



The Corporation of the Town of LaSalle

Date: October 18, 2017 **Report No:** DS-62-17

Directed To: Mayor and Members of Council **Attachments:** Figure 1

Department: Development & Strategic Initiatives

Prepared By: Allen Burgess, RPP. MCIP
Supervisor of Planning & Development Services **Policy References:** Approved Official Plan

Subject: Application: Holding Zone Symbol Removal Application & Alley Closing Request

Our File No.: Z-22-2017

Applicant & Owner: Randy Saccucci & Pietro Laporta

Location: Approximately 1900 sq. meters of land located on the south east corner of Pope Avenue and Wales Street

RECOMMENDATION:

Based on the information provided within this report, it is recommended that approval be granted to this holding zone removal application and alley closing upon the execution of the corresponding development agreement.

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 approximately 1900 sq. meters of the land currently zoned Residential One Holding R1 (h)". If approved, this holding zone removal will permit the construction of two Single Detached Dwellings on the subject lands. Figure 1 attached depicts the location of the land affected by this holding zone removal application.

The Official Plan for the Town of LaSalle designates the land subject to this application "Residential". The proposed development is an "infill" type development and is in keeping with the lotting pattern and lot sizes that already exists on Pope Avenue and Wales Street.

In assessing the merits of this application the following comments are offered for Council's consideration:

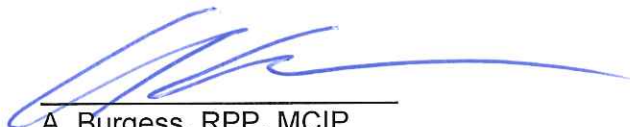
- i) The Applicant will be executing a development agreement that will ensure that the owners of this property complies with all municipal residential development standards and municipal servicing requirements;
- ii) The developer of the balance of Pope Avenue has constructed Pope Avenue to a full urban cross-section. The Applicant has made financial arrangements to pay the developer for the services that have already been constructed at this location.

The proposed by-law to remove the Holding Symbol and the Developers Agreement will not be brought back to Council for execution until proof of payment is received by our office for the above noted services;


- iii) The applicants intend to demolish the existing dwelling at 6140 Wales and re-orientate the two new lots onto Pope Avenue;
- iv) A small remnant portion of alley will need to be closed and purchased. These lands be incorporated into the proposed building lots
- v) In building on these new residential building lots, the owners will have to follow and comply with the terms of the development agreement, including the installation of driveway approaches, sidewalks, street lights, street tree's, etc.

At this time, it is recommended that the by-law removing the holding symbol from the subject lands be adopted once the corresponding development agreement has been executed to the satisfaction of the Corporation.

Respectfully,



A. Burgess, RPP, MCIP
Supervisory of Planning &
Development Services

Reviewed by:						
CAO	Finance	Clerk	Environmental Services	Development & Strategic Initiatives	Culture & Recreation	Fire
						



Legend:



Subject Lands

Title:

FIGURE 1 - KEY PLAN



Scale:	NTS	File No:	Z-22-2017
Prepared For:	Planning Dept.	Applicant:	Randy Saccucci & Pietro Laporta
Prepared By:	DSI	Date:	October 17, 2017
Notes:	This document is not a Legal Plan of Survey.		