



## The Corporation of the Town of LaSalle

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<b>Date:</b>	June 6, 2018	<b>Report No:</b>	DS-39-18
<b>Directed To:</b>	Mayor and Members of Council	<b>Attachments:</b>	Figures 1,2 &3
<b>Department:</b>	Development & Strategic Initiatives		
<b>Prepared By:</b>	Allen Burgess, MCIP, RPP. Supervisor of Planning & Development Services	<b>Policy References:</b>	Approved Official Plan
<b>Subject:</b>	<u>Application:</u> Rezoning Application		
	<u>Our File No.:</u> Z-06-2018		
	<u>Applicant &amp; Owner:</u> Cromax Construction - Roko Juricic		
	<u>Agent:</u> Tracey Pillon-Abbs, RPP		
	<u>Location:</u> Approximately 0.7 hectares of land located on the east side of Old Front Road, municipally known as 155 & 165 Old Front Road		

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### **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 rezoning, based on the Applicant's proposed plan;
- ii) Council authorize Staff to prepare the required development agreement for execution purposes;
- iii) Council adopt the zoning by-law for the subject lands once the required development agreement has been fully executed to Council's satisfaction.

## **REPORT:**

This report is intended to provide members of Council with land use planning comments and recommendations regarding a development application that has been submitted to the Town requesting Council approval for the rezoning of approximately 0.7 hectares of land located on the east side of Old Front Road, municipally known as 155 & 165 Old Front Road (as depicted on Figure 1). The rezoning from Residential One (R1) zone to a Residential Three (R3) zone at this location is to allow Mr. Juricic to demolish the two existing homes and construct two semi-detached buildings at this location. The remaining land will continue to be zoned Residential One Zone, pending future applications.

## **Provincial Policy Statement:**

The Provincial Policy Statement (PPS), provides direction on matters of provincial interests as they relate to planning and development. In reviewing the proposed development/redevelopment of this site, the proposed intensification is in keeping with the character and built form in the surrounding neighbourhood and it is an efficient use of existing municipal services. It is my opinion that the construction of these dwellings is in keeping with the policies outlined below.

The following are relevant sections of the Provincial Policy Statement that were considered as they relate to the proposed development;

- i) In section 1.0 of the PPS it states that "Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth."
- ii) In section 1.1.2 of the PPS it states "within settlement areas, sufficient land shall be made available through intensification and redevelopment..."
- iii) In section 1.4.3 of the PPS it states that "Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the *regional market area* by:
  - b) *permitting and facilitating:*
    - 1. *forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and*
    - 2. *all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;*
  - d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*

- e) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

### **COUNTY OF ESSEX OFFICIAL PLAN:**

In the County of Essex Official Plan, the subject lands are located within a “Primary Settlement Area”. The redevelopment and intensification of this site with two semi-detached dwelling units is in keeping with the policies and the goals of this upper tier plan.

The following are relevant sections of the County OP that were considered as they relate to the proposed development;

- i) In sections 3.2.2 of the County OP, goals for land designated as “Settlement Areas” are set out and include the following:
  - a) *Support and promote public and private re-investment in the Primary Settlement Areas.*
  - c) *To promote development within Primary Settlement Areas that is compact, mixed-use, pedestrian oriented, with a broad range of housing types, services and amenities available for residents from all cultural, social and economic backgrounds.*
  - e) *To require the efficient use of land, resources, water and sanitary sewage treatment facilities, other infrastructure and public service facilities including schools as provided for in the growth management policies contained within this Plan.*
  - g) *To support long term economic prosperity by providing infrastructure and public service facilities to accommodate projected growth.*
  - j) *Promote affordable housing within Primary Settlement Areas, and to a lesser extent, within full serviced Secondary Settlement Areas.*
- ii) In sections 3.2.4 of the County OP, goals for lands in the “Primary Settlement Areas” are as follows:
  - a) *Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality.*
  - b) *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).*
  - g) *The County encourages the redevelopment of brownfield properties.*
  - h) *All types of land use are permitted within the “Settlement Areas” designation subject to the specific land use policies of the local Official Plans.*

## **TOWN OF LASALLE OFFICIAL PLAN:**

The Official Plan for the Town of LaSalle designates the lands subject to this application "Residential". The proposed rezoning to Residential Three to permit the construction two semi detached buildings containing four semi-detached units is considered a low-density redevelopment of this site.

It is my opinion, based on the policies below, the proposed rezoning is in keeping with the policies and the intent of the approved Official Plan of the Town of LaSalle.

1. Section 3.3.1 of the Official Plan contains goals for the "Residential Area" as following:

- ii) 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 a mixture of housing forms, sizes, tenures and affordable housing types, including both public and private sector sponsored housing are to be encouraged;*
- iii) To promote and support the creation of a residential built form within the urban designated area of the Town of LaSalle that is capable of;*
  - Making the most efficient use of municipal infrastructure and services;*
- iv) To encourage new residential development to occur in a manner that is economically and environmentally sound, and is in keeping with the capacity of the municipal infrastructure and services available and the financial capability of the municipality to provide the required additional infrastructure and services;*
- v) 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.*

2. Section 3.3.2 of the Official Plan contains policies for the "Residential Area" as following:

- ii) The regulations and zone provisions of the town's comprehensive zoning by-law implementing this Plan shall be in accordance with the following:*
  - a) The maximum permitted density within any Low Density Residential Zone shall be 18 units per net hectare.*

*Permitted residential uses within a low density residential zone category shall consist of single-unit detached dwellings, semi-detached dwellings, and free-hold townhouse dwellings.*

## **ZONING:**

The subject lands are zoned Residential One "R1" in the Town's Comprehensive Zoning By-law. The proposed rezoning to the Residential Three zone will facilitate the construction and severance of two semi-detached building lots and the creation of four semi-detached dwelling units. The owner will maintain the balance of the vacant lands in the Residential One zone on which a new single detached dwelling units may be constructed, or if the owner wished, an additional application could be completed and circulated to seek an alternative zoning permission.

The proposed lots and building envelopes meet or exceed all Residential Three zoning requirements and the proposed units will have parking for four cars (two in the garage and two on the private driveway).

This rezoning is part of a concurrent severance application that will facilitate the creation of the proposed lots and the creation of the individual semi-detached units (as depicted on Figure 2).

## **COMMENTS:**

On May 17, 2018, the Planning Committee held an open public information session to obtain public input. The agent and applicant attended and made a presentation to the committee. The neighbours in attendance wanted confirmation that the properties had sufficient parking. They also were seeking information about what plans the applicant had for the balance of the site and would the proposed dwellings be constructed in keeping with the existing neighbourhood.

In assessing the merits of the Applicant's development plan, the following land use planning comments are offered for Council's consideration:


- i) As part of the subject application package, the agent submitted a Planning Justification Report (PJR) Upon a review of this report, we agree with and support the findings of the PJR and its conclusions;
- ii) The two semi-detached dwellings are of a size and style of construction that is in keeping with the neighbourhood (see figure 3 depicting the front elevation);
- iii) The owner will be required to obtain a demolition permit to remove the existing dwellings and structures at 155 and 165 Old Front Road.
- iv) The balance of the site will remain vacant, as the Applicant has not finalized how he intends to proceed with the balance of the site. It should be noted that no accessory structures are permitted on the vacant parcel without a main building or structure;
- v) The Applicant shall be required to enter into a severance agreement with the Town to ensure that the subject lands comply with all municipal development standards and servicing requirements, including lot grading, sanitary sewer system connections, rear yard drainage, easements, etc.;
- vi) This rezoning and the concurrent severance application will facilitate the creation of the proposed lots and the creation of the individual semi-detached units, as depicted on Figure 2.

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

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





Legend:



Residential One-R1 to Residential Three-R3



Remain Residential One- R1

Title:

## FIGURE 1 - KEY PLAN



Scale: 1:1000

File No: Z-06-2018

Prepared For: Planning Dept.

Applicant: Cromax Construction

Prepared By: DSI

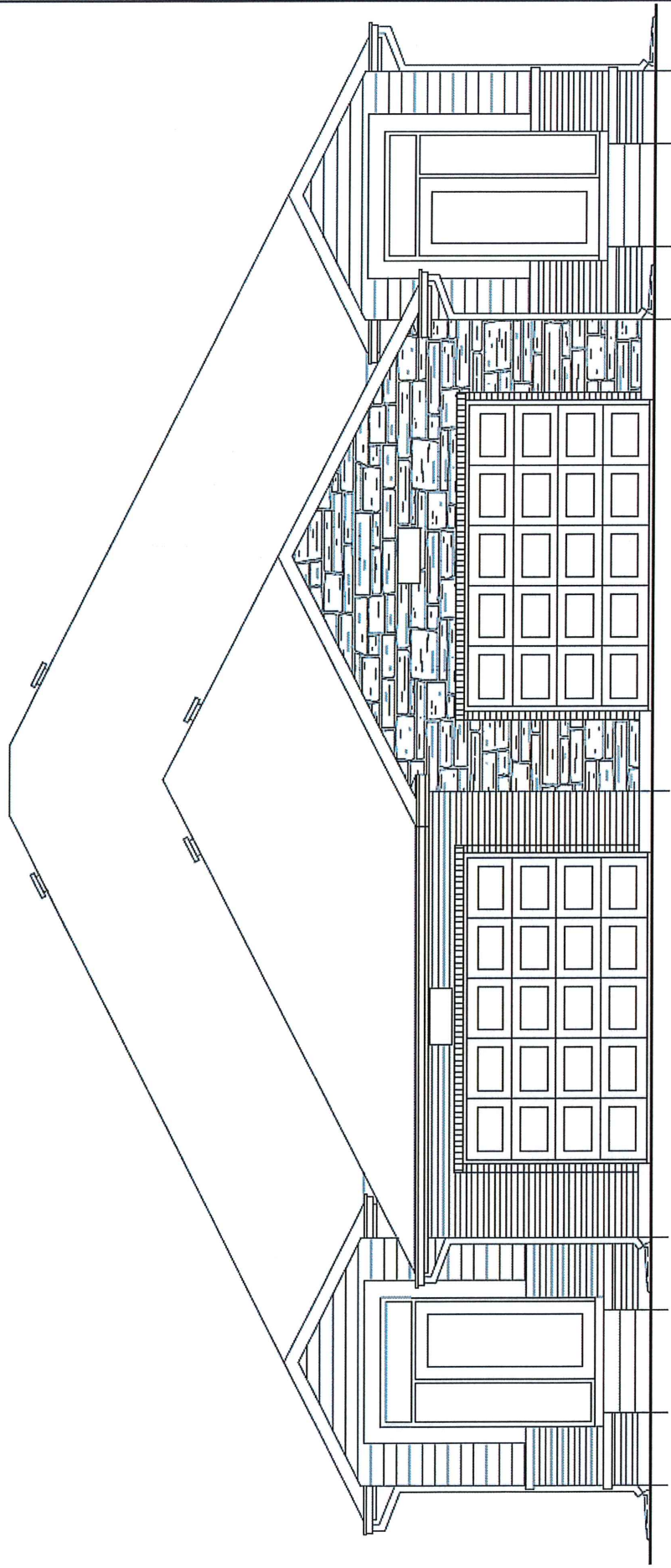
Date: June 6, 2018

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









Scale:	N.T.S.	File No:	Z-06-2018
Prepared For:	Planning Dept.	Applicant:	Cromax Construction
Prepared By:	DSI	Date:	June 5, 2018

Title: **FIGURE 3 - FRONT ELEVATION**

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