



## The Corporation of the Town of LaSalle

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<b>Date:</b>	May 1, 2018	<b>Report No:</b>	DS-27-2018
<b>Directed To:</b>	Mayor and Members of Council	<b>Attachments:</b>	Figures 1 and correspondence dated April 19, 2018
<b>Department:</b>	Development & Strategic Initiatives		
<b>Prepared By:</b>	L. Silani, M.Pl., MCIP, RPP Director of Planning & Development Services  A. Burgess, MCIP, RPP Supervisor of Planning & Development Services	<b>Policy References:</b>	Approved Official Plan
<b>Subject:</b>	<u>Application:</u> Draft Plan of Condominium Application  <u>County of Essex File No:</u> 37-CD-18001  <u>Applicant:</u> Oakdale Trails Inc. (Peter Valente)  <u>Location:</u> Newman Boulevard, between Sprucewood Avenue and Orford Street (Malden Planning District)		

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### RECOMMENDATION:

Based on the information provided within this report, and subject to further input from Council and the public, it is recommended that:

- Council recommend to the County of Essex (Manager of Planning Services) that they grant draft approval to a Draft plan of Condominium (prepared by Ontario Land Surveyors, dated February 23, 2018), and that the County of Essex be requested to attach the following conditions to the subject draft plan of condominium approval:
  - a) that the required storm water management plan be prepared by the Applicant and approved by the Town Engineer and ERCA Staff;

- b) that a site plan control agreement be entered into with the Town to ensure that all infrastructure and services are designed and built by the Applicant to the satisfaction of the Town, and that all required financial contributions be made and/or secured to the Town, including all required letters of credit, cash securities and insurances;
- c) that cash-in-lieu of parkland be provided to the Town, in accordance with the Planning Act requirements.

### REPORT:

This report is intended to provide members of Council with comments and recommendations regarding an application that has been submitted to the County of Essex, requesting approval Draft Plan of Condominium approval for for approximately 1.5 hectares of land located along Newman, between Sprucewood and Orford (in the Malden Planning District).

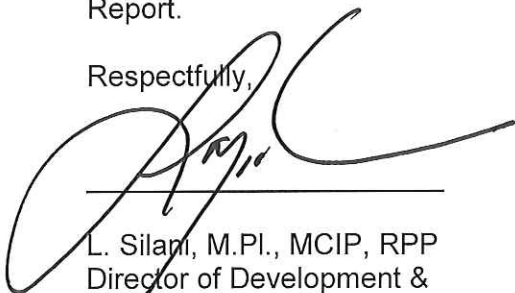
Figure 1 is correspondence from the County of Essex dated April 19, 2018, and Figure 2 is the Applicant's proposed site plan from the draft site plan control agreement.

Council has already granted approval to the rezoning of the subject lands, to permit a total of 131 new apartment style residential dwelling units --- to be built as part of 3 new multi-unit residential buildings.

The subject application, is now requesting approval from the County of Essex to subdivide and sell each proposed new apartment unit as individual condominium units.

We would be pleased to answer any questions with respect to the contents of this Staff Report.

Respectfully,




L. Silani, M.Pl., MCIP, RPP  
Director of Development &  
Strategic Initiatives Services



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

### *Attachments*

Reviewed by:						
 CAO	Finance	Clerk	Public Works	Development & Strategic Initiatives	Culture & Recreation	Fire



**Office of the Manager, Planning Services**

William J. King, AMCT, MCIP, RPP  
Manager, Planning Services

April 19, 2018

Town of LaSalle  
Attention: Ms. Brenda Andreatta  
5950 Malden Road  
LaSalle, ON N9H 1S4

**Subject: Public Notice of an Application and  
Request to Hold a Public Meeting  
Location: Part of R.P. 731  
Applicant: Oakdale Trails Inc.  
County of Essex File No.: 37-CD-18001**

Dear Ms. Andreatta:

Pursuant to Subsection 51(20) of the Planning Act the County of Essex requests the Town of LaSalle to give notice and hold a public meeting concerning the attached proposed draft plan of condominium, County of Essex File No. 37-CD-18001.

It is also requested that you give Public Notice of the Application in accordance with Subsection 51(20) of the Planning Act and Subsection 4 of Ontario Regulation 544/06. As noted in Subsection 51(20) the approval authority for plans of condominium is required to give notice of the receipt of an application at least 14 days prior to making a decision. The regulation provides that the approval authority may require the local municipality to provide public notice of the receipt of an application on its behalf.

Notice of the public meeting shall be given to the public and identified agencies in accordance with Subsection 4 of Ontario Regulation 544/06. The notice of a public meeting shall:

- (i) indicate the date, time and location of the public meeting;
- (ii) include a description of the proposed plan of condominium;
- (iii) include a key map showing the location of the land proposed to be subdivided;
- (iv) indicate where and when additional information regarding the proposed plan of condominium will be available to the public for inspection;



- (v) include the following statement:

If a person or public body that files an appeal of a decision of the County of Essex as the approval authority in respect of the proposed plan of condominium, does not make oral submissions at the public meeting, if one is held, or make written submissions to the County of Essex before the proposed draft plan of condominium is approved or refused, the Local Planning Appeal Tribunal may dismiss the appeal;

- (vi) include the following statement:

If you wish to be notified of the decision of the County of Essex in respect of this proposed plan of condominium, you must make a written request to the County of Essex 360 Fairview Avenue West, Essex, ON, N8M 1Y6, indicating the County of Essex file number;

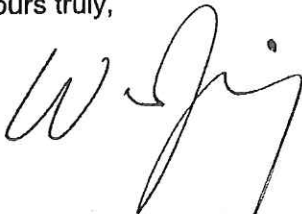
- (vii) indicate, if known, if the land proposed to be subdivided is the subject of an application under the Act for approval of a proposed official plan or plan amendment or for a zoning by-law amendment or a Minister's zoning order amendment or a minor variance, and the file number of the application(s);
- (viii) indicate to whom written submissions in respect of the proposed plan of condominium are to be made.

The public meeting shall be held no sooner than 14 days after the requirements for the giving of notice of the public meeting have been met.

Within 15 days of the public meeting, the municipality or planning board must submit the information in Subsection 6 of Ontario Regulation 544/06 to the Manager, Planning Services, County of Essex.

Thank you for your assistance in this matter.

Yours truly,



**WILLIAM J. KING, AMCT, MCIP, RPP**  
Manager, Planning Services

Enclosure

c.c. Larry Silani  
Peter Valente

SITE DATA - SITE ZONING BUILDING C (MS-7)		
	REQUIRED	PROPOSED
a. LOT AREA	3,438 m <sup>2</sup>	3,478 m <sup>2</sup>
b. BUILDING AREA		994.3 m <sup>2</sup>
c. BUILDING LOT COVERAGE (%)		27 %
d. BUILDING GROSS FLOOR AREA		2,998.15 m <sup>2</sup>
e. BUILDING HEIGHT	MAX. 12 m	10.78 m
f. BUILDING SETBACKS		
FRONT	4.5 m	4.87 m
REAR	4.5 m	30.57 m
SIDE	3.5 m	10.67 m
		4.59 m
h. PAVED AREA		1,452 m <sup>2</sup>
COVERAGE		30.3 %
i. LANDSCAPED AREA		
IMPRO		172 m <sup>2</sup>
SOFT		542 m <sup>2</sup>
TOTAL		1,114 m <sup>2</sup>
COVERAGE		30.3 %
j. LINEAR CONCRETE CURB		223.2 m

<b>BUILDING C</b>	
1ST FLOOR	= 5 2 BEDROOM
	= 3 1 BEDROOM
2ND FLOOR	= 8 2 BEDROOM
	= 3 1 BEDROOM
3RD FLOOR	= 2 2 BEDROOM
	= 3 1 BEDROOM
TOTAL	= 17 x 2 BEDROOM
	= 8 x 1 BEDROOM
TOTAL	= 25 UNITS
<b>TOTAL 26 UNITS</b>	
UNIMPAID PARKING REQUIRED	
= 26 UNITS x 1.5 UNIT / PER UNIT	
= 39 SPACES	
PARKING PROVIDED	
SURFACE	= 34
SPACES	
PORCELE	= 5
PORCELE	
TOTAL PROVIDED	= 40
SPACES	
DENSITY	
75 UNITS PER HECTARE (ha)	
SITE AREA = 0.37ha (0.87acre)	
PROPOSED DENSITY	
71 UNIT PER HECTARE	
LANDSCAPE (LP)	
REQUIREMENT = 30%	
PROPOSED = 1.114%	
REQUIREMENT = 30.3%	

SITE DATA - SEE ZONING BUILDING A & B (PS-7)			
		REQUIRED	PROPOSED
a.	LOT AREA	13,045 sq'	13,045 sq'
b.	BUILDING AREA		
	BUILDING A		2,281.77 sq'
	BUILDING B		1,538.15 sq'
	TOTAL		4,119.93 sq'
c.	BUILDING LOT COVERAGE (%)		
	BUILDING A		18.5 %
	BUILDING B		10.2 %
	TOTAL		26.7 %
d.	BUILDING GROSS FLOOR AREA		1,571.1 sq'
e.	BUILDING HEIGHT (MAX)	MAX. 12 m	BUILDING A 10.6m BUILDING B 10.7m
f.	BUILDING SETBACKS (BUILDING A)		
	FRONT	4.5 m	4.83 m
	REAR	4.5 m	14.79 m
	SIDE	4.5 m	5.03 m
		3.5 m	33.34 m
	BUILDING SETBACKS (BUILDING B)		
	FRONT	4.5 m	4.84 m
	REAR	4.5 m	4.84 m
	SIDE	3.5 m	3.5 m
		3.5 m	44.1 m
g.	PAVED AREA		
	COVERAGE		5,175.97 sq'
			34.5 %
h.	LANDSCAPED AREA		
	HAZ		956 sq'
	SOFT		3,630 sq'
	TOTAL COVERAGE		4,586 sq'
			35.07 %
i.	LINEAR CONCRETE CURB		780.89 m



01/26/18	SPC
09/07/17	CLIENT REVIEW
date (mm/dd/yy)	issued for:

**general notes:**

- THIS PLAN IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR:
  - CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL UNDERLAYS AND CONDITIONS ON THE JOB AND THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE UNDERLAYS AND CONDITIONS SHOWN BY THESE DRAWINGS.
- ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITY TO SUBMITTERS OF JUMP DRAWINGS.
- IN THE EVENT THE ARCHITECT IS RETURNED TO REVIEW JUMP DRAWINGS, SUCH REVIEW IS ONLY TO CHECK FOR CONFORMANCE WITH THE GENERAL CONDITIONS AND NOT FOR INFORMATION SHOWN IN THE CONTRACT DOCUMENTS.
- CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY VIOLATIONS OF THE GENERAL CONDITIONS OR VIOLATIONS OF THE CONTRACT DOCUMENTS AND ANY APPLICABLE REGULATORY REQUIREMENTS.
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNOLOGY OF CONSTRUCTION.

stamp

**A** architectural  
**D** design  
**A** associates

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email - info@ada-architect.ca www.ada-architect.ca

project:  
PROPOSED RESIDENTIAL  
DEVELOPMENT  
TOWN OF LASALLE, ONT.

client:  
VALENTE DEVELOPMENT  
CORPORATION

File:  
SITE PLAN

scale: AS SHOWN

drawn by: JC

checked by: SMB / TC

date: AUGUST 2017

comm. no.: 2017-099

sheet no.:

A0.1