



The Corporation of the Town of LaSalle

Date:	August 2, 2017	Report No:	DS-44-17
Directed To:	Mayor and Members of Council	Attachments:	Figure 1, 2 & 3
Department:	Development & Strategic Initiatives	Policy References:	Official Plan Zoning By-law 5050
Prepared By:	Allen Burgess, MCIP, RPP. Supervisor of Planning & Development Services	Our File No:	SPC-03/17
Subject:	Amended Site Plan Control Approval		
Applicant	Matthew Komsa		
Registered Owner :	Malden Square Inc		
Location of Application:	Malden Square Plaza located at 5821 Malden Road		

RECOMMENDATION:

Based on the comments that are contained within the following staff report, and subject to further input from Council, it is recommended that Council grant a Site Plan Control amendment to allow the construction of a new outdoor patio and a modified fire route (as depicted on Figure 1) at the Malden Square Plaza site.

REPORT:

This report is intended to provide members of Council with comments and recommendations regarding a site plan control amendment that has been submitted to the Town requesting the construction of 140 square metre outdoor patio for a new restaurant that is moving into an existing unit within the existing plaza. The patio construction would require the modification of an approved fire route. The outdoor patio is part of the new G.O.A.T. Restaurant located in the Malden Square Plaza located at 5821 Malden Road.

In assessing the merits of the Applicant's requested amended site plan, the following comments are offered for Council's consideration:



- i) The subject lands are designated "Malden Town Centre" in the Town's approved Official Plan. The Applicant's site plan for the subject lands (Figure 1) conforms to the Town's approved Official Plan.
- ii) Zoning By-law No. 5050 currently zones the lands subject to the application Town Centre Commercial Zone - "C4-2". Professional and General Offices, Restaurant, including outdoor patios and other similar Commercial uses are permitted land uses on the subject lands. Figure 2 depicts the unique patio experience being proposed at this location;
- iii) The outdoor patio addition that the Applicant is proposing does not require the creation of any additional parking as the site already has sufficient parking spaces. As a commercial assembly area a Building permit will be required to be submitted, approved and inspected by the Building Staff, for this new outdoor patio;
- iv) Fire Department staff have reviewed a draft of the proposed site plan, and require revisions including the removal of one parking space and a portion of an existing landscape island to create a turning radius for fire route from Orford Street. These revisions are included on an enlarged portion of the amended site plan, (see Figure 3). The Fire Department has also asked for additional signage to identify no parking within the fire route. With these modification the Fire department is in support of this amended site plan;
- v) As there is an existing Site Plan Control Agreement currently registered on this property and only minor site modification are being made, it is proposed that no amending Site Plan Control Agreement is required. However, a \$5000 security should be received prior to acceptance of the building permit, to ensure all site works are completed to the satisfaction of the Town of LaSalle. This security will be returned upon the completion of all works.

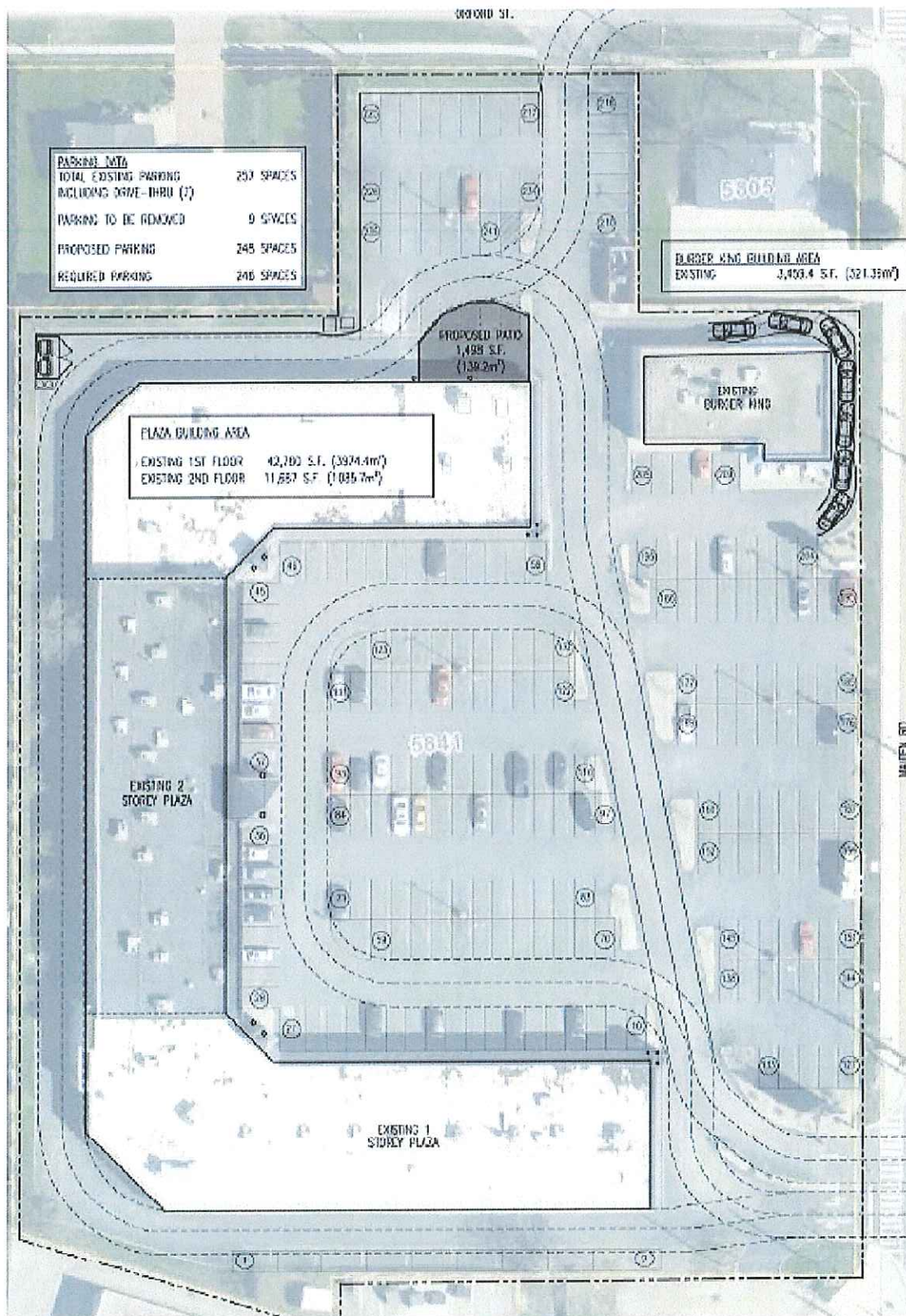
We would be pleased to answer any questions with respect to the comments and recommendations that are contained within this Staff report.

Yours truly,


Allen Burgess, MCIP, RPP.
Supervisor of Planning & Development
Services

Attachments

Reviewed by:						
CAO	Finance	Clerk	Public Works	Development & Strategic Initiatives	Culture & Recreation	Fire
						



Legend:



Subject Lands

Title:

FIGURE 1 - AERIAL



Scale: NTS

File No: SPC-03-17

Prepared For: Planning Dept.

Applicant: The G.O.A.T


Prepared By: DSI

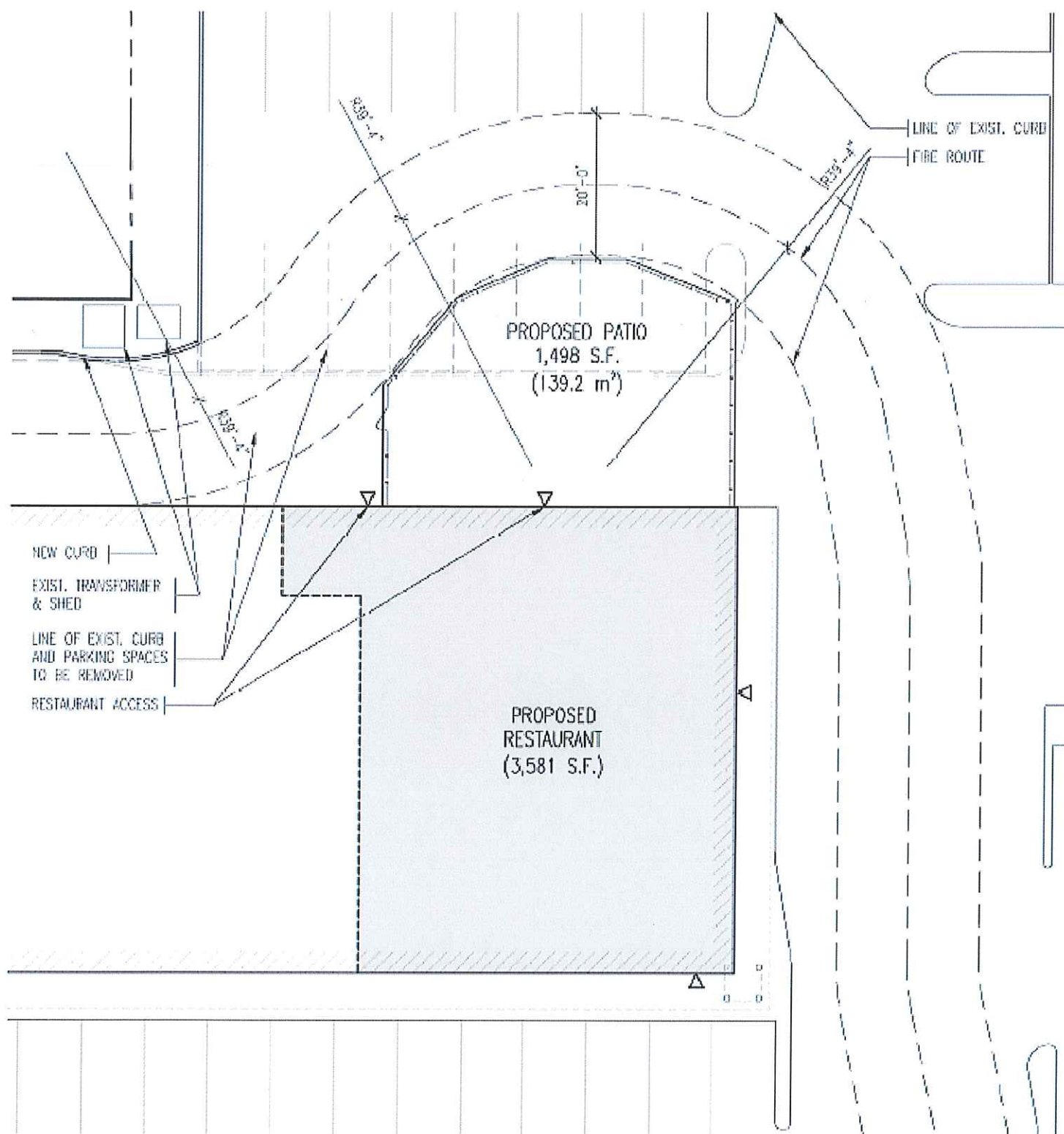
Date: July 31, 2017

Notes:

This document is not a Legal Plan of Survey.



	Scale: N.T.S.	File No: SPC-03-17	Title: FIGURE 2 - PATIO
	Prepared For: Planning Dept.	Applicant: THE G.O.A.T	
	Prepared By: DSI	Date: July 31, 2017	Notes: This document is not a Legal Plan of Survey.



Legend:



Subject Lands

Title:

FIGURE 3 - SITE PLAN



Scale: NTS

File No: SPC-03-17

Prepared For: Planning Dept.

Applicant: The G.O.A.T

Prepared By: DSI

Date: July 31, 2017

Notes:

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