



The Corporation of the Town of LaSalle

To: Members of the Committee of Adjustment

Prepared by: Ryan Tufts, Planning Technician

Department: Planning and Development

Date of Report: May 1, 2024

Report Number: PD-17-2024

Attachments: Figure 1 Location, Figure 2 Site Plan

Subject: A-04-2024 File 4182

Application for Minor Variance: A-04-2024 File 4182

Application on Behalf of: Suburban Construction

Location of Application: 1740 Orford Street

Purpose & Effect of Application

The subject property is located at 1740 Orford Street. The subject land currently has a single detached dwelling on it. The land is designated LaSalle Town Centre District in the Town's Official Plan and zoned Town Centre Zone One (TC1) and Town Centre Zone Two (TC2-h), according to Zoning By-law 8600.

The applicant is proposing to construct a three-storey apartment building on the subject lands. They are seeking relief from the provisions of Subsection 4.8 f) to allow a reduced front yard setback from 4.5 metres to 2.3 metres.

Report

1. Does the application conform to the general intent and purpose of the applicable Official Plan policies?

The proposed apartment conforms to the general intent of the Official Plan.

2. Does the application maintain the general intent and purpose of the applicable Zoning By-law? (This test requires an understanding of the nature and purpose of the regulations in effect as adopted by Council).

The proposed three-storey apartment maintains the general intent and purpose of the Zoning By-law as a permitted use.

3. Will the relief that is being applied result in the appropriate development of the subject property?

The proposed reduction in the front yard setback will facilitate the construction of an apartment building on the subject lands.

4. In this application minor in nature? (Minor does not mean a mathematical calculation – ex. 10% variance, but rather should be assessed on the basis of the impact that the requested change would have on abutting lands. Will an adverse impact be created as a result of this application being approved? If it will have an adverse impact, it should not be viewed as being minor in nature).

The variance for a front yard reduction is considered minor in nature as it does not appear to have any negative impact on the on travelled road or of neighboring properties as redevelopment will continue in this neighbourhood.

As the Committee is aware, before granting approval to a minor variance application, the Committee must be satisfied that all four of these tests have been met.

The following comments are offered with respect to this application:

- The proposed setback is measured from the outdoor amenity space for each unit (either a patio or balcony space), a further projection into the required front yard will not be required. Most of the build is set back further from the front lot line as shown on the site plan, see Figure 2.
- The relief is being requested due to the limited existing lot depth.
- The proposed development consists of a three-storey apartment building with 17 units and represents an appropriate redevelopment of the subject lands.
- The development is fully compliant with the by-law apart from the proposed variance.
- No comments have been received from the abutting neighbours at the time that this report was prepared.

Consultations

The notice has been circulated to property owners within a 60-metre radius and in the Windsor Star. The subject application was circulated to the Essex Region Conservation Authority (ERCA), the County of Essex, the local school boards, and several utility companies. No comments or concerns have been raised at the time this report was written.

Recommendation

That whereas the Minor Variance, is consistent with the general intent and purpose of the Official Plan the implementing Zoning By-law, as amended from time to time, and having heard all comments and concerns from the public, agencies, and Town Staff, be it therefore resolved that Application A-04-2024 File # 4182 be approved subject to the following conditions:

1. That the applicant remove the holding zone symbol from the subject lands;
2. That the applicant receive Site Plan Control approval for the subject lands;
3. That the above be fulfilled by May 22, 2026.

Prepared By:



Planning Technician

Ryan Tufts, Planning Technician

Communications

Notice is placed in the local newspaper, pursuant to the *Planning Act*.

Notifications

None

Report Approval Details

Document Title:	A-04-2024.docx
Attachments:	- B-04-2024 Suburban FIG 1.pdf - A-04-2024 Suburban FIG 2.pdf
Final Approval Date:	May 7, 2024

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



Allen Burgess, MCIP, RPP
Supervisor of Planning & Development Services
Town of LaSalle

Allen Burgess



Manager, Planning and Development

Kristina Brcic