



The Corporation of the Town of LaSalle

Date:	October 18, 2017	Report No:	DS-63-17
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-06/17
Subject:	Amended Site Plan Control Approval		
Applicant/ Agent	Colliers International / ADA Inc. Architects 9310924 Canada Inc.		
Registered Owner :	Town Centre Plaza located at 5810 & 5844 Malden Road		
Location of Application:			

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 approval in principal to a Site Plan Control amendment to allow the construction of a new 2,900 sq. ft. Harvey's / Swiss Chalet restaurant at the Town Centre Plaza, subject to execution of an amending site plan control agreement.

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 to construct a new 2,900 sq. ft. Harvey's / Swiss Chalet restaurant at the Town Centre Plaza. The construction would require the modification of the existing parking lot and the relocation of the Royal Bank ATM. The combination restaurant would be located in the Town Centre Plaza located at 5810 & 5844 Malden Road (see figure 1).

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

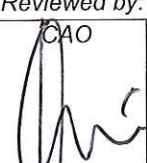
- i) The subject lands are designated "Malden Town Centre" in the Town's approved Official Plan. The Applicant's enlarged site plan for the subject lands (Figure 2) conforms to the Town's approved Official Plan;
- ii) Zoning By-law No. 5050 currently zones the lands subject to the application Town Centre Commercial Zone - "C4-9". Professional and General Offices, Restaurant, including outdoor patios and other similar Commercial uses are permitted land uses on the subject lands. The Applicants have provided preliminary North and East elevations attached as figure 3;
- iii) The restaurant that the Applicant is proposing requires 23 parking spaces. The existing site had excess parking and the additional parking demand will be accommodated by existing parking spaces. Two new accessible parking spaces along with two existing spaces will be provided for this new facility;
- iv) Included in the design of this site plan are our communities first set of in-ground "Earth Bin" refuse containers, this style bin is very popular in other parts of Ontario. There is no need for a garbage enclosure, they have a clean and tidy appearance, they smell less as they are fully enclosed and the garbage is stored below grade and out of the sun;
- v) There is an existing Site Plan Control Agreement currently registered on this property with existing easements and site services. It is recommended that an amending Site Plan Control Agreement be prepared and brought back before Council for its approval.

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



Harvey's Swiss Chalet Location

Title:

FIGURE 1 - KEY PLAN



Scale: NTS

File No: SPC-06/17

Prepared For: Planning Dept.

Applicant: Colliers Project Leaders

Prepared By: DSI

Date: October 18, 2017

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

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Delmar Street

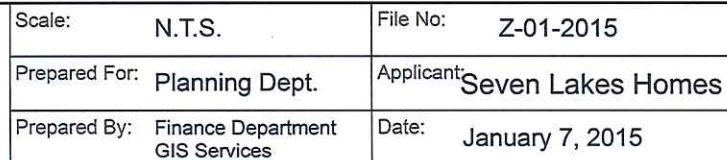
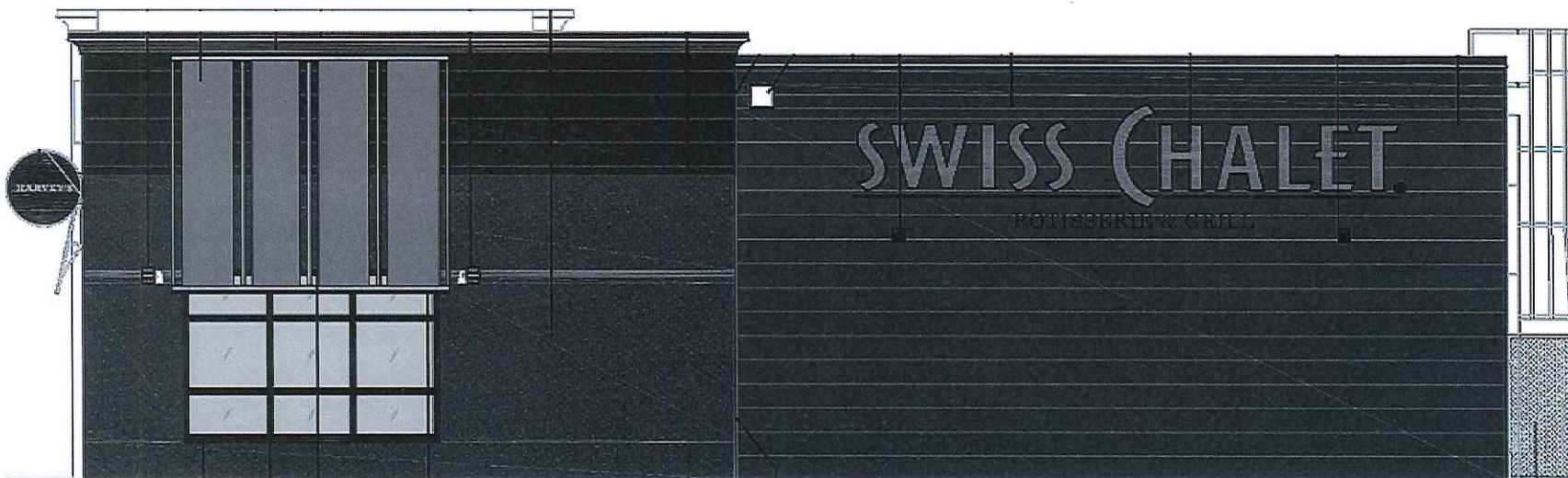


FIGURE 2 - DRAFT 12M PLAN

This document is not a Legal Plan of Survey.



Scale: N.T.S.	File No: SPC-06-17	Title: FIGURE 3 - ELEVATIONS
Prepared For: Planning Dept.	Applicant: Colliers Project Leaders	
Prepared By: DSI	Date: October 5, 2017	Notes: This document is not a Legal Plan of Survey.