



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: October 18, 2024

Subject: Public Meeting to Consider a Zoning By-law Amendment, Z-05-2024 for 6140 Morton Industrial Drive

Report Number: PD-39-2024

Attachments: Figures 1-4

Applicant & Registered Owner: 1000822057 Ontario Inc., DBA PrimeTime Pickleball
c/o Dino Quarociocchi (Applicant) & 2534937 Ontario Inc. c/o
Tony Amato (Registered Owner)

Agent/Planner: Dillon Consulting Limited c/o Amy Farkas

Location: The lands affected by this application comprise approximately 0.79 hectares of land located south of Morton Industrial Drive, west of Front Road.

Recommendation

That the report of the Manager of Planning and Development dated October 18, 2024 (PD-39-2024) regarding Zoning By-law Amendment Z-05-2024 be received and that Council support that:

- i) Should issues arise at the Public Planning Meeting that are not immediately resolved, a summary of the issues, along with a final recommendation on the application, will follow by way of a future Planning Report.

Or

- ii) Should all issues be resolved at the Public Planning Meeting, the requisite by-law will be brought forward for Council's consideration at a subsequent Council Meeting.

Report

Background

This report is intended to provide members of Council with information regarding a Zoning By-law Amendment application for approximately 0.79 hectares of land located on the south side of Morton Industrial Drive, west of Front Road, known as 6140 Morton Industrial Drive. The application seeks to rezone the subject lands from 'Business Park Zone (BP)' to a site-specific BP zone to permit the redevelopment of the site for an indoor pickleball facility. The applicant intends to repurpose the existing industrial building by installing eight indoor pickleball courts for recreational use, a dedicated restaurant to service the pickleball patrons, and include an area for the retail sale of pickleball equipment and apparel. The subject property has a reciprocal access agreement through a registered easement to allow both 6140 and 6144 Morton Industrial Drive to share the driveway access to their respective sites. A Change of Use Permit will be required to be obtained by the applicant from the building department in order for the existing building to be used as a recreational facility.

The following figures accompany the report:

- **Figure 1** illustrates the location of the subject lands.
- **Figure 2** illustrates the concept development plan for the proposed pickleball facility.
- **Figure 3** illustrates the current Official Plan Schedule B designation of the subject lands.
- **Figure 4** illustrates the current zoning of the lands.

The applicant retained Dillon Consulting Limited c/o Amy Farkas prepared a Planning Justification Report (PJR) and the concept plan in Figure 2. The PJR dated October 2024 concluded that "the proposal is suitable and will not be impacted by surrounding industrial uses, is consistent with the PPS, conforms to the intent and purpose of the County of Essex Official Plan and the Town of LaSalle Official Plan, and represents good planning. As such, it is our professional opinion that it would be appropriate for the support of the Town of LaSalle Council". Administration evaluated the application documents against Provincial, County and LaSalle policies and regulations, in order to prepare this report for a Public Planning Meeting.

Policy Considerations & Comments

When considering an application for a Zoning By-law Amendment, The Planning Act requires that decisions be made in a manner that are consistent with the policies contained within the 2024 Provincial Policy Statement. The Planning Act also requires that all decisions made by LaSalle Council conform with the land use designations and

policies contained within both the County of Essex Official Plan as well as the municipally approved Official Plan that are in effect at the time when an application is received.

Provincial Policy Statement (2024)

The PPS encourages the promotion of efficient development patterns while protecting resources of Provincial interest, public health and safety, and the quality of the natural and built environment. The PPS encourages the achievement of complete communities by providing a range and mix of land uses to meet the needs of current and future residents of the Municipality and the surrounding region.

The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. The proposed repurposing of the existing building aligns with the PPS goals of cost-effective land use and infrastructure planning.

Moreover, new development is to be located within the settlement area, rather than the rural area, to prevent the premature extension of municipal services. The proposed pickleball facility will use an existing building with no proposed additions, within the settlement area boundary of the municipality, without requiring upgrades to the existing public service facilities. The proposed redevelopment to a pickleball facility is less intensive than previous uses of the site and is an optimal use of underutilized space. Repurposing existing buildings is a cost-effective way of optimizing land use and infrastructure, while supporting the economic development while improving the quality of life for the residents of LaSalle.

As such, the proposed zoning by-law amendment is consistent with the PPS.

County of Essex Official Plan (2014)

The subject lands are located within a 'Prime Settlement Area' as identified on Schedules "A1" and "A2" in the approved 2014 County of Essex Official Plan. The provisions for the 'Primary Settlement Area' provides for a broad range of land uses. The Official Plan policies state that settlement areas are directed to be the focus of growth and development in lower tier municipalities.

Subsection 3.2.4.1 of the County Official Plan (2014) states that:

- Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality;
- Primary Settlement Areas shall have full municipal sewage services and municipal water services and stormwater management services, a range of land uses and densities, a healthy mixture of housing types including affordable

housing options and alternative housing forms for special needs groups, and be designed to be walkable communities with public transit options (or long-term plans for same);

- All types of land uses are permitted within the Settlement Areas designation subject to the specific land use policies of the local Official Plans;
- Cost-effective development patterns and those that minimize land consumption and reduce servicing costs are encouraged. Land use patterns that may cause environmental, heritage preservation or public health and safety concerns shall be avoided.

Further, section 3.2.7 states that:

- The County encourages well-planned intensification development projects in the “Settlement Areas” to encourage more efficient use of land and municipal infrastructure, renew urban areas and to facilitate economic and social benefits for the community.

Since the subject lands are within the “Primary Settlement Area”, utilizing existing municipal services and is an effect use of land, the proposed Zoning By-law Amendment conforms to the policies outlined in the County of Essex Official Plan.

Town of Lasalle’s Official Plan (2018)

The subject property is designated ‘Business Park District’ in the Town of LaSalle's approved Official Plan, as shown in Figure 3. Section 4.8 of the LaSalle Official Plan contains the Town’s land use policies for properties located within the ‘Business Park District’, and reads as follows:

- The Business Park District Designation is intended to provide employment and economic development opportunities in locations which have appropriate access and servicing for light manufacturing, warehousing, and other complimentary non-residential uses. It is intended that development within the Business Park District Designation will exhibit a high standard of building design and landscaping.
- Permitted uses within the Business Park District Designation, as identified on Schedule B: Land Use Plan, may include:
 - vi) Recreational facilities and health clubs;

- xi) Ancillary uses that specifically support the Business Park District Designation uses such as financial institutions, restaurants, hotels, personal service establishments, gas bars and convenience retail.
- Adequate parking, loading and garbage collection/storage facilities shall be provided on the site. Shared access and parking among various properties is encouraged.

Since recreational facilities and health clubs are specifically supported within the Business Park District, the Zoning By-Law Amendment application conforms to the Town of LaSalle Official Plan.

Town of LaSalle Zoning By-law (By-law 8600)

The subject property is currently zoned 'Business Park (BP)', as shown in Figure 4. The applicant is requesting to redevelop the site and existing building to accommodate 8 court indoor pickleball with an associated restaurant and a retail area for the sale of pickleball equipment and apparel. The proposed use of the site is not permitted within the BP zone. As a result, the applicant has requested to amend the zoning of the property to a site-specific BP zone to commence the redevelopment of the site.

The proposed site-specific zone will not remove any existing uses under the BP zone. This allows for the site to be redeveloped back to any of the permitted uses in the BP zone, subject to compliance with the Zoning By-law as a whole. The amending by-law proposes to add the following uses to a new site-specific BP zone provision:

- *Recreational Facility*
- *Restaurant* in conjunction with an operational *Recreational Facility*
- *Parking* for the *Restaurant* requires a minimum of 1 space / 25m²
- *Retail* in conjunction with an operational *Recreational Facility*

The zoning by-law will be written in such a way that does not permit the Restaurant nor the Retail component to operate separate from the Recreational Facility shall the Recreational Facility cease operations.

The concept site plan in Figure 2 illustrates the proposed parking lot layout to include 61 spaces to accommodate the proposed re-use of the 0.79 ha site for eight indoor pickleball courts, with a recreationally-related restaurant and an accessory retail area for corresponding equipment and apparel.

Below is a regenerated version of the parking table provided in the PJR. The table identifies the parking provisions utilized and the resulting parking spaces which is reciprocated on the concept plan:

Proposed Use	Approximate Size	Zoning Provision	Parking Required	Parking Provided
Recreational Facility	Maximum capacity of 32 players	1 space / 4 persons (maximum)	8	31
Restaurant in conjunction with a recreational facility	148.64 m ²	1 space / 25 m ² of GFA	6	15
Associated retail sales	230.96 m ²	1 space / 25 m ² of GFA	10	15
Total	N/A	N/A	24	61

As illustrated in the table above, the proposed pickleball facility is projected to exceed the required parking by providing 37 spaces. Furthermore, if capacity is met, the available 61 parking spaces would be able to accommodate one vehicle parking space per player, with an additional 13 parking spaces left for spectators and guests.

Following discussions with the planning department, the applicant proceeded to utilize the parking regulation for ‘Restaurant in conjunction with a Golf Course’ which is 1 space / 25 m² compared to the ‘Restaurant’ parking regulation which is 1 space / 10 m². The number of parking spaces to be provided for the restaurant in conjunction with the pickleball facility is considered reasonable given the fact that the facility can accommodate a maximum of 32 players at a time.

The overall proposed zoning by-law amendment maintains the intent of the Zoning By-law.

Conclusion

The application and supporting documents have rationalized that the application is consistent with the PPS, conforms to both the County of Essex Official Plan and the Town of LaSalle Official Plan. As a result, Administration is in support of the proposed Zoning By-law Amendment.

Agency & Public Comments

No comments were received at the time of writing the report. Comments received up until the Public Planning Meeting will be shared with both the Applicant and Council.

Consultations

Municipal Engineering and Building Department.

Financial Implications

There are no financial implications resulting from the approval of this Zoning By-law Amendment.

Prepared By:

A handwritten signature in black ink, consisting of the letters 'RB' followed by a long, horizontal, wavy line that extends to the right.

Manager, Planning and Development

Link to Strategic Goals

1. Enhancing organizational excellence - No
2. Strengthen the community's engagement with the Town - No
3. Grow and diversify the local economy - Yes
4. Build on our high-quality of life - Yes
5. Sustaining strong public services and infrastructure - No

Communications

A copy of the Council Agenda and Report will be provided to the Applicant and their Agent.

Notifications

Notifications were provided pursuant to the Planning Act.

Report Approval Details

Document Title:	Z-05-2024 6140 Morton Industrial Pickeball.docx
Attachments:	- Figure 1- Location Map.pdf - Figure 2- Concept Plan.pdf - Figure 3- Official Plan.pdf - Figure 4- Zoning.pdf
Final Approval Date:	Oct 29, 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