



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Kristina Brcic, MCIP, RPP, Manager of Planning & Development

Department: Planning & Development

Date of Report: March 14, 2025

Subject: Public Planning Meeting for Zoning By-law Amendment File Z-02-2025 for 371 Front Road

Report Number: PD-12-2025

Attachments: Figures 1-5

Applicant & Registered Owner: Jin Hu Holdings Inc., c/o Jin Hu (Registered Owner)

Agent/Planner: Lassaline Planning Consultants c/o Jackie Lassaline

Location: The lands affected by this application comprise approximately 1,800 m² of land located on the east side of Front Road, south of Vermont Street known as 371 Front Road.

Recommendation

That the report of the Manager of Planning and Development dated March 14, 2025 (PD-12-2025) regarding Zoning By-law Amendment Z-02-2025 be received and that Council support;

- i) If issues arise at the Public Planning Meeting that are not immediately resolved, a summary of issues, along with a final recommendation on the application will follow by way of a future Planning Report to Council;
- ii) If, however, all issues are resolved at the Public Planning Meeting, the requisite Zoning By-law Amendment 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 1,800 m² of land located on

the east side of Front Road, south of Vermont Street known as 371 Front Road, as shown in Figure 1. The subject lands previously contained a single-detached dwelling which has since been demolished. The surrounding lands are comprised of the following:

- North: Vacant land zoned 'Waterfront Development (W2)' and single-detached dwellings zoned 'Residential One (R1)'
- East: single-detached dwellings zoned 'Residential One (R1)'
- South: vacant commercial building zoned 'Waterfront Development Two (W2)'
- West: commercial plaza zoned 'Waterfront Development Two (W2)'

The application seeks to rezone the subject lands from 'Waterfront Development Two Zone (W2)' (as shown in Figure 2) to a site-specific 'Waterfront Development Zone (W2-XX)' to remove the required Angular Plane provision to permit the construction of a 2-storey townhouse and maintain a 1.2 m setback from the property line with 130 Vermont Street (as shown in Figure 3).

The development will maintain all other zone provisions in compliance with the 'Waterfront Development Two Zone (W2)'.

The following figures accompany the report:

- **Figure 1** illustrates the location of the subject lands.
- **Figure 2** illustrates the current 'Waterfront Development Two Zone(W2)' of the lands.
- **Figure 3** illustrates the rendering drawings for the proposed Townhouse adjacent to the single-detached dwelling at 130 Vermont Street.
- **Figure 4** illustrates the Official Plan designation, 'Waterfront District Designation'.
- **Figure 5** illustrates the results of the shadow study.

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 is 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 is in effect at the time when an application is received.

Provincial Planning Statement (2024)

When reviewing a planning application to determine if it represents sound planning, the proposed development must be consistent with the Provincial Policy Statement (PPS):

The role of the PPS is to “provide policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.”

The PPS states that “Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the Provincial Planning Statement.”

Section 2.1.6 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.

Section 2.2.1 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.

Under Section 2.3.1, 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.

Further, the proposed townhouse development will contribute to the achievement of compact, transit-supportive, and complete communities in accordance with Section 2.9.1. As such, the proposed Zoning By-law Amendment to support the redevelopment of the subject lands for a townhouse proposal is consistent with the PPS.

County of Essex Official Plan (2014 and 2024)

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’ provide 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.

The proposed two-storey townhouses will have access to full municipal services and will broaden the range of land uses, densities, and housing typologies. As the subject lands are within walking distance of a range of commercial, institutional, and recreational areas, the proposed townhouse development will also contribute to a walkable community that is supportive of transit services.

The County of Essex completed a comprehensive review of its Official Plan that was adopted by Essex Council on November 6, 2024 (“New County Official Plan”). The New County Official Plan is awaiting final approval from the Ministry of Municipal Affairs and Housing and is not yet in full force and effect. Therefore, the policies and designations of the New County Official Plan must be considered alongside those of the in-effect 2014 Official Plan.

Based on a review and analysis of both the 2014 and 2024 County of Essex Official Plan, the proposed Zoning By-law Amendment conforms to the County of Essex Official Plan.

Town of LaSalle's Official Plan (2018)

The subject lands are located within the "Waterfront District Designation" according to Schedule 'B' – Land Use Plan, see Figure 4.

Subsection 4.6 of the approved Official Plan provides a clear statement of Council's intent of lands located within the "Waterfront District Designation":

"The lands designated Waterfront District Designation is recognized in this Plan as an area that requires revitalization. The Waterfront District Designation is expected to accommodate higher density development including a broad mix of land uses."

Subsection 4.6 permits "townhouse and apartment-style residential uses" within the Waterfront District Designation which further supports the proposed Townhouse development. The Official Plan promotes compatible uses and buildings of similar height within a neighborhood and the 2-storey townhouses would have a height compatible with the surrounding 1 and 2-storey single-detached dwellings located in the surrounding 'Residential One Zone (R1)'.

As such, the proposed Zoning By-law Amendment to remove the Angular Plane requirement to permit the development of the 2-storey townhouse building conforms to the Town's Official Plan.

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

As previously stated, the application is seeking to rezone the subject lands from 'Waterfront District Two Zone (W2)' to a site-specific 'Waterfront Two Zone (W2-XX)', to remove the Angular Plane provision. This would allow the construction of a 2-storey townhouse and maintain a 1.2 m setback from the property line with 130 Vermont Street (as shown in Figure 3).

The Angular Plane provision is measured at grade from the rear or side yard lot line abutting a residential zone stretching out over the subject lands at a 45 degree plane. The provision prohibits any part of the structure on the subject lands from being constructed above and beyond this 45 degree plane. Angular Plane policies aim to create a compatible transition from low to mid or high-rise development and are intended to be applied in situations where new structures are proposed to be constructed at heights greater than those permitted or existing in abutting residential zones. The provision also helps to reduce the shadow effect from abutting mid or high-rise developments over existing low-rise residential properties, since the shadow effect from taller buildings can impact the ability to enjoy outdoor amenity space.

In the case of this application, the proposed townhouse is to be built at the same height as the surrounding residential neighbourhood, therefore there is no concern about a compatible transition from mid to low-rise development.

The applicant retained Lassaline Planning Consultants c/o Jackie Lassaline to prepare a Planning Memo which included a Shadow Study (results shown in Figure 5) dated January 2025. The Shadow Study concluded that with the sun rising in the east, the shadow will fall on the west side which is Front Road. The slight earth tilting in the winter versus summer will result in some shadow on Vermont Road to the north. The study concluded that in the absence of the Angular Plane provision, there is no concerning shadow impact on the abutting residential neighbour at 130 Vermont Street. The Planning Memo dated January 2025 concluded that the “proposed residential townhouse development can be considered a complimentary and compact built form of housing that provides alternative styles and tenure supporting a healthy community with diversity in housing”.

The current development proposal has provided Administration with the opportunity to reflect on the need for the Angular Plane provisions within zones that permit low and mid to high-rise development, and to specifically consider when the Angular Plane provision should ultimately be triggered. A future Housekeeping Amendment will likely be brought forward for Council consideration that refocuses the requirement for Angular Plane provisions in the scenarios in which they are most appropriate, such as new mid or high-rise development abutting a low-rise residential neighbourhood.

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.

Conclusion

The public meeting to consider the proposed amendment provides an opportunity to hear concerns and comments, if any, of neighbouring owners and other interested stakeholders/agencies. It is important that the concerns and comments of these stakeholders be taken into consideration as part of the full evaluation of the applications.

If 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. If, however, all issues are resolved, and Council concurs, a Zoning By-law Amendment will be brought for Council’s consideration at a subsequent Council Meeting.

Subject to receiving further comments from the public, external agencies and internal departments, Administration can state that the application as proposed:

1. Is consistent with the overall direction conveyed within the Provincial Policy Statement (2024) for new development within the settlement area;
2. Conforms to the relevant policies within the County of Essex Official Plan (2014 & 2024);
3. Conforms to the intent of the LaSalle Town Centre District land-use designation and permitted uses as well as the applicable development policies contained within the Town of LaSalle's Official Plan; and
4. Satisfies the criteria to be considered when amending Zoning By-law 8600, as amended.

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

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 the Town's Website. 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-02-2025 for 371 Front Road.docx
Attachments:	- Z-02-2025 Figure 1 Location.pdf - Z-02-2025 Figure 2 Zoning.pdf - Z-02-2025 Figure 3 Proposed Development Renderings.pdf - Z-02-2025 Figure 4 Official Plan.pdf - Z-02-2025 Figure 5 Shadow Study.pdf
Final Approval Date:	Mar 24, 2025

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



Director of Planning and Development

Gudrin Beggs



Deputy Chief Administrative Officer

Peter Marra



Chief Administrative Officer

Joe Milicia