



## **The Corporation of the Town of LaSalle**

**To:** Mayor and Members of Council

**Prepared by:** Kristina Brcic, Manager of Planning & Development

**Department:** Planning & Development

**Date of Report:** September 26, 2024

**Subject:** Z-08-2024 Application to Remove the Holding Symbol for 1725 Sprucewood Avenue

**Report Number:** PD-34-2024

**Location:** V/L on Lorne Avenue, adjacent to 1725 Sprucewood Ave

### **Recommendation**

That the report of the Manager of Planning and Development dated September 26, 2024 (PD-34-2024) regarding the request to remove the holding provision from the vacant land on Lorne Avenue be received;

And that, Council approves the Applicant's request to remove the holding zone symbol from the subject lands;

And that, Administration prepares a corresponding By-law for adoption 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 that Council approve removing the holding zone symbol from the lands known as V/L on Lorne Avenue, as shown in Figure 1. The applicant wishes to consolidate the subject lands as part of a larger site for development in accordance with an approved Site Plan. The subject property is designated 'LaSalle Town Centre District' in the Town of LaSalle's Official Plan and zoned 'Town Centre Two Holding – TC2(h)' in the Town of LaSalle Comprehensive Zoning By-law.

The applicant is amending their existing Site Plan Agreement for 1725 Sprucewood Avenue. The existing agreement included the conveyance of the alley and a portion of Lorne Avenue. The amending agreement will include the subject lands, which have

been recently severed and purchased by the applicant. Removal of the holding symbol from these vacant lands will allow the lands to be consolidated as part of the amending site plan proposal.

Through the Site Plan Amendment application process, the applicant is proposing to construct a five-storey, mixed-use building consisting of 19 residential units with commercial space on the ground floor. Figure 2 illustrates a preliminary site plan of the proposed development.

Following a thorough comprehensive site plan review, it has been determined that the proposal conforms to the Town's Official Plan and complies with the Zoning By-law.

Section 7.6.3 of the Town of LaSalle's Official Plan identifies certain criteria to be met prior to consideration of a holding symbol removal. The holding symbol will not be removed until Council is satisfied there is adequate municipal capacity to support the proposed development and that the required development agreements are in place.

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

1. The development proposal conforms to the Official Plan designation and complies with the Comprehensive Zoning By-law.
2. Administration is satisfied that adequate storm, sanitary, and water services are available to facilitate the proposed development.
3. The Applicant will be executing a site plan agreement that will ensure that the owner of the property complies with all municipal development standards and municipal servicing requirements.
4. The subject lands will be consolidated with the lands known as 1725 Sprucewood Avenue.

Based on the information in 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, Building, Legal Staff and ERCA.

## **Financial Implications**

None

Prepared By:

A handwritten signature in black ink, appearing to read 'KB', with a long horizontal flourish extending to the right.

Kristina Brcic

### **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

### **Notifications**

Notification was provided pursuant to the *Planning Act*.

**Report Approval Details**

|                      |   |
|----------------------|---|
| Document Title:      | Z-08-2024 1725 Sprucewood H Removal.docx                    |
| Attachments:         | - Figure 1 - Location Map.pdf<br>- Figure 2 - Site Plan.pdf |
| Final Approval Date: | Oct 7, 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