street East  
Kingsville, Ontario

**The Bon Jasperson House**

**Description of Property:**

Completed in 1903, the Bon Jasperson House is a 2½-storey brick dwelling in the late Victorian style, located on the south side of Main Street West just east of downtown Kingsville.

**Statement of Cultural Heritage Value or Interest:**

The property's cultural heritage value lies in its association with Bonzano Jasperson one of Kingsville's leading citizens and his family. Jasperson built and sold many enterprises, each time undertaking another successful business venture. His business endeavours included lumber, grain, banking, canning, cigar making, property development, farming and electrical power, as well as oil and gas wells.

Bon Jasperson was active in the Independent Order of Odd Fellows, St. George's Lodge (Masons), Scottish Rite (Masons) and the Church of the Epiphany. His wife Gertrude volunteered with the Church of the Epiphany, particularly the choir of which she was leader for many years, the IODE and helping young people. Their son Frederick was a WWII Lieutenant Colonel, lawyer, Magistrate Judge and writer – a prominent Kingsville resident in his own right.

**Description of Heritage Attributes:**

Key attributes that embody the heritage value of the Bon Jasperson House include many examples of fine craftsmanship and materials unique to Kingsville:

- tile bricks from Kingsville's Broadwell Brick & Tile Yard
- a raised cut-fieldstone foundation
- formal staircase of stained solid oak from local groves, with paneled sides, crafted mill work and detailing, five box newel posts and a bullnose tread
- two solid oak pocket doors opposite the staircase which are stained and finished to match
- carved mantle and grate for foyer fireplace

- solid oak six-panel doors (six beveled horizontal panels)
- solid oak ball and crown headers on windows and doors
- oak front door with large windowpane and transom
- bevelled, poured glass and stained glass windows, including:
  - large northwest first floor front window and semi-elliptical fanlight with beveled glass
  - first floor northeast tripartite window with a wide sash at its centre (12 lites) and narrower sashes on each side (12 smaller lites)
  - six first floor double-hung windows – one facing east and five in east sunroom addition
  - bay windows on west side, both first and second floors
  - upstairs bedrooms - two large windows and semi-elliptical fanlights with stained glass
- 10" decorative oak baseboards
- cold air returns and heating grates from early heating system
- hardwood floors throughout the house, except for the master bedroom floor
- built-in kitchen oak cabinet, excepting glass
- built-in bookcases and mantle surrounding living room fireplace (added in the early 1900s)
- built-in linen cupboards in second floor hallway
- original door knobs



PRESENTED TO KINGSVILLE COUNCIL JUN 11 2012	D2
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## KINGSVILLE MUNICIPAL HERITAGE COMMITTEE

### Heritage Resources Evaluation Sheet

<b>Name of Building, Property or Site:</b> Bon Jasperson	
<b>Municipal Location:</b> 171 Main Street East	
<b>Location Description:</b>	<b>Assessment Roll No.:</b>
<b>Date of Construction:</b> 1902	<b>Date of Additions:</b>
<b>Date of Evaluation:</b> Nov 19, 2011	<b>Approval by Committee:</b> <b>Level:</b>

This form is to be used in the survey of heritage resources within the limits of the Town of Kingsville in order to provide an objective assessment of their relative heritage value. The higher the number scored, the greater the loss to the community if the building, property, site or cultural heritage resource were to be destroyed. The following Scoring Key is used to determine the heritage value:

Class 1 Buildings/Properties/Sites/Cultural Heritage Resources: 75-100 points  
 Class 2 Buildings/Properties/ Sites/Cultural Heritage Resources: 50-74 points  
 Non-heritage Buildings/Properties/ Sites/ Cultural Heritage Resources: 49 points and below

\*\*\*\*\*

Circle the number which reflects your interpretation of the criteria listed on the left, then transfer number to box. Below the numbers in each category are the letters E, G, F and P which stand for E-excellent, G-good, F-fair and P-poor. These will help you determine the correct score. After completing the entire evaluation sheet, total the score to determine the heritage significance of the building, property or site.

<b>H I</b>	<b><u>Local Development</u></b>	10 9 8 7 6 5 4 3 2 1 0 E G F P	<b>SCORE:</b>
	-the building/cultural heritage resource illustrates a significant phase in the development of the community <b>OR</b> - the building illustrates a major change or turning point in the community's history	Notes:	8
<b>S T</b>	<b><u>Association with Person/Group/Event</u></b>	10 9 8 7 6 5 4 3 2 1 0 E G F P	<b>SCORE:</b>
	- the building/cultural heritage resource is associated with the life or activities of a person, group, organization or institution that has made a significant contribution to the community, province or nation -it is associated with an event that has had a significant impact on the community, province or nation	Notes: Bon Jasperson	9
<b>O R Y</b>	<b><u>Age of Structure/Property/Site/Cultural Heritage Resource</u></b>		<b>SCORE:</b>
	The following point system is based on the building/property/site's age and rarity within the local context: Pre 1855   1855-1875   1876-1890   1891-1900   1901-1915 10                      9                      8                      7                      6  1916-1930   1931-1945   1946-1960   1961-1970   Post 1971 5                      4                      3                      2                      1	1902	6
		<b>HISTORY TOTAL -&gt;</b>	<b>23</b>



A R C H I T E C T U R E	<b>Overall Composition</b> -symmetry and/or balance -good proportions and/or originality in concept	10 9 8 7 6 5 4 3 2 1 0 E        G        F        P Notes:	<b>SCORE</b> 9
	<b>Details</b> -features details inside or outside that show originality, fine craftsmanship or refinement	10 9 8 7 6 5 4 3 2 1 0 E        G        F        P Notes:	9
	<b>Architectural Influences</b> -extent to which it reflects a recognized academic style of the period -regional vernacular style -work of significant architect, designer, or landscape firm (municipal, provincial, national or international)	10 9 8 7 6 5 4 3 2 1 0 E        G        F        P Notes: Queen Anne style	9
	<b>Construction Materials</b> -rare or early example of a particular material -rare, special or early construction method -displays work of a recognized builder, craftsman, mason, carver or artist	5 4 3 2 1 0 E    G    F    P Notes:	5
	<b>State of Preservation</b> -original plan survived -architectural features of the building survived	5 4 3 2 1 0 E    G    F    P Notes:	4
	<b>Structural Condition</b> -structurally sound -well maintained -foundation in good condition	5 4 3 2 1 0 E    G    F    P Notes:	5
		<b>ARCHITECTURE TOTAL</b>	<b>41</b>
C O N T E X T	<b>Relationship with Streetscape</b> -compatible with the character of surrounding buildings or landscape -a key ingredient in forming the character of said landscape	10 9 8 7 6 5 4 3 2 1 0 E        G        F        P Notes:	9
	<b>Integrity of Site</b> -occupies its original site -general character of the site has remained unchanged	5 4 3 2 1 0 E    G    F    P Notes:	5
	<b>Landmark Status</b> -functions as an important visual object that has acquired for the community a special or sentimental value -usefulness for teaching cultural history and/or tourist promotion	10 9 8 7 6 5 4 3 2 1 0 E        G        F        P Notes:	9
		<b>CONTEXT TOTAL</b>	<b>23</b>

Notes Re Evaluation \_\_\_\_\_

HISTORY- 23

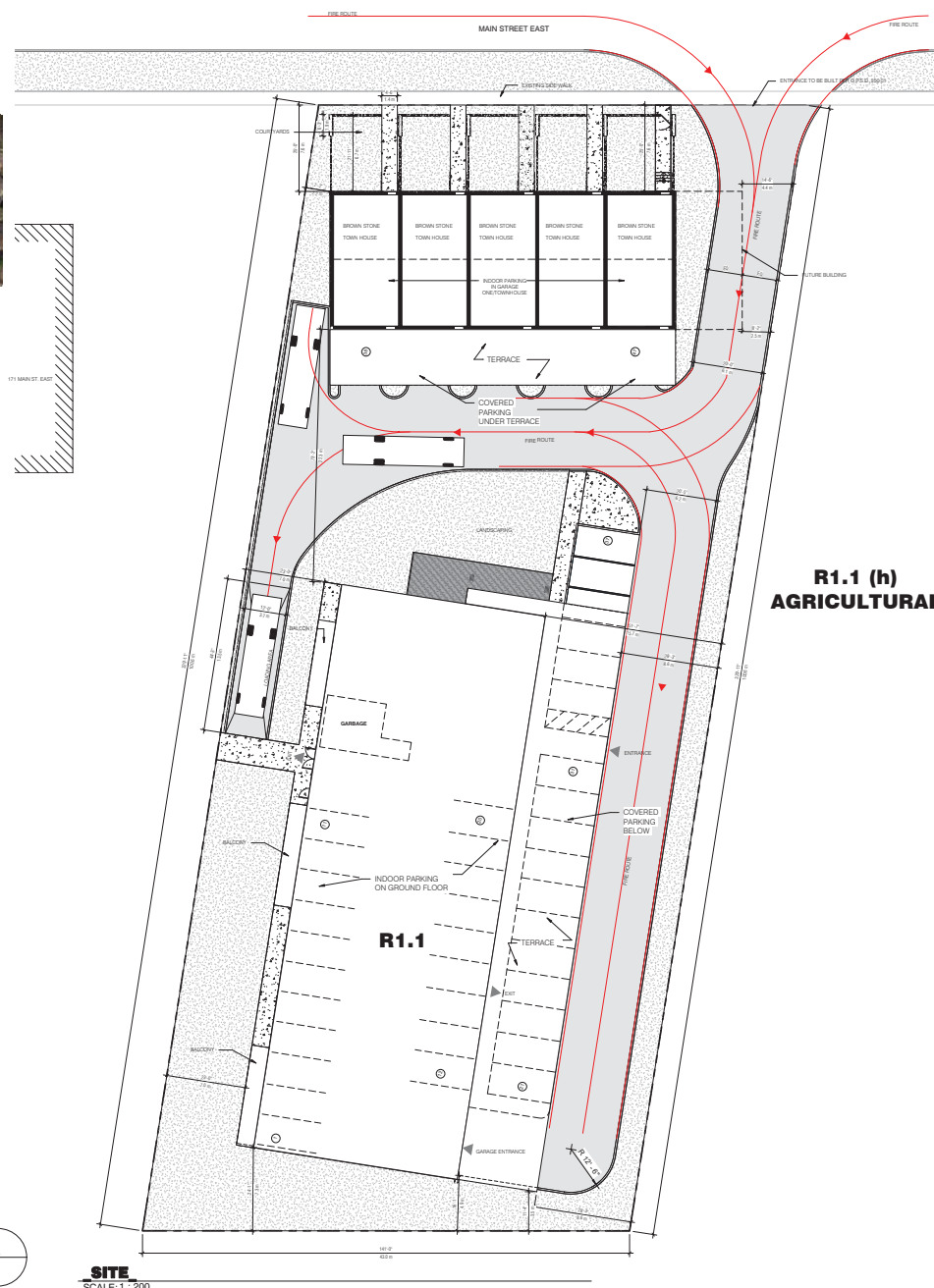
ARCHITECTURE - 41

CONTEXT- 23

**GRAND TOTAL - 87**

Recommendation: \_\_\_\_\_

Evaluator: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**R1.1 (h)**  
**AGRICULTURAL**

SITE DATA MATRIX				OBC REFERENCE
PROJECT DESCRIPTION: 6 STOREY CONDOMINIUM - 28 UNITS & 5 UNIT ROW HOUSING		<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE		<input checked="" type="checkbox"/> PART 3 <input type="checkbox"/> PART 9 <input type="checkbox"/> PART 11
ZONING DESIGNATION:		R1.1		
MAJOR OCCUPANCY:		RESIDENTIAL		
BUILDING CLASSIFICATION:		GROUP C, 3.2.2.43, UP TO 6 STOREYS, SPRINKLERED, NONCOMBUSTIBLE CONSTRUCTION		
SITE AREA		BUILDING AREA MAX 1,030m <sup>2</sup> FLOOR AREA		GROSS AREA
EXISTING: 4,269m <sup>2</sup>	EXISTING: N/A	EXISTING: N/A	EXISTING: N/A	
PROPOSED: 4,269m <sup>2</sup>	PROPOSED: 1,290m <sup>2</sup> (CONDO) + 253m <sup>2</sup> (TOWN)	PROPOSED: 1,543m <sup>2</sup>	PROPOSED: 5,860m <sup>2</sup>	
TOTAL: 4,269m <sup>2</sup>	TOTAL: 1,543m <sup>2</sup>	TOTAL: 5,860m <sup>2</sup>	TOTAL: 5,860m <sup>2</sup>	
LOT COVERAGE		MINIMUM LOT FRONTAGE		BUILDING HEIGHT
MAXIMUM: 40%	REQUIRED: 15m (30 ft)	MAXIMUM: 11m	MAXIMUM: 11m	
PROVIDED: 38%	PROVIDED: 42.4m (139' 3")	PROVIDED: 18m	PROVIDED: 18m	
MINIMUM FRONT YARD DEPTH		MINIMUM REAR YARD DEPTH		MINIMUM SIDE YARD DEPTH (INTERIOR YARD)
REQUIRED: 5.5m	REQUIRED: 7.5m	REQUIRED: 1.5m	REQUIRED: 1.5m	
PROVIDED: 7.6m	PROVIDED: 3.5m	PROVIDED: 2.2m	PROVIDED: 2.2m	
PARKING		BICYCLE SPACES		LOADING SPACES
USE CLASSIFICATION	EXISTING: 0	EXISTING: 0	EXISTING: 0	
EXISTING: 0	PROPOSED: 4	PROPOSED: 1	PROPOSED: 1	
PROPOSED: 47	REQUIRED: 4	REQUIRED: 1	REQUIRED: 1	
REQUIRED: 45	TOTAL: 4	TOTAL: 1	TOTAL: 1	
TOTAL: 47				
MINIMUM LANDSCAPE AREA		CURBING LENGTH		SCREENING PLANT LENGTH
REQUIRED: 30%	EXISTING: N/A	EXISTING: N/A	EXISTING: N/A	
PROPOSED: 1,030m <sup>2</sup>	PROPOSED: 374m	PROPOSED: 343m	PROPOSED: 343m	
TOTAL: 40%	TOTAL: 374m	TOTAL: 343m	TOTAL: 343m	
PARKING TYPE		ZONING PROVISIONS		PROVIDED PARKING
VEHICLE PARKING - CONDOMINIUM	(1.25 SPACES/UNIT) x 28 UNITS = 35	37	37	
VEHICLE PARKING - ROW HOUSING	(2 SPACES/UNIT) x 5 UNITS = 10 SPACES	10	10	
ACCESSIBLE PARKING	1 SPACE FOR 8 - 50 PARKING SPACES = 1 SPACE REQUIRED	INCLUDED IN PARKING TOTAL		
VISITOR PARKING	0.25 SPACES OF THE REQUIRED SPACES SHALL BE DEDICATED FOR VISITOR PARKING = 35 x .25 = 9 SPACES	INCLUDED IN PARKING TOTAL		
TOTAL PARKING	45	47	47	
BICYCLE PARKING	1 SPACE (400m <sup>2</sup> ) TO A MAXIMUM OF 10 SPACES = 1433m <sup>2</sup> / 400m <sup>2</sup> = 3 SPACES	24	24	
LOADING SPACES	1	1	1	
<b>NOTE:</b> 1. ALL EXTERIOR PATHS OF TRAVEL SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 80.23 OF ONTARIO REGULATION 191/11 TO THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT AND SECTIONS 3.8.1.3 AND 3.8.3.2 OF THE ONTARIO BUILDING CODE 2. ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 80.26(1) OF THE ONTARIO REGULATION 191/11 TO THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT AND SECTION 3.8.3.13 OF THE ONTARIO BUILDING CODE.				





**MAIN ST. KINGSVILLE CONDOMINIUMS**

183 Main Street East



19-088

A2.14





# **MAIN ST. KINGSVILLE CONDOMINIUMS**

183 Main Street East



#### AUTHOR'S QUALIFICATIONS

**HEATHER GARRETT, *Dipl. Urban Design, B.A., CPT***

**PROFESSIONAL ASSOCIATIONS**

Member, Canadian Association of Certified Planning Technicians (CACPT)

**EDUCATION**

Bachelor of Arts, Urban Planning, University of Windsor, 2000;  
Diploma Urban Design, Fanshawe College of Applied Arts and Technology, 1998.

**PROFESSIONAL EXPERIENCE**

September 2003 to Present: - Zelinka Priamo Ltd. London, Ontario – Senior/Heritage Planner  
May 2000 to September 2003 - Prince and Associates Ltd., Kingsville, Ontario – Assistant Planner

**SELECT PROJECT EXPERIENCE**

**Municipal Planning**

Consulting Planner for the Township of Pelee

- reporting to the office of the Chief Administrative Officer (CAO) with duties including: responding to inquiries from the public; providing advice and opinion on a range of planning topics to the CAO's Office; providing pre-consultation opinion on planning applications; preparing planning reports with recommendations on applications predominantly for consents, for amendments to the Zoning By-law, for applications to the Committee of Adjustment and for site plans; preparing By-laws; attending Council meetings and make presentations as required.

Preparation of new Official Plan and new Zoning By-law for the Township of Pelee

- preparation of documentation in support of the Official Plan and the Zoning By-law; attend public consultation meetings and respond to questions from Council, staff and the public; negotiate with the Ministry of Municipal Affairs and Housing and other Ministries in preparing modifications to the Official Plan and concurrent amendments to the Zoning By-law.

**Community Master Plans & Urban Design Guidelines**

Town of Amherstburg Urban Design Guidelines

**Land Use Planner for Commercial Development**

Loblaws Properties Limited Seasonal Garden Centre program for Ontario – Obtain municipal approvals for approximately 300 sites across Ontario;  
Cara Operations Limited – Due Diligence Reports for various properties across British Columbia, Alberta, and Ontario.

**Development Planning**

Provide consulting services and prepare planning applications for private sector clients for:

- Official Plan Amendments

- Zoning By-Law Amendments
- Minor Variance
- Site Plan Approval
- Land Use Planning Analyses

### **Appeals to the Ontario Municipal Board (OMB)**

Expert Witness – Minor Variance Application, 297 Eramosa Road, City of Guelph

Expert Witness – Conditions of Minor Variance Application, 487 Queens Street South, Town of Caledon

### **Appeals to the Ontario Municipal Board – Heritage (OMB)**

Researcher – Non-designated property on Registry – 265 St. David Street, Town of Stratford;

Researcher – Heritage Conservation District – City of Windsor.

### **Appeal(s) to Ontario Superior Court of Justice**

Preparation of Affidavit to Ontario Superior Court of Justice – 769 Borden Avenue, City of Peterborough

### **Heritage Impact Statements (HIS)**

Heritage Impact Statement – Redevelopment Part IV Property

- 13305 Coleraine Drive, Town of Caledon;
- 1040 Waterloo Street (St. Peter's Seminary), City of London;
- 1656 Hyde Park Road, City of London.

Heritage Impact Statement – Removal of a Heritage Attribute - Part IV Property

- 2722 County Road 42 (Saint Joachim Church) Town of Lakeshore.

Heritage Impact Statement – Redevelopment Part V Property

- 764/754 Waterloo Street, City of London;
- 195 Dundas Street, City of London.

Heritage Impact Statement – Adjacent to Part IV Property

- 809 Dundas Street, City of London.

Heritage Impact Statement – Adjacent to Heritage Conservation District;

- 515 Richmond Street, City of London.

Heritage Impact Statement – Non-designated property on Local Register and/or adjacent to non-designated properties on Local Register

- 651 Talbot Street, City of London;
- 83 Sandwich Street, Town of Amherstburg;
- 653 Talbot Street, City of London;
- 147 Wellington Street, City of London;
- 100 Kellogg Lane, City of London;
- 3270 Colonel Talbot Road, City of London;
- 1018 Gainsborough Road, City of London.

Heritage Impact Statement – Alteration to non-designated property on Local Register

- 493 Springbank Drive (Woodland Cemetery), City of London;
- 1635 & 1629 Bradley Avenue, City of London;
- 1076 Gainsborough Road, City of London;
- 462-472 Springbank Drive, City of London;
- 124 St. James Street, City of London.

## **Cultural Heritage Evaluation Report (CHERs)**

- 875 St. David Street, Fergus.

## **Due Diligence Reports - Heritage**

Due Diligence Report – Redevelopment Opportunities – Part IV Property:

- 1180 Western Road, City of London;
- 83 Rolph Street, Town of Tillsonburg;
- 497 Richmond Street West, City of Toronto;
- Boblo Island, Town of Amherstburg.

Due Diligence Report - Redevelopment Opportunities – Part V Property, 723 Lorne Avenue, City of London:

- 272 Queen Street West, City of Toronto.

Due Diligence Report - Redevelopment Opportunities – Non-designated property on Local Register:

- 20 Balaclava Street, City of St. Thomas;
- 43 Myrtle Street, City of St. Thomas;
- 4402 Colonel Talbot Road, City of London;
- 255 Delacourt Road, City of London.

## **Other Heritage Consulting Services**

Supervised the review of heritage status of LCBO properties and adjacent properties – LCBO, Ontario.

Monitor the Transit Project Assessment Process (London Bus Rapid Transit) for impact on cultural heritage resources – Various Clients.

Advisor – Development of former London Psychiatric Hospital Lands, City of London.

Advisor – Redevelopment of Part V Property - 556 Wellington Street, City of London.

## **PROFESSIONAL DEVELOPMENT**

Workshop, Walking Tour Stratford Heritage Conservation District, Ontario Professional Planners Institute (OPPI), October 2016;

Lecture, International Archeology Day, City of London, Archaeology Master Plan presentation, October, 2016;

Workshop, Walking Tour Downtown Detroit, Michigan, Ontario Professional Planners Institute (OPPI), November 2014;

Workshop, Heritage Conservation District, Old East Industrial Area, City of London, October, 2014;

Workshop, Heritage Conservation, Archaeology and Land Use Planning, Ministry of Tourism, Culture and Sport, November 2012;

Workshop, Provincial Policy Review, Ministry of Municipal Affairs and Housing, October 2012;

Certificate, Heritage Conservation District Workshop, The Heritage Resources Centre, University of Waterloo, March 2012;

Urban Design Charrette, Woodstock's Hospital Site, Ontario Professional Planners Institute, Woodstock, September 2009;

Conference, Preserving Our Past, Canadian Association of Certified Planning Technicians, October 2009;



Course Work, Statement of Significant Heritage Writing Workshop, Province of Ontario, 2007;

Course Work, Past Perfect: The Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2006;

Certificate, Heritage Planning, Urban and Regional Planning, University of Waterloo, January – April 2002.

### **COMMITTEES AND VOLUNTEER WORK**

London Area Planning Consultants (LAPC) - Member - January 2011 to Present;

London Advisory Committee on Heritage (LACH) - Committee Member - October 2012 to May 2019.

- Vice Chair – December 2015 – December 2016,
- Education sub-committee – Past Chair,
- Planning and Policy sub-committee – Past Chair,
- Archaeology sub-committee – Past member.

Archaeology Master Plan Steering Committee, City of London - Committee Member - 2016 and 2017;

Municipality of Chatham-Kent Municipal Heritage Committee - Committee Member – 2005 to 2007;

Amherstburg Architectural Conservation Advisory Committee - Committee Member - 2000 to 2003;

Amherstburg Revitalization Committee (A.R.C.), Amherstburg Chamber of Commerce - Member - 2000 to 2003;

Mayor's Task Force, Redevelopment of Olde East London, Ontario - Member – 1999;

The Park House Museum, Amherstburg Ontario - Assistant to the Curator/Volunteer - 1994 to 2005.