

Appendix B



DILLON
CONSULTING

PETRETTA CONSTRUCTION INC.

Zoning By-Law Amendment and Site Plan Approval

140 Main Street East, Kingsville

Planning Justification Report

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1.0 INTRODUCTION

1.1 Purpose

Dillon Consulting Limited (Dillon) has been retained by Petretta Construction Inc., herein referred to as the “Applicant”, to assist in obtaining the necessary planning approvals associated with the proposed residential development located at 140 Main Street East in Kingsville, Ontario (refer to **Figure 1.0 - Location Map**).

The subject site is designated accordingly in the County of Essex Official Plan, Town of Kingsville Official Plan and Zoning By-law 1-2014:

County of Essex Official Plan – Schedule A-2: Land Use

Primary Settlement Area

(Refer to **Figure 2.0 – County of Essex Official Plan: Land Use Designation**).

Town of Kingsville Official Plan – Schedule A-2: Land Use

Residential

(Refer to **Figure 3.0 – Town of Kingsville Official Plan: Land Use Designation**).

Town of Kingsville Zoning By-law 1-2014 – Schedule “A” - Map 66

Residential Zone 1.1 - Holding (R1.1(h))

(Refer to **Figure 4.0 – Town of Kingsville Zoning By-law 1-2014: Existing Zoning Designation**).

The applicant is requesting that Council approve an amendment to the Town of Kingsville Zoning By-law 1-2014 to permit the proposed residential development on the front 1.07 hectares (2.64 acres) of the subject site (Phase 1 & 2). In addition, the applicant is requesting Site Plan Control Approval for the first phase (Phase 1) of the proposed residential development. The applicant has submitted applications to this effect.

Refer to **Appendix A – Planning Applications**

1.2 Description of Site

The subject site is located at 140 Main Street East, east of Cherry Lane, south of Augustine Drive, and west of Kingsville District High School (refer to **Figure 1.0 - Location Map**) and is more specifically described as Part of Lot 1, Concession 1, R-Plan 14569 in the Town of Kingsville. The total site area under application is 1.46 hectares (3.61 acres), having approximately 41.1 m (135 ft) of frontage onto Main Street East. There are two existing driveway access points to the subject site, one at Main Street East and one at Cherry Lane. The subject site is currently vacant and underutilized.

1.3 Proposed Development

The applicant wishes to develop the subject site for a variety of residential housing types, including multi-unit and single detached dwellings, through a phased approach (refer to **Figure 5.0 - Conceptual Site Plan and Phasing Plan**). The first phase (Phase 1) would entail the development of a three (3) storey multi-unit residential building with ancillary commercial uses on the main floor and associated parking on the 0.56 hectares (1.38 acres) southern portion of the subject site which fronts onto Main Street East. The second phase (Phase 2) would entail the future development of a six (6) storey multi-unit residential building and associated parking on .51 hectares (1.27 acres) of the subject site, immediately to the north of Phase 1. The third phase (Phase 3) would entail the future development of a proposed right-of-way and four (4) single detached residential dwellings on 0.38 hectares (0.96 acres) at the north end of the subject site, abutting the existing single detached residential dwellings north of the subject site.

Phase 1 – 3 Storey Mixed Use Building

Phase 1 proposes the development of a three (3) storey/mixed use multi-unit residential building, consisting of 24 residential units and three (3) ground floor ancillary neighbourhood commercial units, located on the 0.56 hectares (1.38 acres) southern portion of the subject site which fronts onto Main Street East (refer to **Figure 5.0 - Conceptual Site Plan and Phasing Plan**).

The proposed three (3) storey multi-use residential building of Phase 1 will have a total gross floor area (GFA) of approximately 1,410 m² (15,187 ft²), subdivided as follows:

- First Floor:
 - Four (4) Residential Units (2 units at 125.4 m² (1,350 ft²) and 2 units at 99.8 m² (1,075 ft²));
 - Three (3) ancillary neighbourhood commercial units totalling approximately 696.7 m² (7,500 ft²) (Uses to include Medical Clinic (approx. 232.2 m² (2,500 ft²)), Pharmacy (approx. 232.2 m² (2,500 ft²)), and Accessory Retail (approx. 232.2 m² (2,500 ft²)).
- Second Floor:
 - Ten (10) Residential Units (5 units at 125.4 m² (1,350 ft²) and 5 units at 99.8 m² (1,075 ft²));
- Third Floor:
 - Ten (10) Residential Units (5 units at 125.4 m² (1,350 ft²) and 5 units at 99.8 m² (1,075 ft²)).

The Phase 1 development concept calls for the provision of 72 parking spaces, including a total of 4 barrier-free spaces. In addition, two loading spaces combined with a garbage enclosure space, and 4 Bicycle parking spaces are to be provided. Buffering from the residential properties to the west will be enhanced with fencing and landscaping, including tree plantings where possible.

Refer to **Appendix B – Conceptual ‘Phase 1’ Building Elevations**

Phase 2 – 6 Storey Residential Building

Phase 2 (0.51 hectares (1.27 acres)) proposes the future development of a six (6) storey multi-unit residential building consisting of approximately 36 units and associated parking immediately north of the proposed Phase 1 development. The Phase 2 proposed future development would consist of residential units with no ancillary neighbourhood commercial uses. Access for the proposed multi-unit residential building of Phase 2 is to be through reciprocal access with Phase 1. The exact gross floor area (GFA) of the proposed multi-unit residential building of Phase 2 is to be confirmed at the time of the Site Plan Control Approval for this phase.

Phase 3 – Future Single Detached Residential

Phase 3 proposes the construction of an east-west right-of-way and four (4) single detached residential units immediately to the north of Phase 2. The proposed east-west right-of-way is envisioned to connect the subject site with the future redevelopment of the Kingsville District High School lands to the east, and existing vacant lands to the west, while providing a future secondary east-west connection. The lot size and orientation of the four (4) single-detached residential units proposed in Phase 3 are to complement the existing single detached residential units to the north of the subject site, enabling for a transition from the abutting low density residential uses.

Planning Applications

A Zoning By-Law Amendment application is required to permit the proposed multi-unit residential developments of Phase 1 and Phase 2. The applicant is requesting an amendment from the existing 'Residential Zone 1.1 - Holding (R1.1(h))' to a site specific 'Residential Zone 4 (R4.1)' category for the lands pertaining to Phase 1 and Phase 2 to permit the proposed residential development.

The proposed single detached dwellings in Phase 3 do not currently require a Zoning By-law Amendment but will require a Removal of Holding once the applicant is ready to proceed with the development of this phase.

Site Plan Control Approval is required to ensure that the proposed development complies with all development standards established by the Municipality. The applicant is requesting Site Plan Control Approval for only the first phase (Phase 1) at this time, to permit the development of a three (3) storey multi-unit residential development. Additional Site Plan Control Approval will be required for Phase 2 at the time of development.

The proposed Zoning By-Law Amendment will allow for the infill redevelopment of currently underutilized vacant lands along the arterial road of Main Street East, while providing a mix of housing options in an established neighbourhood.

Refer to **Figure 5.0 - Conceptual Site Plan and Phasing Plan**

2.0

EXISTING LAND USE

2.1

Subject Site

The physical attributes of the site are as follows:

- A total site area of 1.46 ha (3.61 acres);
- An irregularly-shaped parcel with frontage on Main Street East;
- Vacant property which is generally flat; and
- No structures or buildings on the site.

2.2

Surrounding Land Use

The surrounding land uses are varied as shown in *Figure 6.0 - Surrounding Land Uses* and are described as follows:

North (to McCallum Street)

- Single Detached Residential Dwellings (R1.1)
- Town-Home Residential Dwellings (R2.1 and R3.1)

East (to Jasperson Drive)

- Migration Hall (EG)
- Kingsville District High School (EG)
- Vacant Lands (R1.1(h))
- Single Detached Residential Dwellings (R1.1)
- Chartwell Kingsville Retirement Residence (R3.1)
- Town-Home Residential Dwellings (R2.1)
- Multi-Unit Residential Building (R3.1)
- Commercial Uses (C4) including, but not limited to:
 - Zehrs Great Food
 - Subway
 - Spartan Nutrition
 - TD Canada Trust

South (to Mill Street East)

- Southshore Dental Office (R1.1)
- Single Detached Residential Dwellings (R1.1)
- Multi-Unit Residential Dwelling (R3.1)
- Town-Home Residential Dwellings (R2.1)
- St. John De Brebeuf Elementary School (EG)

- Vacant Lands (R1.1(h))

West (to Watermill Street)

- Single Detached Residential Dwellings (R1.1)
- First Lutheran Church (EG)
- St. John DeBrebeuf Church (I)
- Multi-Unit Residential Dwellings (R3.1)
- Downtown Kingsville Commercial Corridor (C2, C3, and C4) including, but not limited to:
 - Annabelle's Tea Room & Restaurant
 - Erie Shores Family Dentistry
 - McGregor Sims Law Office
 - Super 7 Food Store
 - LifeLabs Medical Laboratory Services
 - Loop, Schauer, Chapman & Associates LLP
 - Domino's Pizza
 - Little Caesars Pizza
 - A&A Flooring
 - Guardian Pharmacy
 - Pinstripes Ladies Fashions

3.0

PLANNING EVALUATION

To determine the feasibility and appropriateness of the proposed development, a comprehensive evaluation of the potential planning issues and impacts has been undertaken. The scope and level of detail of the planning evaluation has been based on:

- Provincial Policy Statement 2014;
- Official Plan policies and criteria;
- Zoning By-Law regulations;
- Public Information Centre (PIC) comments;
- Comments received by Town of Kingsville;
- Background Studies; and
- Visual inspections of the site and surrounding lands.

Recognizing that overlaps exist between the various policies and criteria in the Official Plan, the approach used attempts to consolidate the relevant policies and criteria, and identify and evaluate the potential planning and land use related issues associated with the proposed residential development.

3.1

Provincial Policy Statement

The Provincial Policy Statement (PPS) promotes the development of 'Strong Healthy Communities' through the redevelopment of lands for an appropriate mix of uses, which includes residential uses, as described in the following section of this report.

As per section 4.0 of the PPS, the proposed uses "shall be consistent with" the PPS and as a broad and general document, the applicants must, through analysis of the policies, determine how the proposed use is appropriate and advances the provinces' interests. The PPS shall be read in its entirety and all relevant policies are to be applied to each situation. Our analysis suggests that the proposed development is consistent with the PPS in the following ways, they are:

1.0 - Building Strong, Healthy Communities

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

- (a) The proposed development encourages the use of cost effective and efficient development patterns to utilize the existing lands, and sustains the financial well-being of the municipality over the long term by creating opportunities for increased residential municipal taxes;
- (b) Currently there are limited amounts of multi-unit developments within the area. The proposed rental/condo dwelling units will expand the range of housing types along the Main Street East corridor to meet current demand and long-term needs of both the immediate area and the Municipality as a whole;

- (c) The proposed land use pattern ensures that no adverse environmental or public safety concerns will result;
- (e) The proposed development promotes a cost-effective development pattern by minimizing land consumption and servicing costs; and
- (f) The proposed development will improve accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society, through the development of accessible housing options within a safe and community-oriented neighbourhood. The development is located within walking proximity to the Town's central commercial area, various community spaces, parks and schools, which provides opportunities for residents of all ability to easily access the many amenities of the Municipality. Connections to the existing sidewalk along Main Street East will be provided to further promote accessibility and walkability.

1.1.2 The proposal utilizes lands within the Town of Kingsville that have been identified for development and growth. The lands are within the settlement area, and promote intensification and redevelopment of currently underutilized vacant lands.

1.1.3 Settlement Areas

1.1.3.1 The proposed development promotes growth and vitality within a Settlement Area;

1.1.3.2

(a) The proposed development promotes a dense land use pattern which efficiently uses land and resources, and supports active transportation; and

(b) The proposal provides for a range of uses and opportunity for intensification and redevelopment of lands.

1.1.3.3 The subject site presents an appropriate location for intensification and redevelopment due to availability of suitable existing infrastructure and public service facilities to accommodate projected needs;

1.1.3.4 The proposed development facilitates intensification and redevelopment while avoiding risks to public health and safety; and

1.1.3.6 The proposed residential development allows for new development to take place in designated growth areas adjacent to the existing built-up area in a compact form, with a mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

1.3 Employment

1.3.1

(a) The proposed development provides an appropriate mix and range of employment uses to meet the long-term needs of the Municipality;

(b) The proposal provides opportunity for a diversified economic base which supports a wide range of economic activities and ancillary uses; and

(c) The proposal encourages compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities.

1.4 Housing

1.4.1 The proposed development provides for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area.

1.4.3

- (b) The proposal is a form of residential intensification and redevelopment that meets the social, health and wellbeing requirements of current and future residents, including those with special needs;
- (c) The proposal is located in an area where appropriate levels of infrastructure and public services are available; and
- (d) The proposed residential development promotes increased densities which efficiently use land, resources, infrastructure, and public service facilities and supports the use of active transportation in the area.

1.6.6 Sewage, Water and Stormwater

1.6.6.1

- (a) The proposed development promotes the efficient use and optimization of existing municipal sewage and water services. A review of the existing services in the vicinity indicates that this development can be serviced adequately;
- (b) The proposal ensures that sewage and water services provided comply with all regulatory requirements and protect human health and the natural environment; and
- (d) Sewage and water services for the proposed development have been integrated with land use considerations as part of the planning process for this proposal.

1.6.6.7 A Stormwater Management Report is currently being prepared for the proposed development which will ensure that the development promotes stormwater management best practices, including attenuation and low impact development.

1.6.7 Transportation Systems

1.6.7.4 The proposed development promotes a dense land use pattern with on-site neighbourhood commercial uses which minimizes the length and number of vehicle trips, and encourages the use of active transportation methods; and

1.6.7.5 The proposal has integrated the consideration of transportation methods available within the proposed land uses.

1.7 Long-Term Economic Prosperity

1.7.1

- (a) The proposed development promotes opportunities for economic development and investment within the municipality;
- (b) The proposal optimizes the use of vacant lands, infrastructure, and public service facilities available within the subject site; and
- (c) The proposed development enhances the vitality of the Kingsville downtown area and Main Street East corridor by introducing a mix of additional residential units and neighbourhood commercial uses.

1.8 Energy Conservation, Air Quality and Climate Change

1.8.1

- (a) The proposed development promotes compact form and support for the Main Street East corridor;
- (b) The proposal enables the use of active transportation for access to the subject site; and
- (e) The proposal improves the mix of housing and ancillary commercial uses within the Main Street East corridor to shorten commute journeys and decrease transportation congestion.

Refer to **Appendix C - Provincial Policy Statement – Policies.**

3.2 County of Essex Official Plan

The subject site is currently designated 'Primary Settlement Area' in the County of Essex Official Plan, which provides for a broad range of land uses. The Official Plan policies state that settlement areas are directed to be the focus of growth and development in lower tier municipalities.

Our analysis suggests that the proposed development is consistent with the County of Essex Official Plan in the following ways, they are:

1.5 Goals for a Healthy County

- (c) The proposed development is located within a Primary Settlement Area, and promotes intensification and investment to the surrounding areas.
- (d) The proposal assists to encourage reduced greenhouse gas emissions and energy consumption in the County by promoting built forms and transportation systems;
- (e) The proposed residential development creates a more compact, pedestrian-oriented development within a fully serviced urban settlement area; and
- (f) The proposed development provides a broad range of housing choices and is located in close proximity to existing employment and leisure opportunities for a growing and aging population;

2.10 Sewage and Water Systems

- (a) The proposed development will be on full municipal sewage and water services;

2.13 Energy, Air Quality & Green Infrastructure

- (a) The proposed development will include sidewalks and connections to the neighbouring streets which will provide walking and cycling opportunities for the residents;
- (b) The increased density of the proposal as well as the addition of ancillary commercial uses will assist to reduce the distance and number of vehicle trips by the residents of the area; and
- (d) The proposal incorporates compact form, and efficiently uses land through a mixture of housing types.

3.2 Settlement Areas

3.2.2 Goals

- (a) The proposal promotes private re-investment in the Primary Settlement Area, through the development of new housing opportunities;
- (b) The proposed development supports and promotes healthy, diverse and vibrant settlement areas within the municipality;
- (c) It provides a broad range of housing types within the Primary Settlement Area that is compact, pedestrian oriented and available for residents from all cultural, social and economic backgrounds; and
- (e) The development is efficient in its use of land, resources, water and sanitary sewage treatment facilities, other infrastructure and public service facilities including schools; and
- (i) The proposal promotes residential intensification within the Primary Settlement Area.

3.2.4 Primary Settlement Areas

3.2.4.1

- (a) The proposed development promotes growth and public/private investment in the Town of Kingsville;
- (b) The development will have a healthy mixture of housing types and densities on full municipal sewage, water and stormwater management services; and
- (j) The proposed development utilizes a cost-effective development pattern which minimizes land consumption and reduces servicing costs.

3.2.6 General Settlement Area Policies

- (a) The proposal is a residential intensification project within Primary Settlement Areas, which is supported by the County of Essex.

3.2.7 Intensification & Redevelopment

The proposed development is an efficient use of land and municipal infrastructure which will help to improve the vitality of the surrounding urban area and bring economic and social benefits to the community. The development promotes residential intensification and redevelopment by offering a range of housing choices and ancillary neighbourhood commercial uses, through the optimization and efficient use of land and existing infrastructure within the area.

The proposal meets the intent of the County's requirement that 15 percent of all new residential development within each local municipality occur by way of residential intensification and redevelopment.

Refer to *Appendix D – County of Essex Official Plan: Policies* and *Figure 2.0 – County of Essex Official Plan: Land Use Designations*

3.3 Town of Kingsville Official Plan

The subject site is currently designated 'Residential' in the Town of Kingsville Official Plan, which permits for a broad range of residential uses, along with ancillary uses which serve the needs of a residential community. Based on our analysis, we believe that the proposed residential development is consistent with the following policies found in the Official Plan, they are:

Section 2 – General Development Policies

2.1 Land Use Planning Principles

- (a) The proposed development promotes compact development within a designated and fully serviced urban settlement area;
- (b) The proposal provides a broad range of housing and employment opportunities for a growing and aging population;
- (c) The proposed development promotes intensification and redevelopment within a built-up area that is supported by appropriate levels of infrastructure and public service facilities. Currently, much of the higher density residential developments are located along the Main Street East corridor and this development will meet the intensification and promote the further development of the corridor.
- (e) The proposed development promotes an improved balance between residential and employment growth by encouraging a mix of multi-unit residential and ancillary commercial uses on one site within the downtown core; and
- (f) The proposal enhances the downtown area of Kingsville by providing a broad range of commercial services and housing and employment opportunities in higher densities within a mixed use environment.

2.8 Site Suitability

- (a) A geotechnical report will be completed under separate cover to ensure that soil and drainage conditions are suitable to permit the proposed multi-unit residential development;
- (b) A stormwater management and functional servicing report will be completed, under separate cover, to ensure that the existing municipal services and utilities can adequately accommodate the proposed development;
- (c) The current road system is adequate to accommodate the projected increases in traffic, as demonstrated by the corresponding Traffic Impact Assessment (provided under separate cover);
- (d) The subject site fronts on a public road which is of a reasonable standard of construction; and

- (e) Adequate measures will be undertaken to minimize any adverse impacts that the proposed development may possibly have on any existing adjacent uses through appropriate buffering and landscaping.

Section 3 – Land Use Plan

3.6 Residential

Goals

- (b) The proposed development provides a variety of housing types and proposed density of 44 units per hectare, which falls below the maximum density of 50 units per hectare;
- (c) The proposed development encourages infilling of the existing development pattern of the Town and of Main Street East;
- (d) The proposal encourages the development of a greater variety of housing types; and
- (g) The proposal provides an ideal opportunity to increase the housing supply through residential intensification;

Policies

- (h) The proposed residential development consists of multi-unit and single detached units, distributed over three phases. There are very few condominium type developments currently available in the area which has resulted in a very low vacancy rate. The overall density of the proposed residential development is approximately 44 units per hectare, which falls below the maximum density of 50 units per hectare of the 'Medium Density Residential' criteria;
- (i) The proposed development is appropriate as medium density residential uses:
 - i) The proposed multi-unit residential dwellings are compatible with existing single detached and multi-unit residential uses and institutional uses in close or adjacent parcels of land;
 - ii) The subject site is located along Main Street East, an arterial road, east of local Cherry Lane. The Traffic Impact Study, completed under separate cover, indicates that the surrounding roads have sufficient capacity to handle the expected minimal increases in traffic;
 - iii) The proposed development will be on municipal services, including water and sewage, and will meet the requirements of the Ministry of the Environment;
 - iv) The proposal provides adequate off-street parking facilities to serve the proposed multi-unit residential development;
 - v) Adequate landscaping, buffering and building setbacks have been provided to adequately protect the privacy of surrounding residential properties; and
 - vii) The proposal conforms with the Provincial Policy Statement on Housing, as discussed in Section 3.1 of this report;
- (j) The proposed multi-unit apartment building will be subject to site plan control pursuant to Section 41 of the Planning Act, R.S.O. 1990;

Section 8.15 – Site Plan Control

The proposed multi-unit residential dwellings of Phase 1 and Phase 2 will require Site Plan Control Approval. Application for Site Plan Control Approval for Phase 1 is included as part of this submission package, while applications for Phase 2 will be submitted at the time of development.

Refer to *Appendix E - Kingsville Official Plan Policies, Figure 3.0 – Town of Kingsville Official Plan: Land Use Designations*

3.4 Town of Kingsville Zoning By-Law 1-2014

To permit the proposed development of multi-unit residential dwellings, a Zoning By-law Amendment is required for the lands comprising Phase 1 and Phase 2 from the existing Residential Zone 1 - Holding (R1.1(h)) to a site specific Residential Zone 4 (R4.1) zoning category, similar to 'Residential Zone 4 Urban Exception 2 (R4.1-2). The single detached residential units proposed in Phase 3 are permitted under the current Residential Zone 1 - Holding (R1.1(h)) zoning category. As such, a Zoning By-Law Amendment is not required for the lands pertaining to Phase 3 at this time. A Zoning By-Law Amendment for Removal of Holding will be required for the Phase 3 lands at the time of development.

The proposed medium and low density residential uses are complimentary to the other uses currently permitted in the surrounding area. The applicant plans to utilize the site for a variety of residential buildings, including a 24-unit, three-storey mixed-use building, a six-storey residential building with approximately 36 units, and 4 single detached dwelling units along a proposed new right-of-way.

To permit the development of multi-unit residential dwellings in Phase 1 and Phase 2, the following site specific provisions are proposed for the applicable lands, including;

- Permitted Uses:
 - Those uses permitted under Section 6.4.1; and
 - Neighbourhood Commercial Uses.
- Permitted Buildings and Structures:
 - Those Buildings and Structures permitted under Section 6.4.1; and
 - Apartment Buildings.
- Zone Regulations:
 - Maximum Building Height – 22 meters (Multi Unit Buildings only);
 - Front Yard Depth – 3.9 meters (Multi Unit Buildings only); and
 - Interior Side Yard Width – 2.8 meters (Multi Unit Buildings only).

The Phase 1 building footprint has a proposed side yard setback of approximately 2.8 metres (9.1 feet), and a front yard setback of approximately 3.9 meters (13 feet). The proposed side yard setback will provide a buffer from the secondary school to the east, including landscaping and fencing, and will also

permit the development to maximize parking and access to the site. The proposed front yard setback will provide a buffer from the right-of-way and align with the existing setbacks of residential properties to the west.

The proposed multi-unit buildings are oriented on the eastern side of the subject property, which will act as physical buffers with the existing institutional use to the east. This orientation will also minimize the “overlook” of balconies from the proposed multi-unit buildings on the existing residential uses to the west, while enabling the associated parking to provide an additional buffer. The physical buffering between proposed parking areas and adjacent residential properties will be enhanced with fencing and landscaping, including tree plantings where possible.

Off-street parking is to be provided well in excess of the requirements set forth in the Town of Kingsville Zoning By-Law 1-2014, including provisions for accessible spaces. The total proposed units for the conceptual multi-unit residential development of Phase 1 is estimated at 24 units, requiring 30 spaces (calculated at 1.25 spaces per unit – *Dwelling, Apartment Building*). The proposed ancillary neighbourhood commercial uses of Phase 1 require approximately 27 spaces, based on proposed uses of Medical Office, Pharmacy, and Accessory Retail (calculated at 6 spaces per practitioner – *Medical Office*, and 1 space per 22.5m² (242 ft²) GFA – *Pharmacy / Retail Store*). While the exact development layout of Phase 2 and Phase 3 will be determined at time of development, the conceptual site plan demonstrates that adequate off-street parking can be accommodated on site.

The suggested site specific Residential Zone 4 (R4.1) rezoning is the most appropriate for the proposed residential development as it allows for the range of residential uses and densities proposed within an area prime for residential intensification and infill. Furthermore, maintaining the existing Residential Zone 1 - Holding (R1.1(h)) designation on the Phase 3 lands of the development will enable the transition from the existing low-density, single detached dwellings to the north of the subject site, to the proposed medium density, multi-unit residential in Phases 1 and 2.

Refer to *Appendix F – Town of Kingsville Zoning By-law Policies* and *Figure 4.0 – Town of Kingsville Zoning By-law 1-2014: Existing Zoning Designation*

3. 5 Public Information Centre (PIC)

In addition to the requirements of the Planning Act, a Public Information Centre (PIC) was organized on behalf of the applicant on Wednesday June 28, 2017. It invited residents within 300 m of the proposed development to review conceptual plans, provide initial comment, and obtain stakeholder input on the planning and design process. The event was attended by 29 residents who expressed comments and concerns, formally recorded by Dillon Consulting Limited and conveyed to the Town of Kingsville.

The initial development proposal presented to the public at this PIC meeting was received with mixed response. Residents expressed support for the proposed uses, while also providing questions pertaining

to certain elements of the development, such as potential traffic impacts, and the proposed character of future (Phase 2) site development.

Since the PIC meeting, the applicant has made significant modifications to the development proposal in consideration of the concerns raised by surrounding residents. As discussed in previous sections of this report, the applicant now plans to develop the site for multi-unit residential dwellings, with limited ancillary neighbourhood commercial uses at a scale significantly reduced from the original proposal. Low density development is proposed in Phase 3 to further enhance compatibility with surrounding uses. Furthermore, a corresponding Traffic Impact Study was completed to demonstrate that no adverse traffic impacts will result from the proposed development.

Refer to *Appendix G – Public Information Centre -Meeting Summary Report*

3.6 Additional Studies

Traffic Impact Study

Dillon Consulting Limited was retained to conduct a Traffic Impact Study (TIS) for the proposed residential development to fulfill the requirements outlined by the Town of Kingsville. The study was prepared in accordance with the Town of Kingsville TIS Guidelines and the particulars identified by the Town of Kingsville Public Works Department.

The study concludes that no adverse impact will occur to the flow of traffic along Main Street East as a result of the proposed multi-unit residential development. The study also demonstrates that under future conditions, site traffic volumes will continue to operate within capacity at right-of-way intersections without the need for additional lanes or signal timing adjustments.

For full details and assessment, refer to Traffic Impact Study, provided under separate cover as part of this submission.

4.0

CONCLUSIONS

Based on an extensive review of the technical planning and policy related issues, the proposed residential development is appropriate for the site and consistent with good planning principles. We recommend that the Zoning By-Law Amendment and Site Plan Control Approval applications, as submitted, be approved for the following reasons:

1. The proposed development is “consistent” with the Provincial Policy Statement for the reasons identified in Section 3.1 of this report.
2. The proposed development is “consistent” with the diverse residential uses permitted under the Settlement Area designation of the County of Essex Official Plan policies.
3. The proposed development is “consistent” with the intent of the Residential policies of the Town of Kingsville Official Plan.
4. Phase 1 and Phase 2 of the proposed residential development will require a site-specific Zoning By-law Amendment to a Residential Zone 4 (R4.1) category to permit the proposed multi-unit residential dwellings and ancillary commercial uses. It has been shown that the proposed zoning amendment is consistent with the intent of the Town of Kingsville Zoning By-law 1-2014. In particular, it has been shown that:
 - Full municipal services and emergency services are available;
 - Off-street parking is provided in excess of the minimum requirements, including provisions for accessible spaces;
 - Site access is available without compromising the integrity of the local road network; and
 - The proposed development is compatible with the surrounding land uses (land use, scale, massing, landscaping, etc.).
5. The Background Studies provide the technical rationale for the approval of the Zoning By-law Amendment.
6. The development proposal is feasible for the following reasons:
 - The proposal provides an ideal opportunity to increase the housing supply through residential infill and intensification. The proposed development provides a much needed increase in condo/rental style units to the currently deficient unit housing stock;
 - The provision of a mix and range of housing is in accordance with the Provincial Policy Statement policies on Housing;
 - The proposed development will consist of single detached and apartment style units that will not exceed the maximum density thresholds, however a site specific requirement is needed to address the proposed increase in height, and reductions to front and rear yard setbacks;

- Full municipal services can be provided to the site including:
 - Sanitary & Storm Sewers;
 - Water;
 - Hydro; and
 - Gas
 - Adequate off-street parking is provided, including provisions for accessible spaces, as set forth in the Town of Kingsville Zoning By-Law 1-2014;
 - The applicant is providing 4 bicycle parking spaces to encourage multi-modal transportation for access to the proposed residential development;
 - Traffic distribution is not of concern, as indicated in the Traffic Impact Study, prepared by Dillon Consulting, under separate cover, given the low volume of traffic projected to be generated by the development;
 - The proposed use is compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and landscaped areas;
 - The concerns of surrounding residents and business owners have been given careful consideration and addressed;
 - The proposal improves the mix of housing and ancillary commercial uses within the Main Street East corridor to shorten commute journeys and decrease transportation congestion;
 - The proposal encourages compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities;
 - Appropriate landscaping and fencing of at least 5 feet (1.5m) has been proposed within the concept plan as a natural buffer to adjacent sensitive uses (low density residential); and
 - An application for Site Plan Control Approval has been submitted for Phase 1 as part of the Planning Approval process.
7. The proposed ancillary neighbourhood commercial uses will expand the availability of medical service amenities and other similar personal service uses in the community so that the needs of local residents can be satisfied. The proposed development should be considered a necessary infrastructure in the community as there are limited residential options of similar variety in the town to service the local population.



Karl Tanner, MA MCIP RPP