



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: G. Beggs, Director of Planning & Development, E. Thiessen, Director of Fire Services/Fire Chief, P. Marra, Deputy CAO.

Department: Planning & Development

Date of Report: December 19, 2022

Report Number: PD-39-2022

Subject: Front Road Fire Hall Property – Application to Remove the Holding Provision

Recommendation

That the report of the Director of Planning and Development, the Director of Fire Services/Fire Chief, and the Deputy CAO dated December 19, 2022 (PD-39-2022) regarding the request to remove the holding provision from the property on the west side of Front Road, identified in Figure 1, be received;

And that Council approves the request to remove the holding zone symbol from the above-noted lands, and that Administration circulates the corresponding application to the appropriate agencies and satisfies the necessary permitting requirements to facilitate the development and construction of the Fire Hall Sub Station on Front Road.

Report

In January 2022, the Town of LaSalle adopted a Fire Master Plan and Implementation Strategy that established a planning framework for the delivery of fire protection services in the broader community. The master plan focused on fire prevention and public education, fire operations and response, equipment, communication, budget as well as established fire-house locations. At that time, Council approved a Three Station Model (identified as Scenario 3 in the Fire Master Plan Report) that located a Fire Hall Sub Station on Front Road, a property which was previously home to the former Centennial Arena.

In keeping with the approved master plan, Administration has initiated detailed design of the Fire Hall Sub Station on Front Road, in an effort to pursue construction in 2023. As part of that detailed design process, an assessment of the property's zoning is undertaken. The property is currently zoned Waterfront District Zone 2 Holding W2(h) in the Town's Comprehensive Zoning By-law, as indicated in Figure 2 of the report. The

Town of LaSalle (as the applicant) is proposing the following on the subject lands owned by the municipality:

1. A purpose-built, state-of-the-art municipal Fire Hall building, roughly 14,380 square feet in size, with associated parking and landscaping. The single-story Fire Hall building will include two bays for the required emergency vehicles, with the possibility of adding a third bay should that be deemed necessary. The building is also being designed with the possibility for expansion, should the growth needs of the municipality warrant a larger building. The property is currently vacant with asphalt ground cover.
2. The building is proposed to be serviced off Front Road and Old Front Road. The primary access for employees, visitors, and deliveries to the site will come off Old Front Road, while the Fire Apparatuses will use either the access driveway off Old Front Road or Front Road, both of which provide direct access to the vehicle bays. There is an additional access being proposed at the southerly limit of the site for egress-only purposes to be used exclusively by emergency vehicles as a bypass option in the event a call comes through upon return to the Station.

There is an existing sanitary sewer and waterline line along Front Road that is sized appropriately to service the proposed building. Stormwater management will be provided onsite and will drain into the storm sewer along Old Front Road, ultimately outletting into the Detroit River, just west of the subject site. The required utilities to service the building are also available along Front Road at the property line. A Site Servicing Memo is attached to the report and forms part of the proposal. The memo provides a more detailed accounting of how the proposed building will tie into existing municipal infrastructure.

3. There is an existing Communications Tower at the southwestern corner of the property. The tower is slated to remain in place with an agreement between the municipality and the communications company to lease the land for the operation. The communications provider maintains an easement across the property for access purposes.

When assessing the merits of this application, the following are offered for Council's consideration:

1. Section 36 of the *Planning Act* provides the legislative framework for a municipality to add and remove an "H" holding provision. A formal public meeting is not required; however, a notice of Council's intention to pass the amending by-law must be given to the current Owner.
2. The public meeting request, pursuant to the removal of the holding symbol, is a result of a prior resolution of the Town of LaSalle Council (1994) in an attempt to help keep the residents informed of adjacent development being brought forward on neighbouring properties. The prior resolution established that once a signed development agreement was established and municipal servicing capacity was

confirmed, a public meeting associated with the removal of the holding provision would be held to advertise future development. The intent of the meeting is not necessarily to solicit public feedback regarding the detailed proposal but is intended to be used to inform residents of upcoming development in the community. There is no legislated Planning Act requirement to hold a public meeting pursuant to the removal of the holding provision.

3. Removal of the holding provision is further addressed under Section 7.6.3 of the Town of LaSalle's Official Plan, wherein it stipulates that the holding symbol will not be removed until such time as Council is satisfied that the required development agreements are in place and that there is adequate municipal services available to support the intended development. Administration has reviewed the application and supporting documentation associated with this proposal and is satisfied that adequate services are available to accommodate the Fire Hall building. Administration will further ensure that the detailed design of the building incorporates all municipal requirements necessary to ensure the orderly development of the lands.
4. The proposal conforms to the Waterfront District Official Plan designation for the property, in that the area is recognized as a district promoting revitalization. The proposal takes an infill, previously developed site and recognizes the site as an area to be redeveloped for civic uses. The proposed building also complies with the zone provisions and requirements for the Waterfront District Zone Two (W2).
5. The property falls within the Essex Region Conservation Authority (ERCA) Limit of Regulated Area due to its proximity to an existing watercourse. Town Staff have been in contact with ERCA representatives and have agreed to apply for a permit under Section 28 of the Conservation Authorities Act to satisfy ERCA requirements for flood prevention.
6. At the time of writing this report, no additional feedback was received from the public regarding the Fire Hall proposal following our public notification circulation, issued on November 15th, 2022.
7. It should also be noted that the proposed Fire Hall building location functions to satisfy many of the requirements put forward as part of the Town of LaSalle's Strategic Plan. For example, where the municipality emphasizes the importance of organizational excellence and sustaining strong public service and infrastructure, this strategically located Fire Hall building helps to provide an enhanced level of service to LaSalle residents and utilizes an existing infill opportunity to help redevelop an area targeted for revitalization.

Based on the information contained within this report, should no additional public comment that materially impacts the proposal be provided as part of the formal public meeting, it is recommended that the By-law to remove the holding symbol from the subject lands be adopted this evening.

Consultations

This proposal was circulated internally to engineering as well as emergency services for review and comment.

Financial Implications

The proposal is in keeping with the approved Fire Master Plan and associated Budget for the project.

Prepared By:



Director of Planning and Development

Gudrin Beggs



Director of Fire/Fire Chief

Ed Thiessen



Deputy Chief Administrative Officer

Peter Marra

Link to Strategic Goals

1. Enhancing organizational excellence - Yes
2. Strengthen the community's engagement with the Town - Yes
3. Grow and diversify the local economy - Yes
4. Build on our high-quality of life - Yes
5. Sustaining strong public services and infrastructure - Yes

Notifications

Notifications pursuant to the *Planning Act* and a former Council Resolution regarding the Removal of Holding and a required Public Meeting Request.

Report Approval Details

Document Title:	PD-39-22 Application to Remove Holding Zone Symbol Front Road Fire Hall Property.docx
Attachments:	<ul style="list-style-type: none"> - Fire Hall Figure 1.pdf - Fire Hall Figure 2.pdf - Fire Hall Figure 3.pdf - Fire Hall Figure 4.pdf - Fire Hall Figure 5.pdf - Notice Town Fire Hall Holding Symbol Removal (accessible).pdf - 2200 Front Functional Servicing Memo (accessible).pdf
Final Approval Date:	Dec 16, 2022

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



Chief Administrative Officer

Joe Milicia