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Date: November 22, 2017

To: Mayor and Council

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Manager, Planning Services

RE: PA/16/17 - Application for Site Plan Approval
Kingsville Plaza Ltd.
Lots 7 to 10, SS Main St E. Plan 184 or 185 &
Pt. Lots 5 – 8, SS Main St. E.
Plan 185 & Pt. 1, Plan EXR 139

Roll Nos. 3711 150 000 054 & 3711 150 000 05710

Report No.: PDS 2017-050

AIM

To provide the Mayor and Council with information regarding a proposed site plan approval on lands known as 37, 41 & 59 Main Street East, in the Town of Kingsville.

BACKGROUND

The subject property is a 0.67 ha (1.65 ac.) commercial lot with an existing 1,394 sq. m (15,000 sq. ft.) multiple unit commercial plaza and 1,267 sq. m (13,636 sq. ft.) former grocery store and existing retail space. The property owner of the plaza at 59 Main St. E. is proposing to expand the building at the south end by constructing a 372 sq. m (4,000 sq. ft.) addition (Appendix A) to accommodate a new medical clinic. The parking lot will require some reconfiguration along with realignment of the accesses to Pearl St. E.

DISCUSSION

1.0 Provincial Policy Statement

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

2.0 Official Plan

The Official Plan for the Town of Kingsville designates the subject property 'Central Commercial'. The proposed development is consistent with Section 3.2.1, where the purpose is to provide the full range of commercial uses to satisfy the needs of the local area. Therefore, the proposed commercial expansion is consistent with and conforms to the Official Plan.

3.0 Comprehensive Zoning By-law – Town of Kingsville

The subject property is zoned 'Central Commercial (C2)'. The attached plan has been reviewed and the proposed addition is in full compliance with the applicable setback provisions of the Town of Kingsville Zoning By-law 1-2014. In order to address the parking needs for the existing and proposed development it is necessary to include both of the subject parcels and incorporate both as part of the proposed site plan agreement. In the agreement, it will outline that any additional development or alternation of the existing uses on the property at 39 & 41 Main St. E. will require additional parking to be provided to maintain compliance with the Zoning By-law.

4.0 Site Plan

The proposed site plan is for the addition of 372 sq. m (4,000 sq. ft.) of commercial space at the south end of the existing plaza building. There is a loss of approx. 19 parking spaces as a result of the addition. The remaining parking at the south end will need to be reconfigured to account for fire access. Based on the proposed mix of uses and restriction outlined in the site plan agreement the proposal will meet the parking requirements.

Storm water management for the existing buildings on the site is already part of an existing system. The applicant has been asked to provide storm water management specific to the addition only which is incorporated as part of the site plan agreement.

LINK TO STRATEGIC PLAN

Support growth of the business community.

FINANCIAL CONSIDERATIONS

Building permit fees and development charges will be applicable at the time of the building permit issuance. There will also be an increase in assessment to the property once development is completed.

CONSULTATIONS

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none">• ERCA has expressed no concerns or objection to the proposed approval (Appendix B)
Town of Kingsville Management Team	<ul style="list-style-type: none">• Municipal Services has requested storm water management be completed for the new addition.

RECOMMENDATION

It is recommended that Council approve site plan control application SPA/16/17 to cover property at 39, 41 and 59 Main St. E. and the construction of a 372 sq. m (4,000 sq. ft.) addition to accommodate a new medical clinic and authorize the Mayor and Clerk to sign the site plan agreement and register said agreement on title.

Robert Brown

Robert Brown, H. Ba, MCIP, RPP
Manager, Planning Services

Peggy Van Mierlo-West

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