



The Corporation of the Town of LaSalle

Date:	September 5, 2016	Report No:	DS-52-17
Directed To:	Mayor and Members of Council	Attachments:	Figure 1, 2 & 3
Department:	Development & Strategic Initiatives		
Prepared By:	Allen Burgess, MCIP, RPP. Supervisor of Planning & Development Services	Policy References:	Approved Official Plan
Subject:	<u>Application:</u> Rezoning & Alley Closing Application		
	<u>Our File No.:</u> Z-15-2017		
	<u>Applicant & Owner:</u> Maria Mancini		
	<u>Agent:</u> Rob Mancini		
	<u>Location:</u> Approximately 0.1 hectares of land located on the south side of Normandy Street, west of Huron Church Line Road		

RECOMMENDATION:

Based on the comments that are contained within the following staff report, and subject to further input from Council, the public, and affected agencies, it is recommended that:

- i) Council grant approval in principle to the Applicant's rezoning, based on the Applicant's proposed site plan;
- ii) Council authorize Staff to prepare the required development agreement for execution purposes;
- iii) Council declare the alley surplus and it be disposed of in accordance with municipal policy.
- iv) Council adopt the zoning by-law for the subject lands once the required development agreement has been fully executed to Council's satisfaction.

REPORT:

This report is intended to provide members of Council with land use planning comments and recommendations regarding a development application that has been submitted to the Town requesting Council approval for the rezoning of approximately 0.1 hectares of land located on the south side of Normandy Street, west of Huron Church Line Road (as depicted on Figure 1). The rezoning from "R1-2" and "R4(h)" to "R1" at this location would allow one new single detached residential dwelling to be constructed on this site.

OFFICIAL PLAN:

The Official Plan for the Town of LaSalle designates the lands subject to this application "Residential". A broad range of residential dwelling unit types are permitted within this designation, including single-unit detached, semi-detached, townhouse and apartment type dwelling units.

Section 3.3.1 of the Official Plan contains a set of goals for lands designated residential, including the following:

"To broaden the range of housing options available to existing and future residents of the town by encouraging the production of a more diverse and affordable mix of housing that is capable of meeting the needs of all households, including households with special needs. The provision of mixture of housing forms, sizes, tenures and affordable housing types, including both public and private sector sponsored housing are to be encouraged."

"To promote and encourage private landowners, developers and builders to undertake residential intensification activities in areas of the town where a full range of municipal infrastructure, community facilities and goods and services are readily available. Residential intensification includes infilling, conversions and redevelopment and will be encouraged in certain areas of the town as a means of increasing the supply of affordable rental and ownership housing."

It is my opinion that the proposed rezoning and the subsequent construction of a single detached dwelling is in keeping with the policies and the intent of the approved Official Plan of the Town of LaSalle.

ZONING:

The subject lands are zoned Residential One "R1-2" and Residential Four Holding "R4 (h)" in the Town's Comprehensive Zoning By-law. These two zones do not currently permit single detached dwelling or have zoning restrictions that are no longer required along Normandy Street. The Residential One zone will allow one new single detached dwelling to be built at this location Normandy Street, depicted on Figure 2.

COMMENTS:

On August 24, 2017 the Planning Committee held an open public information session to obtain public input. The agent attended and made a presentation to the committee. No questions or concerns were raised by the public or neighbours regarding the subject application.

In assessing the merits of the Applicant's development plan, the following land use planning comments are offered for Council's consideration:



- i) The applicant will make a cash in lieu of parkland contribution in the amount of \$750.00;
- ii) The Applicant shall be required to enter into a development agreement with the Town to ensure that the subject lands comply with all municipal residential development standards and servicing requirements, including lot grading, rear yard drainage, easements, etc;
- iii) The Applicant has requested to purchase the subject alley to consolidate his lands to the south (Lot 107), to expand the rear yard of the proposed dwelling. If Council concurs with this application, Staff recommend the municipality exchange the alley for ownership of the land from the top of bank of the Cahill drain to the limits of the applicant's ownership at this location (as shown with red hatch on the figure 3) at no cost to the applicant.
- iv) Additional servicing details will be set out in the development agreement and depicted on a lot grading plan approved by Town Engineering Staff;
- v) Additional fees and cost associated with the construction of Normandy Street will be charged and included in the development agreement.
- vi) The applicant has completed a pre-screening request and the Ministry of Natural Resources and Forestry noted that "if an activity or project will result in adverse effect to endangered or threatened species and/or their habitat additional action would need to be taken in order to remain in compliance with the ESA".

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

Yours truly,



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

Reviewed by:						
CAO	Finance	Clerk	Environmental Services	Development & Strategic Initiatives	Culture & Recreation	Fire
						



Legend:



Subject Lands

Title:

FIGURE 1 - KEY PLAN



Scale: 1:800

File No: Z-15/17

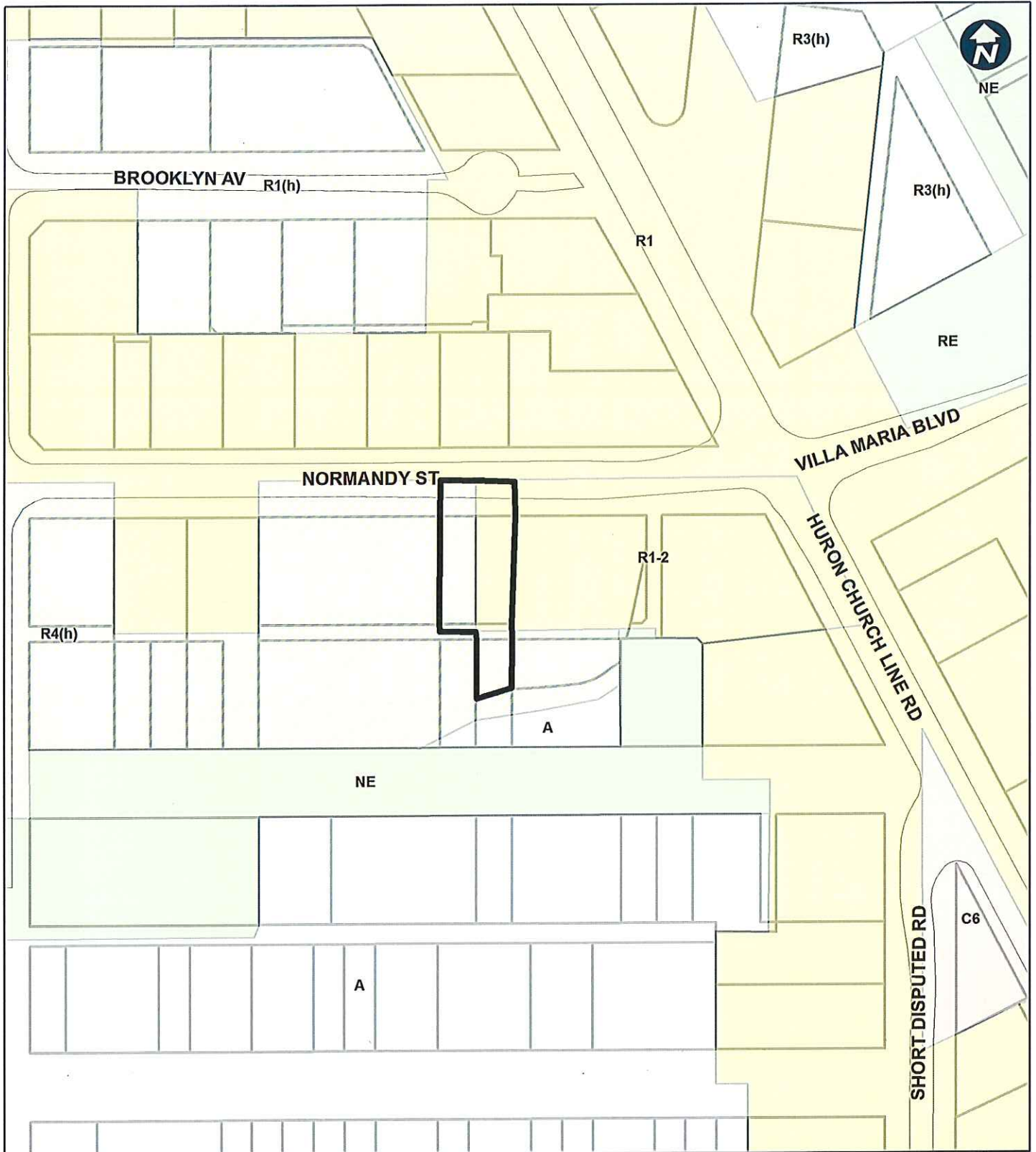
Prepared For: Planning Dept.

Applicant: Maria Mancini

Prepared By: DSI

Date: August 11, 2017

Notes: This document is not a Legal Plan of Survey.



Legend:



Subject Lands

Title:

FIGURE 2 - ZONING



Scale: 1:800

File No: Z-15/17

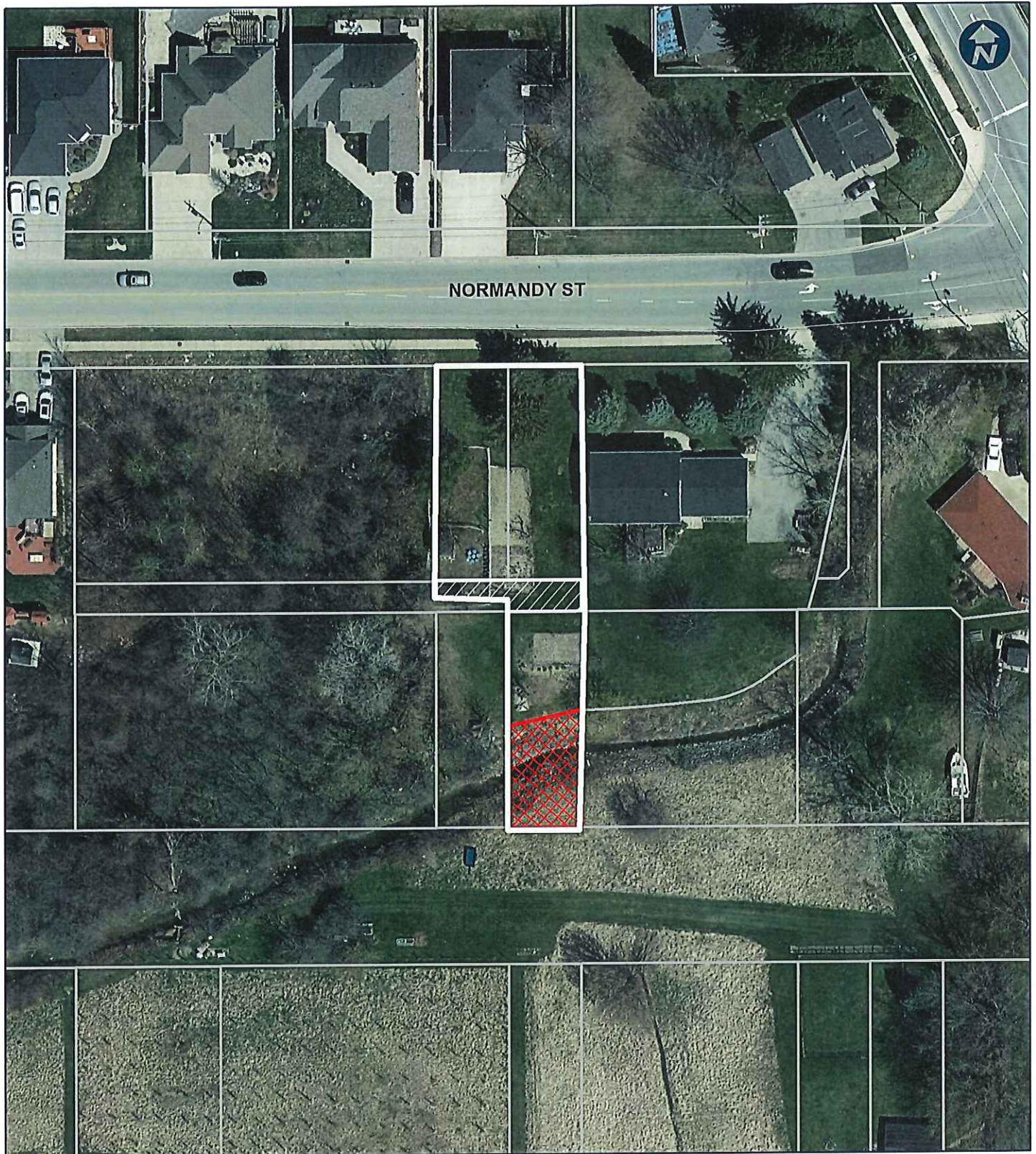
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Legend:



Alley to be closed



Land to be exchanged
for alley

Title:

FIGURE 3 - ALLEY



Scale: 1:400

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