



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: December 9, 2024

Subject: Public Planning Meeting for Zoning By-law Amendment File Z-11-2024 for
2005 Cousineau Road

Report Number: PD-46-2024

Attachments: Figures 1-4

Applicant & Registered Owner: Head Construction and Supply Company Limited, c/o
Asaf Klein (Registered Owner)

Agent/Planner: Dillon Consulting Limited c/o Melanie Muir

Location: The lands affected by this application comprise approximately 0.24 hectares
of land located south of Cousineau Road, west of Heritage Drive known as
2005 Cousineau Road.

Recommendation

That the report of the Manager of Planning and Development dated December 9, 2024 (PD-46-2024) regarding Zoning By-law Amendment Z-11-2024 be received and that Council support that a summary of the comments and issues raised during the Public Planning Meeting be provided, alongside a final recommendation on the application, by way of a future Planning Report.

Report

Background

This report is intended to provide members of Council with information regarding a Zoning By-law Amendment application for approximately 0.24 hectares of vacant land located on the south side of Cousineau Road, west of Heritage Drive, known as 2005 Cousineau Road, as shown in Figure 1. The surrounding lands are comprised of the following:

- North: (across Cousineau Road) MTO lands with trails zoned 'Recreation (RE)'

- East: semi-detached dwellings zoned 'Residential One (R1)'
- South: semi-detached dwellings zoned 'Residential One (R1)'
- West: single-detached dwelling zoned 'Residential One (R1)'

The application seeks to rezone the subject lands from 'Residential One Zone (R1)' to a site-specific 'Residential Three Zone (R3)' to permit the construction of a 14 unit, 2 storey stacked townhouse, as shown in Figure 2. As part of the Zoning By-law Amendment, the applicant is requesting relief from the following zone provisions to develop the property as proposed:

- A reduction in the Minimum Lot Area from 2,800 m² to 2,350 m²;
- A reduction in the Minimum Lot Frontage from 30.0 m to 24.9 m; and
- An increase in the Maximum Building Height as it relates to the Angular Plane to 7.5m for the eastern interior side yard.

All other zone provisions are proposed to remain in compliance with the 'Residential Three Zone (R3)'. An approved and registered Site Plan Control Agreement will be required prior to the construction of the proposed development.

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 stacked townhouses.
- **Figure 3** illustrates the current Official Plan Schedule B 'Residential' designation of the subject lands.
- **Figure 4** illustrates the current 'Residential One (R1)' zoning of the lands.

An initial Zoning By-law Amendment application was made in 2015 where the applicant proposed a 2 storey townhome made up of 14 units. Through consultation with administration, the proposal was reconfigured to an eight (8) unit townhouse development. In May 2015, the 8 unit proposal was presented at a public meeting, and through Council Resolution #223/15, it was deferred until the applicant addressed and responded to the resident's concerns and comments, to be followed by an administrative report to Council with comments and recommendations.

As a result, the applicant revised the application to address the Official Plan and resident-related concerns and conformity issues. The new proposal reduced the development to seven (7), 2 storey townhouse units divided vertically, with individual single-car garages. Both the Zoning By-law Amendment and Site Plan Control Amendment were approved in principle through Council Resolution #332/15 in August 2015. Later, the applicant claimed that due to an uncertain market, the project became

unfeasible and the approvals in principle were not acted upon. The municipality then proceeded to close the files.

With changing housing needs in the Town, the applicant brought forward the original proposal for fourteen (14) townhome units in 2019 further revised the plan and resubmitted it in 2020. The applicant claims that due to market conditions and the forthcoming changes to the Town's Zoning By-Law, they decided to put a pause on the application.

In 2021, the Comprehensive Zoning By-Law was updated and further housekeeping amendments to the overall By-Law have been approved in March 2024. With the current market and housing needs, the applicant has decided to again move forward with a fourteen (14) unit, two (2) storey stacked townhome development.

The applicant retained Dillon Consulting Limited c/o Melanie Muir to prepare a Planning Justification Report (PJR) and the concept plan as shown in Figure 2. The PJR dated September 2024 concluded that "the proposed development represents a suitable residential infill alternative to the vacant land within the settlement area and should be recommended for the requested Zoning By-Law Amendment".

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 Planning 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 Planning 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 development of the property within the settlement area boundary of the municipality will use the existing services and there will be no upgrades to the existing public service facilities required demonstrating an efficient use of existing infrastructure.

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.

Town of Lasalle's Official Plan (2018)

The subject property is designated 'Residential District' in the Town of LaSalle's approved Official Plan, as shown in Figure 3. Section 4.7 of the LaSalle Official Plan contains the Town's land use policies for properties located within the 'Residential District'. Policies within this section promote an array of housing, building types and permitted uses that support neighbourhood living.

More specifically, lands within the Residential District support a full range of residential dwelling types, including dwelling units in low-rise built forms, which include dwelling units in low-rise, mid-rise and high-rise built forms. While Stacked Townhomes are typically considered mid-rise dwellings in the Official Plan, the proposed unit style is more in keeping with a low-rise development since the applicant is only proposing a two-storey building design. Under Section 5.2 of the Town's Official Plan, mid-rise developments, including standard stacked townhome developments, are typically 3 to 6 storeys in height. The low-rise style of the proposed development is more in keeping with the intent of the low-rise development definition of the Official Plan and of the existing character of the surrounding residential development.

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

The subject property is currently zoned 'Residential One (R1)', as shown in Figure 4. The applicant is requesting to rezone the subject lands to a site-specific R3 zone to permit the development of a 14 unit stacked townhouse. The proposed site-specific zone will not remove any existing uses under the R3 zone instead, it seeks to amend the following R3 zone provisions:

- A reduction in the Minimum Lot Area from 2,800 m² to 2,350 m²;
- A reduction in the Minimum Lot Frontage from 30.0 m to 24.9 m; and
- An increase in the Maximum Building Height as it relates to the Angular Plane to 7.5m.

The applicant proposes that all other R3 zone provisions will be met and further reliefs of the zoning by-law will not be required.

As it relates to the requested reduction in the minimum lot area and lot frontage, the applicant's PJR provides that these reductions will be comparable and in keeping with the surrounding lots. Further, the density of the R3 zone requires 200 m² per unit which would limit the development to 11 units without the requested lot area relief.

Furthermore, the applicant is looking to remove the angular plane requirement for the proposed stacked townhouse development, which results in a 7.5 metre setback from the eastern interior side yard. Instead, the applicant would like to implement a 4.5 metre interior side yard setback, as depicted in Figure 2 and utilize the area as landscape open space. Since the proposed building height does not exceed 2 storeys, it is in

keeping with the existing built form in the neighbourhood. If the property was to maintain the R1 zone and a permitted residential building was constructed, it would be able to be built to a maximum of 10.5 metres in height with a 1.5 metre side yard setback.

The concept site plan in Figure 2 illustrates the proposed parking lot layout to include 28 spaces, which is in compliance with the zoning by-law, to accommodate the proposed 2-storey 14-unit stacked townhome development.

Conclusion

The application and supporting documents have been reviewed against the PPS, County of Essex Official Plan, Town of LaSalle Official Plan, and the Town of LaSalle Zoning By-law. Following the Public Planning Meeting where public and council comments and concerns will be collected and recorded, administration will conduct a review of the collective information and will be in a position to provide Council with a professional planning opinion on the zoning by-law amendment application in a subsequent report to Council.

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 Departments.

Financial Implications

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

Prepared By:



Kristina Brcic, Manager of 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 including posting of the notice on both the Town's Website and on the subject lands. Additionally, the Notice of Public Meeting was mailed to the owners of properties within 120m of the subject lands.

Report Approval Details

Document Title:	Public Planning Meeting for Zoning By-law Amendment File Z-11-2024 for 2005 Cousineau Road.docx
Attachments:	- Figure 1- Location Map.pdf - Figure 2- Concept Plan.pdf - Figure 3- Official Plan.pdf - Figure 4- Zoning.pdf
Final Approval Date:	Jan 13, 2025

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

No Signature found

Peter Marra