



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Allen Burgess, MCIP, RPP.
Supervisor of Planning & Development Services

Department: Development & Strategic Initiatives

Date of Report: January 14, 2020

Report Number: DS-4-2020

Attachments: Figure 1

Subject: Application: Rezoning

Our File No : Z-01-2020

Applicant & Registered Owner: Town of LaSalle

Location: Approximately 0.4 hectares of land located at the south-west corner of Normandy Street and Seventh Street

Recommendation

That the report of the Supervisor of Planning and Development Services dated January 14, 2020 (DS-04-2020) regarding the proposed rezoning BE RECEIVED, and it is recommended that Council grant approval to the proposed rezoning.

Report

This report is intended to provide members of Council with land use planning comments and recommendations regarding a development application for the rezoning of approximately 0.4 hectares of land located at the south-west corner of Normandy Street and Seventh Street (as depicted on Figure 1). The rezoning from an Institutional Zone to a Residential One (R1) zone at this location is to allow the creation and development of three single detached building lots. These lands were declared surplus by the Federal Government of Canada and were made available to the Town of LaSalle.

Provincial Policy Statement:

The Provincial Policy Statement (PPS) provides direction on matters of provincial interests as they relate to planning and development. The proposed development of this site 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 development of three single detached building sites at this location 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...”

COUNTY OF ESSEX OFFICIAL PLAN:

In the County of Essex Official Plan (OP), the subject lands are located within a “Primary Settlement Area”. The development of this site with three single detached building 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 1.5 of the County OP, goals for “health County” are set out and include the following:
 - a) *To direct the majority of growth (including intensification and affordable housing), and investment (infrastructure and community services and facilities) to the County’s Primary Settlement Areas.*
- ii) 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.*

- b) 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.*
- iii) 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).*
 - c) The County encourages the redevelopment of brownfield properties.*

TOWN OF LASALLE OFFICIAL PLAN:

The Official Plan for the Town of LaSalle designates the lands subject to this application “Residential District Designation”. The proposed rezoning to Residential One zone at this location to permit the development of three new single detached building lots is considered appropriate for this site.

It is my opinion, based on the policies below, the proposed rezoning is in keeping with the policies and the intent of the approved Official Plan of the Town of LaSalle.

The following are relevant sections of the Town of LaSalle OP that were considered as they relate to the proposed development;

1. Section 3.1 of the Official Plan contains goals for a “A Complete Community” as following:
 - i) A complete community meets people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, including affordable housing, public services and community infrastructure, including educational and recreational facilities, and a robust open space system. Convenient access to public transportation and a linked network of active transportation facilities are crucial elements of a complete community. Objectives are:*

- a) *To support the creation of a complete community with easy access for all residents to a wide range of uses including shopping and restaurants, parks and open spaces, employment opportunities, educational and cultural opportunities, live-work options, mobility options, a mix and diversity of housing types, and a range of community facilities, services and amenities; and*
2. Section 4.7 of the Official Plan contains policies for “Residential District Designation” as following:

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.

ZONING:

The subject lands are zoned Institutional “I” in the Town’s Comprehensive Zoning By-law. The proposed rezoning to Residential One “R1” zone will facilitate the development of three new single detached building sites at this location. The proposed development of these building sites 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 development of three single detached building sites is in keeping with the Residential One zone regulations.

COMMENTS:

In assessing the merits of the subject development plan, the following land use planning comments are offered for Council’s consideration:

- i) The subject lands were previously serviced by the municipality as part of the Normandy Street reconstruction, and at that time trunk municipal services were installed.
- ii) It is the intent of administration, that these lots will be fully serviced building lots with lot grading and servicing plans.

- iii) Further, the municipality will register a development agreement on the title of these properties to ensure that future owners contribute towards Development Charges, Parkland levies, streetlights, sidewalks, trails and road construction/reconstruction, etc. Street trees will also be required to be installed every 30' along the frontages of both Normandy and Seventh Street.

Consultations

Internal

Financial Implications

None

Prepared By:



Supervisor, Planning and Development

A. Burgess, MCIP, RPP.

Link to Strategic Priorities

yes	Expanding and diversifying our assessment base
	Effectively communicating the activities and interests of the Town
	Managing our human and financial resources in a responsible manner
	Promoting and marketing LaSalle
yes	Promote a healthy and environmentally conscious community

Communications

	Not applicable
yes	Website
	Social Media
	News Release
yes	Local Newspaper
	Bids & Tenders
yes	Notification pursuant to the Planning Act

Notifications

Name	Address	Email

Report Approval Details

Document Title:	DS-4-2020.docx
Attachments:	- Z-01-20 FIG1.jpg
Final Approval Date:	Jan 24, 2020

This report and all of its attachments were approved and signed as outlined below:



Director, Development and
Strategic Initiatives

Larry Silani



Chief Administrative Officer

Joe Milicia