



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Kristina Brcic, Manager of Planning and Development

Department: Planning & Development

Date of Report: July 12, 2024

Report Number: PD-25-2024

Subject: Z-02-2024 Application to remove the holding zone symbol at 6140 Malden Road

Recommendation

That the report of the Manager of Planning and Development dated July 12, 2024 (PD-25-2024) regarding the request to remove the holding provisions from the property known as 6140 Malden Road be received;

And that Council approves the Applicant's request to remove the holding zone symbol from the above noted lands, and that Administration prepare a corresponding By-law for adoption for removal of the holding provision once the required development agreement is properly executed by the Corporation.

Report

This report is intended to provide members of Council with comments and recommendations regarding an application that has been submitted requesting Council approval to remove the holding zone symbol from the property known as 6140 Malden Road, as shown in Figure 1. The subject property is designated Mixed Use Corridor in the Town of LaSalle's Official Plan and is currently zoned Mixed-Use Zone Two Holding "MU2(h)" in the Town's Zoning By-law 8600, as amended. The Applicant's development proposal conforms to the Town's approved Official Plan as well as the zone provisions for the MU2 Zone.

If approved, the holding zone removal will permit the construction of a one-story, commercial building consisting of approximately 10,000 square feet of commercial space. The proposal includes 56 dedicated parking spaces. Access to the proposed building will be off Malden Road. Figure 2 illustrates a preliminary site plan of the proposed development which is currently undergoing the Site Plan Control process with administration.

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

1. Removal of the Holding Provision is 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 application and corresponding development agreements are in place.
2. The proposal conforms to the Official Plan designation for the property and complies with the zone provisions for the MU2 Zone.
3. Administration is satisfied that adequate storm, sanitary and water services are available to facilitate the development being proposed.
4. When constructing the new commercial development, the owner will be required to comply with the terms of the development agreement, including adequate services, sidewalks, streetlights, required landscaping, etc.
5. The Applicant will be executing a development agreement that will ensure that the owner of the property complies with all municipal residential development standards and municipal servicing requirements.

On the basis of the information contained within this report, it is recommended that the By-law to remove the holding symbol from the subject lands be adopted once the corresponding development agreement has been executed to the satisfaction of the Corporation.

Consultations

Municipal Engineering Staff

Financial Implications

None.

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Kristina Brcic, Manager of Planning and Development

Link to Strategic Goals

1. Enhancing organizational excellence - Not Applicable
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

Communications

Notifications pursuant to former Council Resolution regarding H Removal and Public Meeting Request.

Report Approval Details

Document Title:	Z-02-2024 Sorge H Removal 6140 Malden.docx
Attachments:	- Figure 1- Location Map.pdf - Figure 2- Site Plan.pdf
Final Approval Date:	Jul 31, 2024

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



Director of Planning and Development

Gudrin Beggs



Chief Administrative Officer

Joe Milicia