



The Corporation of the Town of LaSalle

Date:	February 15, 2018	Report No:	DS-00-2018
Directed To:	Mayor and Members of Council	Attachments:	Figure 1
Department:	Development & Strategic Initiatives		
Prepared By:	Allen Burgess, MCIP, RPP. Supervisor of Planning & Development Services	Policy References:	Official Plan Zoning By-law 5050
Subject:	Application to Remove the Holding Symbol	Our File No:	Z-03-18
Registered Owner :	Michael Herbert & Bianca Rota-Herbert		
Location of Application:	695 sq. metres of land, located along the north side of Outram Avenue west of Malden Road, located to the rear of lands municipally known as 1539 Stuart Blvd.		

RECOMMENDATION:

Based on the information provided within this report, it is recommended that:

- Approval in principle be granted to this holding zone symbol removal application;
- A draft by-law to remove the holding zone symbol and a development agreement be prepared and brought back for adoption once the necessary agreement has been executed by the applicant to the satisfaction of the Town of LaSalle;

REPORT:

Introduction:

This report is intended to provide members of Council with comments and recommendations regarding an application that has been submitted requesting Council approval for the removal of the holding zone symbol from approximately 695 sq. metres of land, located along the north side of Outram Avenue west of Malden Road, located to the rear of lands municipally known as 1539 Stuart Blvd. If approved, this application would allow one (1) new single detached dwelling to be constructed on the existing lot located on Outram Avenue.

Figure 1 attached depicts the location of the lands affected by this application.

OFFICIAL PLAN:

The Official Plan for the Town of LaSalle designates the lands subject to this application "Residential". A broad range of residential dwelling unit types are permitted within this designation, including single-unit detached, semi-detached, townhouse and apartment type dwelling units.

Section 3.3.1 of the Official Plan contains a set of goals for lands designated residential, including the following:

"To broaden the range of housing options available to existing and future residents of the town by encouraging the production of a more diverse and affordable mix of housing that is capable of meeting the needs of all households, including households with special needs. The provision of mixture of housing forms, sizes, tenures and affordable housing types, including both public and private sector sponsored housing are to be encouraged."

"To promote and encourage private landowners, developers and builders to undertake residential intensification activities in areas of the town where a full range of municipal infrastructure, community facilities and goods and services are readily available. Residential intensification includes infilling, conversions and redevelopment and will be encouraged in certain areas of the town as a means of increasing the supply of affordable rental and ownership housing."

It is my opinion application to remove the holding symbol and the subsequent construction of a single detached dwelling is in keeping with the policies and the intent of the approved Official Plan of the Town of LaSalle.

ZONING:

The property is an "infill lot" surrounded by existing single detached dwellings constructed in mid-90's. Zoning By-law No. 5050 currently zones the lands subject to the application "Residential One Holding – R1 (h)". The size and shape of the proposed lot will meet and/or exceed the "R1" zone requirements.


Comments and Discussion:

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


- i) The Applicant shall be required to enter into a development agreement with the Town to ensure that the property complies with all municipal residential development standards and servicing requirements, including lot grading, front yard drainage, storm, sanitary and water connections, easements, etc;
- ii) This property is part of a concurrent severance application that will be heard by the Committee of Adjustment on March 21, 2018;

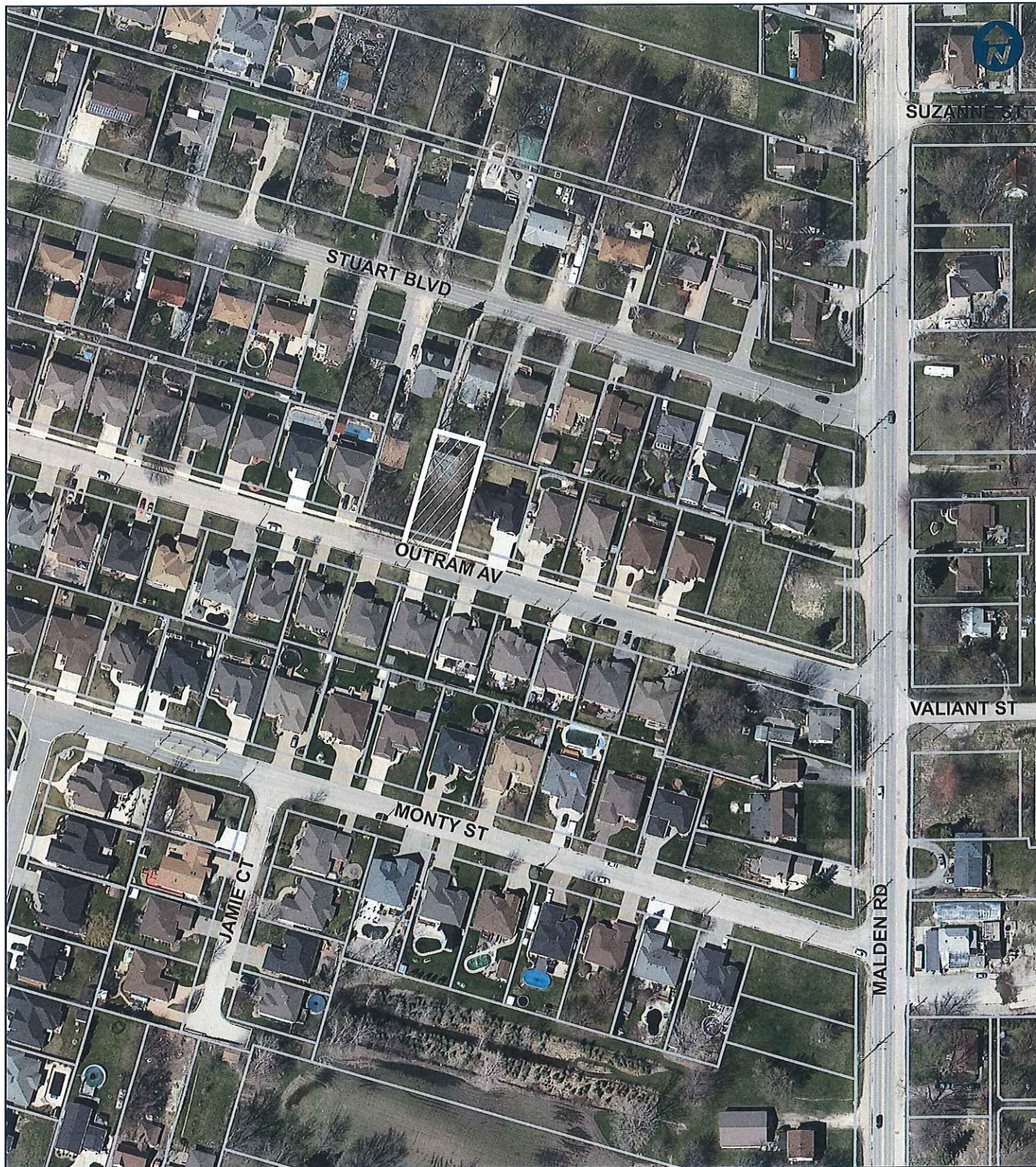
- iii) The applicant intends to maintain the existing garage on the subject property, securities will be taken to ensure either a home is constructed on subject lands or the accessory garage is demolished within one year of the registration of the agreement. Additional steps will need to be taken to ensure the existing grade of the garage is incorporated into the lot-grading plan for this property.
- iv) Cash-in-lieu of parkland in the amount of \$750 lot will need to be paid by the Applicant;
- v) The owner will be required to plant street trees between the street and the property line, and they shall be spaced every 30 feet.

Respectfully,

for 

A. Burgess, MCIP, RPP.
Supervisor 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: 1:1000

File No: Z-03-2018

Prepared For: Planning Dept.

Applicant: Michael & Bianca Hebert

Prepared By: DSI

Date: February 22, 2018

Notes: This document is not a Legal Plan of Survey.