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Date: May 30, 2018

To: Mayor and Council

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Manager, Planning Services

RE: Application for Site Plan Amendment SPA/05/18
Alium Investments – 410 Main St. E.
Part of Lot 3, Concession 1, ED
Part 2, RP 12R 9964 & Part 2, RP 12R 11009

Report No.: PDS 2018-029

AIM

To provide the Town of Kingsville Council with information regarding a requested Site Plan Amendment for lands known as 410 Main St. E.

BACKGROUND

The subject property is a 5.47 ha (13.5 ac.) commercial lot with an existing commercial building containing a variety of commercial retail units and one stand-alone retail building (LCBO). Site plan approval was first granted on the subject property in 2012 for the initial stage of development for the existing buildings on the site and a potential third building (bank).

A second phase of development was intended to be for a second multiple unit commercial building. The property owner is now requesting an amendment to the existing plan. The proposed changes would now see the development of the third building from phase one with a reconfiguration of the parking. Phase two of the plan would be rework into Phase two and three with the initial phase consisting of the development of a 409 sq. m (4,400 sq. ft.) building for a restaurant with drive-thru. Phase three would be the completion of a 2,179 sq. m (29,900 sq. ft.) multiple unit building. Overall the requested revisions total 3,186.5 sq. m (34,300 sq. ft.) which is down considerably from the original 5,173 sq. m (55,660 sq. ft.) of the 2012 plan.

DISCUSSION

1) Provincial Policy Statement (PPS), 2014:

There are no issues of Provincial significance raised by this application.

2) County of Essex Official Plan

The subject lands are with the Primary Settlement Area of Kingsville under the County Official Plan. The proposed development complies with the policies outlined in Section 3.2.4.1.

3) Town of Kingsville Official Plan

The subject properties are designated 'Highway Commercial' and subject to the policies under Section 3.2.3 of the Official Plan for the Town of Kingsville. The proposed use is permitted and is in conformity with the Town's Official Plan.

4) Comprehensive Zoning By-law – Town of Kingsville

The subject property is zoned 'General Commercial Zone 4 Exception 1 (C4-1)'. The proposed changes to the site plan related to the new buildings, use and location are permitted. The proposed buildings on the subject lands have been reviewed and are in full compliance with the requirements of the C4-1 Zone. An amendment was approved April 23rd by Council which granted relief from Section 8.4 d) iii) so as to permit a drive-thru on the subject property which abuts a residential use.

5) Site Plan

The development of the site as proposed in the amended drawings includes the construction of a 390 sq. m (4,200 sq. ft.) building for a proposed financial institution which was included on the original site plan. The second part of the development is the construction of a 409 sq. m (4,400 sq. ft.) building for a restaurant with a drive-thru which is new to the development on the site. The one remaining dwelling and outbuilding on the site will be removed and a temporary storm water pond will be needed as shown on the attached plan. (Appendix A).

As part of the zoning amendment in April Council express interest in the details of the landscaping along the proposed restaurant and drive-thru lane given its location at the front of the lot and because of the developments location at the easterly entrance to Kingsville. The developer has provided a landscaping plan for the area which includes a combination of shrubs, perennials, coniferous and deciduous trees and a ornamental fence with masonry piers to provide a higher level of screening both along the front and along the westerly lot line for the benefit of future development on the lands to the west. New landscaping will also be included around the proposed bank building. (See Appendix B).

As part of some ongoing feedback from residents using the existing site the developer has also been asked to incorporate some additional details on the site that help to delineate a

pedestrian route through the site. New ground markings have been shown to provide a connection from the Town sidewalk toward the buildings at the rear of the site.

Because of the likelihood of additional development to the west it was recommended to the westerly landowner that they consult with the owner of 410 Main St. W. to determine if they were open to a possible vehicular connection between the lots. With the change in the development configuration on the site a connection can be logistically accommodated and it will be included as a new site plan provision in the amending agreement.

One of the principle concerns of the original development and an ongoing concern in the area is the issue of traffic volumes. The development lead to the installation of a new signalized intersection to provide controlled access to the site. With the change in the development the applicant was asked to have the original traffic engineer review the changes and comment on any potential impact particularly with the addition of a drive-thru restaurant. The report and conclusions are attached as Appendix C. The engineer has indicated that the addition of the drive-thru would not significantly impact the function of the signalized intersection.

The existing storm water pond outlets to a Town storm sewer which eventually empties into a downstream drain (former Kraus Drain) located in the ERCA greenway. ERCA has requested that a formal agreement be established between the Town and Authority for ongoing maintenance of this drain. Although ERCA has requested a deferral until the agreement is complete Administration is actively working to formalize this and there is no reason this cannot be finalized prior to completion of the development. The requirement will also be included as a condition in the new site plan agreement.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

The construction of the new development on the site will generate both permit fees and development charges. Once the improvements are complete there will also be an increase in assessment value.

CONSULTATIONS

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none">• Full comment is attached as Appendix 'D';• ERCA permits will not be required for the development.• Deferral of the site plan approval has been requested until a formerly agreement for the drainage outlet is established
Town of Kingsville Management Team	<ul style="list-style-type: none">• No concerns with the requested site plan.• The proposed building needs to comply with the requirements of the OBC.• Municipal Services has reviewed the storm water management plan and has no objection to the proposed development moving forward based on the new storm water plan subject to any required MOECC approvals
County of Essex	<ul style="list-style-type: none">• No comments expected

RECOMMENDATION

It is recommended that Council approve site plan amendment SPA/05/18 for lands located at 410 Main Street West, subject to the conditions outlined in the site plan agreement and amendment for the development of a multi-stage commercial expansion consisting of three buildings detailed in the revised site plan drawings and authorize the Mayor and Clerk to sign the site plan amendment agreement and register said agreement on title.

Robert Brown

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Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer