



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: May 29, 2020

Report Number: DS-16-2020

Attachments: Figure 1

Subject: To modify the existing site plan to include an outdoor patio and to permit an encroachment into an existing municipal easement.

Our File Nos: n/a

Applicant & Registered Owner: LA Urban Square Inc.

Agent/Planner: J. Tedesco

Location: 1745 Sprucewood Avenue

Recommendation

That the report of the Supervisor of Planning and Development Services dated May 29, 2020 (DS-16-2020) regarding a request to modify the existing site plan to include an outdoor patio and to grant permission to encroach into an existing municipal easement BE APPROVED.

Report

This report is intended to provide members of Council with comments and recommendations regarding a request that has been submitted to modify the existing site plan to include an outdoor patio and to grant permission to encroach into a municipal easement at LA Urban Square Inc.

The proposed patio being requested is approximately 52 square metre and will be part of a new commercial enterprise that is being established in this plaza.

In assessing the merits of the Applicant's requested amended site plan, the following comments are offered for Council's consideration:

- i) The subject lands are designated "Malden Town Centre" in the Town's approved Official Plan. The Applicant's site plan for the subject lands (Schedule B) conforms to the Town's approved Official Plan;
- ii) Zoning By-law No. 5050 currently zones the lands subject to the application Town Centre Commercial Zone - "C4-2". Professional and General Offices, Restaurant, (including outdoor patios) and other similar Commercial uses are permitted land uses on the subject lands. Schedule C depicts the proposed patio details;
- iii) The outdoor patio addition that the Applicant is proposing does not require the creation of any additional parking as the site already has sufficient parking spaces. As a commercial assembly area, a Building permit will be required to be submitted, approved and inspected by the Building Staff, for this new outdoor patio;
- iv) As there is an existing Site Plan Control Agreement currently registered on this property and only minor site modifications are being made, it is proposed that no amending Site Plan Control Agreement is required. However, a \$3,000 security deposit should be received prior to acceptance of the building permit, to ensure all site works are completed to the satisfaction of the Town of LaSalle. This security will be returned upon the completion of all works.
- v) As part of the Town's review of the Applicants Building Permit application, details related to railings, safe ingress/egress, adequate restroom facilities, walkways and the location of doors, etc., will be addressed to ensure public safety is maintained. It should be noted that this outdoor patio will be an integral part of a new café. No outdoor liquor license is being requested for this patio.

We would be pleased to answer any questions with respect to the comments and recommendations that are contained within this Staff report.

Consultations

Consultation with Engineering and Building staff was sought out and comments were included in this report.

Financial Implications

The patio will add to the viability of the business and will provide additional amenities and services to residents living and working in the Town Centre District.

Prepared By:



Supervisor, Planning and Development

Allen Burgess

Link to Strategic Goals

	Enhancing organizational excellence
	Sustain strong public services and infrastructure
	Strengthen the community's engagement with the Town
yes	Grow and diversify the local economy
yes	Build on our high-quality of life

Communications

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

Notifications

Name	Address	Email

DS-16-2020

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Report Approval Details

Document Title:	1745 Sprucewood Patio encroachment - DS-16-20.docx
Attachments:	- 1745 Sprucewood ve. Patio request.pdf
Final Approval Date:	Jun 2, 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