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Date: May 3, 2019

To: Mayor and Council

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Manager, Planning Services

RE: Application for Site Plan Amendment SPA/05/18 by
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 2019-020

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. Site plan approval was first granted on the subject property in 2012 and included the large commercial building with Freshco and others, the LCBO and plans for a third building (financial institution) which was not completed however an application for building permit is currently under review with construction anticipated to start in the coming weeks. An amendment to the site plan was approved in 2018 which saw the recent development of the McDonald's now on the site.

The 2018 amendment did anticipate a second mixed commercial building however plans for that building were not finalized and only included the basic details at that time. With an anchor tenant now in place the full detail for the last phase of development is complete and requires one final amendment to the approved site 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 within 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.

5) Site Plan

The development of the site as proposed in the amended drawings includes the construction of a 1,836 sq. m (19,760 sq. ft.) building for one large tenant and up to four additional smaller leasable units. (Appendix A). This last phase of construction will complete an overall build out of approximately 9,104 sq. m (98,000 sq. ft.) including a future expansion of the Freshco site.

The developer has provided a landscaping plan (Appendix B) and lighting plan (Appendix C) for the final area of development. Staff have also provide an outline of outstanding items on the initial phases and the developer has indicated that all works will be completed prior to the end of 2019. Staff will be doing a final review once the development is complete

Because of the likelihood of additional development to the west it is recommended that provisions be included in the amending site plan agreement for a future connections, in co-operation with the applicant. This was noted during the last amendment however the details of the potential location were not available at that time. The site plan now shows where a potential link could be completed. This would be at the cost of the neighbouring developer and the connection is shown as parking spaces in the interim.

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. The Town and ERCA are in agreement that the Town should be responsible for the maintenance of drains that service several properties located along the ERCA greenway corridor. The final portion of the agreement will be the completion of survey work to outline the specific location of all the services.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

There will be an additional increase in assessment on the property along with the collection of development charges and permit fees.

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.
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.• There were minor storm drainage and grading changes as a result of the layout in the final phase of development. The applicant provided a review of the system changes to Municipal Services and they have expressed no concerns.

RECOMMENDATION

It is recommended that Council approve site plan amendment SPA/08/19 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-unit commercial building 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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Manager, Planning Services

Peggy Van Mierlo-West

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