



File No.: 19-9930

October 4, 2019

Town of LaSalle
5950 Malden Road
LaSalle, ON
N9H 1S4

Attention: Larry Silani
Director, Development & Strategic Initiatives

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

***Response to Public Comments
Creekside Development (formerly Nedin Property)
0 Ellis Street
LaSalle, ON***

On behalf of our client, Valente Development Corporation, we are responding to the public comments received at the Planning Advisory Committee (PAC) Meeting held on September 25, 2019, at the Town of LaSalle Civic Centre.

We appreciate the opportunity to meet with the Town on Tuesday, October 1, 2019, to find compromise and resolution to the issues raised at the aforementioned meeting. Based on our discussion, the issues are focused on the following areas, they are:

- Pedestrian safety associated with students traveling to and from the adjacent elementary school along Ellis Street;
- Privacy issues with the location of Building 'A' adjacent to the west side of Ellis Street and 2008 Serenity Circle;
- Access to the site, traffic volumes on Ellis Street and general safety;
- Construction Traffic to and from the site; and
- Screening from the adjacent commercial uses to the north and residential to the south.

Pedestrian Safety – Ellis Street

Issue: Concern with the safety of children walking to Sandwich West Public School along the Ellis Street roadway.



Response: We agree with the concerns of the neighbours and suggest that a sidewalk or trail on the east side of Ellis Street from Serenity Circle to Delmar Street is appropriate. The installation of this off-site improvement should be a part of the development agreement where cost sharing can be addressed appropriately (refer to **Figure 1.0 – Response to Public Comment – October 2, 2019**).

Privacy issues with the location of Building ‘A’ adjacent to the west side of Ellis Street and 2008 Serenity Circle

Issue: *Concern with the privacy from Building ‘A’ fronting on Ellis Street and the rear yard of 2008 Serenity Circle.*

Response: The LaSalle Town Centre was intended to have a range of building types and heights to accommodate the needs of the existing and future residents of the Town of LaSalle. There are several examples of mid-rise buildings in the immediate area and the scale (building height) and massing is considered to be compatible with the surrounding land uses and area. We can draw a parallel to the existing mid-rise condominium building to the south and 2003 Serenity Circle and 2010 Normandy Road where each property owner has addressed concerns in two different ways. They have accomplished compatibility through fencing, placement of structures, landscaping and other methods to ameliorate concerns.

With respect to the proposal before Council, we have prepared a cross-section of Building ‘A’, Ellis Street and 2008 Serenity Circle to identifying the view lines from the proposed multi-residential building into the rear yard of the adjacent single detached dwelling rear yard (refer to **Figure 2.0 – Ellis Street Cross-section**). Based on our analysis, we are recommending:

- the street tree removed during construction of the dwelling be re-planted;
- additional trees be planted on the east side of Ellis Street on the public right-of-way, if possible (due to overhead power lines), or on private property with the owner of 2008 Serenity Circle permission.

Access to the Site, Traffic volumes on Ellis Street and Driver General Safety

Issue: *There are concerns with existing and future traffic volumes on Ellis Street and the impact of the development on the surrounding road network.*



Response: Ellis Street is identified in the LaSalle Official Plan (OP) as a Collector Road and is designated to take larger volumes of traffic than a local roadway. A Traffic Impact Statement was prepared for the development, and the analysis confirmed that the proposed development would have no impact on the function of Ellis Street as a Collector Road, with minor signal timing changes at Ellis Street and Todd Land being recommended. We would also suggest a day-light corner be conveyed to the Town at the easterly bend in Ellis Street.

Concerns centred on existing traffic (speeding, driver behaviours, etc.) are considered to be police enforcement matters and not land use planning issues. Concerns related to traffic calming methods were raised and we would suggest that the Town should respond directly.

We cannot comment on the request to access the property from Normandy Street as the land identified at the PAC Meeting is not owned by the applicant.

Construction Traffic

Issue: *There is concern regarding the haul routes for construction traffic during construction.*

Response: The Town has confirmed that the haul route for construction traffic will be directed away from existing residential areas. The proposed haul route for construction traffic is northerly from the site to Delmar Street and then westerly to Malden Road.

Screening from the adjacent commercial uses to the north and residential to the south

Issue: *We are aware of two adjacent neighbour concerns related to screening, they are:*

- *North: concerns related to existing commercial operations, specifically delivery and garbage pick-up schedules; and*
- *South: parking on the adjacent lands by tenants of the proposed buildings and pet encroachment on grassed areas*

Response: The proximity to the adjacent commercial areas has been reviewed and analyzed. We believe that there is adequate separation between the adjacent



commercial loading areas and the proposed multi-residential buildings Building 'B' ($\pm 65\text{m}$) and Building 'C' ($\pm 75\text{m}$). However, to address the concerns, we are proposing to increase the quantity and mass of the proposed landscape plantings adjacent to the commercial uses and suggest as part of Site Plan Control Approval that an appropriate fence be constructed adjacent to the commercial property (refer to **Figure 1.0 – Response to Public Comment – October 2, 2019**).

For the lands to the south, we recommend the installation of a 1.2m fence from the eastern end of the proposed garages to the western limit of Building 'A' to discourage unwanted behaviours.

Conclusion

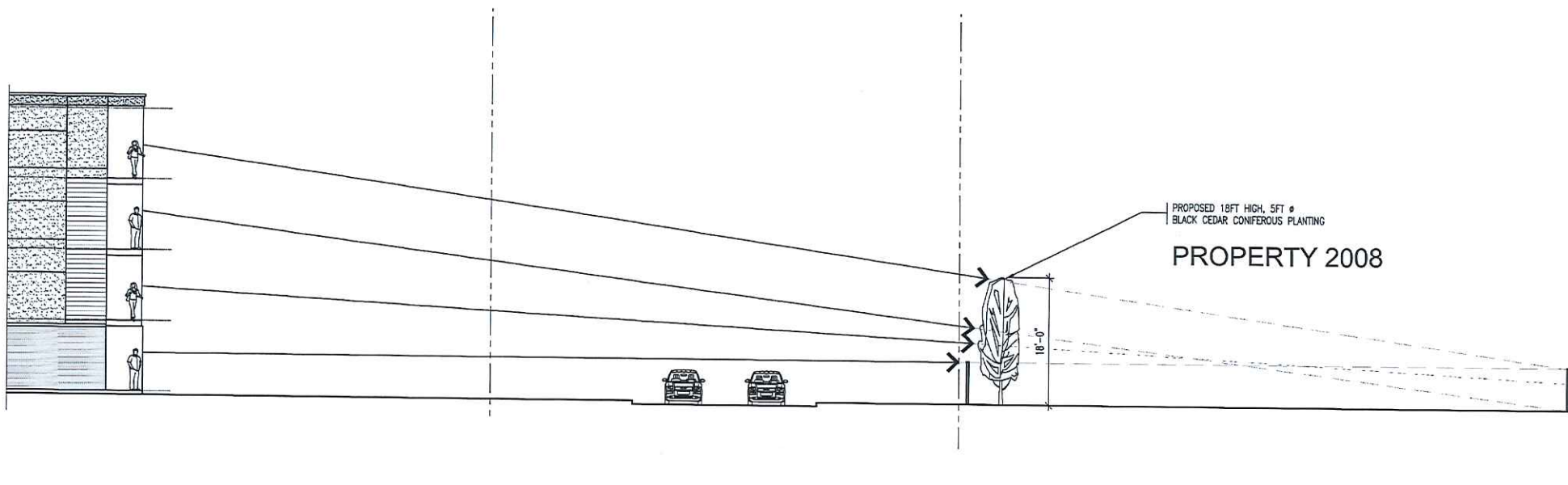
We trust that the responses to the above noted concerns are acceptable to the Town and will be considered by Council in support of the Zoning Bylaw Amendment. Should you have any additional questions, feel free to contact the undersigned at your convenience.

Sincerely,

DILLON CONSULTING LIMITED

Karl Tanner, MCIP RPP
Partner
KDT:dt

Attach:



**VALENTE DEVELOPMENT
CORPORATION
CROSSING CONDOMINIUMS
(FORMER NEDIN PROPERTY)**

**FIGURE 2.0
TRINITY STREET CROSS SECTION**

SOURCE: COUNTY OF ESSEX AERIAL PHOTOGRAPHY (2017)



CREATED BY: ESB
CHECKED BY: KDT
DESIGNED BY: ESB



File Location:
c:\projects\working_directory\projects
2019\3\valente\dm4251\13695\dillon\p.dwg
Outdate: 04/20/2019 4:12 PM



PROJECT: 10-9930
STATUS: FINAL
DATE 10/04/2019