



The Corporation of the Town of LaSalle

Date: December 21, 2016 **Report No:** DS-66-2016

Directed To: Mayor and Members of Council **Attachments:** Figures 1 to 4

Department: Development & Strategic Initiatives

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

Policy References: Approved Official Plan

Subject: Application: Holding Zone Symbol Removal & Site Plan Control Applications
Our File No.: Z-09-2016 & SPC-04-2016
Applicant & Registered Owner: Mike Byrd
Agent: John Gillis, Designer
Location: 0.14 hectares of land located along the south side of Adams Lane, west of Front Road -- municipally known as 30 Adam's Lane (Front Road Planning District)

RECOMMENDATION:

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

- Council grant approval in principle to the Applicant's holding zone removal and site plan control applications for the subject lands, and that a final set of site plan drawings, landscape plans, site servicing plans and elevation drawings be submitted to the Town, in accordance with direction received from Council;

- a by-law removing the holding zone symbol from the subject lands, 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:

INTRODUCTION AND NATURE OF THE SUBJECT APPLICATIONS:

This report is intended to provide members of Council with comments and recommendations regarding Planning Act applications that have been submitted, requesting Council approval for a holding zone symbol removal, together with site plan control approval, for 0.14 hectares of land located along the south side of Adam's Lane (west of Front Road). This site, municipally known as 30 Adam's Lane, has an existing two storey residential dwelling and an accessory detached garage located thereon, and is currently zoned Waterfront Development Two (WD2)) Holding Zone -- "WD2(h)".

The Applicant is proposing to remove this two storey dwelling and the accessory detached garage, and to construct a new 2.5 storey 10-unit apartment building at this location.

Figures 1 and 2 depict the location of the subject lands, and the existing zoning on lands located in the surrounding neighbourhood.

Figures 3 and 4 are the Applicant's preliminary site plan for the proposed new building, and the Applicant's proposed building elevation and floor plan drawings.

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 with the land use designations and policies contained within the municipal approved Official Plan documents (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 Cabinet Approved Provincial Policy Statement.

In this particular instance, the subject property is designated "Waterfront Development" 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 3.4 of the LaSalle Official Plan permits a broad range of multi-unit residential buildings and/or waterfront-related commercial buildings to be built on lands that are designated and zoned Waterfront Development. Permitted multi-unit apartment buildings can be constructed at this location, provided they do not exceed 75 units per net hectare of land and no more than 24.4 metres in height.

The "Settlement Area" policies of the 2014 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".

Official Plan 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 in Ontario, 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, 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 Advisory Committee held an Information Meeting on December 14, 2016, 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 Planning Act applications --- explaining that this new low-rise residential apartment building is being designed with a building footprint and with exterior design features that are visually attractive and compatible with surrounding residential buildings.

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

- will the new parking lot have a gravel or an asphalt surface?
- what building materials will be used on the exterior of the new building?
- where will the construction crews park while the new building is being built?
- when will construction start?
- what does the Applicant plan by way of landscaping?

COMMENTS AND DISCUSSION

In assessing the merits of this holding zone symbol removal and site plan control applications, the following comments are offered for Council's consideration:

- a) The proposed new 2.5 storey 10-unit apartment building is a permitted land use on the subject lands, and is a low rise multi-unit residential building that conforms to the "Waterfront Development" policies contained within the Town's approved Official Plan.

The development that will result from these Planning Act applications 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;

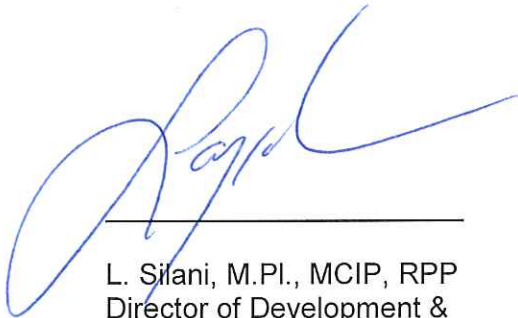
- b) The Applicant's preliminary site plan depicts a building location and off-street parking areas that minimize any adverse impacts on the surrounding neighbourhood;
- c) The Applicant has advised Town Staff that he intends to move quickly with the construction of this new low rise apartment building in order to take advantage of the existing Land Development Charge Waiver that is currently in effect;
- d) Detailed site servicing and landscaping drawings will be submitted to the Town and reviewed by Town Planning and Engineering Staff as part of the preparation of the required site plan control agreement --- to ensure that site details related to lot grading, fencing, lighting, landscaping, refuse collection, etc. are incorporated into the final detailed site plan drawings for this property.

Should Council pass a resolution granting approval in principle to the subject applications, the Applicant would then need to prepare and submit final detailed site plan, site servicing, landscaping, and elevation drawings. In reviewing these final set of detailed drawings, Town Staff will ensure that the questions/comments communicated by those residents that spoke at the December 14, 2016 Public Information Meeting will be dealt with and addressed as part of the final site plan control agreement;

- e) A Site Plan Control Agreement will be brought back to Council for adoption purposes. This agreement will include language 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,




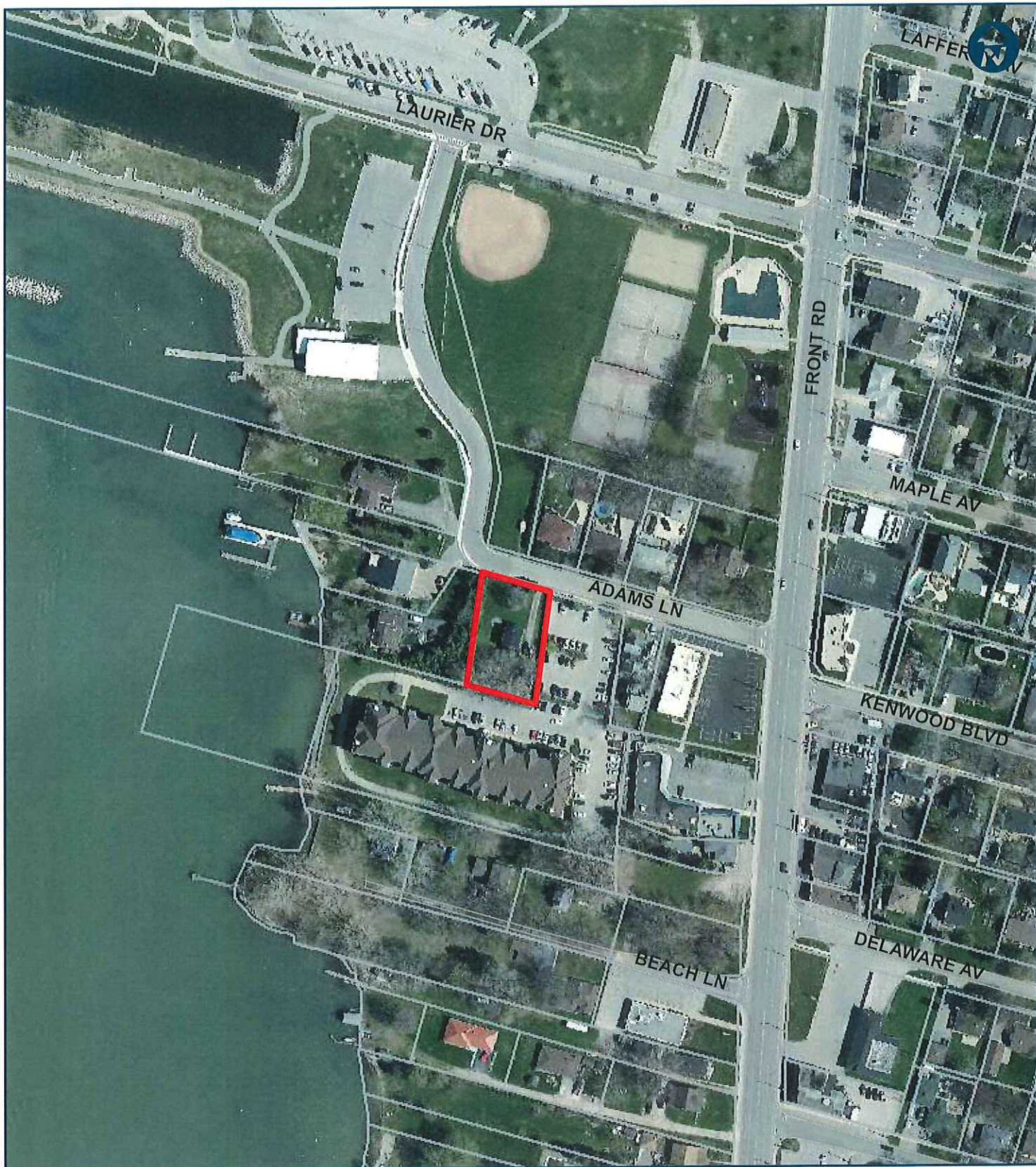
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Attachments

Reviewed by:						
 CAO	Finance	Clerk	Environmental Services	Development & Strategic Initiatives	Culture & Recreation	Fire



Legend:



Subject Lands

Title:

FIGURE 1 - SUBJECT LANDS



Scale: 1:2300

File No: Z-09/16 & SPC-04/16

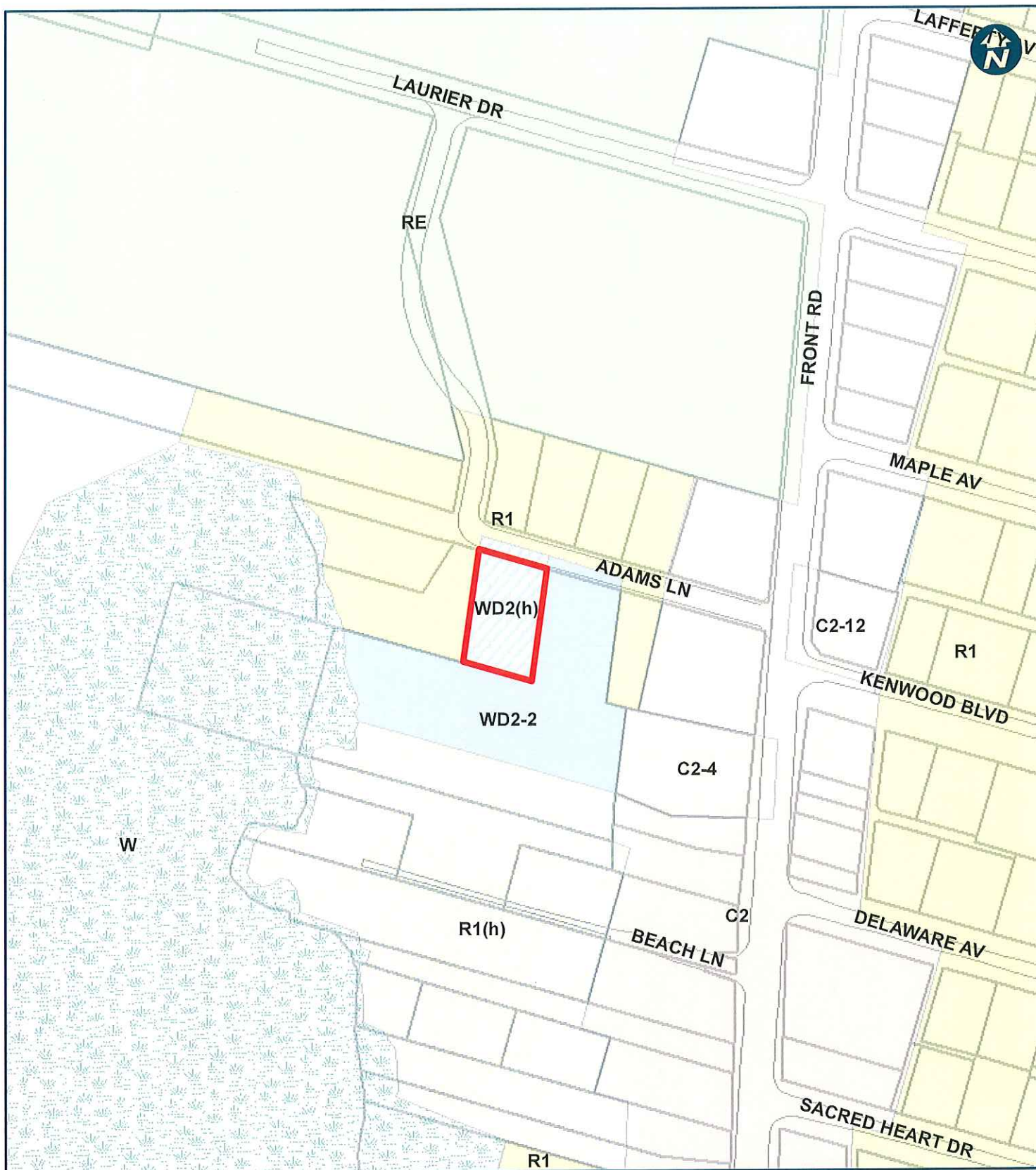
Prepared For: Planning Dept.

Applicant: Mike Byrd

Prepared By: Finance Department
GIS Services

Date: January 3, 2017

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



Legend:



Subject Lands

Title:

FIGURE 2 - ZONING



Scale: 1:2500

File No: Z-09/16 & SPC-04/16

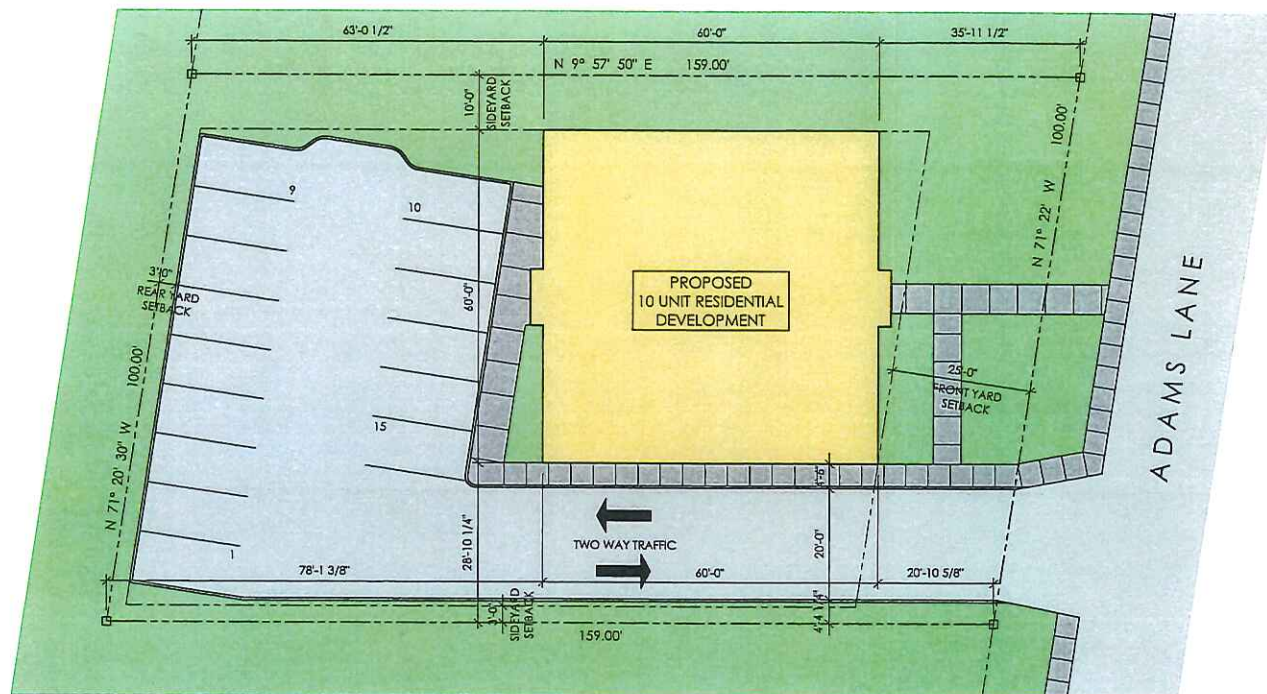
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SITE STATISTICS

ZONING:	WD-1
SITE AREA	
TOTAL SITE AREA:	= 15,718.34 sq.ft.
	= 0.14 Ha
BUILDING FOOTPRINT	
TOTAL BUILDING AREA:	= 3,645.75 sq.ft.
LOT COVERAGE:	= 23.2%
MAX LOT COVERAGE:	= 50.0%
LANDSCAPED AREA	
TOTAL AREA:	= 4,390.97 sq.ft.
LOT COVERAGE:	= 27.9%
PAVED AREA	
TOTAL AREA:	= 7,681.62 sq.ft.
LOT COVERAGE:	= 48.9%

BUILDING STATISTICS

BUILDING AREA	
BASEMENT FLOOR	
4 UNITS @ 797.49 sq.ft.	= 3,189.96 sq.ft.
COMMON SPACE	= 455.79 sq.ft.
TOTAL BASEMENT FLOOR	= 3,645.75 sq.ft.
FIRST FLOOR	
4 UNITS @ 797.49 sq.ft.	= 3,189.96 sq.ft.
COMMON SPACE	= 455.79 sq.ft.
TOTAL BASEMENT FLOOR	= 3,645.75 sq.ft.
SECOND FLOOR	
2 UNITS @ 1,000.92 sq.ft.	= 2,001.84 sq.ft.
COMMON SPACE	= 463.20 sq.ft.
TOTAL BASEMENT FLOOR	= 2,465.04 sq.ft.
BUILDING HEIGHT	= 25'-3 1/2"

PARKING STATISTICS

PARKING REQUIRED	
RESIDENTIAL	
1.25 SPACES FOR EACH DWELLING UNIT	
+ 0.25 SPACES FOR VISITOR PARKING = 1.5 SPACES	
10 UNITS * 1.5	= 15 SPACES
TOTAL REQUIRED	= 15 SPACES
PARKING PROVIDED	
REGULAR SPACES (9'x18')	= 15 SPACES

Site Plan



Adams Lane Residential Development

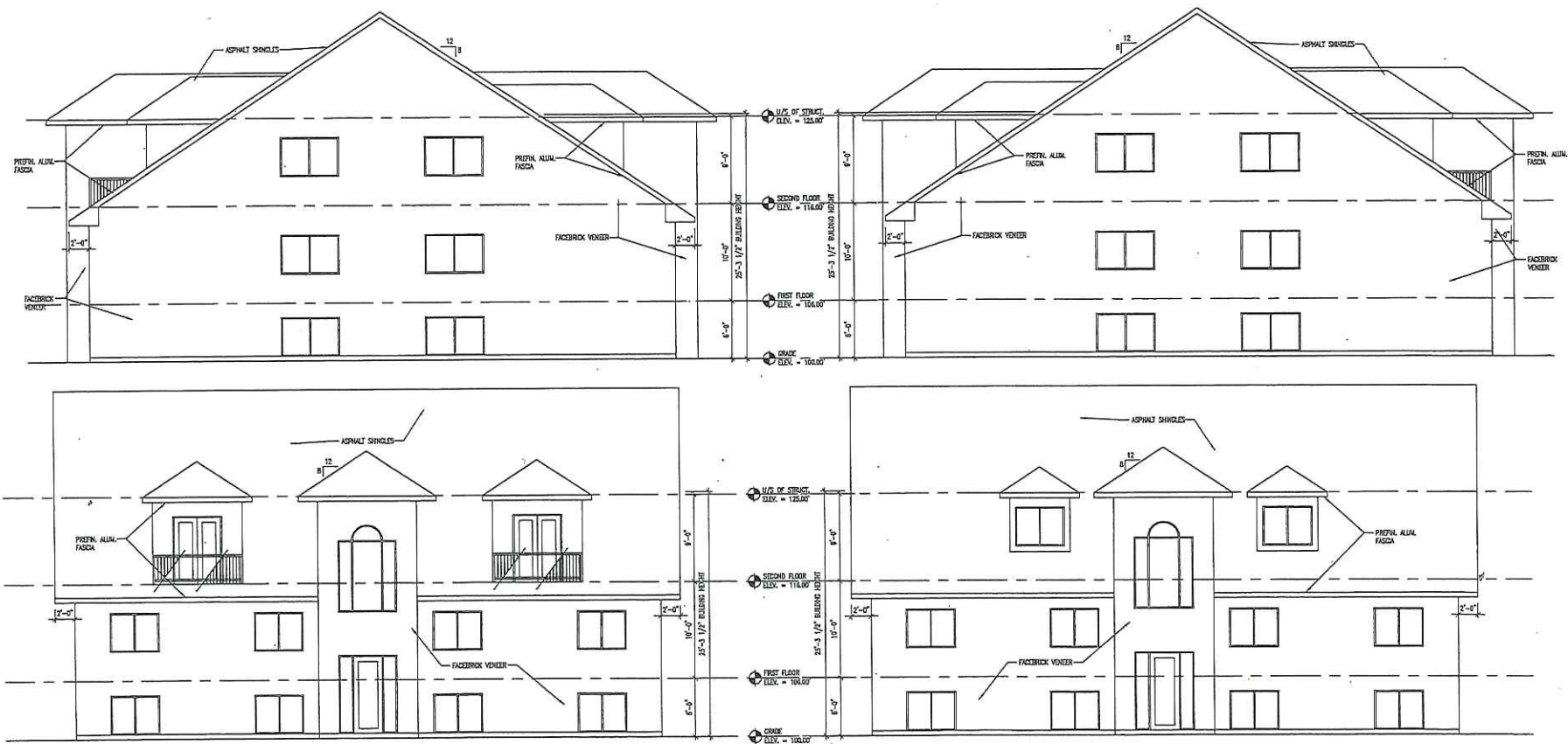
Issued: 2/11/16



Scale:	N.T.S.	File No:	Z-09/16 & SPC-04/16
Prepared For:	Planning Dept.	Applicant:	Mike Byrd
Prepared By:	Finance Department GIS Services	Date:	January 4, 2017

Title: FIGURE 3 - APPLICANT'S PRELIMINARY SITE PLAN

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Elevations

0 2 4 8 12 24 FEET

Adams Lane Residential Development

Issued: 2/11/16

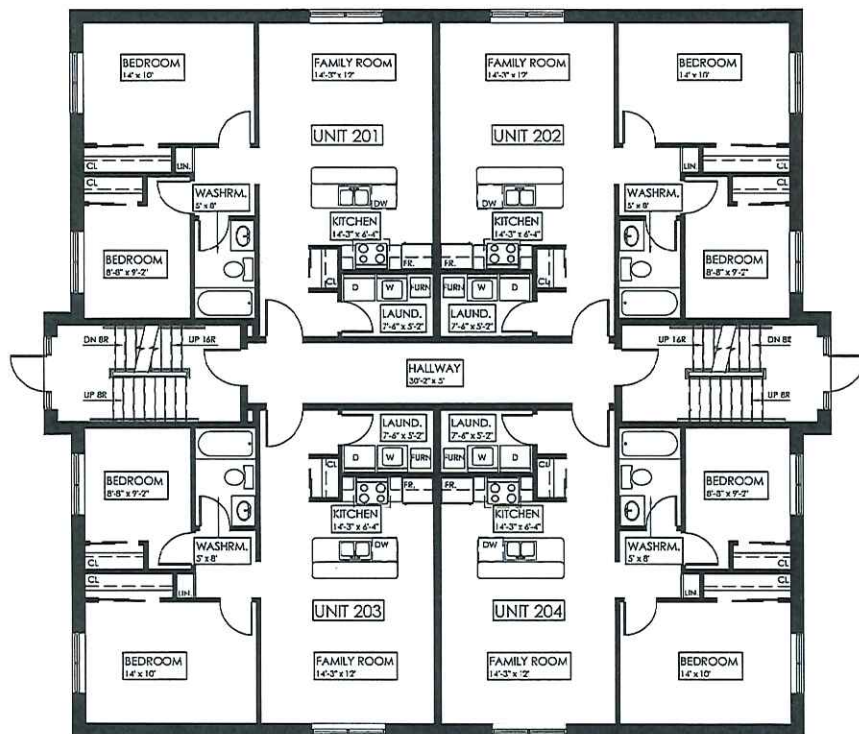


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Prepared For:	Planning Dept.	Applicant:	Mike Byrd
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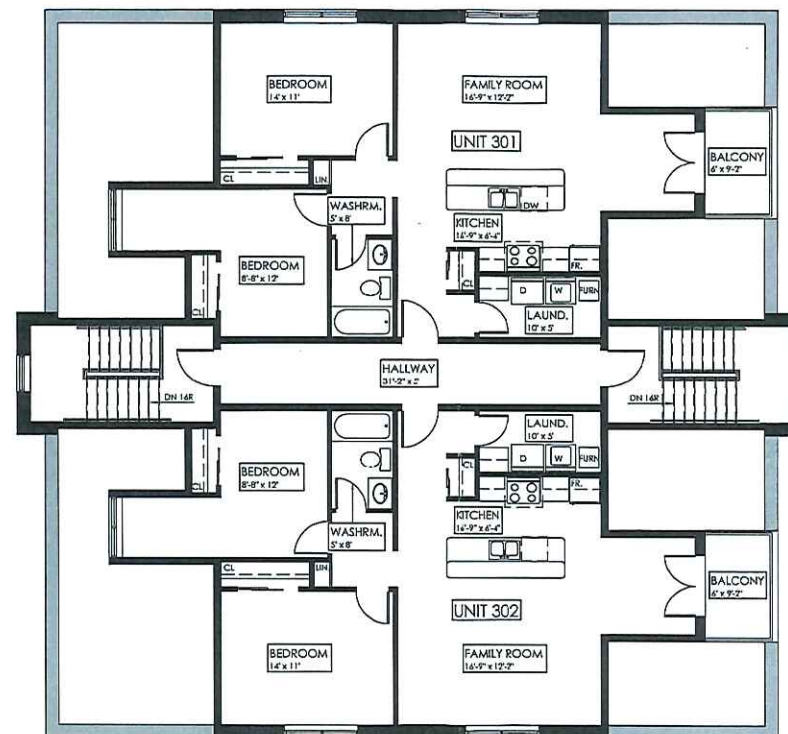
Title: **FIGURE 4A - APPLICANT'S PROPOSED BUILDING ELEVATIONS**

Notes:

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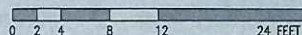


First & Second Floor Plan



Third Floor Plan

Floor Plans



Adams Lane Residential Development

Issued: 2/11/16



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GIS Services

File No: Z-09/16 & SPC-04/16

Applicant: Mike Byrd

Date: January 4, 2017

Title: **FIGURE 4B - APPLICANT'S PROPOSED FLOOR PLAN**

Notes:

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