



## The Corporation of the Town of LaSalle

---

<b>Date:</b>	November 20, 2018	<b>Report No:</b>	DS-63-2018
<b>Directed To:</b>	Mayor and Members of Council	<b>Attachments:</b>	Figures 1 to 5, and correspondence dated November 8 <sup>th</sup> and 9 <sup>th</sup> , 2018
<b>Department:</b>	Development & Strategic Initiatives		
<b>Prepared By:</b>	L. Silani, M. Pl., MCIP, RPP, Director of Development & Strategic Initiatives  P. Marra, P. Eng. Director of Public Works	<b>Policy References:</b>	
<b>Subject:</b>	Request to Grant Approval to: (i) a Redline Revision for Phase 9 of the Head D'Amore Draft Plan of Subdivision, located in Part of Block 'A', Registered Plan 1362, Part of Lots 1 and 2, Concession 5, and Block 91, 12M-495 (File No. 37-T-05009); (ii) an application to rezone and remove the holding zone symbol for the Phase 9 lands (Our File No. Z-11-2018 and T-03-2018)		

---

### RECOMMENDATION:

That Council pass a resolution concurring with the Applicant's request to grant approval to a redline revision to the existing Draft Approved Plan of Subdivision for Phase 9 of the Head D'Amore Draft Plan of Subdivision, in accordance with the revised plan prepared by Verhagen, Stubberfield, Hartley, Brewer, Bezaire Inc., Ontario Land Surveyors, dated November 9, 2018; and

A copy of this Council Resolution should be forwarded to the Manager of Planning Services for the County of Essex, Mr. Bill King, together with a copy of this Staff Report and a copy of the November 9, 2018 redline revision plan of subdivision.

That Council pass a resolution concurring with the Applicant's request to rezone (from an "R3(h)" to a "R4-9" zone) and to remove the holding zone symbol ("R3(h)") from the Phase 9 lands, and that Town Staff be authorized to prepare the corresponding by-law for the Phase 9 lands, once:

- the County of Essex grants approval to the Applicant's revised redline revision (dated November 9, 2018) for Phase 9; and
- the required subdivision agreement is prepared and executed to the satisfaction of the Town of LaSalle's Director of Development & Strategic Initiatives and Director of Public Works.

### **REPORT:**

Draft Plan Approval was originally granted to this residential plan of subdivision by the County of Essex on October 2, 2006. Since that time, extensions have been granted and several redline revisions have been approved for earlier phases.

Phase 9 is one of the last remaining phases within the Head D'Amore Subdivision. Figure 1 is a phasing plan prepared by Dillon Consulting, depicting the boundaries of each phase within this subdivision. Phase 9 affects approximately 10 hectares (25 acres) of land.

In response to changing market conditions the developer has requested a relotting of this draft approved plan of subdivision, as depicted on a redline plan, dated January 3, 2018 (Figures 2 and 3).

On October 25, 2018, the Planning Advisory Committee held an Information Meeting, at which time representatives from the Applicant provided information pertaining to the subject Planning Act applications.

Several residents that lived nearby attended this information meeting and expressed concerns with the proposed removal of the Harrison Street interconnection with the 6<sup>th</sup> Concession Road, and the need to extend sidewalks to Heritage Drive via Blackthorn Drive. In addition, the owner of an existing industrial building (Propower Mfg. Inc.) located to the south of the 6<sup>th</sup> Concession Road expressed a concern that the potential noise from his operation would result in complaints from new residents that would be buying homes at this location.

Following this information meeting, Town Staff requested that the Applicant's consultant (Dillon Consultant) review these concerns, and to provide additional information as to how these concerns should be addressed.

On November 9, 2018, a written submission was received from Dillon Consulting (copy attached), explaining how each of the concerns/questions were being addressed --- and submitting a revised redline revision plan dated November 9, 2018 (Figure 4). The redline plan for Phase 9 has been revised to include a new road connection to the 6<sup>th</sup> Concession Road, to reduce cut through traffic utilizing Blackthorn Drive and Elmgate. This new road interconnection is situated at a location that will properly align with the existing public road located to the south of the 6<sup>th</sup> Concession Road. The Applicant's have also agreed to extend the planned sidewalk along Blackthorn Drive, to interconnect with the existing sidewalk located along Heritage Drive.

To address the concern raised by the owner of Propower Mfg. Inc, Dillon Consulting have provided written correspondence dated November 8, 2018 (copy attached), describing the potential noise source, and setting out recommended actions to be taken to alleviate these concerns. These recommendations need to be included in the subdivision agreement for the Phase 9 lands.

Town Planning and Engineering Staff are satisfied with the changes that have been made by the Applicant to address concerns of nearby residents and businesses, and we are in support of the Applicant's revised redline revision (dated November 9, 2018, Figure 4) being approved for the subject lands.

This approval would result in a draft plan of subdivision and a zoning bylaw amendment that would be in conformity with both the County of Essex and the Town of LaSalle Official Plan documents, and would be consistent with the applicable policies set out in the Provincial Policy Statement.

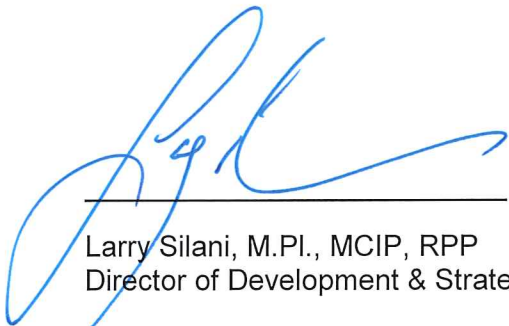
Figure 5 depicts the details related to the new roads and lots that would be created at this location (37 new single detached dwellings, and 94 semi-detached and/or townhouse dwelling units). The location of all sidewalks and trails are also depicted on this figure.

Town Staff are satisfied that all new lots proposed are designed with a proper size and shape that will allow builders to fully comply with the corresponding "R3" and "R4-9" zone requirements. This revised plan will result in a logical, highly interconnected, and appropriate development that will enable existing and new residents to safely and conveniently travel to/from various streets, parks and schools within this neighbourhood – and also to travel to/from work and to other parts of the community via designated collector streets (6<sup>th</sup> Concession Road, D'Amore Drive and Heritage Drive) as a motorist, a cyclist, a transit rider, and as a pedestrian.

Town Engineering and ERCA Staff are satisfied with the Applicant's Stormwater Management Plan for the Phase 9 lands. Town Staff will be working with the Applicant's Engineering Consultant to finalize servicing drawings for this phase of development. These drawings will need to be approved by the Town Engineer, and incorporated as part of the subdivision agreement for these lands.

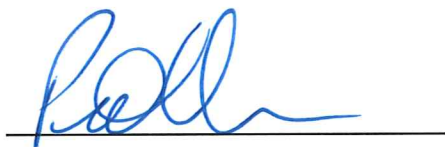
Town Staff support the Applicant’s revised redline plan, and recommend that Council pass a resolution concurring with the November 9<sup>th</sup> plan --- with the County of Essex being formally requested to amend their existing conditions of draft plan approval to correspond to the November 9, 2018 redline revision.

Yours truly,




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

*Attachments*

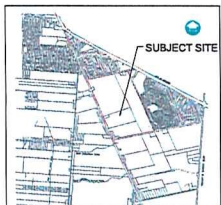


P. Marra, P. Eng.  
Director of Public Works

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



# FIGURE 1



KEY PLAN  
N.T.S.

## LEGEND

SIB DENOTES 25mm x 25mm x 1.22m STANDARD IRON BAR  
SIB DENOTES 25mm x 25mm x 0.61m SHORT STANDARD IRON BAR  
# DENOTES 16mm x 16mm x 0.61m IRON BAR  
# DENOTES 16mm diameter x 0.61m ROUND IRON BAR  
CC DENOTES CUT-CROSS  
# DENOTES SURVEY MONUMENT FOUND  
# DENOTES SURVEY MONUMENT SET AND MARKED 1528  
WIT. DENOTES WITNESS  
(S) DENOTES SET  
(S/P) DENOTES SET PROPORTIONALLY  
(P1) DENOTES PLAN 12M-19738  
(1528) DENOTES VERMADEN STUBBSFIELD HARTLEY BREWER DEZARIE INC., O.L.S.  
ELEVATION

## ADDITIONAL INFORMATION REQUIRED UNDER S. 51(17) OF THE PLANNING ACT

- (a) SHOWN ON PLAN
- (b) SHOWN ON PLAN
- (c) SHOWN ON PLAN
- (d) RESIDENTIAL
- (e) SHOWN ON PLAN
- (f) SHOWN ON PLAN
- (g) SHOWN ON PLAN
- (h) PIPED WATER TO BE INSTALLED BY DEVELOPER
- (i) BROOKSTON CLAY LOAM
- (j) SHOWN ON PLAN
- (k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

## PHASING PLAN

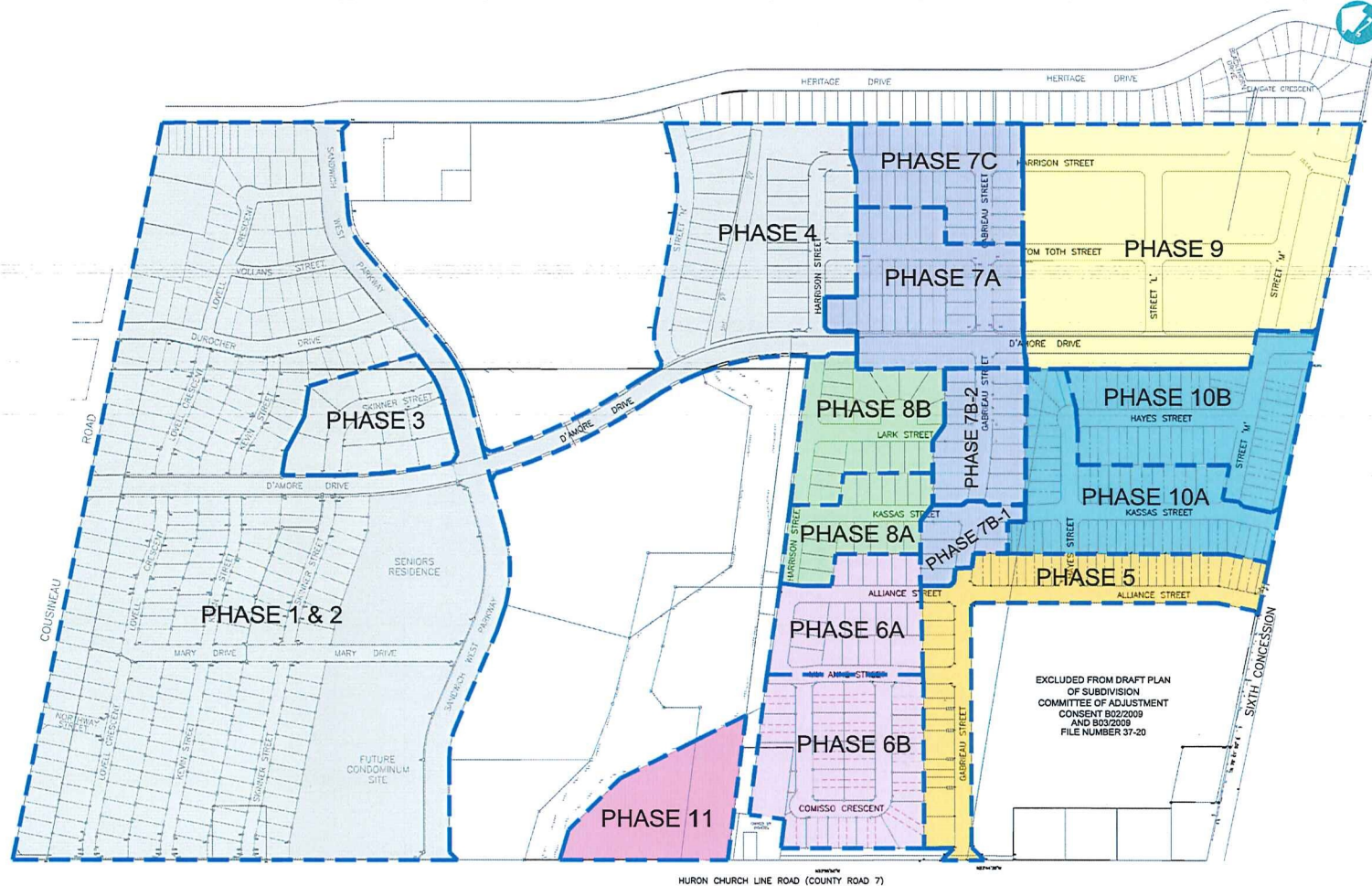
PART OF BLOCK 'A'  
REGISTERED PLAN 1362,  
AND  
PART OF LOTS 1 AND 2  
CONCESSION 5  
(L'ASSUMPTION)  
AND  
BLOCK 91, 12M-495

in the Town of Lasalle  
Scale: 1:5000



October 1, 2015  
Project No. 15-1971-1000

37-T-05009



- PHASE 5 - 50 UNITS
- PHASE 6 - 84 UNITS (A- 22 UNITS; B - 62 UNITS)
- PHASE 7 - 86 (A- 33 UNITS; B-1- 6 UNITS; B-2- 17 UNITS C- 30 UNITS)

- PHASE 8 - 36 (A- 16 UNITS; B- 20 UNITS)
- PHASE 9 - N/A
- PHASE 10 - 93 (A- 45 UNITS; B- 48 UNITS)
- PHASE 11 - N/A

TOTAL UNITS - 349 UNITS + PHASE 9 & 11

EXCLUDED FROM DRAFT PLAN  
OF SUBDIVISION  
COMMITTEE OF ADJUSTMENT  
CONSENT 8/22/2009  
AND 8/3/2009  
FILE NUMBER 37-20

FIGURE 2 - JANUARY  
3/2018  
 Subdivision  
 Red-Line  
 Revision.



KEY PLAN  
 N.T.S.

STATISTICS	
RESIDENTIAL DEDICATION (TOWN)	= BLOCKS 1 to 10 (INCL.) = BLOCK 11
RESIDENTIAL AREA	= 7.28ha (17.99 acres)
ROADS	= 2.74 ha (6.77 acres)
DEDICATION (TOWN ROAD)	= 0.02 ha (0.05 acres)
TOTAL AREA	= 10.04 ha (24.81 acres)

**Redline Revision (2017)**

**LEGEND**

SDB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR  
 SB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR  
 IB 6 DENOTES 16mm X 16mm X 0.61m IRON BAR  
 IB DENOTES 19mm diameter X 0.61m ROUND IRON BAR  
 CC DENOTES CUT-CROSS  
 S DENOTES SURVEY MONUMENT FOUND  
 S DENOTES SURVEY MONUMENT SET AND MARKED 1528  
 WIT. DENOTES WITNESS L DENOTES PERPENDICULAR  
 (S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED  
 (S/P) DENOTES SET PROPORTIONALLY (O/L) DENOTES ORIGIN UNKNOWN  
 (P1) DENOTES PLAN 12R-19735 (P2) DENOTES PLAN 12R-20143  
 (1528) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BROWER BEZARE INC., O.L.S.  
 ELEVATION

**ADDITIONAL INFORMATION REQUIRED UNDER S. 51(17) OF THE PLANNING ACT**

- (a) SHOWN ON PLAN
- (b) SHOWN ON PLAN
- (c) SHOWN ON PLAN
- (d) RESIDENTIAL
- (e) SHOWN ON PLAN
- (f) SHOWN ON PLAN
- (g) SHOWN ON PLAN
- (h) PIPED WATER TO BE INSTALLED BY DEVELOPER
- (i) BROOKSTON CLAY LOAM
- (j) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
- (k) SHOWN ON PLAN

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**OWNER'S CERTIFICATE**

I CERTIFY THAT:  
 I HEREBY CONSENT TO THE FILING OF THIS  
 PLAN FOR SUBDIVISION

DATE: JANUARY 3, 2018 SIGNED: [Signature]  
 DATE: JANUARY 3, 2018 SIGNED: [Signature]

**SURVEYOR'S CERTIFICATE**

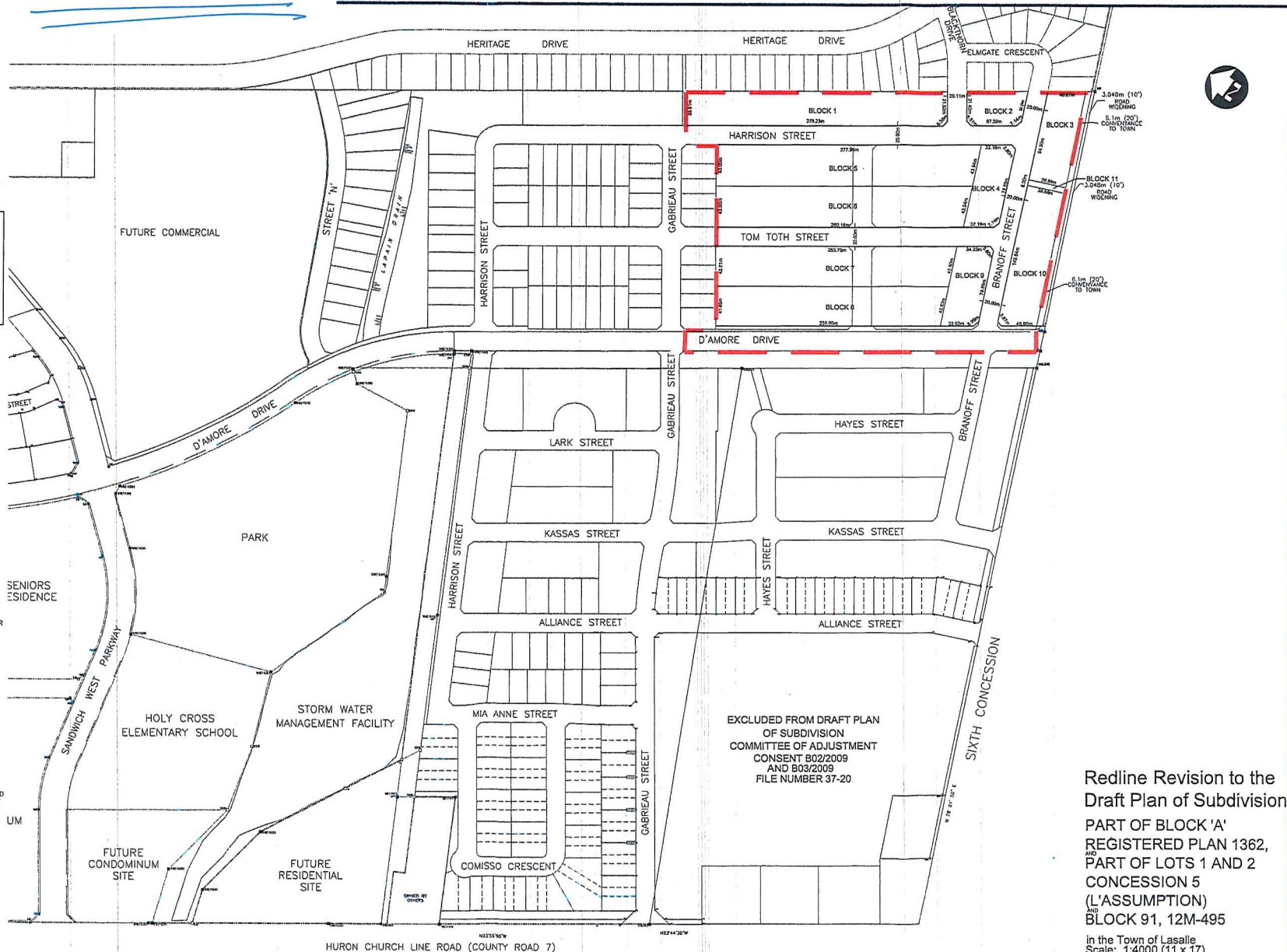
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE: JANUARY 3, 2018 SIGNED: [Signature]  
 NOT A SURVEYOR, O.L.S.



January 03, 2018  
 Project No. 17-6060

**37-T-05009**

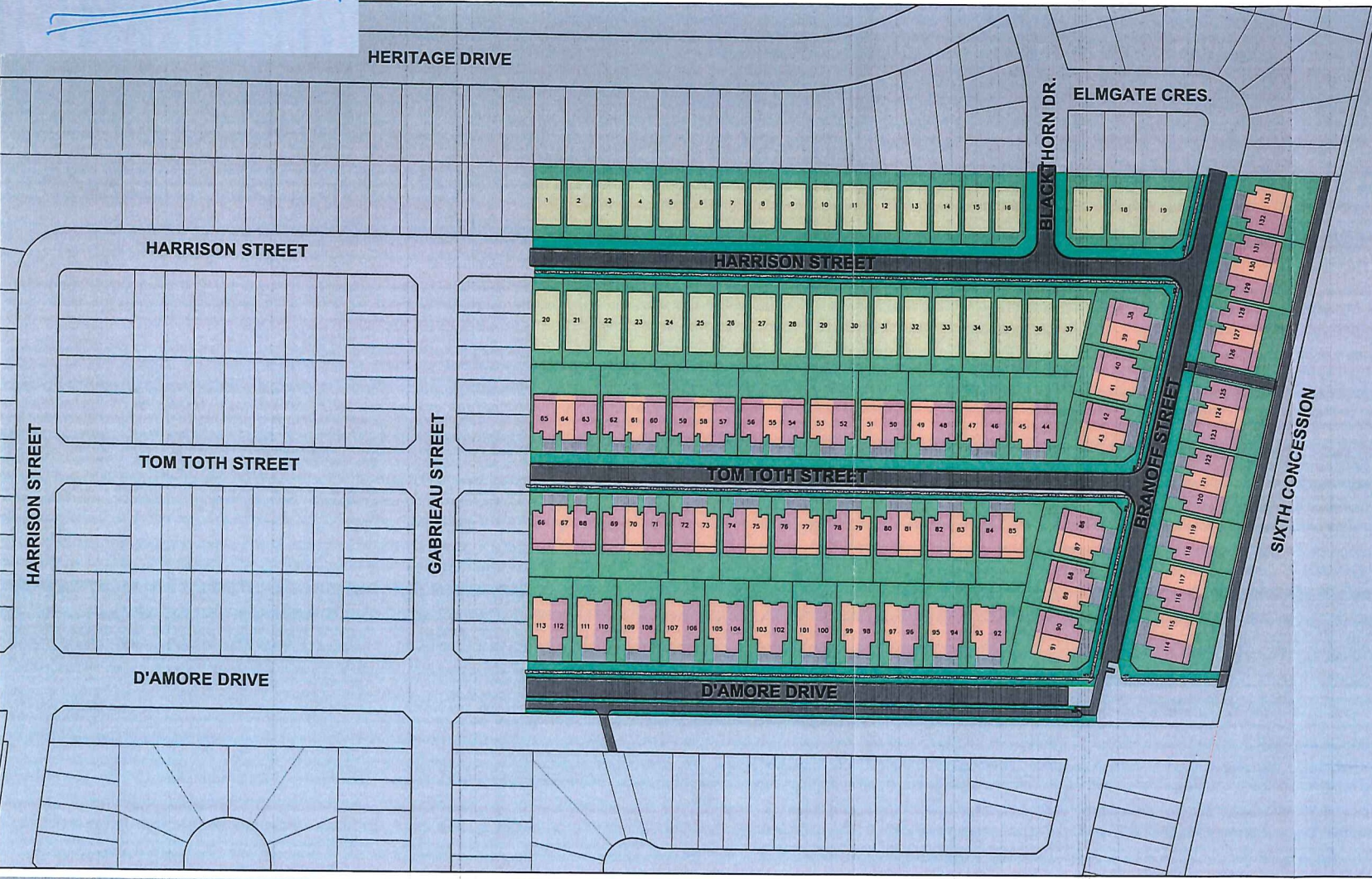


Redline Revision to the  
 Draft Plan of Subdivision  
 PART OF BLOCK 'A'  
 REGISTERED PLAN 1362,  
 AND  
 PART OF LOTS 1 AND 2  
 CONCESSION 5  
 (L'ASSUMPTION)  
 NO  
 BLOCK 91, 12M-495  
 in the Town of Lasalle  
 Scale: 1:4000 (11 x 17)



Figure 3 ⇒ JAN 3/2018  
 (PHASE 9, ORIGINAL  
 SUBMISSION)

Figure 3 ⇒ JAN 3/2018  
 (PHASE 9, ORIGINAL  
 SUBMISSION)



**HEAD/D'AMORE DEVELOPMENTS**  
 PHASE 9

**CONCEPTUAL DEVELOPMENT PLAN**  
 FIGURE 1.0

- SUBJECT SITE
- SINGLE DETACHED DWELLINGS
- SEMI-DETACHED DWELLINGS
- TOWNHOME DWELLINGS
- PROPOSED SIDEWALK



SCALE 1:500



File Location:  
 c:\projects\working directory\active\32mam\d0545252\176060-conceptual  
 plan.dwg  
 September, 28, 2018 11:49 AM

PROJECT #: 17-6060 STATUS: DRAFT DATE: 09/19/18



# FIGURE 4 - Nov 9/2018

## REVISED RED-LINE PLAN



KEY PLAN  
N.T.S.

STATISTICS	
RESIDENTIAL	= BLOCKS 1 to 10 (INCL.)
RESIDENTIAL AREA	= 7.13 ha (17.62 acres)
ROADS	= 2.62 ha (6.47 acres)
TOTAL AREA	= 9.75 ha (24.09 acres)

### Redline Revision (2018)

#### LEGEND

SS10	DENOTES 25mm x 25mm x 1.22m STANDARD IRON BAR
S10	DENOTES 25mm x 25mm x 0.61m SHORT STANDARD IRON BAR
IB	DENOTES 16mm x 16mm x 0.61m IRON BAR
IB	DENOTES 10mm diameter x 0.61m ROUND IRON BAR
CC	DENOTES CUT-CROSS
□	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET AND MARKED 1528
WIT.	DENOTES WITNESS
(S)	DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
(S/P)	DENOTES SET PROPORTIONALLY (DA) DENOTES ORIGIN UNKNOWN
(P1)	DENOTES PLAN 121-10726 (P2) DENOTES PLAN 121-20143
(1528)	DENOTES VERHAEGEN STUBBSFIELD HARTLEY BREWER BEAUME INC., O.L.S.
1528	ELEVATION

#### ADDITIONAL INFORMATION REQUIRED UNDER S. 51(17) OF THE PLANNING ACT

- (a) SHOWN ON PLAN
- (b) SHOWN ON PLAN
- (c) SHOWN ON PLAN
- (d) RESIDENTIAL
- (e) SHOWN ON PLAN
- (f) SHOWN ON PLAN
- (g) SHOWN ON PLAN
- (h) PIPED WATER TO BE INSTALLED BY DEVELOPER
- (i) BROOKSTON CLAY LOAM
- (j) SHOWN ON PLAN
- (k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
- (l) SHOWN ON PLAN

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

#### OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT:  
I HEREBY CONSENT TO THE FILING OF THIS PLAN FOR SUBDIVISION.

DATE: November 9, 2018 SIGNED:   
DATE: November 9, 2018 SIGNED:

#### SURVEYOR'S CERTIFICATE

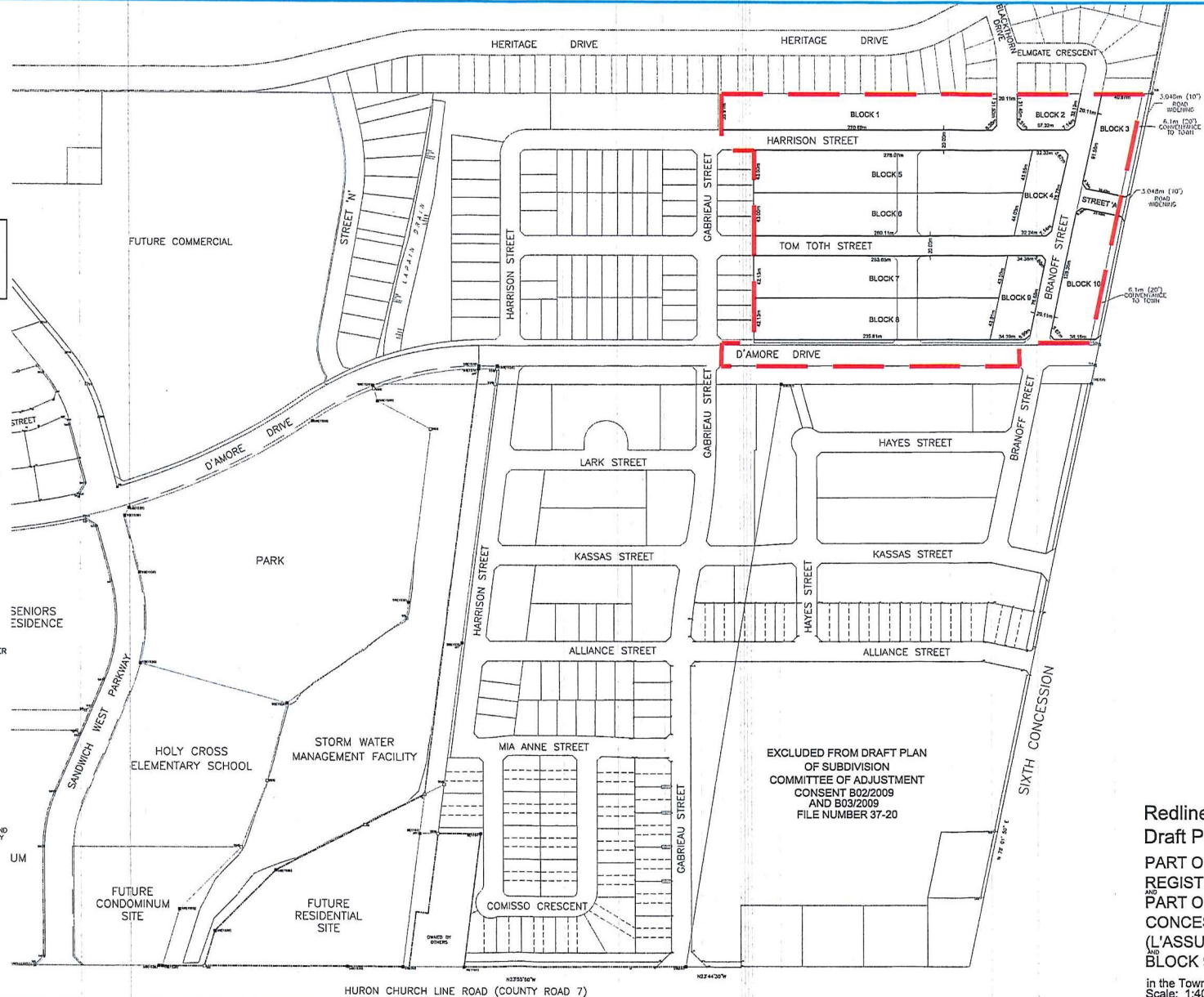
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE: November 9, 2018 SIGNED:   
DATE: November 9, 2018 SIGNED:



November 9, 2018  
Project No. 17-6060

37-T-05009



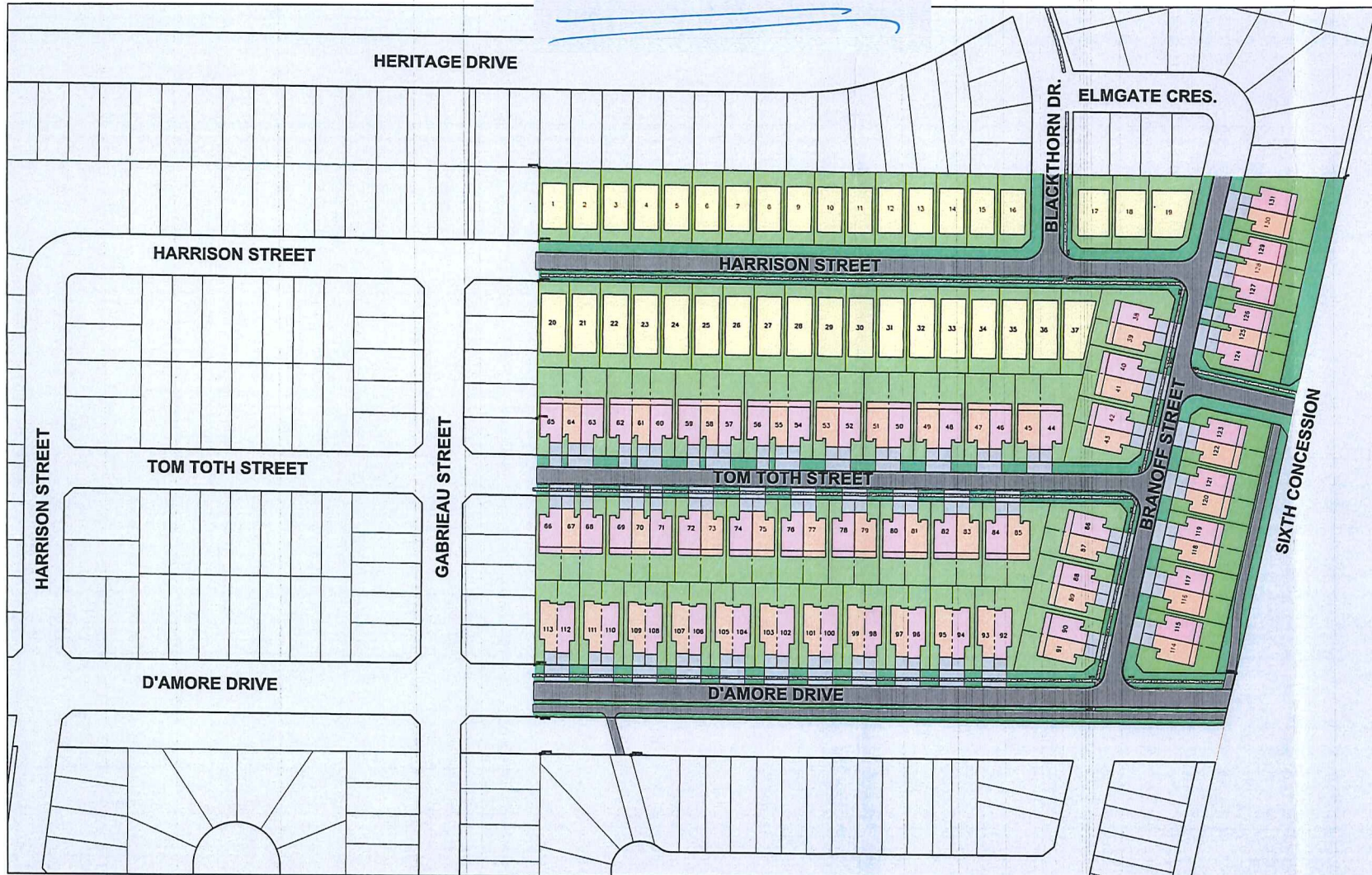
Redline Revision to the  
Draft Plan of Subdivision  
PART OF BLOCK 'A'  
REGISTERED PLAN 1362,  
AND  
PART OF LOTS 1 AND 2  
CONCESSION 5  
(L'ASSUMPTION)  
BLOCK 91, 12M-495  
in the Town of Lasalle  
Scale: 1:4000 (11 x 17)





FIGURE 5 - Nov 9/2018  
(PHASE 9, REVISED SUBMISSION)

FIGURE 5 - Nov 9/2018  
(PHASE 9, REVISED SUBMISSION)



# **HEAD/D'AMORE DEVELOPMENTS** PHASE 9

## **CONCEPTUAL DEVELOPMENT AND SIDEWALK/TRAIL PLAN** FIGURE 1.0

- SUBJECT SITE
- SINGLE DETACHED DWELLINGS
- SEMI-DETACHED DWELLINGS
- TOWNHOME DWELLINGS
- PROPOSED SIDEWALK
- PROPOSED MULTI-USE TRAIL



SCALE 1:500

File Location:  
 c:\projects\working directory\active\32mam\054525\1176000-conceptual plan-  
 option 1.dwg  
 November, 09, 2018 10:38 AM

PROJECT #: 17-0000 STATUS: DRAFT DATE: 09/19/18



Attachment to DS1-63-2018  
Report



Our File: 17-6060 (Corr)

November 9, 2018

Town of LaSalle  
Planning Department  
5950 Malden Road  
LaSalle, Ontario  
N9H 1S4

Attention: Larry Silani, MCIP RPP  
Town Planner

3200 Deziel Drive  
Suite 608  
Windsor, Ontario  
Canada  
N8W 5K8  
Telephone  
519.948.5000  
Fax  
519.948.5054

**Head D'Amore Subdivision Phase 9  
Response to Planning Advisory Committee Comments  
Town of LaSalle  
County of Essex**

As you are aware, our clients are requesting the redline revision in order to facilitate the development of a mix of single detached, semi-detached and town home dwellings of up to 133 units. As part of the planning approvals process we understand that there were some concerns brought forward at the Planning Advisory Committee (PAC) meeting, held on October 25, 2018, regarding the following items:

- Traffic concerns regarding the need for an access point along Sixth Concession Road, and the cut through traffic to Heritage Drive via Blackthorn Drive;
- The need for sidewalks in the area; and
- The potential noise produced by Propower Mfg. Inc.

On behalf of our client, please find enclosed the revised redline revision to the Draft Plan of the Subdivision dated November 9, 2018 for the Head D'Amore Subdivision Phase 9 for your review. In order to address the neighbours' concerns, we have provided a connection to Sixth Concession Road midway between D'Amore Drive and the eastern property limit. The additional connection should reduce the potential for cut through traffic utilizing Blackthorn Drive/Heritage Drive and/or D'Amore Drive to access Sixth Concession Road.

We enclose for your approval the proposed Redline Revision dated November 9, 2018 (1 copy at 22 x 34 and 1 copy at 11 x 17).

*Town of LaSalle*  
*Page 2*  
*November 9, 2018*

The conceptual development plan has also been revised to reflect the road layout changes as well as provide the locations of the proposed sidewalks and multi-use trails within this phase of the development. We enclose for your approval the proposed Conceptual Development and Sidewalk/Trail Plan (1 copy at 22 x 34 and 1 copy at 11 x 17).

Finally, we are providing a letter of opinion addressing the potential noise concerns brought forward by Propower Mfg. Inc. We trust that this letter provides the level of comfort requested by the industrial business and will allow this development to move forward as intended while protecting the future residents.

We would ask that the Town expedite the request for the Redline Revision and Zoning By-Law Amendment and approve the plans at your earliest convenience.

Should you have any questions or concerns please contact the undersigned.

Yours sincerely,

**DILLON CONSULTING LIMITED**



Melanie Muir, MCIP RPP  
Planner  
MAM:dt

Encl.

cc: Mr. Bill King – County of Essex  
Mr. Scott D'Amore - D'Amore Construction  
Mr. B. Rubin - Head Construction

**Our File:** 17-6060 (Corr)

**VIA EMAIL ONLY**

November 8, 2018

Town of LaSalle  
Planning Department  
5950 Malden Road  
LaSalle, Ontario  
N9H 1S4

Attention: Larry Silani, MCIP RPP  
Town Planner

**Head D'Amore Subdivision Phase 9  
Letter of Opinion – Noise Concerns  
Town of LaSalle  
County of Essex**

As you are aware, our clients are requesting the redline revision in order to facilitate the development of a mix of single detached, semi-detached and town home dwellings of up to 133 units. As part of the planning approvals process we understand that there was some concern brought forward at the Planning Advisory Committee (PAC) meeting, held on October 25, 2018, regarding the potential noise produced by the president, Mr. John Coulthard, of Propower Mfg. Inc., located at 5000 Howard Business Parkway.

The potential noise concern mentioned by Mr. Coulthard pertains to the dust collectors located on the west side of the building near the intersection of Howard Business Parkway Right-of-way and 6<sup>th</sup> Concession Road.

Through a review of the existing conditions in the area, and our knowledge of the industrial use, we are suggesting the following actions be taken to alleviate any concerns Mr. Coulthard and his company may have:

- It is proposed that all of the proposed homes be built with double glazed windows and doors;
- Central air conditioning will be standard in all homes, to reduce any potential noise concerns;
- In addition, fencing, similar to the fencing to the west, is to be installed at the rear of the properties along Sixth Concession; and



3200 Deziel Drive  
Suite 608  
Windsor, Ontario  
Canada  
N8W 5K8  
Telephone  
**519.948.5000**  
Fax  
519.948.5054



*Town of LaSalle*  
*Page 2*  
*November 8, 2018*

- It is also our recommendation that the Town include a warning clause in the development agreement regarding the potential for increased noise in the area due to the existing industrial use to the south and any future industrial uses within the area.

We would ask that the Town accept this letter of opinion and expedite the request for the Redline Revision and approve the plans at your earliest convenience.

Should you have any questions or concerns please contact the undersigned.

Yours sincerely,

**DILLON CONSULTING LIMITED**



Melanie Muir, MCIP RPP  
Planner  
MAM:dt

cc: Mr. Bill King – County of Essex  
Mr. Scott D'Amore - D'Amore Construction  
Mr. B. Rubin - Head Construction