

**Municipality of Chatham-Kent**  
**Community Development**  
**Planning Services**

**To:** Mayor and Members of Council

**From:** Ryan Jacques, MCIP, RPP  
Manager, Planning Services

**Date:** October 29, 2020

**Subject:** Application for Site Plan Control  
PL202000167 – 5021964 Ontario Ltd.  
300 Grand Avenue East, Community of Chatham (City)

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**Recommendation**

It is recommended that:

1. Site Plan Control application File D-11 C/24/20/O, to permit the construction of a new 1690 sq. m (18,804 sq. ft.) commercial building, at 300 Grand Avenue East, in Part of Pank Street, Plan 11 & Part of Lot 100, Plan 415, in the Community of Chatham (City), as shown on the site plan drawing prepared by Y.C. Liu Engineering, and dated October 29, 2020, be approved, and that the site plan agreement be executed.

**Background**

The subject property is located south of the Grand Avenue East and Taylor Avenue intersection, in the Community of Chatham (City) (Roll No. 3650 420 048 05004). The lands are approximately 1.14 ha (2.82 ac.) in area and are currently vacant. The majority of the lands fronting Grand Avenue East are designated Highway Commercial Area and zoned Urban Commercial (Highway Commercial First) (UC-(HC1)). The rear portion of the lands along the Thames River are designated and Open Space/Conservation Lands in the Chatham-Kent Official Plan and zoned Hazard Land (HL).

A key map showing the location of the subject property is attached as Appendix A. Photographs of the subject property are attached as Appendix B.

Council, on December 17, 2018, approved Official Plan Amendment No. 56, Zoning By-law 164-2018 and Consent application B-81/18; and on January 21, 2019, approved Consent application B-82/18. The result of these approvals was the development of the

subject property, being a new commercial property.

This application proposes the construction of a new 690 sq. m (18,804 sq. ft.) commercial building on the property. The new building is intended for a new Home Hardware store. The proposed building is shown on the applicant's site plan, attached as Appendix C. The site plan drawing demonstrates how the site will function in terms of proposed access from Grand Avenue East, and location of the building, once fully developed.

To permit the development as proposed, a Site Plan Control application is required. This is discussed in detail below.

## **Comments**

### **Provincial Policy Statement (PPS)**

The proposal is consistent with the PPS. Specifically, Section 1.1.1, Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, provides policy direction that promotes efficient development which sustain the financial well-being of the Province and Municipality, and accommodates for commercial uses. Specifically, the policies read as follows:

*1.1.1 Healthy, liveable and safe communities are sustained by:*

*a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*

*b) accommodating ... employment (including industrial and commercial), ... uses to meet long-term needs;*

The proposal is also consistent with Section 1.1.3, Settlement Areas, which encourages the redevelopment of previously developed underutilized land within existing settlement areas.

There is no issue of provincial interest associated with this proposal.

### **Official Plan**

The proposal has been reviewed under the policies of the Chatham-Kent Official Plan. It has been specifically reviewed under Section B.2.8 Highway Commercial Area Policies, and generally meets these policies.

### **Highway Commercial Area Policies**

The subject property is designated Highway Commercial Area, which supports commercial development such as a new Home Hardware commercial building. Specifically, relevant policies read as follows:

*B.2.8.6 Applications for new highway commercial uses will be subject to the following policies:*

- B.2.8.6.1 Adequate off-street parking will be provided;*
  - B.2.8.6.2 The depth and frontage of the lots will be sufficient to allow for parking and turning movements;*
  - B.2.8.6.3 Traffic access will be properly designed and controlled to maintain public safety and convenience;*
  - B.2.8.6.4 Vehicular access points will be limited and those that are continuous across the lot frontage will not be permitted;*
  - B.2.8.6.5 Common access points among uses will be encouraged;*
  - B.2.8.8.6 Adequate buffer planting, landscaping, screening and separation distances will be provided between uses and throughout the site;*
  - B.2.8.6.7 The landscaping and buffering may include separation distances, trees and shrub plantings, and the use of earthen berms;*
- B.2.8.7 Parking for cars and trucks and loading areas for trucks and garbage vehicles, will be provided in paved, properly demarcated and illuminated parking areas; and,*
- B.2.8.8 Access to new development will be provided from arterial, collector or industrial local roads.*

The subject property is well suited for highway commercial development. The proposal includes the following characteristics and design elements consistent with these policies:

- The property is within the Chatham Urban Centre.
- The property is serviceable by existing municipal sanitary sewers, storm sewers, and piped water.
- The property fronts Grand Avenue East, which is classified as an Urban Arterial Road, as identified on Schedule "B5", Community of Chatham, Road Network, of the Official Plan.
- Adequate off-street parking is provided.
- The lot is adequate in size to allow for parking and turning movements.
- A shared vehicular access point to Grand Avenue East will be provided over the abutting property to the east. This access is intended to be the main access for the subject property and properties to the east. The entrance will align with

Taylor Trail to the north. This entrance alignment is conducive to the future installation of traffic signals at this location.

- Landscaping complies with the requirements of the zone.

The proposal is compatible with existing land uses in the surrounding neighbourhood, with the properties to the immediate east and west also being designated Highway Commercial Area. The property abuts a similar sized and zoned property to the east, and the Thames River to the south. Surrounding land uses include:

- A new gas bar and 10-storey residential apartment building are proposed on the abutting property to the east. Beyond are a railway corridor, and commercial uses, being a Veterinarian Clinic, Car Wash and Private Club.
- Beyond the Thames River to the south: private and public open space.
- To the north: an Industrial Mall, and commercial uses, being Convenience Retail, and planned medium density residential, and low density residential development further north along Taylor Avenue.
- To the west: an underutilized industrial building and vacant former industrial property.

In support of the site plan application, the applicant has also submitted a number of supporting studies and technical documents, which have been reviewed by the Municipality:

a) Detailed Site Plan drawing package

Site Planning is a tool used in Chatham-Kent when property is being developed to coordinate the developer's needs as well as the interests of the community, and use of public resources. It is extremely valuable in implementing Chatham-Kent's goals for continuous improvement towards being a welcoming, active and sustainable place to work and live.

The site plan coordinates municipal servicing, public safety and compatibility of land uses. It provides opportunities for being a healthier and progressive place, and respects the developer's choice, style and budget for the project. The proposed site plan adheres to Chatham-Kent's requirements and will form part of the site plan agreement.

b) Stormwater Management Plan and Report

A storm water management Plan (SWM) starts with calculations to determine the storm water volumes for the proposed site development and then a design for the movement and storage of storm water that will not upset the natural water cycle of the area. A SWM plan will determine measures that are necessary to allow sediment to settle out of the storm water and to prevent flooding and erosion. The developer has submitted a stormwater management plan to the Municipality. The plan is under

review at this time. Final approval of the stormwater management plan will form part of the site plan agreement.

c) Grading and Site Servicing Plan

A grading and site servicing plan is required when proposed works will impact the building's use, servicing (sewer, water or storm drain) or vehicular access requirements. A grading and site servicing plan shows all existing surface and underground infrastructure including; water, sewer, drain and curbs, sidewalks, driveway crossings with dimensions from property lines; trees, hydrants, utility poles, lamp standards, signs, and all proposed buildings and services, fully dimensioned, including municipal connections like water, sewer and drain services.

The property is subject to several permanent easements. The plan does not infringe on any or the easement rights that exist. These include:

- Easement along the west side of the property in favour of Cogeco Connexion Inc. for existing telecommunications infrastructure on the property.
- Easement along the east side of the property in favour of The Municipality of Chatham-Kent for storm sewer infrastructure.
- Easement along the south (rear) portion of the property in favour of The Municipality of Chatham-Kent for public riverfront trail opportunities.

d) Lighting Plan and Photometric Data

Chatham-Kent's Development Standards require site plans to adhere to the following principles through adhering to technical standards as set out in the Development Standards Manual. Lighting plans shall:

- i. Contribute to personal safety
- ii. Support the supervision of secure areas
- iii. Assist in way finding
- iv. Conserve energy
- v. Preserve the experience of the night sky
- vi. Respect the privacy of residential space
- vii. Respect animal habitat
- viii. Heighten the enjoyment of public space and nighttime activity
- ix. Apply the above listed guiding principles consistently

The proposed site plan adheres to Chatham-Kent's requirements for lighting and will form part of the site plan agreement.

The proposal to redevelop the subject property with a new Home Hardware commercial building will promote efficient development and land use patterns, provide additional commercial retail options, and additional employment opportunities to the community. The development proposed by this application supports the overall objective of the

Chatham-Kent Official Plan.

### **Zoning By-law**

The proposed uses of the property comply with the Zoning By-law. The proposed use is defined as "Retail Store". This use is permitted as-of-right in the Urban Commercial (Highway Commercial First) (UC-(HC1)) zone.

The proposal complies with all zoning regulations.

### **Conclusion**

The proposed development conforms to the Official Plan and complies with the Zoning By-law. Therefore, the application is being recommended for approval.

### **Areas of Strategic Focus and Critical Success Factors**

The recommendation in this report supports the following areas of strategic focus:

Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

Has the potential to support all areas of strategic focus & critical success factors

Neutral issues (does not support negatively or positively)

**Consultation**

**Internal**

Technical Advisory Committee

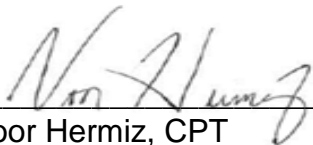
The Technical Advisory Committee supports the application.

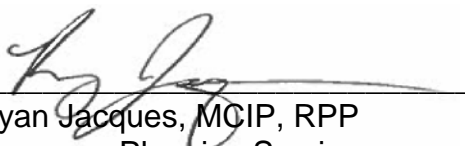
**Financial Implications**

There are no financial implications resulting from the recommendation.

Prepared by:

Reviewed by:

  
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Planner II, Planning Services

  
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Ryan Jacques, MCIP, RPP  
Manager, Planning Services

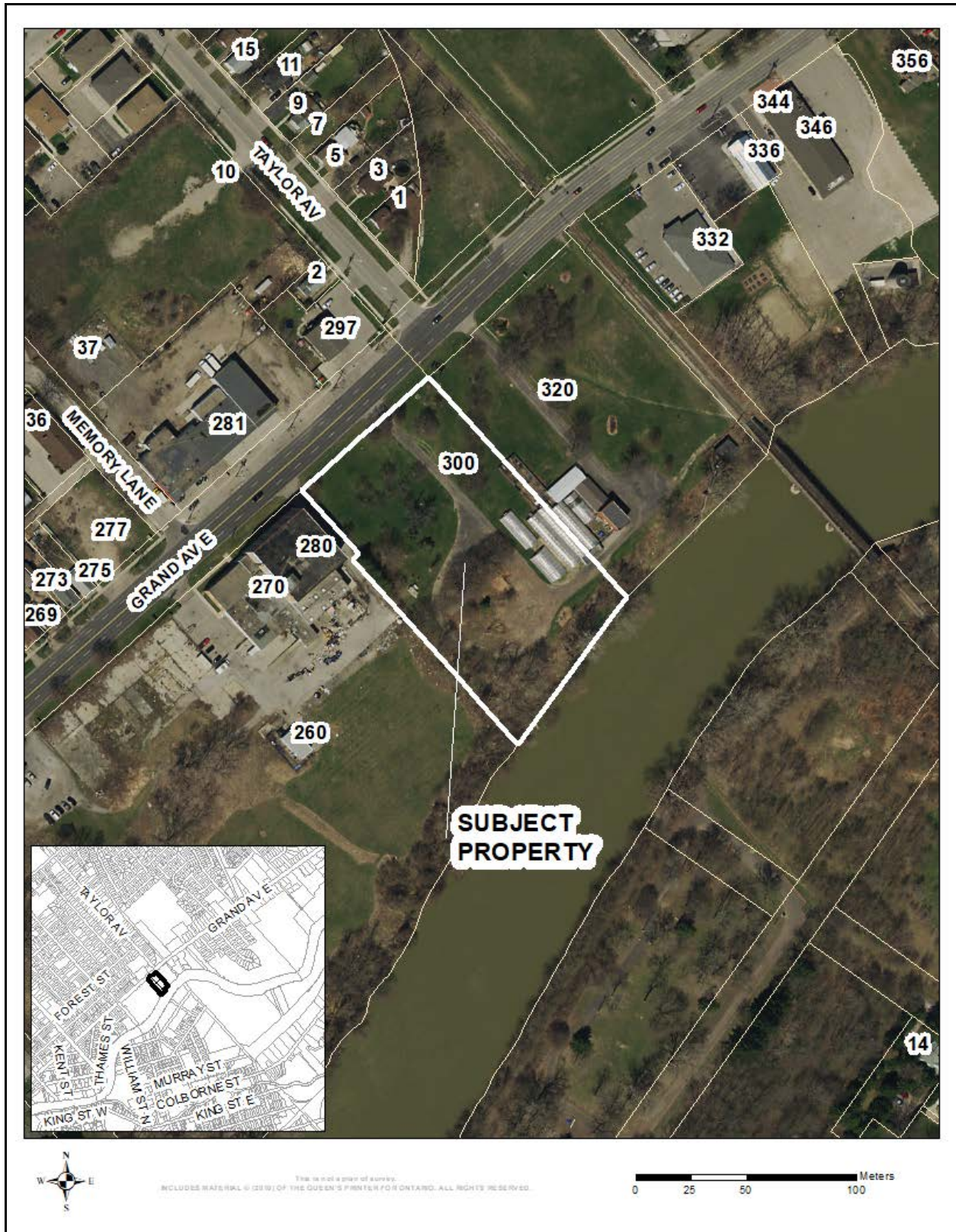
Reviewed by:

  
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Bruce McAllister, MCIP, RPP  
Acting General Manager, Community Development  
Director, Planning Services

Attachments: Appendix A – Key Map  
Appendix B – Site Photos  
Appendix C – Site Plan prepared by Y.C Liu Engineering, dated October  
29, 2020

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Ltd, Home Hardware Report.docx

Appendix A – Key Map





Appendix B – Site Photos



Looking southwest towards the property from the Grand Avenue East and Taylor Avenue intersection.



Looking southeast towards the subject property from Grand Avenue East.

Appendix C - Site Plan prepared by Y.C Liu Engineering, dated October 29, 2020

