

PLANNING REPORT

TO: **PLANNING ADVISORY COMMITTEE**

FROM: Brenda Guy
Manager of Community Development

DATE: Friday, April-13-18

SUBJECT: CPPS2018/03 – PATEL
CLASS II

Background:

Property: 550 KING STREET EAST

Legal Desc: PLAN 86 CON 1 PT LOT 15

Acreage: 2.056 ACRES

Lot Coverage: 60% MAX COVERAGE

Official Plan: HIGHWAY COMMERCIAL

Community Planning
Permit System: PROGRESSIVE COMMERCIAL

Purpose and Effect:

The applicant is proposing to amend the existing Site Plan Agreement number 247933 dated January 18, 1994 to allow the construction of an addition to the rear of the existing building for the purpose of laundry services.

Background

This property current holds two separate Site Plan Agreements – one for the carwash portion of the lot, dated June 18, 2007 and another for the hotel portion of the lot dated January 18, 1994. This application deals with the hotel use of the lot only.

The applicant proposes to construct a 30'-0" by 20'-0" addition to the administrative building for the purpose of laundry services related to the current use of the property. The property currently has laundry facilities in the basement of the administrative building, which is difficult to access. The laundry room on the main level will reduce stairs and creates ease for the Staff.

Official Plan

The Official Plan identifies this property as Highway Commercial, which permits a variety of land uses intended to serve the Town, region and travelling public.

The proposed addition is accessory to the primary use of the property and therefore in keeping with the Official Plan.

Community Planning Permit System

While laundry facilities are not a permitted use specifically listed in the Community Planning Permit (CPP) By-law, the laundry facilities are accessory to or a function of a hotel.

The CPP By-law permits a 60% maximum lot coverage.
Existing uses = 18.26% lot coverage
Existing uses + proposed development = 19% lot coverage

The addition is approximately 20' at the closest point between the addition and the nearest indented corner lot line (Figure 1), approximately 125' from the farther right lot line and approximately 130' from the rear lot line.

Design Criteria

The view of the proposed addition will be buffered from pedestrian and vehicle traffic on King Street East by the existing buildings on the lot. The applicant will be installing the same materials as the administrative building on the addition.

Circulation

Circulation to agencies, residents within 120m of property and sign posted:

Canada Post	No comment	
CRCA	No comment	
CBO		
Eastern Ontario Power		
Leeds Grenville EMS		
Fire Department		
LG Health Unit		
MTO		
Police Department		
Public Works		
Union Gas		
Water/Sewer		
Adjacent Property Owners		

Staff have no objection to the addition of the laundromat facilities, as it is a use accessory to the hotel. The application is minor to the primary use of the property. Staff recommend that the applicant enter into an agreement with the Town for the addition to the rear of the existing administration office.

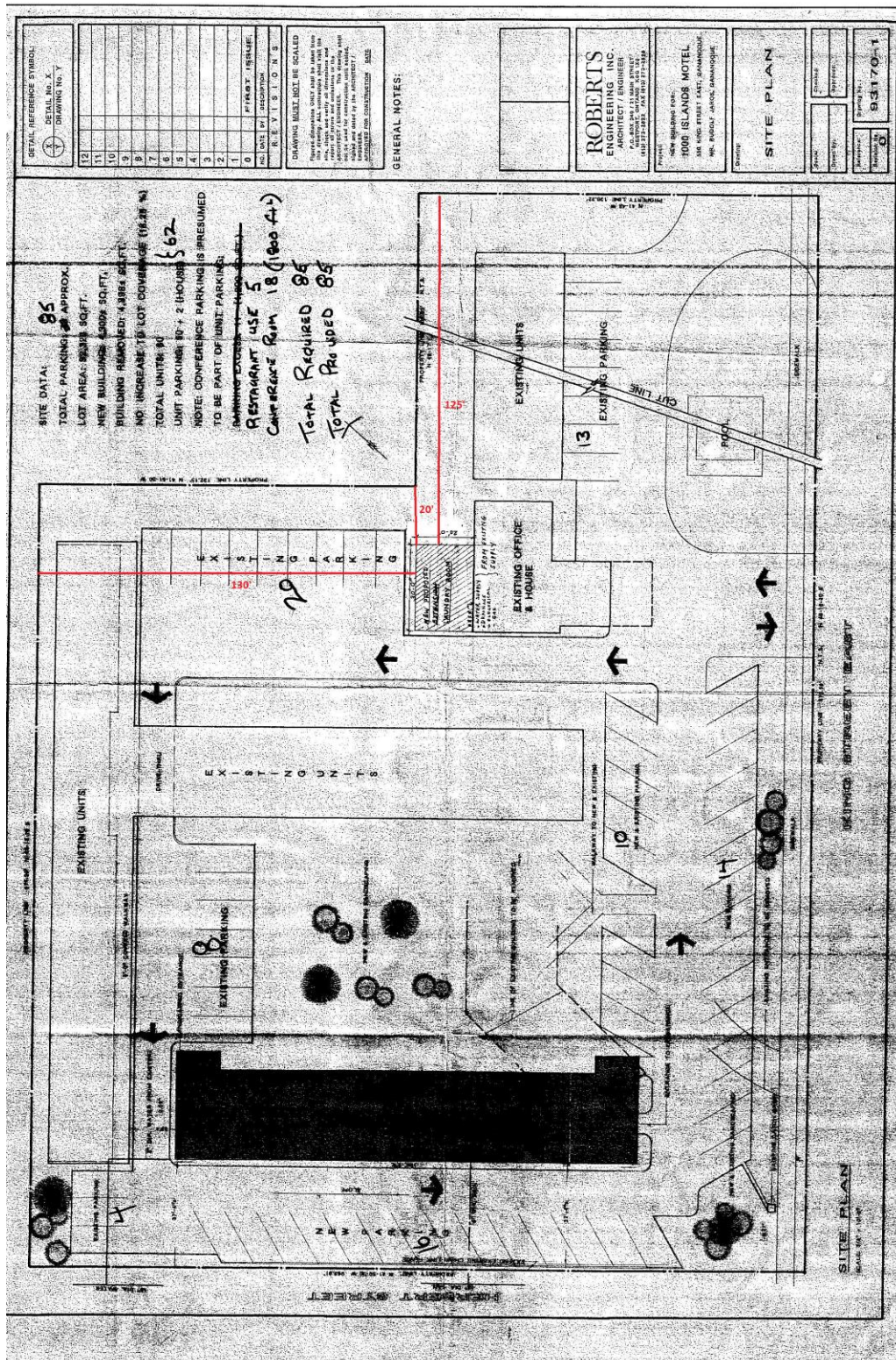


Figure 1 – Approximate setback distances

