



## The Corporation of the Town of LaSalle

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<b>Date:</b>	November 20, 2018	<b>Report No:</b>	DS-61-18
<b>Directed To:</b>	Mayor and Members of Council	<b>Attachments:</b>	Figures 1 & 2
<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-08-2018	
	<u>Applicant &amp; Owner:</u>	JT's Investments and DSLE Investments – J. Tedesco &	
	<u>Agent:</u>	Tracey Pillon-Abbs, RPP	
	<u>Location:</u>	Approximately 0.2 hectares of land located on the north-west corner of Westview Park Blvd. and Ellis Street.	

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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 0.2 hectares of land located on the north-west corner of Westview Park Blvd. and Ellis Street. (as depicted on Figure 1). The rezoning from Residential One (R1) zone to a site-specific Residential Three (R3) zone at this location is intended to amend the zoning requirements to permit 6 new semi-detached dwelling units to be constructed lots at this location.

### **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 three semi-detached dwellings (6 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 storm water 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 "LaSalle Town Centre District". The proposed site-specific Residential Three Zone shall permit the construction of three semi-detached buildings containing six semi-detached units. This proposal will result in a built form and density that is consistent with what has already been constructed on Westview Park Blvd.

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.

Section 3.2.4 of the Official Plan contains policies for the "Housing Mix" as following:

- b)(ii) Housing is vital to the creation of healthy, sustainable and complete communities. Residents of all ages, income levels and abilities rely on a range and mix of housing types to offer a meaningful place to grow and a safe and secure place to live. An appropriate range of housing choices contributes to the overall health and well-being of communities:*

Section 4.2 of the Official Plan contains goals for the "LaSalle Town Centre District" as following:

- a) This Plan focuses on broadening the mixture of land uses within the LaSalle Town Centre District Designation, and promoting good urban design and high quality architecture and landscapes. Lands within the LaSalle Town Centre District Designation are considered to be key destinations for the evolving transit system. It is also the intent of this Plan to create a compact, walkable and mixed use town centre that promotes street-edge buildings with parking to the side and rear of buildings.*
- b) Buildings and sites throughout the LaSalle Town Centre District Designation may develop or redevelop as a comprehensively planned commercial centre, consisting of individual buildings or multi-unit buildings. New development is encouraged to accommodate an array of uses. This mixture of uses is encouraged not just within the designation in general, but also on individual development sites, and within individual buildings. Development within stand-alone buildings is also permitted, unless specified otherwise within the policies of this Plan or the implementing Zoning By-law.*
- b) iv) Mid-Rise and High-Rise residential uses, including live-work units and communal housing, which may include special needs housing and housing for seniors;*

## **ZONING:**

The subject lands are zoned Residential One "R1" in the Town's Comprehensive Zoning By-law. The proposed rezoning to a site-specific Residential Three zone will facilitate the construction and severance of three semi-detached (six units in total).

The proposed site-specific Residential Three zoning requirements will apply to these lots, with the exception of the 40 percent maximum lot coverage. The applicant has requested that the maximum lot coverage be increased to 50 percent.

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 October 25, 2018, the Planning Committee held an information meeting to obtain public input. The applicant attended and made a presentation to the committee. No persons attended the information session.

The Essex Region Conservation Authority reviewed the proposed development and had no objections.

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



- i) As part of the subject application package, the applicants Planning Consultant 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 three semi-detached dwellings (6 units in total) are of a size and style of construction that is in keeping with the existing built form and density on the adjacent lands;
- iii) Increasing the maximum lot coverage from 40 to 50 percent on the subject lots will permit increased floor area to be built at this location, without reducing any required front, side or rear yard setbacks;
- iv) The Applicant is 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.;

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

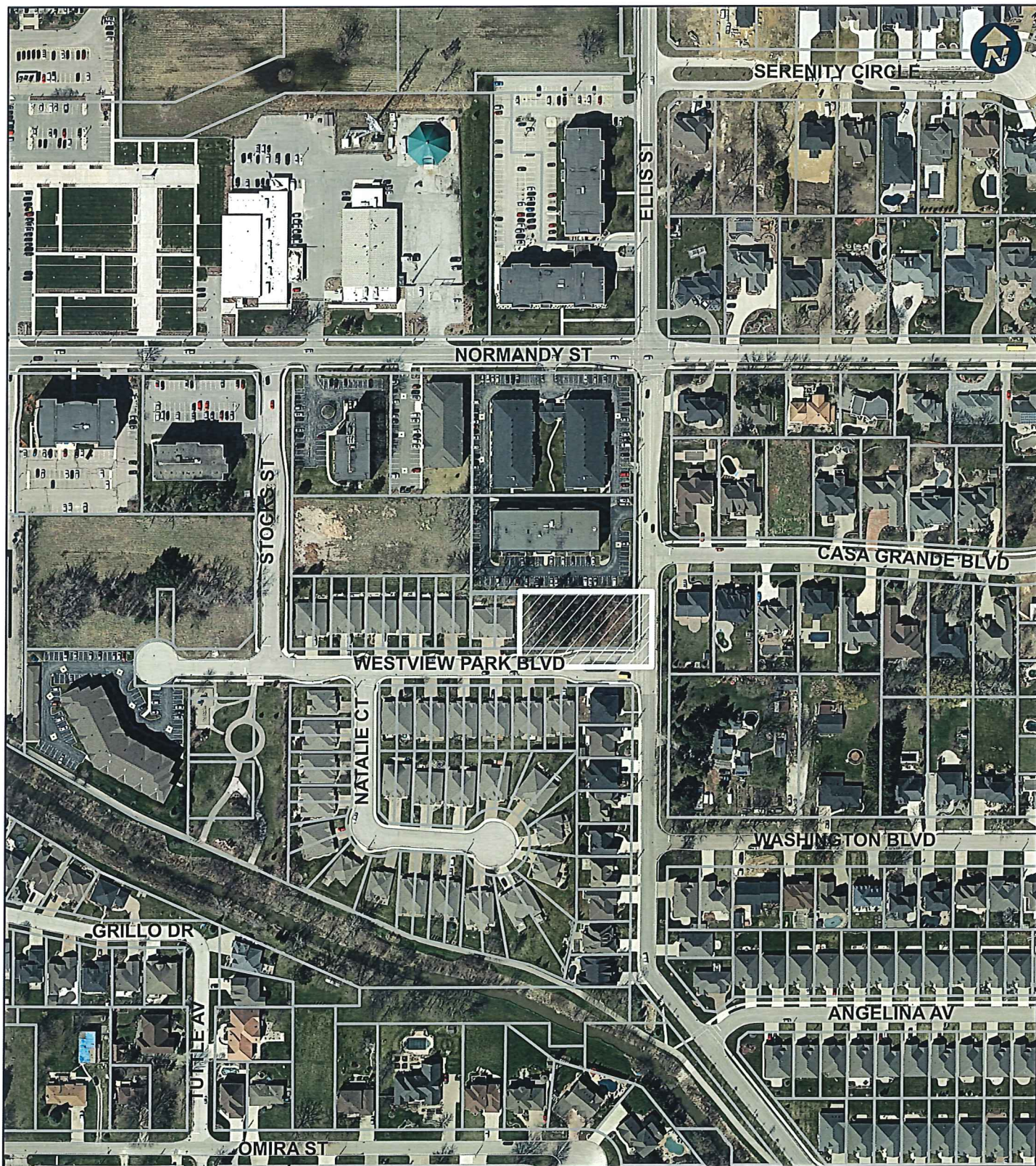
Yours truly,



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

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





Legend:



Subject Lands

Title:

## FIGURE 1 - KEY PLAN



Scale: 1:1500

File No: Z-08-2018

Prepared For: Planning Dept.

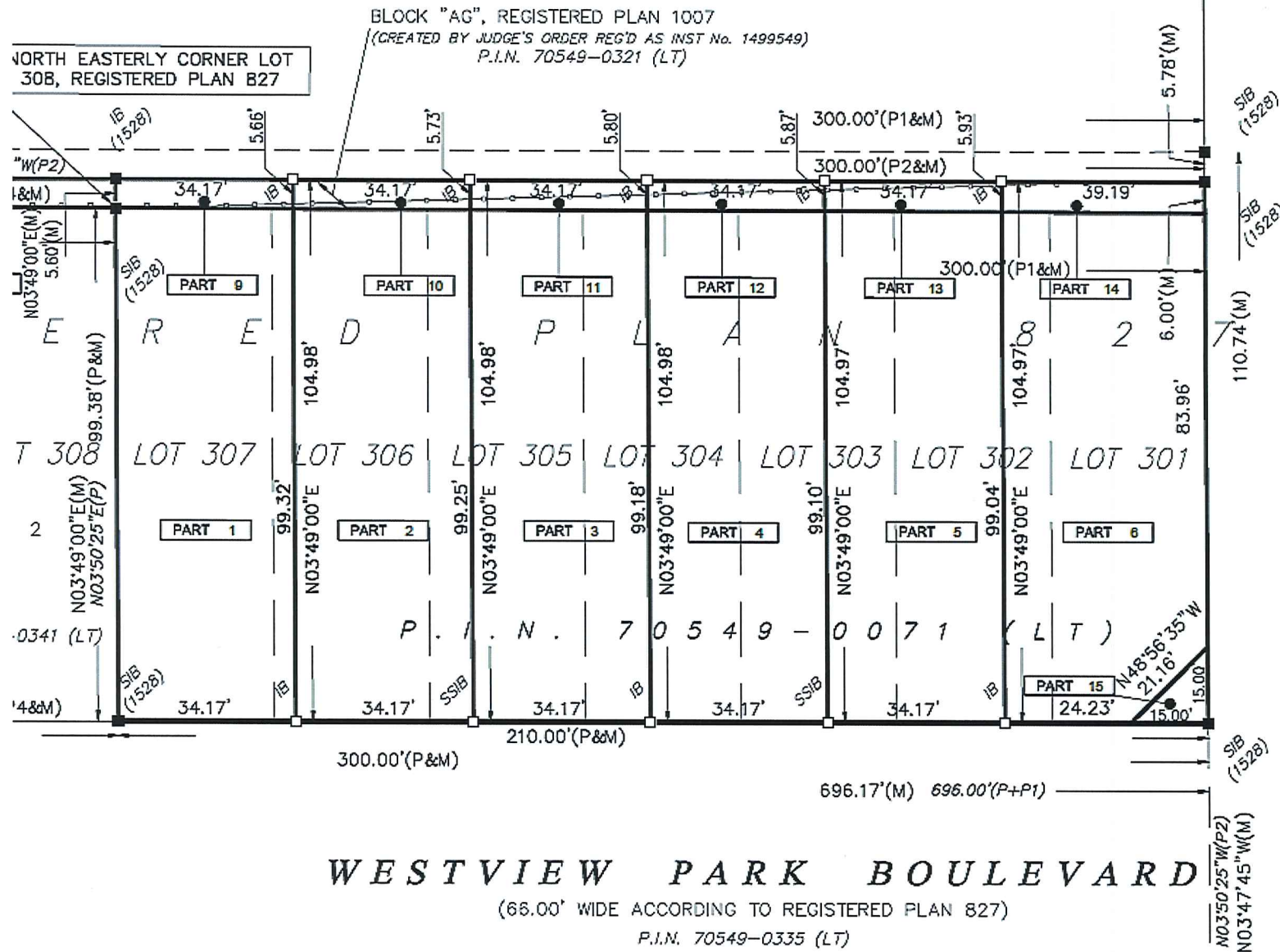
Applicant: JT's Investments and  
DSLE Investments

Prepared By: DSI

Date: November 5, 2018

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





Scale:	N.T.S.	File No:	Z-08-2018
Prepared For:	Planning Dept.	Applicant:	JT's Investments and DSLE Investments
Prepared By:	DSI	Date:	November 5, 2018

## FIGURE 2 - DRAFT 12R PLAN

Notes:

This document is not a Legal Plan of Survey.