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Date: June 25, 2021

To: Mayor and Council

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Manager, Planning Services

RE: Application for Site Plan Amendment SPA/19/21 by
HVM Holdings Inc.
190 & 224 Main St. E.
Pt. Lot 2, Concession 1 ED, Part 1, RP 12R 26799

Report No.: PS 2021-038

RECOMMENDED ACTION

That Council:

Approve site plan amendment application SPA/19/2021 for the requested modification as outlined on the attached site plan on lands located at 190 and 224 Main St. E. subject to the conditions and requirements outline in the amending site plan agreement and authorize the Mayor and Clerk to sign the agreement and register said agreement on title.

BACKGROUND

The subject property is a 1.67 ha (4.12 ac.) vacant residential lot. Site plan approval was granted in 2018 for the construction of two six-story apartment dwellings, each building to have a total of 60 units. (Appendix A - Existing) The owner, in partnership with another developer, are preparing to undertake the proposed development on the site. They are however interested in making some adjustments to the original site plan. Each building would now contain 58 units. There is no longer proposed underground parking. The grade level parking would include three multi-unit garages in three locations as shown on the attached site plan (Appendix B – Revised Plan).

A total of 178 parking spaces are provided for the apartments. This provides 1.5 spaces per unit which is over the required 1.25 spaces outlined in the zoning by-law. The site also accommodates an additional 27 spaces as supplementary parking for the medical building. An area is proposed for raised garden beds, shuffleboard and an outdoor pavilion for on-site amenity space.

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 'Residential' and subject to the policies under Section 3.6.1 of the Official Plan for the Town of Kingsville. The proposed use is not changing on the site and continues to conform with the Official Plan.

3.0 Comprehensive Zoning By-Law – Town of Kingsville

The subject property is zoned 'Residential Zone 4 Urban, Exception 2, (R4.1-2)' which permits a total of 120 dwelling units in two buildings. The attached amending site plan has been reviewed and the proposed changes will be in compliance with the provisions of the Town of Kingsville Zoning By-law 1-2014.

4.0 Site Plan

The overall placement of the buildings and parking layout have not significantly changed from the approved plan. With the removal of the underground parking additional surface parking has been developed. Amenities have been added to the site including shuffleboard, an outdoor pavilion area and community gardens.

The total number of units proposed has been reduced to 116 total. To offset the removal of the underground parking the applicant is proposing to construct 3 multi-unit garages. Garage A has 9 spaces along the east side to the south of Building 2, Garage B has 13 spaces at the rear of the property and garage C has 18 spaces and is located in the main parking area north of Building 1.

New elevations have been provided. The most notable difference is the removal of the pitched rooflines. (Appendix C - Existing & C-1 - Proposed) The overall footprint of the building has been reduced by 177 sq. m (1,905 sq. ft.) each and the overall height of each building is 18.9 m (62 ft.) which is 3 m (10 ft.) less than the permitted 22 m (72 ft.).

The key change to the plan is the provision of a connecting link from Woodycrest west to the high school site. This linkage is a key element in providing flexibility in the development of these lands once the high school is relocated to Jasperson. The applicant has agreed to convey an approximately 17 m wide parcel in the northwest corner. This would be conveyed to the Town for the development of a road connection between the end of Woodycrest and the high school site. The road way would not be developed until plans for the site are completed. The Town has agreed that lands not used for the actual road may be used by the

applicant as part of the parking area. Details on the use, maintenance and access to the lands will be incorporated into the amending site plan agreement.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

Link to Council 2021-2022 Priorities

- COVID-19 and the health and safety of the community
- Customer Service: Training, Technology, Staff, Review Standards/Level of service
- Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- Programming Increase: Youth and Seniors
- A development plan for Downtown Kingsville / Main Street
- Financial savings: Schools closings, Migration Hall
- Economic Development: strengthen tourism/hospitality
- COVID - economic recovery
- Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- Committees / Boards: Review and Report
- Policy Update: Procedural Bylaw
- Economic Development: diversify the economy, create local jobs, industrial, Cottam
- Infrastructure (non-Municipal): Union Water expansion & governance
- Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- No direct link to Council priorities

FINANCIAL CONSIDERATIONS

There will be an increase in assessment as a result of the proposed development. Building permit fees and development charges will be collected at the permit stage.

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 was provided with the updated site plan. No new comment is expected. There was no objection to the original site plan subject to an acceptable storm water management plan and that remains valid for the revised plan.

2) Technical Advisory Committee

IES has reviewed the proposed layout and has indicated that the street extension from Woodycrest to the high school property will work as outline on the proposed site plan.

The Technical Advisory Committee is in support of the proposed amended plan subject to the requirements outlined in the associated amending site plan agreement.

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