



## The Corporation of the Town of LaSalle

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<b>Date:</b>	December 19, 2018	<b>Report No:</b>	DS-01-2019
<b>Directed To:</b>	Mayor and Members of Council	<b>Attachments:</b>	Figure 1
<b>Department:</b>	Development & Strategic Initiatives		
<b>Prepared By:</b>	Allen Burgess, MCIP, RPP. Supervisor of Planning & Development Services	<b>Policy References:</b>	Official Plan Zoning By-law 5050
<b>Subject:</b>	Application to Remove the Holding Zone Symbol	<b>Our File No:</b>	Z-14-18
<b>Registered Owner :</b>	Sedigheh Soltani		
<b>Agent:</b>	Abbas Jafarnia		
<b>Location of Application:</b>	574 sq. metres of land, located along the north side of Bouffard Road, west of Matchette Road (located to the rear of lands municipally known as 927 Bouffard Road)		

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### **RECOMMENDATION:**

Based on the information provided within this report, it is recommended that:

- Approval in principle be granted to this holding zone symbol removal application;
- A draft by-law to remove the holding zone symbol, and a deeming bylaw be prepared and brought back to Council for adoption purposes, once the required development agreement is prepared and executed by the Applicant to the satisfaction of the Town of LaSalle.

### **REPORT:**

#### **Introduction:**

This report is intended to provide members of Council with comments and recommendations regarding an application that has been submitted requesting Council approval for the removal of the holding zone symbol from approximately 574 sq. metres of land, located along the north side of Bouffard Road, west of Matchette Road (located to the rear of lands municipally known as 927 Bouffard Road). If approved, this application would increase the

size on the rear yard for two new single detached residential building lots to be created at this location. It should be noted that the existing dwelling located on this site is to be demolished.

Figure 1 attached depicts the location of the lands affected by this application.

### **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 proposed development/redevelopment of these lands 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 subject Planning Act application;

- 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:
  - 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". It is my opinion that the development/redevelopment of these lands 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.*
  - 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.*
- 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 removal of the holding zone symbol to the Residential One Zone "R1" is considered a low-density development/redevelopment of this site.

It is my opinion, based on the policies set out below, that the removal of the holding symbol at this location 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;*
- 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.*

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:
    - Built-forms that are considered low-rise residential include:
      - Detached, duplex, and semi-detached dwellings;
      - Second units; and,
      - Street and block townhouse dwellings;

#### **ZONING:**

The subject property is located to the rear of an existing dwelling located at 927 Bouffard Road, and is flanked by existing single detached dwellings on either side. Zoning By-law No. 5050 currently zones the lands subject to the application "Residential One" and "Residential One Holding – R1 (h)". The size and shape of the proposed new building lots will meet and/or exceed the "R1" zone requirements.

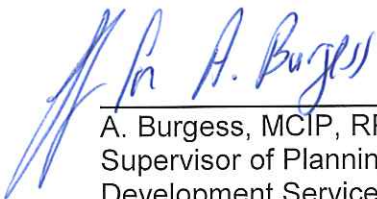
**Comments and Discussion:**

In assessing the merits of this application, the following comments are offered for Council's consideration:



- i) The Applicant shall be required to enter into a development agreement with the Town to ensure that the property complies with all municipal residential development standards and servicing requirements, including lot grading, rear yard drainage, storm, sanitary and water connections, easements, etc;
- ii) This property is part of a concurrent severance application that will be heard by the Committee of Adjustment on January 23, 2019;
- iii) It is recommended that a Deeming By-law be passed affecting the subject lands;
- iv) The Applicant intends to demolish the existing dwelling at 927 Bouffard Road. This demolition will be required to take place prior to the issuance of Certificates from the Committee of Adjustment;
- v) The Applicant has received a letter of advice from the Ministry of Natural Resources and Forestry, confirming that the subject development/redevelopment can proceed without any adverse Endangered Species impact;
- vi) Cash-in-lieu of parkland in the amount of \$750 lot will need to be paid by the Applicant;
- vii) The owner will be required to plant street trees between the street and the property line, and they shall be spaced every 30 feet.

We are available to answer any questions.

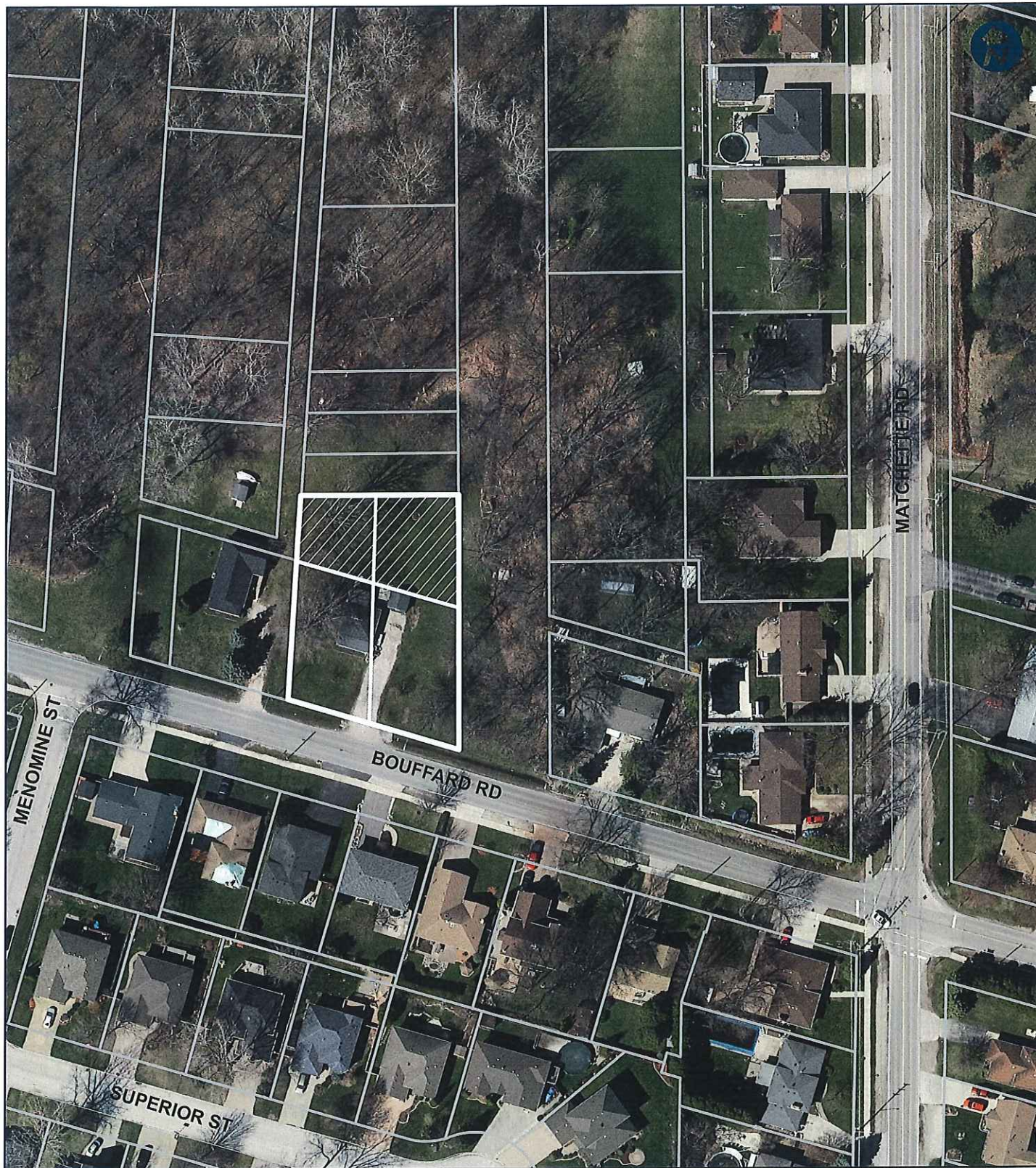
Respectfully,



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: 1:600

File No: Z-14-2018

Prepared For: Planning Dept.

Applicant: Sedigheh Soltani

Prepared By: DSI

Date: December 19, 2018

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