



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

**To:** Mayor and Members of Council

**Prepared by:** G. Beggs, Director of Planning and Development

**Department:** Planning & Development

**Date of Report:** October 8, 2024

**Report Number:** PD-36-2024

**Subject:** Z-07-2022 Application to Remove the Holding Symbol for 2301 Sandwich West Parkway

### **Recommendation**

That the report of the Director of Planning and Development dated October 8<sup>th</sup>, 2024(PD-36-2024) regarding the request to remove the holding provision from the vacant land on Sandwich West Parkway 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 site plan 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 the removal of the holding zone symbol from the lands known as 2301 Sandwich West Parkway, as shown in Figure 1. The subject property is designated 'Parkway Commercial District' in the Town of LaSalle's Official Plan and zoned 'Parkway Commercial Holding – PC (h)' in the Town of LaSalle Comprehensive Zoning By-law, as amended.

The LaSalle Heritage Group has applied for Site Plan Approval for 2301 Sandwich West Parkway. The site is approximately 10 hectares (24.6 acres). The applicant is proposing to construct eight commercial buildings/units with associated parking and landscape areas. The proposal incorporates sidewalk connections within the plaza to promote safe pedestrian mobility throughout the site. A runoff detention area is designed in the center of the site to ensure positive drainage. The total combined commercial gross floor area being proposed is equal to 145,522 square feet (13,519 square meters). Figure 2 illustrates an architectural site plan of the proposed development.

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 servicing capacity to support the proposed development, and that the required development agreements are in place between the Corporation and the Owner.

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 servicing requirements.

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 and Legal.

## **Financial Implications**

Once approved, the proposed development will substantially increase the commercial tax base in the municipality.

## **Prepared By:**



Director of Planning and Development

Gudrin Beggs, MCIP, RPP

## **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

Notification was provided pursuant to the *Planning Act*.

## Report Approval Details

Document Title:	Z-07-2022 DAmore Commercial Development on Sandwich.docx
Attachments:	- Z-07-2022 DAmore Commercial Figure 1.pdf - Z-07-2022 DAmore Commercial Figure 2.pdf
Final Approval Date:	Nov 1, 2024

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



Chief Administrative Officer

Joe Milicia

**No Signature found**

Peter Marra