



## Town of LaSalle

### Notice of Public Meeting and Planning Advisory Committee Information Meeting Zoning By-law Amendment

#### TO ALL LASALLE RESIDENTS:

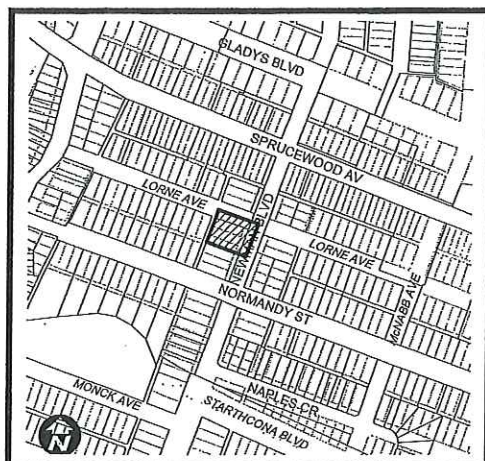
TAKE NOTICE that the Council of the Corporation of the Town of LaSalle will hold a **Public Meeting on Tuesday, May 9<sup>th</sup>, 2017, in the Town of LaSalle Council Chambers at 5950 Malden Road** to consider a proposed Zoning By-law Amendment pursuant to the provisions of the Planning Act, R.S.O. 1990. The proposed amendment affects approximately 1300 square metres of property located along the west side of Newman Boulevard, north of Normandy Avenue (known municipally as 5929 Newman Boulevard --see map below for location). It should be noted that the public meeting relating to the subject Zoning By-law Amendment application will be part of the regularly scheduled Council meeting commencing at 7:00 p.m.

A **Planning Advisory Committee Information Meeting will be held on Thursday April 13<sup>th</sup>, 2017 in the Town of LaSalle Council Chambers at 5950 Malden Road at 5:30 p.m.** At this committee meeting, representatives from the Applicant will provide information with respect to the proposed Zoning By-law Amendment, and the corresponding development plans for this subject property.


The purpose of this Zoning By-law Amendment application is to rezone this site, by amending the existing Residential Five (R5-6) Zone -- "R5-6" to permit an additional apartment unit at this location. Currently, a five unit apartment building is under construction, and the Owner has requested approval to convert what was proposed to be an indoor storage unit to an additional apartment dwelling unit. No new buildings or structures are being proposed.

**ANY PERSON** may attend the Public Meeting and the Planning Advisory Committee Information Meeting, and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment. If a person or public body that files an appeal of a decision of the Town of LaSalle in respect of the proposed Zoning By-law Amendment does not make oral submissions at a public meeting or does not make written submissions to the Town of LaSalle before the proposed Zoning By-law Amendment is adopted or refused, the Ontario Municipal Board may dismiss all or part of the appeal. If you wish to be notified of the adoption of the proposed Zoning By-Law Amendment, you must make a written request to the Clerk of the Town of LaSalle, 5950 Malden Road, LaSalle, Ontario.

**ADDITIONAL INFORMATION** relating to the proposed amendment is available for inspection between 8:30 and 4:00 in the **Municipal Development and Strategic Initiatives Office at Town Hall; 5950 Malden Road** or you may contact Ryan Tufts in the Planning Department at (519) 969-7770.Ext 1252. Please refer to Our File Number Z-04/2017.



DATED at the Town of LaSalle  
April 6<sup>th</sup>, 2017

  
D Clerk  
Town of LaSalle  
5950 Malden Road  
LaSalle, Ontario  
N9H 1S4



Subject lands affected by the proposed Zoning By-law Amendment Application



## The Corporation of the Town of LaSalle

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<b>Date:</b>	May 3, 2017	<b>Report No:</b>	DS-19-2017
<b>Directed To:</b>	Mayor and Members of Council	<b>Attachments:</b>	Figures 1, 2 and Oct 19, 2016 Staff report
<b>Department:</b>	Development & Strategic Initiatives		
<b>Prepared By:</b>	L. Silani, M.Pl., MCIP, RPP Director of Planning & Development Services  A. Burgess, MCIP, RPP Supervisor of Planning & Development Services	<b>Policy References:</b>	Approved Official Plan
<b>Subject:</b>	<u>Application:</u> Zoning By-law Amendment Application  <u>Our File No.:</u> Z-04-2017  <u>Applicant &amp; Registered Owner:</u> Washington Group Inc. (c/o J. Tedesco)  <u>Location:</u> Approx. 0.14 hectares of land located on the west side of Newman Boulevard, south of Sprucewood Avenue known locally as 5929 Newman Blvd. (Malden Planning District)		

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### RECOMMENDATION:

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

- Council grant approval to the Applicant's rezoning application for the subject lands, and the amended site plan.

### REPORT:

#### INTRODUCTION AND NATURE OF THE SUBJECT APPLICATIONS:

This report is intended to provide members of Council with comments and recommendations regarding an application that has been submitted requesting Council approval for a rezoning of 0.14 hectares of land located along the west side of Newman Boulevard (south of Sprucewood Avenue), to amend the Residential Five (R5-6) Zone – "R5-6".



If approved, this rezoning would recognize the applicants request to convert the existing two storey bi-level apartment style residential building from 5 dwelling units to 6 dwelling units, on the subject lands.

Figure 1 depicts the location of the subject lands, Figure 2 depicts the Applicant's amended site plan including the proposed off-street parking areas for both apartment buildings known locally as 1600 Normandy Street and 5929 Newman Blvd.

#### OFFICIAL PLAN AND PROVINCIAL POLICY STATEMENT CONSIDERATIONS

The Planning Act requires that all Planning Authorities make decisions that are consistent with the 2014 Provincial Policy Statement. The Planning Act also requires that all zoning by-laws and all zoning by-law amendments adopted by Council conform to 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.

These policies and statements were set out in the October 19<sup>th</sup>, 2016 report to Council (see attached), and the addition of one unit as proposed remains in keeping with the intent of these policies and statements.

#### AGENCY COMMENTS:

The subject application was circulated to the Essex Region Conservation Authority (ERCA), the County of Essex, to 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 Committee held an Information Meeting on April 17, 2017, 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.

The Applicant attended, and provided a brief summary of the subject rezoning application --- explaining why he wished to convert the storage room into an additional dwelling unit. He also stated that the footprint of the existing building would not increase in size and that two additional parking spaces would be included.

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

- will there be enough parking?;
- is the proposed garbage enclosure being moved closer to the existing dwellings to accommodate parking?;
- will the status of the Lorne Avenue unopened road allowance change?;

## COMMENTS AND DISCUSSION

In assessing the merits of this rezoning application the following comments are offered for Council's consideration:

- a) The conversion of the two-storey bi-level - 5-unit apartment building to a 6 unit building is a permitted land use on the subject lands, and is a low-rise multi-unit residential building that conforms to the "Residential Area" policies contained within the Town's approved Official Plan.

The additional unit that will result from this rezoning 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) With respect to the questions asked at the Pubic Information Session, it should be noted that the Applicant will be adding two additional off-street parking spaces. The garbage enclosure will remain at the location already approved by Council. The Status of the Lorne Avenue will remain as is;
- c) If Council concurs the proposed site specific zoning by-law amendment will limit this site to a maximum of one two storey bi-level six unit apartment building;

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

Respectfully,




L. Silani, M.Pl., MCIP, RPP  
Director of Development &  
Strategic Initiatives Services



A. Burgess, MCIP, RPP  
Supervisor of Planning &  
Development Services

Attachments



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





Legend:



Subject Lands

Title:

## FIGURE 1 - KEY PLAN



Scale: NTS

File No: Z-04-17

Prepared For: Planning Dept.

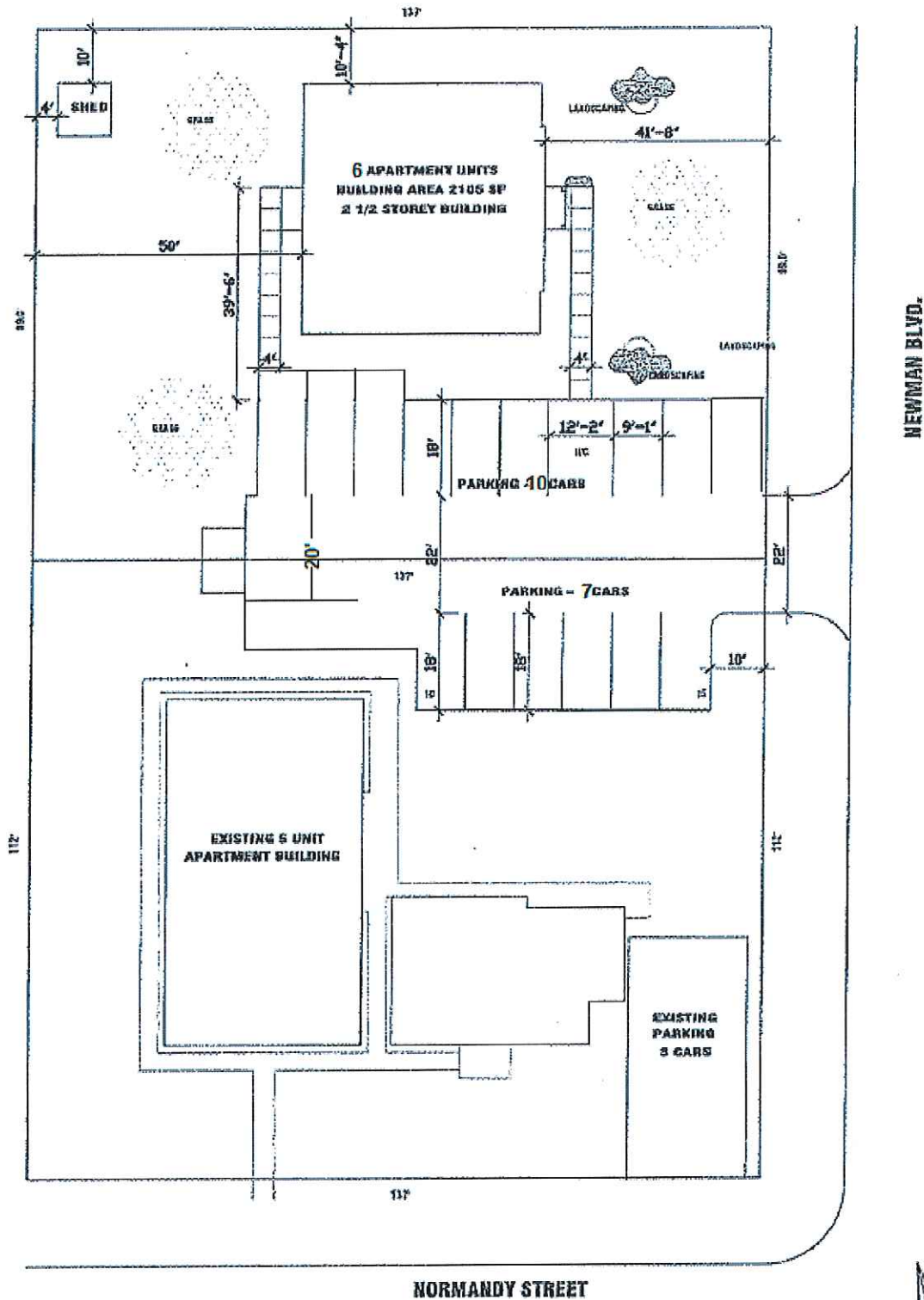
Applicant: Washington Group Inc.

Prepared By: DSI

Date: May 3, 2017

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





Legend:



Title:

## FIGURE 2- SITE PLAN



Scale: NTS

File No: Z-04-2017

Prepared For: Planning Dept.

Applicant: Washington Group Inc.

Prepared By: DSI

Date: May 3, 2017

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



## The Corporation of the Town of LaSalle

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**Date:** October 19, 2016 **Report No:** DS-55-2016

**Directed To:** Mayor and Members of Council **Attachments:** Figures 1 to 3

**Department:** Development & Strategic Initiatives

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

**Policy References:** Approved Official Plan

A. Burgess, MCIP, RPP  
Supervisor of Planning & Development Services

**Subject:** Application: Zoning By-law Amendment Application

Our File No.: Z-08-2016

Applicant & Registered Owner: Washington Group Inc. (c/o J. Tedesco)

Location: Approx. 0.14 hectares of land located on the west side of Newman Boulevard, south of Sprucewood Avenue (Malden Planning District)

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### RECOMMENDATION:

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

- Council grant approval in principle to the Applicant's rezoning application 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 zoning by-law amendment, 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 an application that has been submitted requesting Council approval for a rezoning of 0.14 hectares of land located along the west side of Newman Boulevard (south of Sprucewood Avenue), from a Residential One (R1-1) Zone -- "R1-1" to a Residential Five (R5-6) Zone -- "R5-6".

If approved, this rezoning would permit a new two storey apartment style residential building containing 5 dwelling units to be built on the subject lands.

Figures 1 and 2 depict the location of the subject lands, and the existing zoning on lands located in the surrounding neighbourhood. Figure 3 attached, is the Applicant's preliminary site plan for the proposed new building. This figure also depicts the location of proposed new off-street parking areas for the new 5-unit apartment building and for the existing 5-unit apartment building known locally as 1600 Normandy Street.

### 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 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 all Planning Authorities make decisions that are consistent with the 2014 Provincial Policy Statement.

In this particular instance, the subject property is designated "Residential Area" 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 3.3.1 of the LaSalle Official Plan contains a set of goals for lands designated residential, including the following:

*"To broaden the range of housing options available to existing and future residents of the town by encouraging the production of a more diverse and affordable mix of housing that is capable of meeting the needs of all households, including households with special needs. The provision of a mixture of housing forms, sizes, tenures and affordable housing types, including both public and private sector sponsored housing are to be encouraged."*



*"To promote and encourage private landowners, developers and builders to undertake residential intensification activities in areas of the town where a full range of municipal infrastructure, community facilities, and goods and services are readily available. Residential intensification includes infilling, conversions and redevelopment, and will be encouraged in certain areas of the town as a means of increasing the supply of affordable rental and ownership housing."*

A broad range of residential dwelling unit types are permitted within the "Residential" land use designation, including single-unit detached, semi-detached, townhouse and apartment type dwelling units.

Section 3.3.2 of the Town's Official Plan provides the policy basis for establishing:

- (i) what is considered to be low, medium and high density zones;
- (ii) building types and maximum densities which are allowed within each zone;
- (iii) the criteria that applies to medium and high density residential zones town-wide.

Medium density residential land uses, including duplex dwellings, triplex dwellings, townhouse dwellings and low-rise apartment type dwellings (up to 3 stories in height) are permitted to be built in the Town of LaSalle at a maximum density of 30 units per net hectare, provided the criteria set out in subsection 3.3.2 (iii) and (iv) can be satisfied.

Subsection 3.3.2 (iii) and (iv) read as follows:

*"Council will utilize the following criteria in the creation and application of medium and high density residential zone categories in the Town of LaSalle:*

- a) medium and high density residential uses should have frontage and/or access driveways onto a public roadway which has been designed to accommodate additional volumes of pedestrian and vehicular traffic;*
- b) proposals will not be approved which would result in substantial traffic flow increases on local streets serving single-unit detached and semi-detached residential development;*
- c) apartment buildings of more than 3 stories should be separated from adjacent dwellings by a distance sufficient to maintain the privacy, amenity and value of surrounding residential properties.*

*In considering applications to amend the town's comprehensive zoning by-law to establish a new medium or high density residential zone category and/or to rezone a parcel of land to permit a medium or high density residential use, Council must be satisfied that the following criteria have been met:*

- a) there is a demonstrated need for the proposed residential development, as identified through an analysis of housing supply and demand;*

- b) *the density and form of the proposed new development should not adversely impact adjacent development;*
- c) *the town's water supply, sanitary sewers (and associated treatment plant capacity), storm drainage, and roads must have sufficient capacity to accommodate the proposed medium or high density residential use being proposed;*
- d) *there should be adequate school, park, and other required community facilities to serve the proposed development;*
- e) *off-street parking facilities proposed to serve the new residential development should be capable of meeting the needs of the site without adversely impacting on the available on-street parking in the surrounding neighbourhood; and*
- f) *adequate buffering and on-site landscaping, fencing and other site design elements are utilized to protect the residential amenities of adjacent land uses."*

The Town's existing approved Official Plan also includes policies that provide direction regarding how affordable housing and residential intensification is to be addressed in the Town of LaSalle.

These policies are set out in subsection 3.3.2(xi) and (xii), and they read as follows:

*"The town will encourage the production of a wide range of housing types and tenures (including assisted housing) that will meet the future needs of all households and are affordable to households of all income levels, in accordance with the objectives and policies of the Provincial Policy Statement.*

*Council will work with both private and public sector developers, builders and agencies so that sufficient market-oriented and assisted housing is produced to meet the existing and anticipated future needs of family, senior and non-family households.*

*The forms of shelter and housing types that the town recognizes as being affordable, in accordance with the provincial definition of affordable housing, include:*

- a) *Low Density Single-Unit Detached and Attached Dwellings*
  - *on conventional lots with 18 metres (60 feet) of frontage, and a total floor area not exceeding 130 square metres (1,400 square feet);*
  - *on small lots with 15 to 16.7 metres (50 to 55 feet) of frontage and a total floor area not exceeding 130 square metres (1,400 square feet).*
  - *single-unit attached dwelling units;*



b) *Medium Density Multi-Unit Dwellings*

- *individual dwelling units in a duplex/triplex dwelling.*
- *low-rise, ground-oriented townhouse and/or apartment buildings (1 to 2 stories in height);*

c) *High Density Multi-Unit Dwellings*

- *low-rise and mid-rise apartment buildings (3 to 10 stories in height);*
- *apartment units located as part of a mixed-use residential/commercial building.*

*Affordable housing will be permitted in all areas designated for residential purposes in accordance with the specific land use policies as set out in this plan.*

*Council does not consider the provision of affordable housing to be a requirement for each and every new residential development. Instead, the town will, through individual plan review/approval and the monitoring of residential development activity, encourage that a wide range of housing options are available within the town to satisfy the applicable provincial guidelines;*

*In the Town of LaSalle, Council will encourage both public and private sector landowners, developers and builders to undertake small-scale, infilling-type, residential intensification activities that make the most efficient and cost-effective use of existing municipal infrastructure and services. Infilling means the residential development of a similar scale, density and use on vacant lots or undeveloped lands in the built-up area of the municipality, to create additional dwelling units.*

*Council will also encourage owners of existing commercial buildings located in the Front Road commercial area of the town to add second storey apartment units, in order to increase the supply of affordable rental accommodations for existing and future residents of the community.*

*When reviewing individual requests for residential intensification initiatives, Council will have regard to the following:*

- *the height, size, and density of the new dwelling unit(s), and the compatibility of such unit(s) with the surrounding neighbourhood;*
- *the physical suitability of the site;*
- *the proximity of the site to public transit and commercial retail areas;*
- *access to and from the site;*

- *availability and proximity of community services such as community and day care centres, schools, parks, leisure activities, and health care services;*
- *adequacy of municipal infrastructure to service the new unit(s)."*

The "Settlement Area" policies of the new 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 2014 Provincial Policy Statement includes a number of inter-related policies that provide direction to all Planning Authorities, 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, to 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 Committee held an Information Meeting on October 5, 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 rezoning application --- explaining the improvements that they were making to the existing 5-unit residential building known locally as 1600 Normandy Street. He also stated that each of the five new apartment dwelling units would have approximately 950 square feet of floor area, have two bedrooms, and rent for between \$750 to \$950 per month plus utilities. Those in attendance were also informed that there would be a storage unit located on the first floor of the new two storey building, to be available for the use by the five new tenants.

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

- what is being proposed for garbage collection?;
- will there be any balconies on the new building?;
- will the status of the Lorne Avenue unopened road allowance change?;
- will there be any exterior lighting?;
- will the property be fenced?;
- where is the sanitary sewer for this property?;
- will there be a sidewalk along Newman?;
- we enjoy living in this neighbourhood, it is quiet and comfortable, and we are concerned about the quality of the building --- what will be the exterior cladding of the new building, and will high quality building materials be used?

## COMMENTS AND DISCUSSION

In assessing the merits of this rezoning application the following comments are offered for Council's consideration:

- a) The proposed new two storey 5-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 "Residential Area" policies contained within the Town's approved Official Plan.

The development that will result from this rezoning 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 maximize privacy for adjacent residential properties, and minimize any adverse impacts on the surrounding neighbourhood;
- c) If Council concurs with the Applicant's requested rezoning for this site, the zoning by-law amendment will be drafted in such a manner as to limit what can be constructed on this site to one new two storey apartment building with a maximum of five individual dwelling units;
- d) It should be noted that the Applicant has submitted a consent application to sever the lot area associated with the proposed new two storey apartment building, from the lot area where the existing 5-unit apartment building (known locally as 1600 Normandy Street) is already located. This application is scheduled to be heard by the Committee of Adjustment in November of this year;
- e) A detailed review of site servicing, lot grading, fencing, lighting, landscaping, refuse collection/storage has not yet taken place.

Should Council pass a resolution approving this rezoning application in principle --- the Applicant would then need to prepare and submit a formal Site Plan Control Application, with the corresponding detailed site plan, site servicing, landscaping plan, and elevation drawings.

Many of the questions/comments communicated by those residents that spoke at the October 5<sup>th</sup> Information Meeting related to site and building details. These items will be dealt with and addressed as part of the Site Plan Control Approval process.

In addition, there are a number of site servicing and lot grading details that will need to be addressed/engineered by the Applicant's consulting engineer and approved by the Town's Engineer. At this point in time, these detailed engineering/site servicing plans have not yet been prepared and/or submitted to the Town for review and approval purposes. This will need to take place as part of the Site Plan Control Approval process.

It should be noted that as part of this development proposal, the Applicant will also be removing an accessory structure that is situated on this site, and will be relocating the off-street parking area as it relates to 1600 Normandy. The site-servicing details related to this parking lot relocation will also need to be dealt with as part of the Applicant's Site Plan Control Approval application for the proposed new two storey apartment building;

- f) Public transit is currently provided to the residents of this neighbourhood via the existing transit route that travels along Sprucewood Avenue (less than 1 block from the subject property).

Sidewalks exist along Sprucewood (to the north of this site) and along Normandy and Naples (to the south).

Currently there is no sidewalk along this section of Newman Boulevard. Consequently, as part of the required Site Plan Control Agreement approval process, the Applicant will be required to either build a sidewalk or to make a financial contribution in an amount that is to be determined by the Town Engineer --- so that safe and convenient pedestrian access is



provided to the tenants of the proposed new residential building and to the existing residential building known as 1600 Normandy, to and/from Sprucewood Avenue and Normandy Street.

- g) A Site Plan Control Agreement will be required to be prepared in advance of Council granting final approval for the proposed rezoning application. This agreement shall include provisions 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,




L. Silani, M.Pl., MCIP, RPP  
Director of Development &  
Strategic Initiatives Services



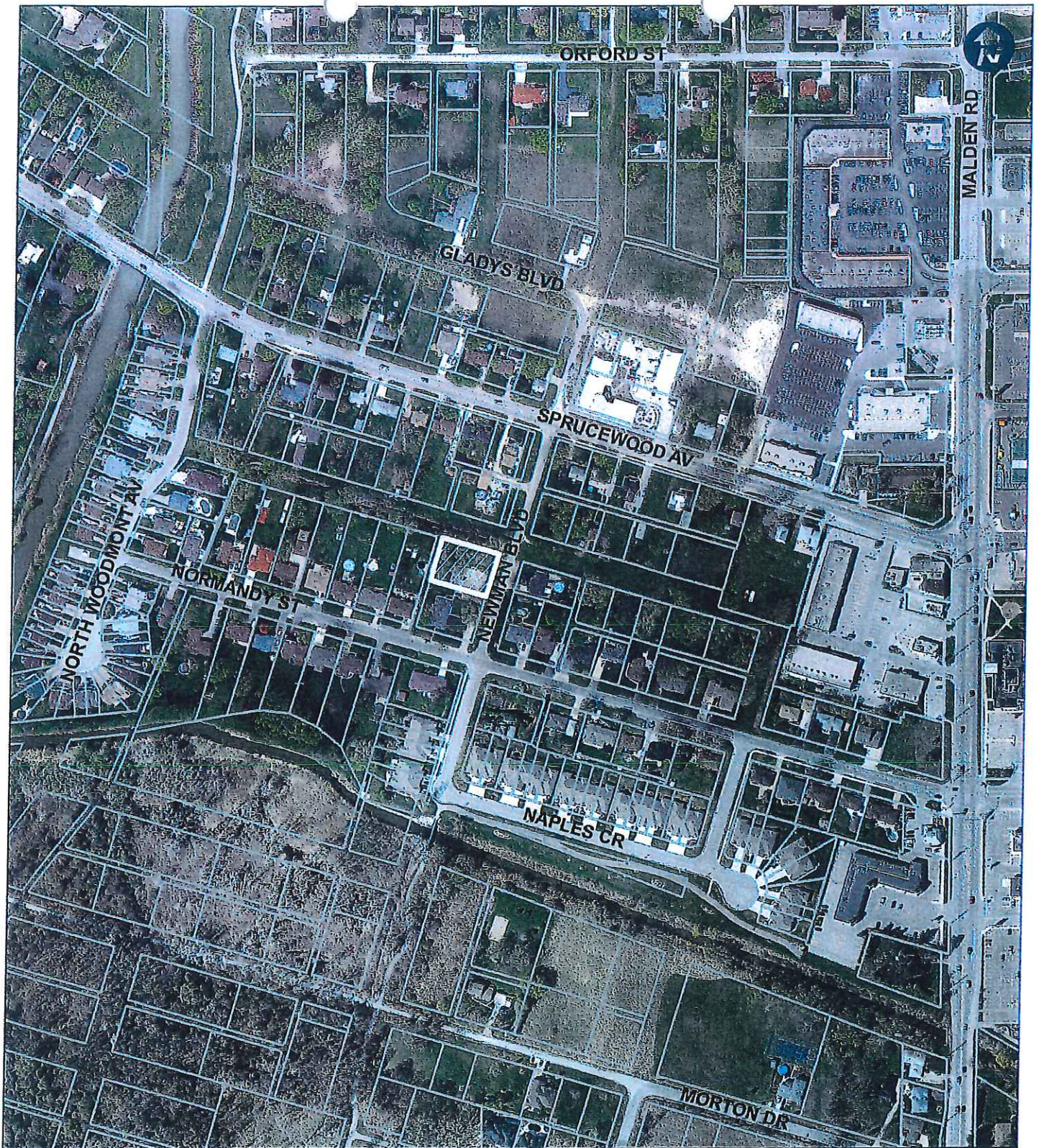
A. Burgess, MCIP, RPP  
Supervisor of Planning &  
Development Services

*Attachments*

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







Legend:



Subject Lands

Title:

## FIGURE 1 - KEY PLAN



Scale:

NTS

File No:

Z-08-2016

Prepared For:

Planning Dept.

Applicant:

Washington Group Inc.

Prepared By:

DSI

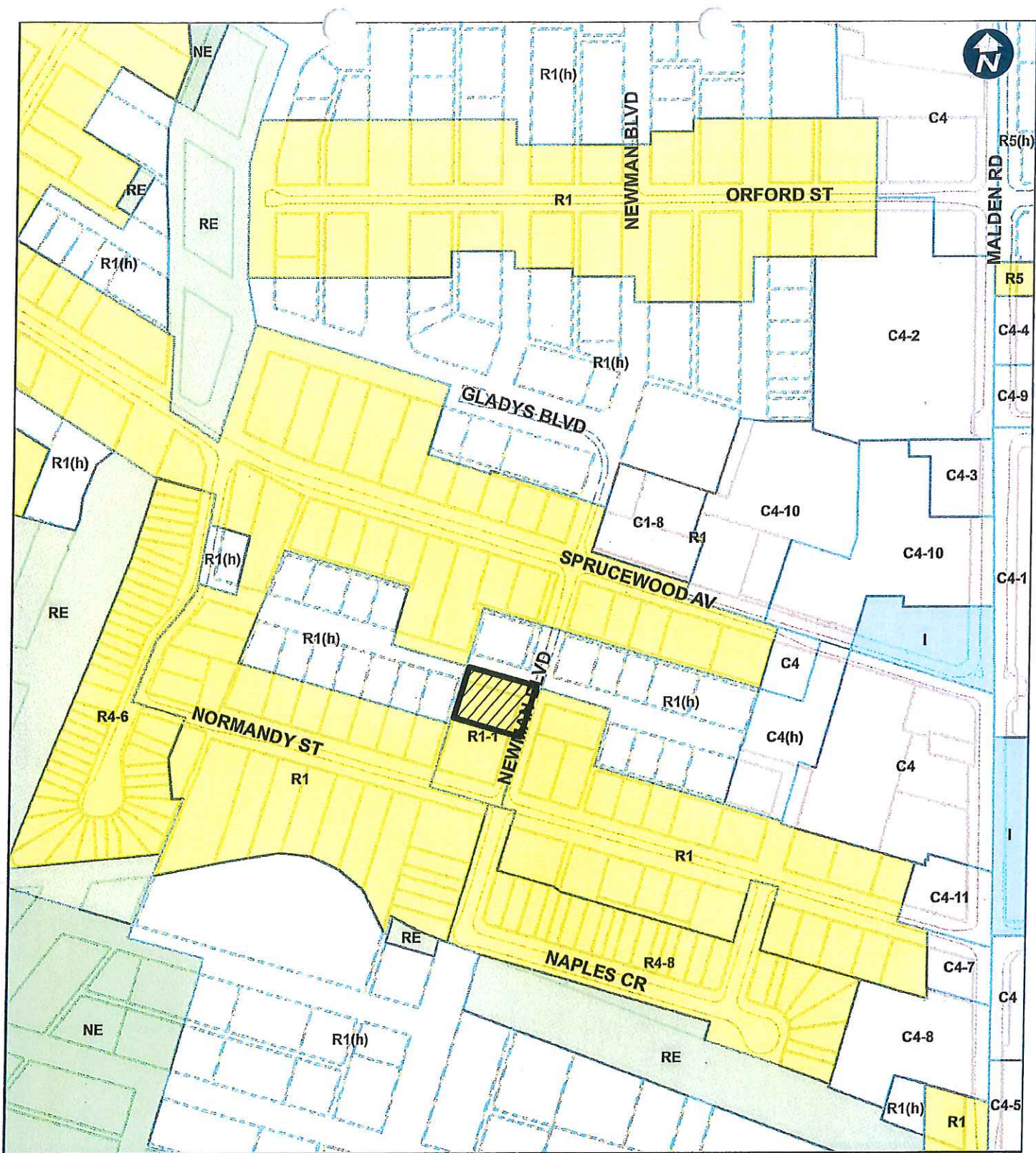
Date:

October 19, 2016

Notes:

This document is not a Legal Plan of Survey.





Legend:



Subject Lands

Title:

## FIGURE 2 - ZONING



Scale: NTS

File No: Z-08-2016

Prepared For: Planning Dept.

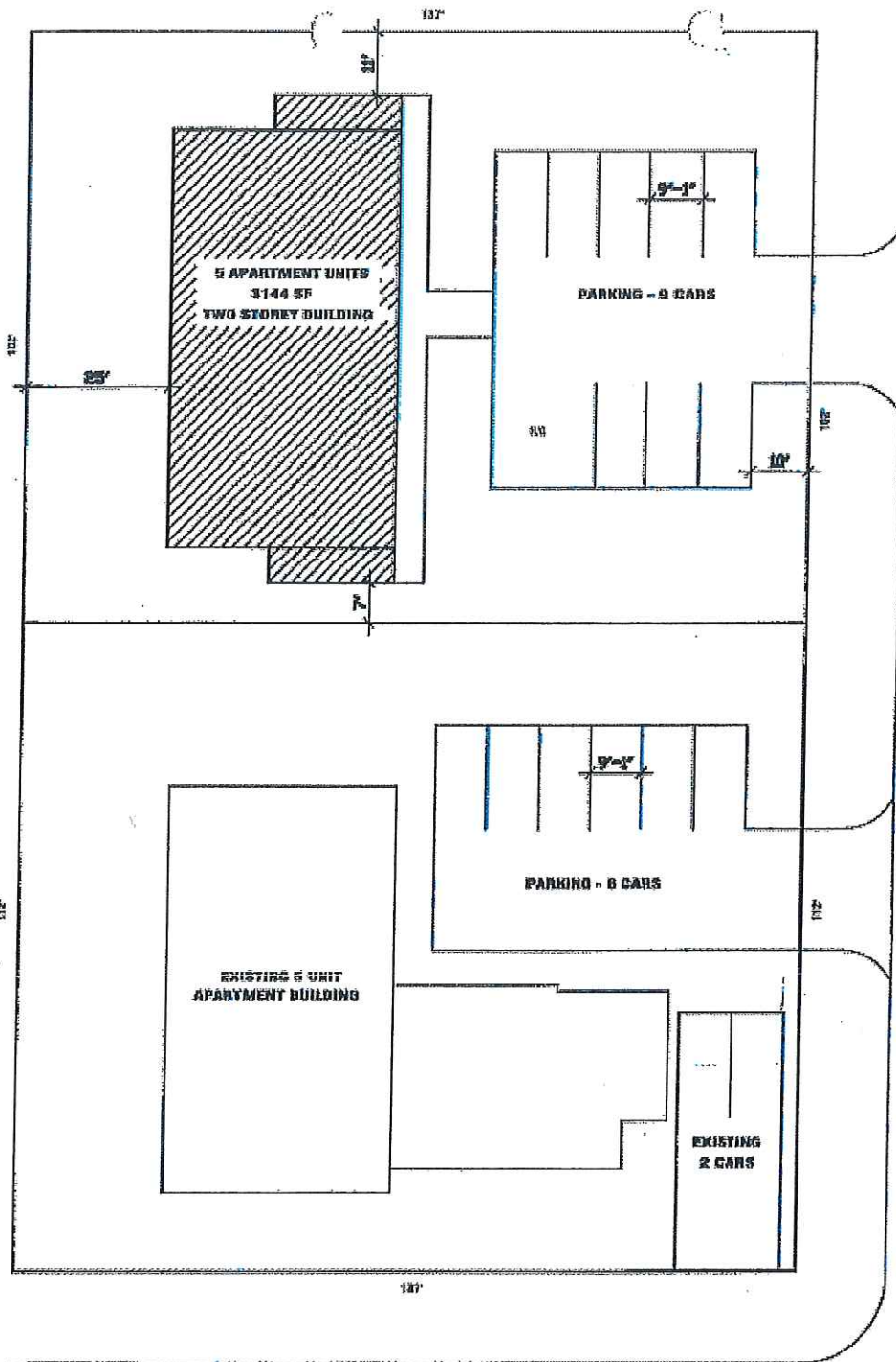
Applicant: Washington Group Inc.

Prepared By: DSI

Date: October 19, 2016

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





Legend:



Subject Lands

Title:

## FIGURE 3 - Preliminary Site Plan



Scale: NTS

File No: Z-08-2016

Prepared For: Planning Dept.

Applicant: Washington Group Inc.

Prepared By: DSI

Date: October 19, 2016

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