



The Corporation of the Town of LaSalle

Date: September 6, 2017 **Report No:** DS-51-2017

Directed To: Mayor and Members of Council **Attachments:** Figures 1 to 3

Department: Development & Strategic Initiatives

Prepared By: L. Silani, M.Pl., MCIP, RPP
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Supervisor of Planning Services

Policy References: Approved Official Plan

Subject: Application: Zoning By-Law Amendment and Site Plan Control Applications
Our File No.: Z-16-2017 & SPC-04-2017
Registered Owner/Applicant: Westview Park Luxury Gardens (2006) Inc.
(c/o Dr. Dante Capaldi)
Location: Approximately 1 hectare of property located at the northwest corner of Stock Street and Westview Park Boulevard (Malden Planning District)

RECOMMENDATION:

Based on the information provided within this report, and subject to further input from Council and the public, it is recommended that:

- Council grant approval in principle to the Applicant's zoning by-law amendment and site plan control applications for the subject lands;
- A zoning by-law amendment, together with a site plan control agreement, be prepared by Town Staff and brought back to Council for adoption and execution purposes, in accordance with direction received from Council.

REPORT:

PURPOSE AND NATURE OF THE SUBJECT APPLICATION:

An Application has been received, requesting the rezoning of approximately 1 hectare of property located at the northwest corner of Stock Street and Westview Park Boulevard (see Figure 1), from a Residential Five Holding Zone – “R5(h)” to a site-specific Residential Five Zone, that will permit a new 4 storey 72 unit apartment style residential condominium building to be built at this location.

A new site-specific “R5” zone category will establish all required lot and yard standards for this site. A Site Plan Control Agreement will be used to address site details such as on-site parking, fencing, landscaping, lighting and all other site details.

The Applicant's site plan is attached as Figure 2.

Figure 3 depicts the existing zoning on the subject lands and in the surrounding neighbourhood.

OFFICIAL PLAN AND PROVINCIAL POLICY STATEMENT CONSIDERATIONS

The Planning Act requires that all zoning by-laws and all zoning by-law amendments adopted by Council conform to the land use designations and policies contained within the municipal approved Official Plans (both the lower-tier and upper-tier plans) that are in effect at the time that an application is received.

The Planning Act also requires that all Planning Authorities make decisions that are consistent with the 2014 Provincial Policy Statement.

In this particular instance, the subject property is designated "Residential Area" in the Town of LaSalle's approved Official Plan.

This property is also situated within the "Settlement Area" designation as defined on Schedule "A1" in the 2014 Approved Upper-Tier (County of Essex) Official Plan document.

Section 3.3.1 of the LaSalle 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 a 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."

A broad range of residential dwelling unit types are permitted within the "Residential" land use designation, including single-unit detached, semi-detached, townhouse and apartment type dwelling units.

The "Settlement Area" policies of the new County of Essex Official Plan include goals which:

"promote development that is compact, mixed use, pedestrian oriented, with a broad range of housing types, services and amenities available for residents from all cultural, social and economic backgrounds"

"promote residential intensification within Settlement Area boundaries".

Policies have also been adopted by County Council that support "a range of land uses and densities, a healthy mix of housing types, and walkable communities with public transit" as integral components of all "Settlement Areas".

The County of Essex also:

"specifically encourages residential intensification and redevelopment within settlement areas in order to increase their vitality, offer a range of housing choices, efficiently use land and optimize the use of infrastructure and public service facilities".

The 2014 Provincial Policy Statement includes a number of inter-related policies that provide direction to all Planning Authorities, including policies which:

"promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed"

"promote cost-effective development patterns and standards to minimize land consumption and servicing costs".

AGENCY COMMENTS:

The subject application was circulated to the Essex Region Conservation Authority (ERCA), the County of Essex, to the local school boards, and to a number of utility companies.

To date, only one response was received --- from ERCA, stating that they had no concerns with this development proposal.

PUBLIC COMMENTS RECEIVED TO DATE:

The Planning Committee held an Information Meeting on August 24, 2017 in the Council Chambers at the Town Hall: (i) to provide an opportunity for residents living in the surrounding neighbourhood to obtain additional information; (ii) to provide a forum for questions to be asked of the Applicant; and (iii) to receive public comments at the "front-end" of the planning review and approval process.

A representative of the Applicant was in attendance, and provided a brief summary of the subject rezoning application --- explaining that as of that date 60 out of the 72 new condominium apartment units had been pre-sold, and that there are four different floor plans in the building. Each unit would also be provided with an indoor storage locker to be located in the basement of the new 4 storey building.

The following is a brief summary of the public comments/questions that were received at this Information Meeting:

- where was the new driveway access going to be located?
- what efforts were being made by the Applicant to preserve existing trees, especially those trees located along the northern boundary of this site?

COMMENTS AND DISCUSSION

In assessing the merits of this rezoning application the following comments are offered for Council's consideration:

- a) The proposed new 4 storey 72-unit apartment style residential condominium building is a permitted land use on the subject lands, and is a mid-rise multi-unit residential building that conforms to the "Residential Area" policies contained within the Town's approved Official Plan.

The development that will result from this rezoning represents a compatible residential infill development that is in keeping with the intensification goals and policies as set out in both the local and the upper-tier Official Plan documents. It is also consistent with the policy direction as set out in the 2014 Provincial Policy Statement;

- b) The Applicant's preliminary site plan depicts a building location and off-street parking areas that provide a logical and appropriate on-site circulation pattern, and minimize any adverse impacts on the surrounding neighbourhood;
- c) It should be noted that the Applicant will be submitting a corresponding draft plan of condominium application to the both the County of Essex and the Town of LaSalle. This application is required in order to create the legal plan that will be registered on title in order to convey ownership of each of the 72 new condominium units;


- d) If Council grants approval in principle to the Applicant's rezoning and site plan control approval applications, final detailed site servicing, landscaping and site plans will be submitted by the Applicant. These plans will address site details such as lot grading, fencing, lighting, landscaping, refuse collection/storage, driveway exits/entrances, sidewalks, etc.
- e) A Site Plan Control Agreement will be required to be prepared in advance of Council granting final approval for the proposed rezoning application. This agreement shall include provisions to ensure that all applicable site servicing, landscaping, lighting, refuse disposal, and other site development requirements and financial contributions are properly addressed by the Applicant, all to the satisfaction of Council and Town Staff.

We would be pleased to answer any questions with respect to the contents of this Staff Report.

Respectfully,




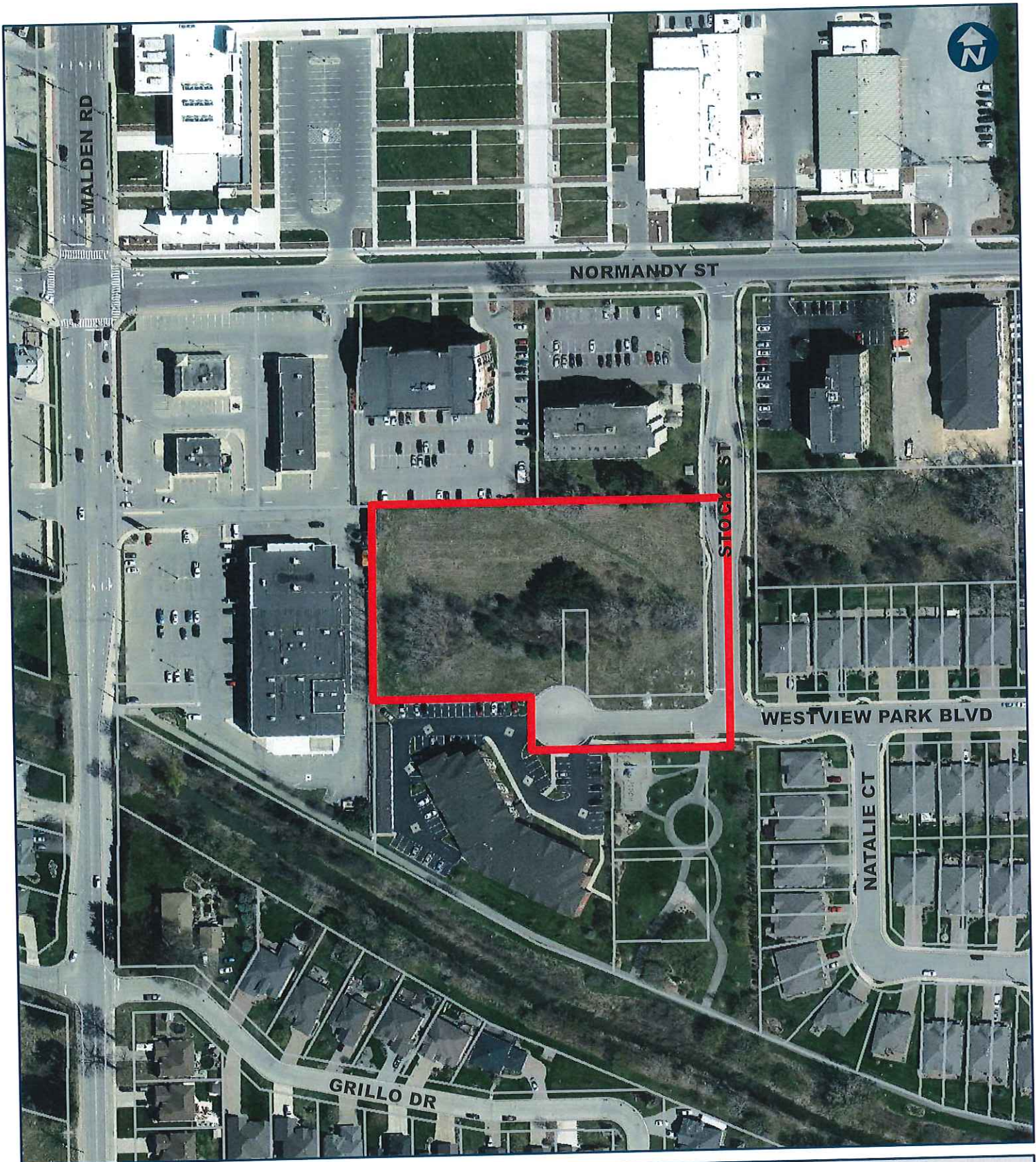
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Attachments

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



Legend:



Subject Lands

Title:

FIGURE 1 - SUBJECT LANDS



Scale: 1:2000

File No: Z-16/2017 & SPC-04/2017

Prepared For: Planning Dept.

Applicant: Westview Park
Luxury Gardens

Prepared By: Finance Department
GIS Services

Date: September 5, 2017

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



Legend:



Subject Lands

Title:

FIGURE 3 - ZONING



Scale: 1:2000

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