



The Corporation of the Town of LaSalle

Date:	March 5, 2018	Report No:	DS-08-18
Directed To:	Mayor and Members of Council	Attachments:	Figure 1 & 2
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 & to obtain Site Plan Control Approval:	Our File No:	Z-06-13 & SPC-01/13
Applicant and Registered Owner :	J.T. Investments Inc.		
Location of Application:	0.4 hectares of land, generally located on the south side of Sprucewood Avenue, west of Malden Road.		

RECOMMENDATION:

Based on the comments that are contained within the following staff report, and subject to further input from Council, the public, and affected agencies, it is recommended that:

- i) Council grant approval in principle to the Applicant's Holding Zone Removal application and the Applicant's Site Plan Control application (as depicted on Figure 2);
- ii) Council authorize Staff and Town Solicitor to prepare the required Site Plan Control agreement for execution;
- iii) Council adopt the by-law removing the Holding Zone from the subject lands once the required Site Plan Control agreement has been fully executed to Council's satisfaction.

REPORT:

This report is intended to provide members of Council with comments and recommendations regarding a development application that has been submitted to the Town requesting:

- i) Council approval for the removal of the Holding Zone Symbol for approximately 0.4 hectares of land, generally located on the south side of Sprucewood Avenue, west of Malden Road (as depicted on Figure 1). The removal of the Holding Zone Symbol at this location would allow the construction of a two storey mixed use building with seven (7) apartment units of approximately 600 square metres in total residential floor area, and 600 square metres of commercial floor area. A total of 45 parking spaces are proposed to be constructed at this location, together with eight (8) accessory garage units to be used by the tenants of 2nd floor apartment dwelling units;
- ii) Site Plan Control approval for the construction of this new two storey mixed use building , with corresponding off-street parking, and garbage enclosure, sidewalks, etc., as depicted on conceptual on Figure 2.

Figure 1, depicts the existing zoning of the subject lands and the zoning that currently exists on the adjacent properties. Figure 2 attached, depicts the Applicant's preliminary conceptual site plan.

On February 12, 2018 the Planning Committee held an open public information session to obtain public input. The Applicant's Agent attended and made a presentation at this information session. Questions and/or concerns were raised regarding the following items:

- What steps will be taken to maximize privacy for adjacent residential properties;
- Will there interconnections between this site and the adjacent commercial site;
- Will there be privacy fencing adjacent to existing residential properties;
- What is being done to address storm drainage from this site, once it is developed.

In assessing the merits of the Applicant's Applications, the following comments and recommendations are offered for Council's consideration:

- i) The subject lands are designated "Malden Town Centre" in the Town's approved Official Plan. The Applicant's site plan for the subject lands (Figure 2) conforms to the Town's approved Official Plan;
- ii) Zoning By-law No. 5050 currently zones the lands subject to the Application Town Centre Commercial Zone - "C4". Professional and general offices, clinics, retail stores and apartment dwelling units are permitted land uses on all lands zoned "C4", including the subject lands;

- iii) The Applicant will be required to provide a 3.0 metre wide easement along Sprucewood Avenue for road widening purposes, and an easement to allow for vehicular access (inter-connectivity) to the neighboring plaza to the east for improved and safer vehicular circulation between adjacent commercial properties;
- iv) The Applicant will be required to install a storm sewer within the Lorne Avenue right of way, westerly to Newman Blvd, for the subject lands to convey additional storm water from the subject lands;
- v) The Applicant will be required to prepare and submit detailed site servicing drawings, landscape plans and final detailed site plans --- to properly address on-site servicing, landscaping, fencing, lighting, sidewalks, refuse enclosures, etc --- that are needed to ensure that the subject new mixed use development does not adversely impact adjacent lands and has all the necessary services and amenities required for the proposed new commercial and residential floor space to be built at this location. As part of the Applicant's Site Plan Control Agreement, all necessary financial contributions, easements, site servicing and other development standards will be addressed to the satisfaction of Council and Town Staff, including paved parking areas, privacy fencing, lighting, on-site refuse disposal and pedestrian walkways.


We would be pleased to answer any questions with respect to the comments and recommendations that are contained within this Staff report.

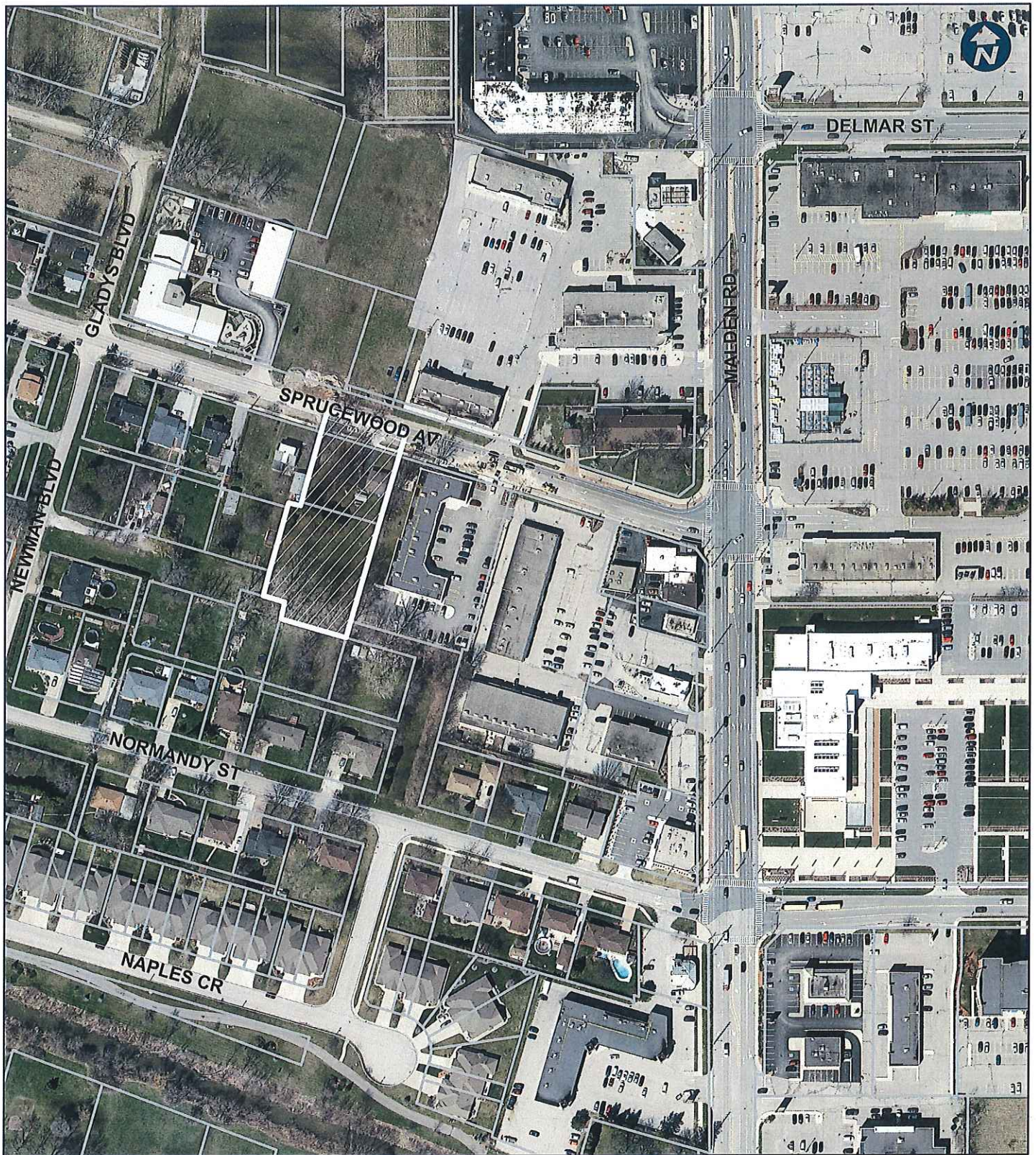
Yours truly,



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

Attachments

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



Legend:



Subject Lands

Title:

FIGURE 1 - KEY PLAN



Scale: 1:5000

File No: Z-01-2015

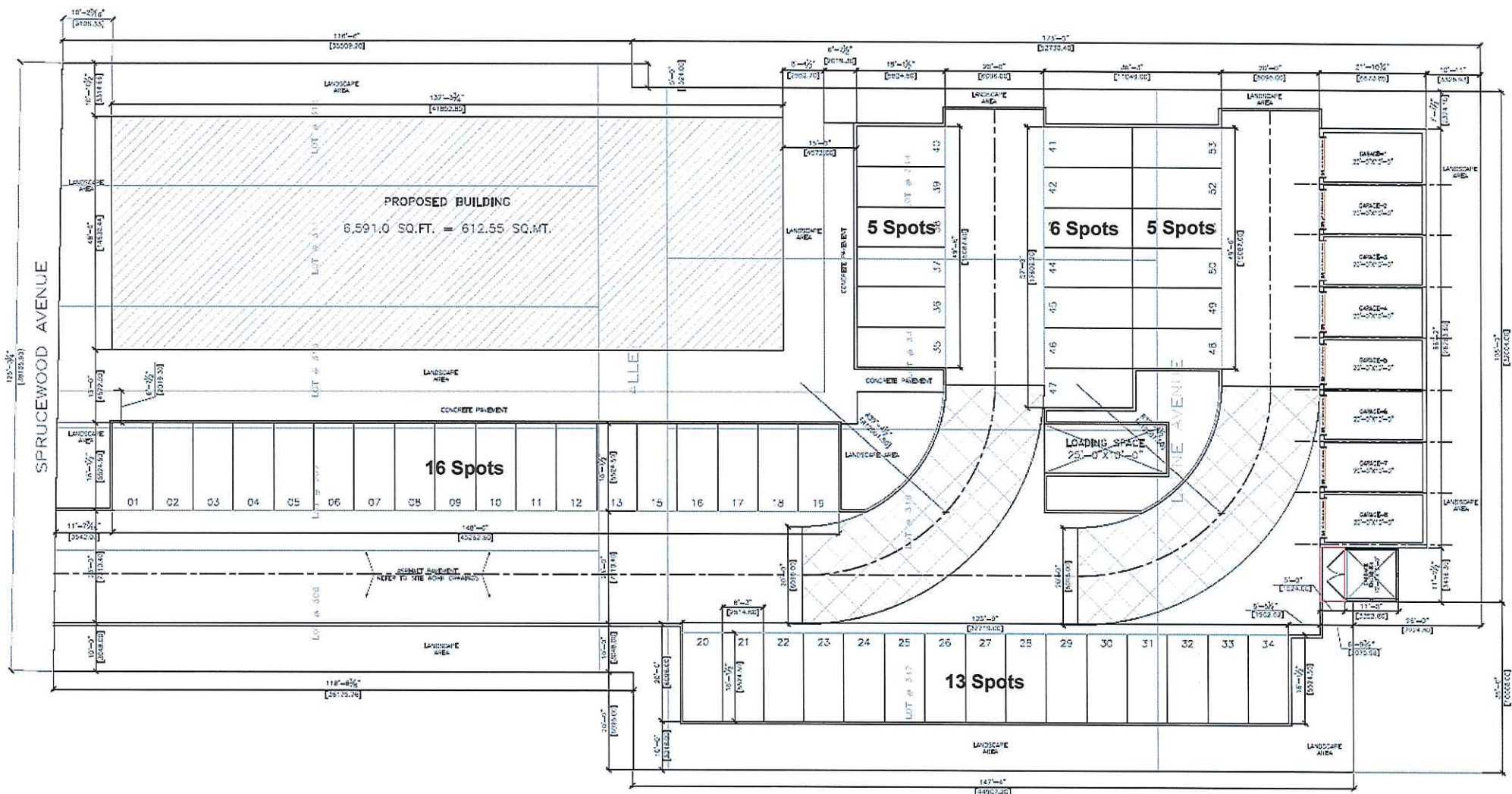
Prepared For: Planning Dept.

Applicant: Seven Lakes Homes

Prepared By: Finance Department
GIS Services

Date: January 7, 2015

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



Scale:	N.T.S.	File No:	SPC-01-18 & Z-02-18
Prepared For:	Planning Dept.	Applicant:	JT Investments Inc.
Prepared By:	DSI	Date:	March 7, 2018

FIGURE 2 - SITE PLAN

Notes:

This document is not a Legal Plan of Survey.