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**Date:** March 30, 2021

**To:** Mayor and Council

**Author:** Robert Brown, H. Ba, MCIP, RPP  
Manager, Planning Services

**RE:** Application for Site Plan Approval SPA/02/2021 by  
1486134 Ontario Limited  
303 & 313 Main St. E., Part of Lots 2 & 3, Concession 1 ED  
Parts 1 & 2, RP 12R 10381, Part 1, RP 12R 110

**Report No.:** PS 2021-019

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## **AIM**

To provide the Mayor and Council with details regarding a request for site plan approval on property located on the south side of Main St. E. (303 Main St E.) between Jasperson Drive and Wigle Ave.

## **BACKGROUND**

The subject land is a 1.36 ha (3.35 ac.) commercial lot with an existing plaza with a mix of commercial uses. The property also includes, under the same ownership, lands to the west which are currently vacant and not used as part of the plaza development. An application for site plan approval has been submitted to construct a new 206.8 sq. m (2,226 sq. ft.) coffee shop (Starbucks) with associated landscaping and some limited reconfiguration of the parking area in front of the plaza to accommodate the necessary drive-thru lane stacking to the new building. (See Appendix A)

## **DISCUSSION**

### **1.0 Provincial Policy Statement**

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

## **2.0 Official Plan**

The subject property is 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 in the highway commercial area. The property has been assessed under the Site Suitability criteria of Section 2.8 and conforms or will conform through the site plan process.

## **3.0 Comprehensive Zoning By-Law – Town of Kingsville**

The subject property is zoned 'General Commercial, (C4)'. The attached site plan has been reviewed and the proposed new development will be in compliance with all setback regulations of the Town of Kingsville Zoning By-law 1-2014.

## **4.0 Site Plan**

The site plan shows a new 206.8 sq. m (2,226 sq. ft.) drive-thru/dine-in restaurant for Starbucks coffee. The entrance and lead-up drive-thru lane is located on the plaza property. It utilizes four of the existing parking spaces however does not impact on the parking needs of the plaza or proposed development at 303 Main St. E. The building will be located approx. 15 m (50 ft.) from the front, roughly in line with the TD Bank to the west. This will maintain a large grassed boulevard. A patio area is provided for on the site along with a large grassed area in front and along the east side. A sidewalk linkage has been provided from the Town sidewalk into the property for both accessibility and walkability. Parking is provided on the neighbouring plaza lot at the front that has been traditionally underutilized.

A notable detail on the site plan is that no additional access is being proposed to Main St. E. All traffic will enter and exit to the control intersection at Jasperson and Main. The Technical Advisory Committee (TAC) did request a review of the traffic impact with the addition of the new use. RC Spencer Associates Inc. undertook the work and concluded that the addition of the new development would not adversely affect area traffic operations. It is worth noting that RC Spencer's based much of their review on works that were completed for the Town in preparation for the new school development. As such, the data is current and has anticipated future traffic volumes and development.

## **LINK TO STRATEGIC PLAN**

Support growth of the business community.

## **FINANCIAL CONSIDERATIONS**

Direct financial considerations of the development will include development charges, building permit fees and an increase in assessment value at build out. Indirect considerations are the creation of a new business in the Town along with new employment opportunities.

## CONSULTATIONS

In accordance with standard practice for review of site plan approval applications applicable external agencies and internal departments have been circulated. The following comment has been provided.

**1) Essex Region Conservation Authority (ERCA)**

ERCA comment is pending and should be available prior to presentation to Council.

**2) Town of Kingsville Technical Advisory Committee**

Comments provided by TAC include that an acceptable storm water management plan for the site is prepared, the developer provide an accessible sidewalk connection from the Town sidewalk into the development, a road widening of 3 m (9.84 ft.) is also required across the frontage of both 303 and 313 Main St. E for future road improvements. Building code requirements will be reviewed during the permit process, All other standard requirements are outlined as part of the site plan agreement.

## RECOMMENDATION

That Council:

Approve site plan approval application SPA/02/2021 for a 208.6 sq. m (2,226 sq. ft.) drive-thru/dine-in restaurant on lands located on the south side of Main St. E. (303 Main St. E.), subject to the conditions and requirements outlined in the site plan agreement and authorize the Mayor and Clerk to sign the agreement and register said agreement on title.

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