



**THE CORPORATION OF THE TOWN OF LASALLE
SPECIAL MEETING OF COUNCIL FOR PLANNING ACT MATTERS
AGENDA**

Tuesday, August 25, 2020, 4:30 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Clerk's Note: Members of Council will be participating electronically and will be counted towards quorum. The Minutes will reflect this accordingly. The Electronic Meeting can be viewed at the following link: <https://www.youtube.com/channel/UC6x5UyIhV1zSHkDTV6TCI5g/videos>
Accessible formats or communication supports are available upon request. Contact the Clerk's Office, evallee@lasalle.ca, 519-969-7770 extension 1234.

	Pages
A. CALL TO ORDER	
B. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF	
C. ADOPTION OF MINUTES	3
RECOMMENDATION That the Minutes of the Special Meeting of Council for Planning Act Matters dated July 28, 2020 BE ADOPTED as presented.	
D. PUBLIC MEETINGS AND/OR HEARINGS	
1. Z-02-2020 & SPC-01-2020	6
Delegates:	
1. Kelley and Andrew Smith	
2. Marianne MacPhail	
RECOMMENDATION That the report of the Supervisor of Planning & Development Services, dated August 12, 2020 (DS-29-2020) regarding a request that has been submitted by 6150 Malden Inc., for the land located on the east side of Malden Road, south of Omira Street, BE RECEIVED; and that comments and concerns of Council and the public be RECEIVED and that a final staff report be prepared with recommendations and be submitted to Council at a subsequent Council meeting.	

Delegate: Devon Shepley

RECOMMENDATION

Based on the information provided within this report (DS-30-2020, pertaining to the removal of the holding symbol application Z-04-2020), and subject to further input from Council, it is recommended that:

- Approval be granted to this holding zone symbol removal application; and
- Council declare the alley surplus and it be disposed of in accordance with municipal policy;

E. WRITTEN SUBMISSIONS

F. DELEGATIONS

G. NEXT MEETING

H. ADJOURNMENT



THE CORPORATION OF THE TOWN OF LASALLE

Minutes of the Special Meeting of Council for Planning Act Matters held on

July 28, 2020

4:30 p.m.

Council Chambers, LaSalle Civic Centre, 5950 Malden Road

Members of Committee Present: Mayor Marc Bondy , Deputy Mayor Crystal Meloche, Councillor Michael Akpata, Councillor Mark Carrick, Counillor Sue Desjarlais, Councillor Anita Riccio-Spagnuolo, Councillor Jeff Renaud

Administration Present: J. Milicia, Chief Administrative Officer, R. Hyra, Human Resources Manager, L. Jean, Deputy Clerk, D. Sutton, Fire Chief, L. Silani, Director of Development & Strategic Initiatives, P. Marra, Director of Public Works, J. Osborne, Manager of Engineering , A. Burgess, Supervisor of Planning & Development, G. Ferraro, Manager of Finance/ Deputy Treasurer , E.Vallee, Executive Assistant to the Director of Council Services/Clerk

Clerk's Note: Mayor Bondy, Members of Council, and Administration participated in the Meeting electronically via video conference technology.
The Chief Administrative Officer, Deputy Clerk, and IT personnel were present in Council Chambers to participate electronically.

A. CALL TO ORDER

Mayor Bondy calls the meeting to order at 4:31 p.m.

B. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

C. ADOPTION OF MINUTES

None.

D. PUBLIC MEETINGS AND/OR HEARINGS

1. SD Development Corp, Wyoming and Ellis Rezoning Application

Tracey Pillon-Abbs, Agent/ Planner, appears before Council via electronic participation in support of the recommendation of Administration.

191/20

Moved By: Counillor Sue Desjarlais

Seconded By: Councillor Mark Carrick

That the report of the Director of Development & Strategic Initiatives, dated July 20, 2020 (DS-26-2020) regarding a request that has been submitted by SD Developments Corp, for the lands located on the southwest corner of Wyoming and Ellis Streets BE RECEIVED; and that COUNCIL APPROVE THE APPLICANT'S REZONING APPLICATION AND ADOPT the draft zoning by-law amendment which rezones this one (1) hectare site from a "C4(h)" to a "R5-10" zone.

Carried.

2. Z-08-19 & SPC-04-19

Tracey Pillon-Abbs, Agent/ Planner, appears before Council via electronic participation in support of the recommendation of Administration.

Shereen Worrell, Brisebois Law Professional Corporation, appears before Council via electronic participation on behalf of Dr. Colin Belanger, applicant, in support of the recommendation of Administration and is available for any questions.

Kevin and Sherry Kelly, residents, appear before Council via electronic participation in opposition to the recommendation.

192/20

Moved By: Councillor Mark Carrick

Seconded By: Deputy Mayor Crystal Meloche

That the report of the Supervisor of Planning & Development Services of LaSalle dated July 20, 2020 regarding Zoning By-law Amendment & Site Plan Control Application Z-08-19 & SPC-04-19 be approved in principle subject to the following conditions:

1. i) that the Applicant's rezoning be based on the Applicant's proposed site plan;
2. ii) that Council authorize Staff to prepare the required site plan control agreement for execution purposes;
- iii) that Council adopt the zoning by-law for the subject lands once the required site plan control agreement has been fully executed to Council's satisfaction.

Carried.

3. Part Lot Control By-law Application – T-04-2019, and the closing of a portion of Mia Anne Street

193/20

Moved By: Councillor Michael Akpata

Seconded By: Councillor Anita Riccio-Spagnuolo

That the report of the Supervisor of Planning & Development Services of LaSalle dated July 20, 2020 (DS-27-2020) regarding Part Lot Control Application T-04-2019 and the closing and sale of a portion of Mia Anne Street be approved.

Carried.

E. WRITTEN SUBMISSIONS

None.

F. DELEGATIONS

G. NEXT MEETING

The next scheduled Meeting will be held on August 25, 2020 at 4:30 p.m.

H. ADJOURNMENT

The Meeting is adjourned at the call of the Chair at 5:17 p.m.

Chair

Deputy Clerk



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: A. Burgess, RPP, MCIP - Supervisor of Planning and Development Services

Department: Development & Strategic Initiatives

Date of Report: August 12, 2020

Report Number: DS-29-2020

Attachments: Figures 1, 2, 3 & 4

Subject: Application: Rezoning and Site Plan Control Applications

Our File Nos: Z-02-2020 & SPC-01-2020

Applicant & Registered Owner: 6150 Malden Inc. (Randy Saccuci)

Agent: Dan McCulloch (Rosati) Planner : Melanie Muir (Dillon)

Location: The lands affected by this application comprise approximately 4,200 square metres of land located on the east side of Malden Road, south of Omira Street, municipally known as 6150 Malden Road

Recommendation

That the report of the Supervisor of Planning & Development Services, dated August 12, 2020 (DS-29-2020) regarding a request that has been submitted by 6150 Malden Inc., for the land located on the east side of Malden Road, south of Omira Street, BE RECEIVED; and that comments and concerns of Council and the public be RECIEVED and that a final staff report be prepared with recommendations and be submitted to Council at a subsequent Council meeting.

Report

INTRODUCTION AND NATURE OF THE SUBJECT APPLICATION:

This report is intended to provide members of Council with information regarding a rezoning and site plan control application that has been submitted to the Town, requesting approval to rezone approximately 4,200 square metres of land located on the east side of Malden Road, south of Omira Street, municipally known as 6150 Malden Road, from a Neighbourhood Commercial Zone – “C1” and Neighbourhood Commercial (C1-1) Zone - “C1-1” to a Site Specific Commercial Zone.

Figure 1 depicts the location of the subject lands.

Figure 2 identifies the existing Zoning By-law zone categories that apply to the subject lands and to lands in the surrounding area.

Figure 3 is the Applicant’s conceptual site plan, depicting a mixed use building containing approximately 700 square metres of ground floor area to be used for retail, office, restaurant and other service commercial purposes. In addition, a total of 24 new residential apartment type dwelling units are being proposed as part of the 4 storey building with a total of 73 parking spaces. A conceptual elevation drawing for the proposed new 4 storey building has also been provided by the Applicant, and is included as Figure 4.

OFFICIAL PLAN AND PROVINCIAL POLICY STATEMENT CONSIDERATIONS

The Planning Act requires that all decisions made by LaSalle Council conform with 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 these decisions be made in a manner that are consistent with the policies that are contained within the 2020 Provincial Policy Statement.

The subject property is designated " Mixed Use Corridor" in the Town of LaSalle's approved Official Plan. Section 4.5 of the LaSalle Official Plan contains the Town's land use policies for properties located within the "Mixed Use Corridor Designation", and read as follows:

“4.5 Mixed Use Corridor Designation

Intent

- a) The Mixed Use Corridor Designation functions as the connective spine of the Town as well as destinations for the surrounding neighbourhoods. The Mixed Use Corridor Designation provides a significant opportunity for creating

vibrant, pedestrian and transit oriented places through investment in infrastructure, with particular attention to urban design and the creation of safe and inviting places for people.

- b) Areas that are designated Mixed Use Corridor Designation will typically include an array of compatible land uses including retail and service commercial uses, mid-rise and high-rise residential uses, as well as institutional and community uses. These Mixed Use Corridors are expected to provide people-oriented employment and to accommodate higher density/intensity development, while maintaining a broad mix of land uses that support investment in transit and the achievement of complete communities.

Permitted Uses

- c) Buildings and sites throughout the Mixed Use Corridor Designation are encouraged to accommodate an array of uses. This mixture of uses is encouraged not just within the designation in general, but also on individual development sites, and within individual buildings. Uses in stand-alone buildings are also permitted, unless specified otherwise within the policies of this Plan or the implementing Zoning By-law. Permitted uses on lands designated as Mixed Use Corridor Designation may include:
 - i) Retail, service commercial uses and restaurants of all types and scales, including auto-focused uses such as auto dealerships, service centres and repair shops;
 - ii) Hotels, including convention/conference facilities and other ancillary uses;
 - iii) Commercial, medical, social service, administrative and institutional office uses, medical clinics, labs and other similar uses;
 - iv) Apartment style Mid-Rise and High-Rise residential uses, including communal housing, which may include special needs housing, housing for seniors, and residential care facilities;
 - v) Institutional uses, cultural, recreational and entertainment facilities, community facilities, parks and green spaces;
 - vi) Parking facilities at-grade and/or in structure; and,
 - vii) Public uses and public and private utilities.

- d) The range of permitted land uses within the Mixed Use Corridor Designation shall be further refined through the implementing Zoning By-law. The Zoning By-law may, for specific sites within the Mixed Use Corridor Designation, not permit all of the uses listed herein.

Development Policies

- e) Development in the Mixed Use Corridor Designation shall generally be part of a comprehensively planned site, where a grouping of permitted uses function with some common parking and/or loading facilities and shared ingress and egress. Freestanding buildings are also permitted on individual sites, provided they do not adversely affect access or traffic circulation within the broader Mixed Use Corridor Designation.
- f) Apartment style residential uses shall be in stand-alone buildings, or in upper storeys of a mixed-use building/development. They may be located on individual sites, or form part of a larger, comprehensively planned site.
- h) Within the Mixed Use Corridor Designation, the implementing Zoning By-law will confirm a minimum lot depth that is appropriate to accommodate the scale and mix of uses proposed, including the functional elements of the development, such as parking, loading and garbage collection/storage requirements based on a Conceptual Site Plan. The minimum depth of a development site within the Mixed Use Corridor Designation, prior to the development of a Conceptual Site Plan, shall be approximately 45 metres.
- i) When considering an application for a development within the Mixed Use Corridor Designation, the following shall be considered:
 - i) Adverse impacts are minimized on adjacent properties in the vicinity;
 - ii) Significant natural heritage features and their associated ecological and hydrological functions are appropriately protected;
 - iii) The height and massing of nearby buildings is appropriately considered and buffering and/or transitions in height and density to adjacent properties are implemented, where necessary;
 - iv) At-grade uses may change over time. As a result, the floor-to-ceiling height of ground floors for all buildings should

generally be sufficient to adapt to a range of permitted uses;

- v) On-site amenity space is provided in keeping with the intended use of the site;
 - vi) Streetscape patterns, including block lengths, setbacks and building separations are designed to support and encourage walking, cycling and other forms of active transportation; and,
 - vii) Utility, infrastructure and transportation system capacity exists or will be made available to serve the proposed development and there are no undue adverse impacts on the Town's sewer, water, stormwater management and transportation systems.
- j) Adequate parking, loading and garbage collection/storage facilities for all permitted land uses shall be provided on the site. Front yard parking will generally not be permitted. Parking and servicing areas shall be located at the rear or side of the building.
- k) When considering an application for a development within the Mixed Use Corridor Designation, the policies in Chapter 3 of this Plan shall be applied. In addition, land use specific policies that are applicable within this Designation are included in Chapter 5 of this Plan.
- j) All development within the Mixed Use Corridor Designation shall be subject to Site Plan Approval."

Malden Road is designated as an "Arterial Road" in the Town's Official Plan. Subsection 6.5.3(ii) sets out the planned function for arterial roads, and reads as follows:

- "ii) Arterial Roads provide for high volumes of both passenger and commercial traffic for inter-urban travel at moderate speeds, while at the same time providing access to individual properties. The right-of-way width for all Arterial Roads shall be within 26.2 to 30.5 metres."

Section 3.2.2 of the LaSalle Official Plan articulates a broad range of urban design policies, including the following:

“Compatible Development

- a) The principle of compatible development will be applied to all applications for development to ensure the appropriate integration of new development with existing built forms and landscapes in a way that enhances the image and character of the Town.
- b) To ensure development is compatible, when considering any application for development within the Town of LaSalle, particular attention shall be paid to the following:
 - i) Adverse impacts are to be minimized on adjacent properties in the vicinity;
 - ii) Significant natural heritage features and their associated ecological and hydrological functions are appropriately protected;
 - iii) The height and massing of nearby buildings is appropriately considered, and buffers and/or transitions in height and density to adjacent properties are implemented, where necessary;
 - iv) On-site amenity space is provided and it is reflective of the existing patterns of private and public amenity space in the vicinity;
 - v) Streetscape patterns, including block lengths, setbacks and building separations; and,
 - vi) Utility, infrastructure and transportation system capacity exists and/or will be made available to serve the proposed development and there are no undue adverse impacts on the Town’s sewer, water, storm water management and transportation systems.
- c) It is important to note that there are areas of the Town where the prevailing quality of existing development detracts from the unique character and

attractiveness of the Town. In these circumstances, new development may deviate (is not compatible development) from the prevailing quality/character of design, where doing so will make a positive contribution to the unique quality of place and character of the Town.”

Mix of Uses

- a) A mixed-use community that is walkable/bikeable, with connected trail/greenway facilities and public gathering places, where opportunities for social and recreational interaction are increased and where commercial and community services can be provided within easy walking and cycling distances, is a requirement of this Plan.
- e) This Plan will accommodate a range and mix of housing types to allow for a range of choice and opportunity for residents to remain in the community for their entire lifecycle.
- f) Higher density house forms will provide opportunities for housing that is more affordable, will contribute to the affordable housing requirements of the Town and will be incorporated into the housing stock. In addition, senior's housing, long term care facilities, affordable supportive and affordable accessible housing, and assisted living units will be incorporated into the Town's housing stock.
- g) Community infrastructure and institutional uses, recreational facilities, public buildings, and arts and cultural facilities shall be in locations that are accessible by the active transportation network and by public transit to meet the needs of people of all ages, backgrounds, and capabilities throughout the various stages of their lives.

Section 3.2.4 of the LaSalle Official Plan contains housing policies, including the following

“Housing Mix

- a) Housing is vital to the creation of healthy, sustainable, and complete communities. Residents of all ages, income levels and abilities rely on a range and mix of housing types to offer a meaningful place to grow and a

safe and secure place to live. An appropriate range of housing choices contributes to the overall health and well-being of communities.

Accessible Housing Forms

- b) The Town shall work with appropriate agencies to encourage the creation and maintenance of an adequate supply of appropriately scaled, accessible housing forms, including: assisted living; special needs housing; nursing homes and other forms of housing for seniors; and innovative housing models such as co-housing.
- c) Appropriately scaled, accessible housing forms shall be integrated within the LaSalle Town Centre, the Waterfront District and the Residential Neighbourhoods where community services and amenities are easily accessible to ensure people with special needs have the best opportunity to care for themselves as much as possible in a non-institutional setting. Special needs and emergency housing shall be permitted in any designation that permits residential uses.

Social and Affordable Housing

- d) This Plan establishes a Town -wide target for the provision of affordable housing at 20 percent of all new housing units. Further, this Plan anticipates that the target for affordable housing will be met primarily within the Urban Area.
- e) The Town supports the provision of affordable housing for low and moderate income households through the following policies:
 - i) The Town will achieve a minimum affordable housing target of 20 percent of all new residential development on a Town-wide basis;
 - ii) Affordable housing should be focused within the Urban Area, which offers residents easy access to existing services, facilities and infrastructure; and,
 - iii) The Town discourages the demolition or conversion of affordable rental housing into condominium tenure in order to maintain the rental housing stock.
- f) The Town shall utilize the implementation tools provided in this Plan and/or in the Planning Act to ensure a

diversity of housing options are available to residents of all ages, abilities and incomes, including but not limited to:

- i) Zoning By-Law regulations;
- ii) Land Division processes (conditions of approval);
- iii) Development Agreements; and,
- iv) Community Improvement provisions.”

The “Settlement Area” policies of the 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 2020 Provincial Policy Statement includes a number of inter-related policies that provide direction to all Planning Authorities, including policies which:

- require municipalities to provide for an appropriate mix of housing options and densities to meet the projected requirements of current and future residents for both market-based and affordable housing units;
- 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.

Zoning

The Applicant intends to construct a mixed use building on this site, in keeping with the land use policies for properties that are designated “Mixed Use Corridor”.

The Applicant is requesting approval to rezone this property from the Neighbourhood Commercial Zone – “C1” and Neighbourhood Commercial (C1-1) Zone - “C1-1” to a site-specific Commercial zone, which will permit:

- a new 4 storey mixed use commercial/residential building;
- new commercial units totaling approximately 700 square metres located on the ground floor area to be used for retail, office, restaurant and other service commercial purposes;
- a total of 24 new residential apartment type dwelling units to be constructed on the second, third and fourth floor;
- a total of 73 on-site parking spaces.

It should be noted that the Town is in the process of preparing a new Comprehensive Zoning By-law to implement all of the new land use designations that are contained within the Town’s new Official Plan document. In the interim, Town Staff have provided the Applicant’s consultant with regulations that are being written for the Mixed Use Corridor on Laurier Parkway in order to guide the preparation of the site plan to ensure conformity with the Council adopted and approved land use policies.

Town Staff are recommending that the site-specific zoning by-law amendment for this site incorporate the following language/provisions:

1. Schedule "C", Map 07, of By-law 5050, as amended, is hereby further amended by changing the zone classification on those lands depicted on Schedule "A" attached hereto and forming part of this by-law from a Neighbourhood Commercial Zone – “C1” and Neighbourhood Commercial (C1-1) Zone - “C1-1” to a General Commercial (C2-13) Zone – “C2-13”;
2. Section 12, General Commercial Zone (C2) Zone Regulations, of By-law No. 5050, as amended, is hereby further amended by adding a new subsection 12.3.13 to read as follows:

“12.3.13 - DEFINED AREA C2-13 as shown on map 07, Schedule “C” of this By-law:

a) Permitted Uses

- i. One mixed use residential/commercial building with a maximum of 700 square metres of retail, office, restaurant and personal service commercial floor area on the ground floor, and a maximum of 24 apartment type dwelling units located on the second, third and fourth floor;
- ii. Uses accessory to the forgoing uses in accordance with subsection 5.20 of this by-law.

b) Zone Provisions

- i. Minimum Lot Area 0.4 hectare
- ii. Minimum Lot Frontage 60 metres
- iii. Maximum Lot Coverage 25 percent
- iv. Minimum Landscaped Open Space 5 percent
- v. Maximum Height of Main Building 16 metres
- vi. Minimum Front Yard Depth Nil
- vii. Minimum Side Yard Depth 18 metres
- viii. Minimum Exterior Side Yard Depth Nil
- ix. Minimum Rear Yard Depth 55 metres
- x. Minimum Number of Required Parking Spaces 73
- xi. Notwithstanding any other provisions of this by-law to the contrary, all buffers strips shall be a width as shown on the approved site plan.

A subsequent report with comments and recommendations will be prepared and presented to Council, following the receipt of public, Council and all stakeholders input.

Consultations

Planning & Engineering

Financial Implications

N/A

Prepared By:



Supervisor, Planning and Development

Allen Burgess, MCIP, RPP

Link to Strategic Goals

	Enhancing organizational excellence
	Sustain strong public services and infrastructure
	Strengthen the community's engagement with the Town
Yes	Grow and diversify the local economy
Yes	Build on our high-quality of life

Communications

	Not applicable
Yes	Website
	Social Media
	News Release
Yes	Local Newspaper
	Bids & Tenders
Yes	Notification pursuant to the Planning Act

Notifications

Name	Address	Email

Report Approval Details

Document Title:	6150 Malden Road - DS-29-2020.docx
Attachments:	- FIG1.pdf - FIG2.pdf - FIG3.pdf - FIG4.pdf
Final Approval Date:	Aug 17, 2020

This report and all of its attachments were approved and signed as outlined below:



Director, Development and
Strategic Initiatives

Larry Silani



Chief Administrative Officer

Joe Milicia



Legend:



Location of
Subject Lands



LaSalle File No:
Z-02/20 and SPC-01/20

Applicant:
6150 Malden Inc.

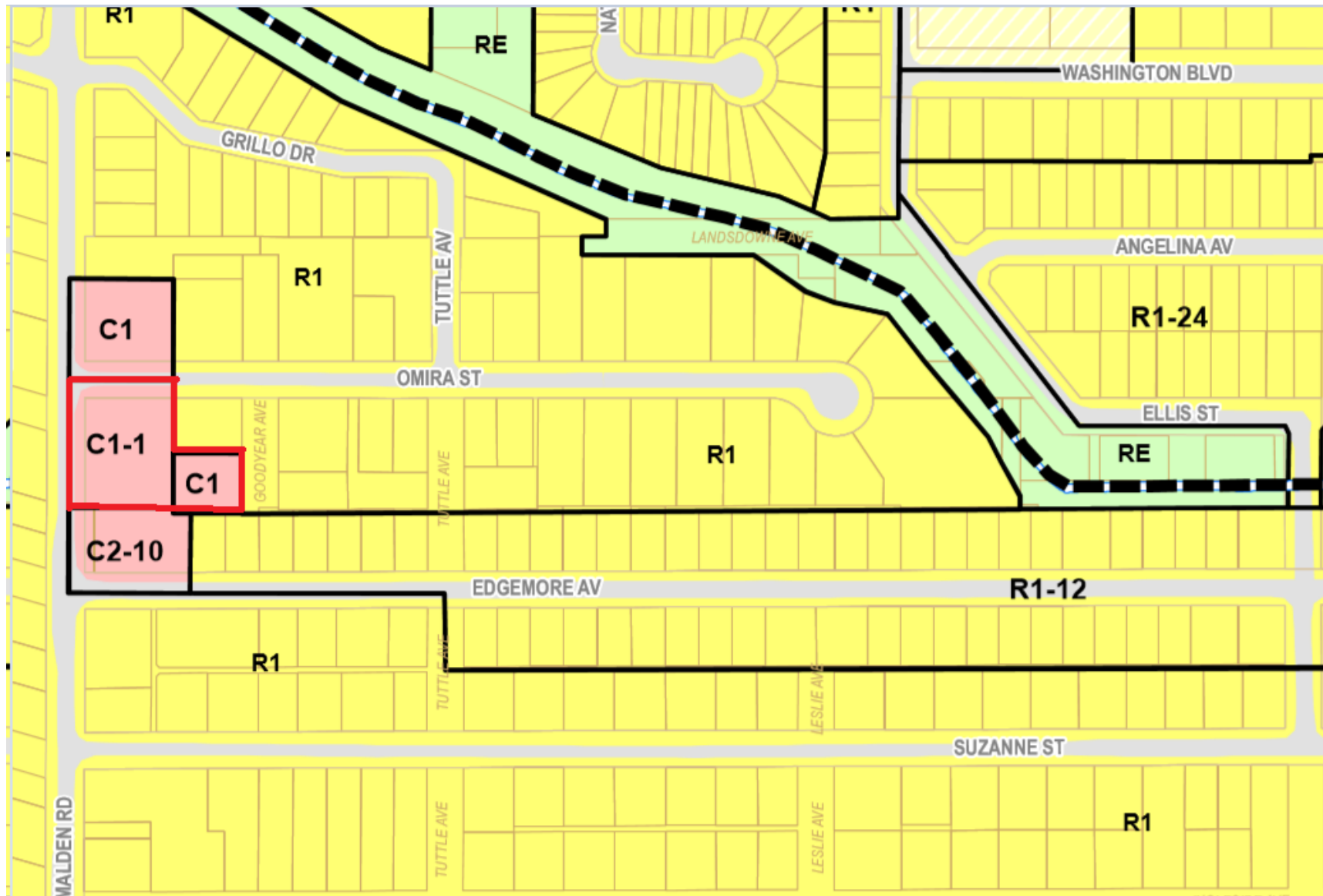
Date:
August 12, 2020

Title:

FIGURE 1 - LOCATION MAP

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



Zones:

R1	Residential One Zone
R2	Residential Two Zone
R3	Residential Three Zone
R4	Residential Four Zone
R5	Residential Five Zone
C1	Neighborhood Commercial Zone
C2	General Commercial Zone

C3	Highway Commercial Zone
C4	Town Centre Commercial Zone
C5	Shopping Centre Commercial Zone
C6	Rural Commercial Zone
WD1	Waterfront Development One Zone
WD2	Waterfront Development Two Zone
I	Institutional Zone
M1	Light Industrial Zone

M2	Special Industrial Zone
A	Agricultural Zone
RE	Recreational Zone
NE	Natural Environment Zone
W	Wetland Zone
(h)	Holding Zone

Legend:



Location of
Subject Lands



LaSalle File No:
Z-02/20 and SPC-01/20

Applicant:
6150 Malden Inc.

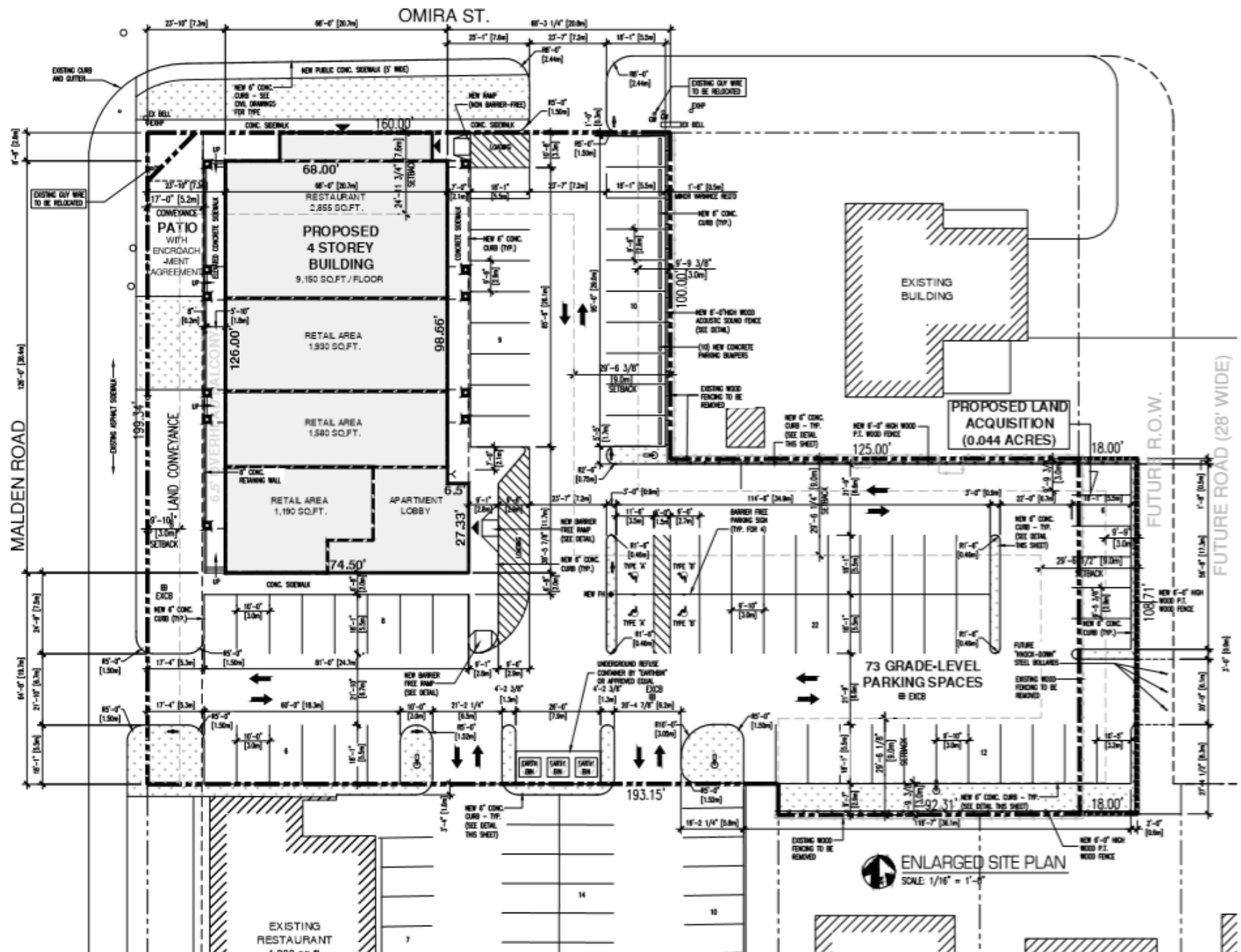
Date:
August 12, 2020

Title:

Notes:
21

FIGURE 2 - ZONING

This document is not a Legal Plan of Survey.



Legend:



LaSalle File No:
Z-02/20 and SPC-01/20

Applicant:
6150 Malden Inc.

Date:
August 12, 2020

Title:

Notes:
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FIGURE 3 - SITE PLAN

This document is not a Legal Plan of Survey.



Legend:



LaSalle File No:
Z-02/20 and SPC-01/20

Applicant:
6150 Malden Inc.

Date:
August 12, 2020

Title:

FIGURE 4 - MALDEN ELEVATION

Notes:

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This document is not a Legal Plan of Survey.



Response received on August 11, 2020 from Enrico and Amy De Cecco regarding Report DS-29-2020. Please note that this correspondence does not form part of Report DS-29-2020.

Erin Vallee

From: Enrico De Cecco <[REDACTED]>
Sent: Tuesday, August 11, 2020 9:46 AM
To: Erin Vallee
Cc: Larry Silani; Allen Burgess
Subject: Formal Comments Re: Applications Z-02/20 and SPC-01/20, Rosati Construction, 6150 Malden Road
Attachments: Enrico and Amy De Cecco Comments to Town Council, Re. Applications Z-02-20 and SPC-01-20.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Ms. Vallee,

Further to the instructions in notice of public meeting we received, please find attached our formal written comments on the noted applications, for inclusion on the August 25, 2020 Public Meeting Agenda.

If possible, can you please confirm that you received this email and the attached document.

Thank you for your assistance.

Regards,

Enrico and Amy De Cecco

CAUTION: This email originated from outside of the organization. Please verify that the sender's name matches the e-mail address in the From: field. Do not click links or open attachments unless you recognize the sender and know the content is safe.

August 11th, 2020

TO: Mayor Bondy, Town Council and Town Planning Department

RE: Applications Z-02/20 and SPC-01/20, Rosati Construction, 6150 Malden Road

Please accept the following as our formal public comments for Council's and Administration's consideration at the August 25, 2020 Public Council Meeting related to the above-noted applications.

We would like to preface our formal comments by commending Council and the Town's Planning Department on supporting and striving for mixed-use, compact development that encourages a pedestrian-friendly built form and creates a great community to live in. We can attest to the fact that living at our current home [REDACTED] has been wonderful, as our family is in walking distance to the Town Hall/Library, recreational trails, restaurants and many other establishments. We would like to emphasise that we do not have concerns with the commercial/residential uses proposed for the subject property. We believe that it will be a great addition to the Town and the area.

We had the opportunity to review the preliminary site plan for the proposed development. The site plan identifies a 20-foot wide emergency access lane within the parking area that extends easterly to the proposed new eastern-most lot line (the proposed land acquisition area), abutting the Goodyear unopened right-of-way (ROW). Based on discussions with Town Administration, it is our understanding that this access lane will stop at the subject property's lot line and that the existing Goodyear ROW will remain in its current undeveloped/naturalized state. We were advised that this access lane is only being provided for potential future emergency vehicle access purposes in the event an abutting vacant residential lot (on the east side of the Goodyear ROW) is ever developed, and the owner of that lot, reconstructs the Goodyear ROW to a full urban cross-section.

Based on that understanding, there are two minor concerns we have with the proposed design of the development, as illustrated by the proposed site plan. We respectfully request that these minor changes be implemented in the site plan drawing/agreement, to clearly identify the above-noted intent of the emergency access lane. For clarity, our property is identified in the applicant's site plan as the third house in, on the north side of Edgemore.

Design Concern #1 – Gap in Fence

The site plan shows that the eastern lot line abutting the Goodyear ROW (the area proposed to be acquired from the Town) will have a fence along the property line. However, the site plan shows a 20-foot gap in this new fence where the potential future emergency access lane is proposed. It is our understanding that traffic bollards would be placed at the eastern terminus of this access lane, abutting the lot line/Goodyear ROW. In addition, the site plan appears to show a paved driveway access extending past the property line, into the Goodyear ROW that will remain undeveloped/naturalized. Town Administration advised us that there is no intent on paving into the Goodyear ROW.

Our concern with this design option is that the need for this access lane would only be required in the event the abutting property ever develops. This need may never materialize and thus, the 20-foot gap in the fencing, as currently being shown by the site plan, could potentially remain permanently. This would create the appearance that a portion of the fence along the lot line is missing. This 20-foot gap in the fencing would open onto the undeveloped Goodyear ROW and could result in potential unwanted spill-over of the proposed development into the municipal unopened/naturalized ROW (i.e. dumping of garbage).

We respectfully request that through the site plan control approval process, the fencing along the eastern lot line abutting the Goodyear ROW be continuous, without any openings/gaps. In order to ensure the provision of a

potential future emergency access to abutting lands, a clause can be added in the site plan agreement that establishes the removal of the noted 20-foot portion of the fence and the installation of removable/breakaway bollards, to facilitate emergency access in the event the abutting residential lot ever develops in the future.

Design Concern #2 – Proposed Fence Height

Upon review of the applicant's Planning Justification Report (PJR), we noted that the developer is proposing a 4-foot high wooden fence between the development and the abutting properties.

We respectfully request that through the site plan control approval process, a 6-foot high privacy fence designed with noise attenuation, similar to the fence that was required for the Starbucks development on Malden Road, be required along the lot lines/abutting properties.

Town of LaSalle Official Plan

In addition, we offer the following sections of the Town of LaSalle Official Plan that support our design concerns/requests:

"3.2.2 URBAN DESIGN

Compatible Development

- a) The principle of compatible development will be applied to all applications for development to ensure the appropriate integration of new development with existing built forms and landscapes in a way that enhances the image and character of the Town.*
- b) To ensure development is compatible, when considering any application for development within the Town of LaSalle, particular attention shall be paid to the following:*
 - i) Adverse impacts are to be minimized on adjacent properties in the vicinity*

4.5 MIXED USE CORRIDOR DESIGNATION

DEVELOPMENT POLICIES

- i) When considering an application for a development within the Mixed Use Corridor Designation, the following shall be considered:*
 - i) Adverse impacts are minimized on adjacent properties in the vicinity*

5.0 LAND USE SPECIFIC POLICIES

5.2 URBAN AREA USE SPECIFIC POLICIES

- a) in addition to all of the other applicable policies of this Plan, the following land use specific policies shall also apply throughout the Urban Area Land Use Designations, where the use is permitted:*
 - i) Policies for Mid-Rise Residential Development*
 - New mid-rise residential uses shall be located on a site of suitable size for the proposed development, and shall provide adequate landscaping, amenity features, on-site parking, and buffering; and,*

- viii) *Policies for Non-Residential Neighbourhood Supporting Uses*
- *Any proposed new non-residential development will have regard for residential uses, with respect to existing built form, building mass, scale, height, setbacks, orientation, landscaping, and visual impact. As such, where a proposed non-residential development abuts a residential use, the Town shall require that impacts be mitigated through site design including appropriate screening and landscape treatments;*

7.9 SITE PLAN CONTROL

- b) *The Town of LaSalle in its entirety is designated as a Site Plan Control Area pursuant to Section 41 (2) of the Planning Act. The Town's objectives in using Site Plan Control are to:*
- i) *Ensure a high standard of site design for new development;*
 - ii) *Ensure safety and efficiency of vehicular and pedestrian access;*
 - iii) *Minimize incompatibilities between new and existing development;*
 - iv) *Control the location of driveways, parking, loading and garbage collection facilities*

7.12.2 PUBLIC PARTICIPATION

- a) *The Town shall encourage applicants to engage with adjacent property owners and interested stakeholders for all applications. Depending on the scale and application type, applicants may also be required to hold a public information session in advance of a required statutory public meeting."*

Based on all of the foregoing, we respectfully request that any approval from Town Council on the proposed applications/development incorporate the above-noted minor design changes through the site plan control approval process and that our comments be taken into consideration when considering the zoning by-law amendment and site plan control application that would facilitate the development of the subject lands.

We welcome any additional consultation/discussions with Town Administration and the applicant regarding the aforementioned site plan design issues.

In addition, in accordance with the *Planning Act*, we wish to notified of Council's decision/adoption of the aforementioned application.

We thank you in advance for your time and consideration of our concerns/design requests.

Regards,

Enrico & Amy De Cecco





Response received August 17, 2020 from Mahmoud Algarousha regarding Report DS-29-2020. Please note that this correspondence does not form part of Report DS-29-2020.

Municipal Development and Strategic Initiatives Office
Town of Lasalle Civic Centre
5950 Malden Rd, Windsor, ON N9H 1S4

File Number: Z-02/20 & SPC-01/20 to be heard at Virtual Public Meeting Tue August 25, 2020

City Planners and Committee Members,

I am writing as a resident of Edgemore Ave to express my views regarding the Zoning By-Law Amendment requested for 6150 Malden road under File Number: Z-02/20 & SPC-01/20. The request to construct the 4-storey apartment building is, in my view, an invasion of my households privacy. There will be a clear view from the upper apartments directly into my home and backyard that will be impossible to block. Prior to purchasing my home, it was to my knowledge that the surrounding properties were zoned for a maximum of 2-storey buildings. This was vital to me as privacy is the most important factor in feeling safe in my home. The rezoning of this property will allow the construction of a building that will not fit into the neighbourhood and will disrupt the comfort of our residence.

I am not against the development of the neighbourhood, but the re-zoning is not necessary for this development. Alternatively, a maximum of 2-stories for the building will fit within the neighbourhood and will resolve the concerns of privacy violation.

I also believe that will cause an unreasonable amount of traffic and need for parking in the area. With a 4-storey building, the amount of traffic will significantly increase and potentially cause Edgemore Ave to become parking space for the residents of the building and their guests. Reducing the building to 2 stories will alleviate this traffic and the amount of parking space needed. Ascetically, it will also allow more space for landscaping, to preserve the greenery and pleasant sight lines in the area, as opposed to a large, unpleasant concrete parking lot.

Again, I am not against the development of this area but I ask the council to consider the negative affects that the Zoning By-Law Amendment request will have on this residential area.

Thank you for considering my objections in your ruling,

Mr Mahmoud Algarousha,
[REDACTED]



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

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

Department: Development & Strategic Initiatives

Date of Report: August 11, 2020

Report Number: DS-30-20

Attachments: Figure's 1, 2, & 3

Subject: Application to Remove the Holding Symbol & Alley Closing
Our File No: Z-04-2020
Applicant & Registered Owner:
Devon & Katie Shepley
Location: 680 sq. metres of land, to the rear of property municipally known as 782 Reaume Road

Recommendation

Based on the information provided within this report (DS-30-2020, pertaining to the removal of the holding symbol application Z-04-2020), and subject to further input from Council, it is recommended that:

- Approval be granted to this holding zone symbol removal application; and
- Council declare the alley surplus and it be disposed of in accordance with municipal policy;

Report

Introduction and Nature of the Subject Application:

This report is intended to provide members of Council with comments and recommendations regarding an application that has been submitted requesting Council approval for the removal of the holding zone symbol from approximately 680 sq. metres of land, to the rear of property municipally known as 782 Reaume Road. Figure 1 attached depicts the location of the lands affected by this application.

If approved, this application would allow the construction of accessory structures (garage & swimming pool) on the combined property. Figure 2 attached depicts a site plan of the combined property.

Official Plan / Zoning:

The Official Plan for the municipality designates the lands subject to this application “Residential” and the construction of an accessory structure at this location is in keeping with the intent and policies of the approved Official Plan. Zoning By-law No. 5050 currently zones the lands subject to the application “Residential One Holding – R1 (h)”. This lot is of a size and shape that meets and/or exceeds the “R1” zone requirements.

Public Comments Received to Date:

No comments/questions or concerns have been received to date.

Comments and Discussion:

In assessing the merits of this holding zone removal and alley closing request the following comments are offered for Council’s consideration:

- i) The subject land is currently maintained as a portion of the Applicant’s rear yard, and is being mowed regularly;
- ii) The Applicant will be required to provide evidence, to the satisfaction of the Town Engineer, that proper grading and drainage is present for the subject lands, prior to building permit issuance;

- iii) The Applicant has requested to purchase the subject alley to consolidate his lands to the south (Lot 168 & 169), to expand the rear yard of the existing dwelling. If Council concurs with this application, Staff recommend the municipality exchange the alley for ownership of lots 170, 171 and 172.

This exchange would add to the inventory of lands within the Reaume Prairie and provide municipal ownership of a portion of the St. Michael's Drain (as shown with red hatch on the figure 3). This exchange for the alley would be at no cost to the applicant.

The applicant has requested that if the Corporation were to dispose of these lands, that they would be offered a first right to repurchase these lands if they were ever made available.

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

Consultations

Planning & Engineering

Financial Implications

Not Applicable

Prepared By:



Supervisor, Planning and Development

Allen Burgess, MCIP, RPP

Link to Strategic Priorities

	Expanding and diversifying our assessment base
	Effectively communicating the activities and interests of the Town
	Managing our human and financial resources in a responsible manner
	Promoting and marketing LaSalle
Yes	Promote a healthy and environmentally conscious community

Communications

	Not applicable
	Website
	Social Media
	News Release
	Local Newspaper
	Bids & Tenders
Yes	Notification pursuant to the Planning Act

Notifications

Name	Address	Email

Report Approval Details

Document Title:	Shepley - Z-04-20 - DS-30-2020.docx
Attachments:	- Z-04-20 FIG1.pdf - Z-04-20 FIG2.pdf - Z-04-20 FIG3.pdf
Final Approval Date:	Aug 13, 2020

This report and all of its attachments were approved and signed as outlined below:



Director, Development and
Strategic Initiatives



Larry Silani



Chief Administrative Officer

Joe Milicia



- Legend:
-  Location of Subject Lands
 -  Lands Subject to Removal





LaSalle File No: Z-04-2020
 Applicant: Shepley
 Date: August 5, 2020

Title:
 Notes:
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FIGURE 1 - SUBJECT LANDS

This document is not a Legal Plan of Survey.



- Legend:
-  Alley to be Closed and Conveyed
 -  Lands to be Dedicated to the Town



LaSalle File No: **Z-04-2020**
 Applicant: **Shepley**
 Date: **August 5, 2020**

Title:
 Notes:
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FIGURE 3

This document is not a Legal Plan of Survey.