



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

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**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

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**August 11<sup>th</sup>, 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 emphasize 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

