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Date: January 30, 2018

To: Mayor and Council

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Manager, Planning Services

RE: SPA/18/17 - Application for Site Plan Approval
HVM Holdings Inc.
Part of Lot 2, Concession 1 ED
Part 1 & 2, RP 12R 26799
Roll No. 3711 220 000 00400

Report No.: PDS 2018-006

AIM

To provide the Mayor and Council with information regarding a proposed site plan approval on lands known as 200 Main Street East, in the Town of Kingsville (see Appendix A).

BACKGROUND

In March of 2016 an application for consent to sever was approved to subdivide the subject lands into two lots. Part 1 is a 1.666 ha (4.118 ac.) parcel with frontage and access on Woodycrest Ave. and (Part 2) is a 0.578 ha (1.429 ac.) parcel with frontage and access to Main St. E. Later in October of 2017 a zoning amendment application was approved for the development of the property which would permit two six storey residential buildings with a total of 120 dwelling units on the Part 1 parcel and a medical clinic on the Part 2 parcel. The goal of the overall development to provide a centralized, walkable location with easy access to a variety of medical services for the residents and community at large. The residential component would also provide an additional housing opportunity which is in very limited supply in Kingsville.

The applicant has completed the design work on both the medical clinic and residential developments and would like to proceed with site plan approval. The development will occur in three phases. The initial phase would be the medical clinic on the smaller lot. Phase 2 would see an initial stage of construction followed soon after by the start of Phase 1.

DISCUSSION

1) Provincial Policy Statement (PPS), 2014:

There are no additional issue of provincial interest raised as result of the site plan approval request that were not addressed at the zoning amendment stage.

2) County of Essex Official Plan

The proposed development would be consistent with the County Official Plan.

3) Town of Kingsville Official Plan

The subject lands are designated Residential and permit all forms of residential development along with commercial development which is supportive of the residential area.

Comment: The proposed development is consistent with the concept plan that was presented at the time of the zoning amendment request.

4) Comprehensive Zoning By-law

The subject property is zoned Residential Zone 4 Urban, Exception 2 (R4.1-2) which permits the following uses:

- i) Apartment building (maximum 2 buildings, 6 stories each, 120 units)
- ii) A Medical Clinic
- iii) Office
- iv) Personal Service Shop
- v) Accessory Retail or Pharmacy

Site-specific regulations were also established to consider Part 1 and Part 2 as one lot for the purpose of zoning. This is done in order to allow for ongoing connectivity, joint use of parking as well as servicing access and storm water management. This zoning is also consistent with the goal of the development to provide a centralized residential complex close to all services particular health care needs.

5) Site Plan Layout

The layout that is being presented for approval has not significantly changed from the initial time of presentation to the public. The elevation and final designs (Appendix B & C) of the building have been refined as comment was submitted and the applicant determined the final exterior finish and look. The site incorporates an extensive amount of landscaping along with privacy fencing along the shared residential lot lines. All required setbacks have been reviewed and are in full compliance. The developer has provided extensive parking on the site along with the provision of underground parking for both of the residential buildings.

A lighting plan was requested and prepared that demonstrates full cut-off lighting on the property so as to not impact on abutting properties.

Although the property is being developed as a single joint phased development it does still consist of two separate properties. The severance approval required mutual blanket easements over both lots to facilitate access, parking, servicing and storm water management. The development requires a significant water installation from Main St. E. and will tie into Woodycrest Ave. It will include hydrants for fire protection along with the ability to sprinkle the development. Municipal Services has noted that the developer will need to convey an easement to Town for the water service to maintain the Town as the provider of water to both parcels.

As noted above an important part of the development is its centralized location giving it a strong walkability characteristic. This is supported on site by the provision of sidewalk connections internally that lead to Main St. E, Woodycrest Ave. and eventually the neighbouring Chartwell retirement home. In addition the site plan agreement will include a provision to also encourage pedestrian connection to the neighbouring school board lands if and when a redevelopment of this site occurs.

The developer has indicated that the construction for the medical clinic is for a best case start of May 2018 with a completion not later than May 2019. The first residential building would see a July 2018 start date with 20 months to final completion. This is however dependent on unit sales. The second building would depend on market demand to determine a start date but once started the anticipated construction time frame would be similar to that of the first building.

6) Infrastructure Review

The subject lands have access to all municipal services including water, sanitary sewer and storm sewer. Each property has access to a Town street and based on the proposed design both access points are available to both properties. As part of the zoning by-law amendment a traffic impact assessment was completed and concluded that the additional traffic generated by the development can be managed by Main St. E and access to Woodycrest Ave. In anticipation of possible additional development on the south side of Main St. E. Municipal Services has requested that the developer install the underground infrastructure at the Main St. E. access for future signalization if development on the south proceeds. There are no issues related to water supply or access to storm water drainage.

Sanitary sewer service for the property is currently limited as a result of the need for downstream collection system upgrading to increase capacity. This means that, at present, only the medical clinic can be serviced without restriction. However, the necessary upgrades to the downstream collection system are included in the 2018 budget, if approved, the project would be engineered and costed for construction in 2019. This timing would be consistent with the proposed construction schedule for the initial phase of the residential development on the subject lands. In the event that the upgrading is not approved or delayed there are two other options to service the property from a sanitary sewer standpoint so there is no concern with granting site plan approval for the entire development.

LINK TO STRATEGIC PLAN

Manage growth through sustainable planning.

FINANCIAL CONSIDERATIONS

Development of the property will represent a significant increase in assessment and collection of development charges. Upgrades to the downstream sanitary sewer also represent investment by the Town in the short term but will result in increased potential development opportunities along Main St. E to the east of the subject property.

CONSULTATIONS

Public Consultations

From the initial consultation and concept design the public has been provided with a number of opportunities to comment including public open house held by the applicant, Planning Advisory Committee and the required public meeting of Council. The final site plan layout was also circulated to the abutting landowners directly impacted by the final development.

Agency & Administrative Consultations

Agency or Administrator	Comment
Essex Region Conservation Authority Watershed Planner	<ul style="list-style-type: none">• ERCA expressed no objection to the proposed planning approvals but has recommended that storm water management be part of the final approval requirement
Town of Kingsville Management Team	<ul style="list-style-type: none">• The property will require new service connections, at the applicant's expense sized appropriately to the proposed use• Storm water management has been reviewed and is acceptable• The final building design will be subject review under the Building Code Act• A fire safety plan and lock box will be required for the building• Municipal Services will require that infrastructure be installed for future signalization of the entrance• There are a number of options for sanitary sewer servicing of the property. The preferred option is connection to the existing gravity line on Main St. E however for the residential phases to move forward this will require upgrading of the existing collection system through Lakeside Park which is an identified capital project in the 2018 budget.

RECOMMENDATION

It is recommended that Council:

Approve SPA/18/17 to permit the development of a 1,100 sq. m (12,000 sq. ft.) medical clinic, and a two phased residential condominium consisting of two, six storey buildings with a total of up to 120 dwelling units, both subject to separate site plan agreements.

Authorize the Mayor and Clerk to sign the site plan agreements and register said agreements on title of each of the respective properties.

Robert Brown

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Manager, Planning Services

Peggy Van Mierlo-West

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