



The Corporation of the Town of LaSalle

Date:	December 19, 2018	Report No:	DS-02-2019
Directed To:	Mayor and Members of Council	Attachments:	Figure 1
Department:	Development & Strategic Initiatives		
Prepared By:	Allen Burgess, MCIP, RPP. Supervisor of Planning & Development Services	Policy References:	Official Plan Zoning By-law 5050
Subject:	Application to Remove the Holding Zone Symbol	Our File No:	Z-16-18
Registered Owner :	John Boyko		
Agent:	Melanie Muir – Dillon Consulting		
Location of Application:	1800 sq. metres of land, located along the north side of Centre Avenue west of Quick Avenue.		

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 necessary development agreement has been 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 1800 sq. metres of land, located along the north side of Centre Avenue west of Quick Avenue. If approved, this application would allow one (1) new single detached dwelling to be constructed at this location.

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 servicing of this lot 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:
 - 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 this lot 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, as requested 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 zone symbol as requested, 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 along Centre Avenue, west of Quick Avenue. Zoning By-law No. 5050 currently zones the lands subject to the application "Residential One Holding – R1 (h)". The size and shape of the proposed new building lot will meet and/or exceed the "R1" zone requirements.

Comments and Discussion:

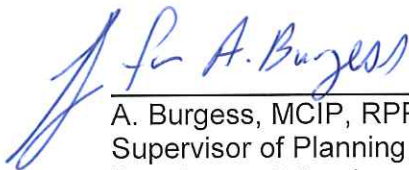
In assessing the merits of this application, the following comments are offered for Council's consideration:

- 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, water connections, the extension of Centre Avenue, easements, etc;
- ii) Dillon Consulting has worked with Town Engineering staff, in determining the extent of proposed road improvements. As a result of their discussions, it is recommended that the Applicant extend the existing road with a new "hammer head" turning basin;
 - iii) The Applicant has received a letter of advice from the Ministry of Natural Resources and Forestry, setting out recommended mitigation measures to ensure compliance with the Endangered Species Act;
 - iv) It is recommended that a Deeming By-law be passed affecting the subject lands;
 - v) It is recommended that two easements be obtained at this location: (i) the first being to recognize a private water connection to the existing dwelling located at 1164 Gladwin; and (ii) the second to permit future maintenance for the existing drain located to the north west of the subject lands. Both of these easements would be conveyed to the Town of LaSalle;
 - vi) In light of the recommendations of the MNRF "Letter of Advice" (based on the Dillon Consulting Ecologic Report), it is recommended that the holding zone symbol only be removed from Lots 79 to 81, Registered Plan 635. The remaining lands owned by the Applicant would remain in a holding zone, as depicted in Figure 1;
 - vii) Cash-in-lieu of parkland in the amount of \$750 lot will need to be paid by the Applicant;

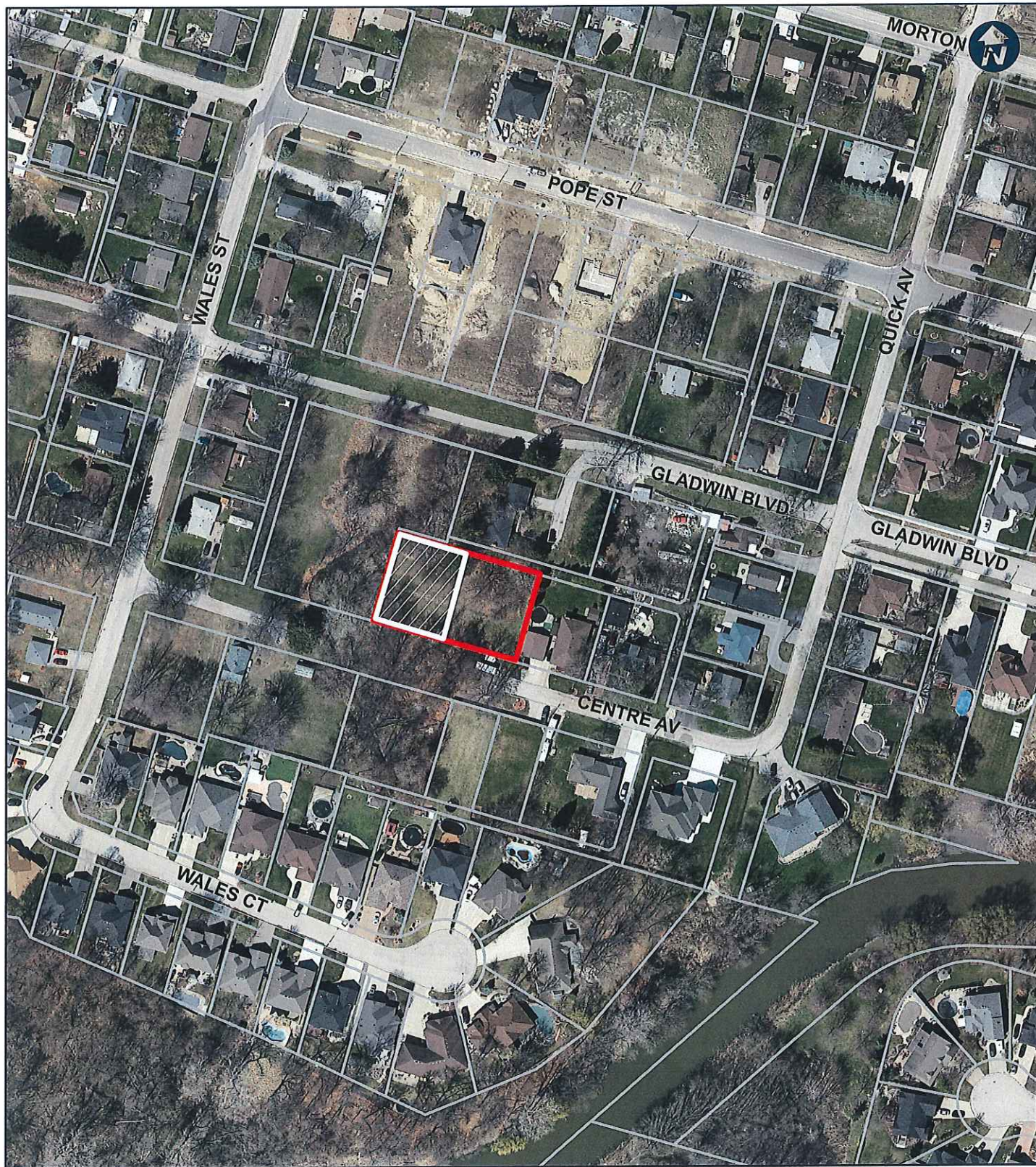
We are available to answer any questions.

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



Land to remain in holding zone

Title:

FIGURE 1 - KEY PLAN



Scale: 1:1000

File No: Z-16-2018

Prepared For: Planning Dept.

Applicant: John Boyko

Prepared By: DSI

Date: December 19, 2018

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