



## The Corporation of the Town of LaSalle

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<b>Date:</b>	September 19, 2018	<b>Report No:</b>	DS-59-18
<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-09-2018		
	<u>Applicant &amp; Owner:</u> 2601370 Ontario Limited – Mohamed Tabib		
	<u>Agent:</u> Amico Properties Inc.		
	<u>Location:</u> Approximately 0.6 hectares of land located on the west side of Disputed Road, north of Bouffard 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 to the Applicant's rezoning, based on the Applicant's proposed plan;
- ii) Council executes the proposed severance agreement;
- iii) Council adopt the attached zoning by-law for the subject lands.

### **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 0.6 hectares of land located on the west side of Disputed Road (as depicted on Figure 1).

The rezoning from Agricultural (A) zone to a Traditional Neighbourhood Design Residential One (TND R1-1) zone at this location is to allow 2601370 Ontario Limited to develop six (6) lots as part of the first phase of a multi-phase development. The remaining land will continue to be zoned Agricultural, 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 serving of these lots 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*
- 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 servicing of these lots 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).*
  - 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 Traditional Neighbourhood Design Residential zone is considered a low-density development of this site.

It is my opinion, based on the policies below, the amended 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 Agricultural in the Town's Comprehensive Zoning By-law. The proposed rezoning to the Traditional Neighbourhood Design Residential One (TND R1-1) zone will facilitate the servicing of six (6) lots and the construction and six (6) single detached dwellings. The owner will maintain the balance of the vacant lands for future development purposed.

Staff are recommending the proposed zone be changes to the Traditional Neighbourhood Design Residential One (TND R1-2) zoning requirements. The Traditional Neighbourhood Design Residential One (TND R1-2) zoning requirements recognizes the dimensions of the proposed lots, are in keeping with the intent of the Official Plan and those new lots would exceed all zoning requirements. Attached is a portion of the draft 12R plan depicting the proposed lots is attached as Figure 2.

This rezoning is part of a concurrent severance application that will facilitate the creation of the proposed lots; a copy of the proposed zoning by-law amendment is attached as Figure 3.

**COMMENTS:**

On September 13, 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.

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 balance of the site will remain vacant, as the Applicant has not finalized how he intends to proceed with the balance of the site and is awaiting the final outcome of the Bouffard / Howard Master Drainage Study;
- iii) The Applicant has 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.;
- iv) In keeping with our Official Plan policies to eliminate reverse lot frontages, the proposed lots will front directly onto Disputed Road. The lots will have a sufficient front yard depth to accommodate required parking and with 130' in lot depth, the builders can increase the length of the proposed driveways by increasing the garage setback, if they choose to do so.

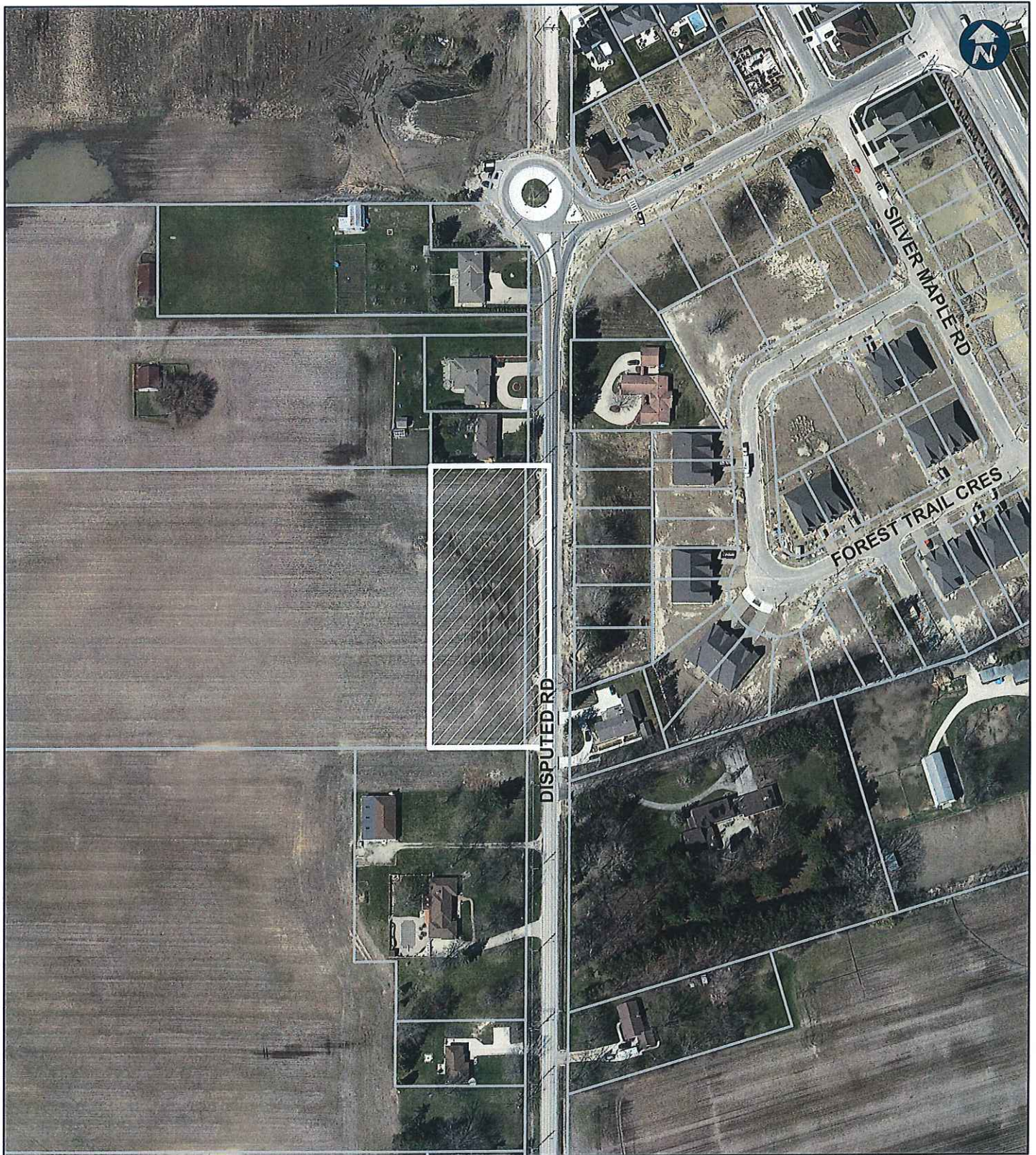
We would be pleased to answer any questions with respect to the comments and recommendations th are contained within this Staff report.

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:



Subject Lands

Title:

## FIGURE 1 - KEY PLAN



Scale: 1:1250

File No: Z-09/16

Prepared For: Planning Dept.

Applicant: 2601370 Ontario Ltd

Prepared By: DSI

Date: September 17, 2018

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

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**THE CORPORATION OF THE TOWN OF LASALLE**

**BY-LAW NUMBER 8217**

**Being a by-law to amend Zoning by-law**

**No. 5050, the Town's Comprehensive**

**Zoning By-law, as amended.**

**WHEREAS** authority is granted under Section 34 of the Planning Act, R.S.O. 1990, and amendments thereto, to the Council of the Town of LaSalle to pass this By-law;

**AND WHEREAS** this by-law conforms to the Official Plan in effect for the Town of LaSalle, as amended;

**NOW THEREFORE THE CORPORATION OF THE TOWN OF LaSALLE BY ITS COUNCIL ENACTS AS FOLLOWS:**

1. Schedule "C", Map 8 , of By-law 5050, as amended, is hereby further amended by changing the zone classification on those lands depicted on Schedule "A" attached hereto and forming part of this by-law from a Agricultural- "A" to Traditional Neighbourhood Design- "TND-R1-2"
2. This by-law shall take effect from the date of passing by Council and shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990.

**READ a first and second time and FINALLY PASSED on Sept 25th, 2018.**

**1st Reading - Sept 25th, 2018**

**2nd Reading - Sept 25th, 2018**

**3rd Reading - Sept 25th, 2018**

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**Mayor**

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**Clerk**

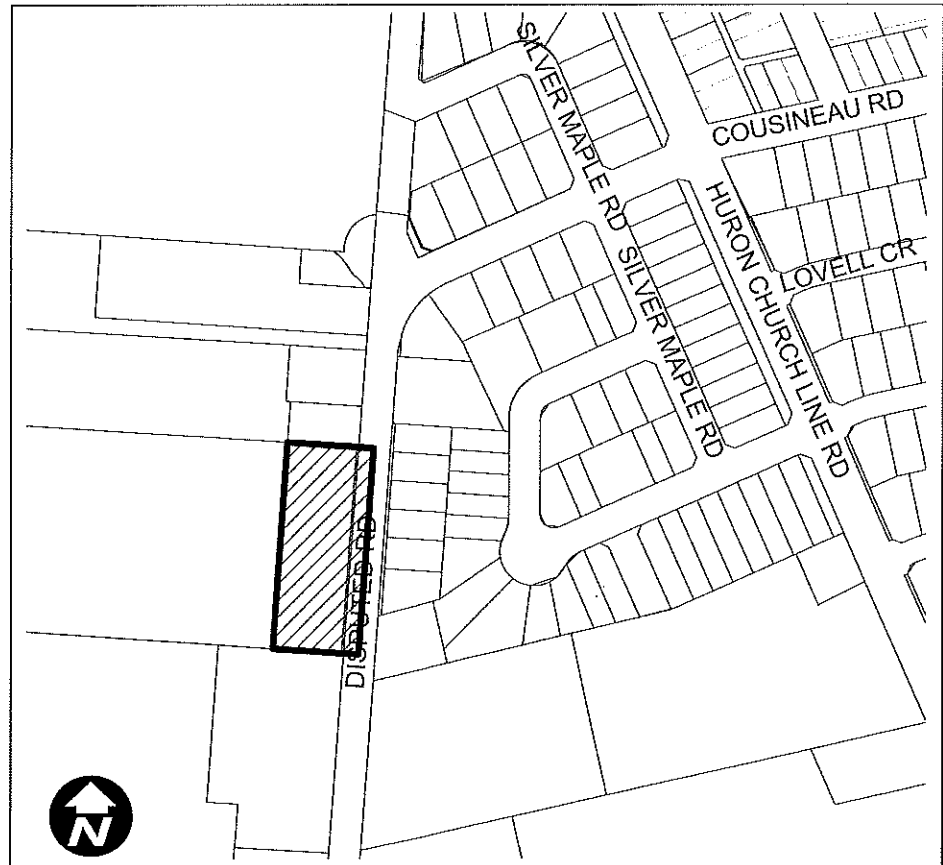
Figure 3

**SCHEDULE "A"**

**Concession 2 part of lots 32 and 33**

**Roll No. - 190-007-00**

**Town of LaSalle**



Agricultural- "A" to Traditional Neighbourhood Design- "TND-R1-2"

This is Schedule "A" to By-law No. 8217

Passed on Sept 25th, 2018.

Signed

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Mayor

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Clerk