



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: L. Silani, MCIP, RPP, Director of Development & Strategic Initiatives
P. Marra, P. Eng., Deputy Chief Administrative Officer

Department: Development and Strategic Initiatives

Date of Report: March 22, 2021

Report Number: DS-07-2021

Subject: Creekside/Valente, Ellis Street – SPC and Holding Zone Removal Applications

Recommendation

That the report of the Director of Development & Strategic Initiatives and the Deputy Chief Administrative Officer, dated March 22, 2021 (DS-07-2021) regarding the Valente Development Corporation lands legally described as LT 5 PL 1555 Sandwich West; LT 6 PL 1555 Sandwich West; LT 7 PL 1555 Sandwich West S/T R1120784; S/T R1300816; LaSalle, being all of PIN 70546-0431 (LT) situated on the southwestern corner of Ellis Street and Trinity Avenue, be received, and further that approval be given to the Removal of the Holding Zone Symbol for the subject lands, and approval be given to the corresponding Site Plan Control Agreement, and further that no additional actions need to be taken with respect to the items as set out in the November 20, 2020 petition submitted by residents living on Serenity Circle, and further that a copy of the final executed Site Plan Control Agreement for the subject lands that incorporates noise mitigation measures be sent to Loblaws Inc.

Report

This report is intended to provide members of Council with comments and recommendations regarding:

- a Site Plan Control application that has been submitted to the Town, requesting approval for site plans and a corresponding site plan control agreement for approximately 2 hectares of land located along the west side of Ellis Street, south of Delmar Street;

- a Holding Zone Removal Application --- the subject lands are currently zoned Residential Five (R5-9) Holding Zone – “R5-9(h)”;
- items set out in the petition that has been submitted by residents of Serenity Circle dated November 20, 2020.

Figure 1 is the Applicant’s Final Revised Site Plan, depicting 3 multi-storey apartment style residential buildings with a total of 178 dwelling units.

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 Plan, and also requires that these decisions be made in a manner that are consistent with the policies that are contained within the 2014 Provincial Policy Statement.

On October 22, 2019 a public meeting was held and Council adopted a zoning by-law amendment (By-law 8358), rezoning the subject lands located along the west side of Ellis Street, between the Town Hall/Civic Centre lands and the lands owned by CP REIT Ontario Properties Limited (Zehrs Malden Village Plaza), to allow 3 new multi-storey apartment style residential buildings to be built at this location with a total of 178 new dwelling units.

The following Council Resolution was passed at the October 22, 2019 Council meeting:

“That the report of the Director of Planning & Development Services and the Director of Public Works dated October 11, 2019 (DS-36-2019) be received and that the request of Valente Development Corporation (Peter Valente) and Steve Nedin (applicant and registered owner) to rezone 2.1 hectares of land located along the west side of Ellis Street, south of Delmar Street from a Town Centre Commercial Holding Zone – “C4(h)” to a Site-Specific Residential Five Holding Zone be approved; and that the corresponding draft zoning By-Law amendment be approved during the By-Law stage of the agenda; and that a noise study be prepared and approved by the Town of LaSalle, including recommended mitigating measures, prior to the removal of the holding zone symbol.”

This property was placed in a site-specific “R5-9(h)” holding zone, to address the CP REIT lands concerns, and to ensure that the following studies/documents and additional applications were submitted to the Town before the holding zone symbol would be removed from this site:

- That a noise study be carried out by the Applicant, and approved by the Town – including recommended mitigation measures;

- That a site plan control application be submitted by the Applicant and approved by the Town. This would require detailed site plans, site servicing, landscaping, and elevation drawings to be prepared and submitted as part of this application. A site plan control agreement will need to be prepared, executed, and registered on title before the holding zone could be removed. Details pertaining to on-site and off-site servicing, construction traffic, fencing, lighting, noise mitigation, internal and external pedestrian access/walkways, etc. will form part of those detailed drawings and will be reviewed and approved by the Town as part of the required site plan control approval application.

In March of 2020, Dillon Consulting on behalf of the Applicant submitted the required noise study, and submitted correspondence requesting that Council designate the subject lands as Class 4, under the Ministry of Environment, Conservation and Parks NPC-300 Environmental Noise Guideline.

At the June 9, 2020 Council meeting the following Council Resolution was passed:

“That the report of the Director of Development & Strategic Initiatives, dated June 1, 2020 (DS-17-2020) regarding a request that has been submitted by the Valente Development Corporation for lands be received, and lands legally described as LT 5 PL 1555 Sandwich West; LT 6 PL 1555 Sandwich West; LT 7 PL 1555 Sandwich West S/T R1120784; S/T R1300816; LaSalle, being all of PIN 70546-0431 (LT) situated on the southwestern corner of Ellis Street and Trinity Avenue, be classified as a Class 4 area pursuant to Publication NPC- 300 (MOECP Environmental Noise Guideline -Stationary and Transportation Sources -Approval and Planning), and further that the Director of Development & Strategic Initiatives or their designate be directed to incorporate additional or modify existing, mitigation measures including warning clauses required for a Class 4 designation pursuant to the Publication NPC-300 in the site plan approval and site plan agreement, and further that the Director of Development & Strategic Initiatives or their designate to provide a copy of the Council Resolution approving Class 4 area classification and a copy of any Site Plan Control Agreement for the subject lands that incorporates noise mitigation measures to Loblaw's Inc.”

During the last 12 months Town Planning and Engineering Staff have been working with the Applicant and his consultants to ensure that all of the necessary revisions are made to the Applicant's site plan, site servicing plan, and landscape plans to properly address and incorporate features that:

- are in full compliance with the zoning by-law regulations as adopted by Council on October 22, 2019;
- implement the noise mitigation measures recommended by Dillon Consulting and agreed to by CP REIT Ontario Properties Limited;

- provide on-site and off-site sidewalks to facilitate safe and convenient pedestrian movements to/from this new residential development, the Civic Centre lands, nearby schools/commercial areas, and the extensive network of trails and parks that are located in close proximity.
- ensure that all necessary site servicing, landscaping, and fencing is completed by the Applicant and is maintained at no cost to the Corporation of the Town of LaSalle;
- ensure the driveway approaches/access onto Ellis Street are appropriately designed and engineered to provide for roadway and site safety and to ensure sightlines are maintained;
- provide the required parkland dedication to the Town, at the location as determined by the Town of LaSalle.

The following comments are offered with respect to the items that set out in the Serenity Circle petition (we have attached a copy of this petition as Exhibit 1):

Petition Item 1

Request #1 – Before any site preparation or construction is begun on any phase of Creekside, to build and complete a proper sidewalk on the east side of Ellis and Trinity Streets from Serenity Circle to Wyoming Avenue

Response #1 – A proposed trail along the east side of Ellis Street is part of the Creekside development. This trail will be extended from Serenity Circle northerly to Delmar. This will connect these areas to the walkway into the back of the school yard and to the all-way stop at Delmar/Ellis for ease of crossing. The further extension of this trail to Wyoming, is part of a separate site plan agreement. This trail will be constructed contemptuously and as part of the construction servicing and will be part of any of the first phase developments.

Petition Item #2

Request #2 – To build and route all ingress and egress roadways to and from Creekside development to and through LaSalle municipal property, so that access to and from the development be exclusively by way of Normandy Street and no other way – in particular Ellis and Trinity Streets.

Response #2 – By way of previous approvals granted by Council in 2019, vehicular access to/from this new residential development and Ellis Street is permitted. To now change this approved means of access, and to instead require all vehicular access to be obtained through municipal property would require the Town to give up an approximately 20m wide swath of land through either the fire department yard, the

police department yard or through the Cenotaph park. This would in essence make this a single point access site, and would introduce a number of serious safety, operational and security problems for the Town's new Civic Centre Complex. This would also create another new intersection on Normandy that would not align with any other existing intersections on Normandy, thus creating offset intersections. The Creekside site has adequate frontage onto a public open right-of-way being Ellis Street. This public street is a collector road that has been designed and built to handle the traffic that will be generated by this new residential development. This was assessed through a traffic analysis completed by the Applicant's consultant and subsequently updated and confirmed by the Town.

Petition Item 3

Request #3 – To amend the proposed site plan to move the location of the proposed most easterly building to another place in the development or, in the alternative, reduce the height to that building, as specified, to two stories.

Response #3 – The location and height of the proposed new buildings is appropriate, and is in keeping with the zoning bylaw regulations that are now in effect for this site --- as per Bylaw 8358, as adopted by Council in 2019;

Petition Item 4

Request #4 – Deals with the community mailbox.

Response #4 – This matter was dealt with through a separate Council report heard at the March 9, 2021 Council meeting.

Town Staff are satisfied that the Applicant's final site plan, site servicing plan, and landscape plan --- together with the corresponding provisions that have been incorporated into the final site plan control agreement will result in a new multi-unit residential development at this location that conforms with the applicable provisions of the Town's approved Official Plan, is consistent with the PPS, and responsibly addresses the relevant outstanding issues affecting this site. Consequently, Town Staff are recommending that:

- Council grant approval to the Applicant's request to remove the holding zone symbol from the subject lands, and that the corresponding Bylaw be adopted by Council;
- Council grant approval to the Applicant's final site plan, and that a By-law be adopted authorizing the execution of the final site plan control agreement;

- A copy of this agreement be registered on title for the subject lands, and that a copy be sent to Loblaw's Inc. (CP REIT Ontario Properties Limited).

We are available to answer any questions Members of Council may have with respect to the contents of this Staff Report.

Consultations

Engineering, Planning and Legal Staff

Financial Implications

N/A

Prepared By:



Director, Development and
Strategic Initiatives

L. Silani, Director of Development and Strategic Initiatives



Deputy Chief Administrative Officer

P. Marra, Deputy Chief Administrative Officer

Link to Strategic Goals

1. Enhancing organizational excellence - Not Applicable
2. Strengthen the community's engagement with the Town - Not Applicable
3. Grow and diversify the local economy - Yes
4. Build on our high-quality of life - Not Applicable
5. Sustaining strong public services and infrastructure - Not Applicable

Communications

Notification pursuant to the Planning Act.

Notifications

Affected homeowners on Serenity Circle were notified.

Report Approval Details

Document Title:	Site Plan Control and Holding Zone Removal Applications -- Valente Creekside Condominiums, Ellis Street.docx
Attachments:	- Figure 1 Valente Staff Report.pdf - Exhibit 1, Valente Staff Report, march 23, 2021.pdf
Final Approval Date:	Mar 25, 2021

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



Chief Administrative Officer

Joe Milicia