



The Corporation of the Town of LaSalle

Date:	December 3, 2018	Report No:	DS-64-18
Directed To:	Mayor and Members of Council	Attachments:	Figures 1,2
Department:	Development & Strategic Initiatives		
Prepared By:	Allen Burgess, MCIP, RPP. Supervisor of Planning & Development Services	Policy References:	Approved Official Plan
Subject:	<u>Application:</u> Rezoning Application		
	<u>Our File No.:</u> Z-15-2018		
	<u>Applicant & Owner:</u> Dr. Hussein Khalaff		
	<u>Agent:</u> Frank Fazio		
	<u>Location:</u> Approximately 1.0 hectares of land located on the west side of Disputed Road, and the south side of LaSalle Woods Boulevard, municipally known as 6205 Disputed Road		

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 1.0 hectares of land located on the west side of Disputed Road, and the south side of LaSalle Woods Boulevard, municipally known as 6205 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 Dr. Khalaff to develop six (6) new single detached building lots. The existing home at 6205 Disputed Road will remain.

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 servicing 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 as a "Residential District". The proposed rezoning to Traditional Neighbourhood Design Residential Zone "TND-R1-1" 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 4.7 of the Official Plan contains policies for the "Residential District Designation" as follows:

Intent

- a) *An array of housing and building types, as well as uses that support neighbourhood living, are encouraged throughout the Residential District Designation. Development in the Residential District Designation will contribute to the creation of compact, connected and walkable/bikeable neighbourhoods, where a wide range of community assets, such as schools, parks, mixed use corridors, the town centre and the waterfront, are within a five minute walk.*

Permitted Uses

- b) *Lands within the Residential District Designation may include a full range of residential dwelling types, as well as supporting land uses intended to serve local residents. The following uses may be permitted on lands within the Residential District Designation, as shown on Schedule B: Land Use Plan, subject to the policies of this Section:*
 - i) *Dwelling units in low-rise, mid-rise and high-rise built forms;*
 - ii) *Second units;*
 - iii) *Communal housing, including special needs housing and housing for seniors;*
 - iv) *Live-work units;*
 - v) *Home occupations;*
 - vi) *Bed and breakfast establishments;*
 - vii) *Non-residential, neighbourhood supporting uses, as set out in subsection 5.2 of this Plan;*
 - viii) *Elementary and secondary schools;*
 - ix) *Community facilities, parks and open spaces;*
 - x) *Parking facilities at-grade and/or in structure; and,*
 - xi) *Public uses and public and private utilities.*
- c) *Generally, the range of permitted residential and non-residential supporting uses and building types shall be distributed throughout the Residential District Designation. The range of permitted land uses within the Residential District Designation shall be further refined through the implementing Zoning By-law.*

Development Policies

- d) *Reverse frontage (back-lotting) along public streets shall not be permitted.*
- e) *The character of the Town's established neighbourhoods within the Residential District Designation shall be maintained. When considering an application for a development within this Designation, the policies in Chapter 3 of this Plan shall be applied. In addition,*

land use specific policies that are applicable within this Designation are included in Chapter 5 of this Plan.

2. Section 5.2 of the Official Plan contains "Urban Area Use Specific Policies" as follows:

Urban Area Use Specific Policies

- a) In addition to all of the other applicable policies of this Plan, the following land use specific policies shall also apply throughout the Urban Area Land Use Designations, where the use is permitted:
 - i) Policies for Second Units and Garden Suites - Second units are permitted in all detached and semi-detached dwellings and ancillary structures in the Town's Urban Area, subject to the provision of adequate on-site parking, and compliance with applicable zoning, Building Code and Fire Code requirements. Garden suites may be permitted on residential lots containing single-detached dwellings throughout the Town's Urban Area, subject to the provision of adequate on-site parking, and compliance with applicable zoning, Building Code and Fire Code requirements.
 - ii) Policies for Low-Rise Residential Development – The following criteria apply to all low-rise residential development:
 - The maximum building height for low-rise residential uses shall be 3 storeys, or 11 metres, whichever is less;
 - Built-forms that are considered low-rise residential include:
 - Detached, duplex, and semi-detached dwellings;
 - Second units; and,
 - Street and block townhouse dwellings;
 - Notwithstanding the above noted uses, the Town may permit additional building forms that support the intent of the low-rise residential category; and,
 - Where permitted by the implementing Zoning By-law, low-rise residential uses that are located adjacent to highways will be required, wherever possible, to develop in a manner that will minimize direct access to such highways.

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 construction of six (6) single detached dwellings. The owner has made a financial agreement with Forest Trail Estates (LaSalle) in order to access services already installed on LaSalle Woods Blvd.

Staff are in support of the proposed zone changes, from an Agricultural Zone to the Traditional Neighbourhood Design Residential One (TND R1-1) zone. Attached as figure 2, is a sketch depicting the proposed new building lots.

COMMENTS:

On November 22nd, 2018, the Planning Advisory Committee held an open public information session to obtain public input. The agent and applicant attended and made a presentation to the committee. No members of the public attended this information session.

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 subject lands will be rezoned to the Traditional Neighbourhood Design Residential One (TND R1-1) zone;
- iii) The Applicant will be entering 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 and the proposed zoning regulations, the proposed lots will front directly onto LaSalle Woods Blvd. The proposed lots will have a sufficient size to accommodate required parking and are all in keeping with the size and shape of the existing lots in the Forest Trail Estates development.

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-15-2018

Prepared For: Planning Dept.

Applicant: Dr. Hussein Khalaff

Prepared By: DSI

Date: November 30, 2018

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



Legend:



Subject Lands

Title:

FIGURE 2 - CONCEPT PLAN



Scale: 1:1500

File No: Z-15-2018

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Applicant: Dr. Hussein Khalaff

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