



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

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

Department: Development & Strategic Initiatives

Date of Report: July 20, 2020

Report Number: DS-28-2020

Attachments: Figure 1, 2, and 3

Subject: Application: Rezoning and Site Plan Control

Our File Nos: Z-08-19 & SPC-04-19

Applicant & Registered Owner: 1722877 Ontario Ltd. (Colin Belanger)

Agent/Planner: Jim Duri (Duri Construction) Tracey Pillon-Abbs, RPP (Planner)

Location: approximately 600 square metres of land located on the west side of Front Road, north of Senator Street,

Recommendation

That the report of the Supervisor of Planning & Development Services of LaSalle dated July 20, 2020 regarding Zoning By-law Amendment & Site Plan Control Application Z-08-19 & SPC-04-19 be approved in principle subject to the following conditions:

- i) that the Applicant's rezoning be based on the Applicant's proposed site plan;
- ii) that Council authorize Staff to prepare the required site plan control agreement for execution purposes;
- iii) that Council adopt the zoning by-law for the subject lands once the required site plan control agreement has been fully executed to Council's satisfaction.

Report

This report is intended to provide members of Council with land use planning comments and recommendations regarding a development application that has been submitted to the Town requesting Council approval for the rezoning of approximately 600 square metres of land located on the west side of Front Road, north of Senator Street (as depicted on Figure 1). The rezoning from Residential One (R1) zone to a General Commercial (C2) zone at this location, combined with the vacant lands on Front Road will allow 1722877 Ontario Ltd. (Colin Belanger) to construct one new two storey professional dental office building at this location.

The proposed new dental office at this location will continue to advance the revitalization of Front Road. The Province of Ontario is encouraging the development and redevelopment of lands within the urban settlement boundary that are on full municipal services and add to the economic vitality of the community. The County of Essex approved Official Plan encourages the development/redevelopment of lands of this nature in urban settlement areas.

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 of this site, the proposed development 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 construction of this building 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 1.1.3.3 of the PPS it states “Planning Authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where it can be accommodated ...”

COUNTY OF ESSEX OFFICIAL PLAN:

In the County of Essex Official Plan, the subject lands are located within a “Primary Settlement Area”. The development and intensification of this site with a new professional dental office building 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:
 - c) *To direct the majority of growth 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.*
 - f) *To increase the opportunity for job creation within each local municipality by attracting and maintaining industries and business closer to where people live.*
- 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.*
 - 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 “Waterfront District”. The proposed rezoning to General Commercial Zone permitting the construction of one new two storey professional dental office building is in conformity with this Official Plan designation.

It is my opinion, based on the policies below, that 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 follows:
 - b) *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:*
 - i) *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 3.2.2 of the Official Plan contains Policies regarding “Urban Design -” as follows:

Compatible Development

- a) The principle of compatible development will be applied to all applications for development to ensure the appropriate integration of new development with existing built forms and landscapes in a way that enhances the image and character of the Town.

- b) To ensure development is compatible, when considering any application for development within the Town of LaSalle, particular attention shall be paid to the following:
 - iii) The height and massing of nearby buildings is appropriately considered, and buffers and/or transitions in height and density to adjacent properties are implemented, where necessary;
 - iv) On-site amenity space is provided and it is reflective of the existing patterns of private and public amenity space in the vicinity;
 - vi) Utility, infrastructure and transportation system capacity exists and/or will be made available to serve the proposed development and there are no undue adverse impacts on the Town's sewer, water, storm water management and transportation systems.
 - c) It is important to note that there are areas of the Town where the prevailing quality of existing development detracts from the unique character and attractiveness of the Town. In these circumstances, new development may deviate (is not compatible development) from the prevailing quality/character of design, where doing so will make a positive contribution to the unique quality of place and character of the Town.
3. Section 4.6 of the Official Plan contains policies for "Waterfront District Designation" as following:

Intent

- a) The land designated Waterfront District Designation is recognized in this Plan as an area that requires revitalization. It is the intent of this Plan to promote the re-creation of a vibrant, pedestrian and transit oriented place through targeted investments and strategic investment in infrastructure, with particular attention to urban design, parking and waterfront access along the identified stretch of Front Road.
- b) It is expected that land within the Waterfront District Designation will be redeveloped with an array of compatible land uses including marine and marina-related uses, retail and service commercial uses, mid-rise and high-rise residential uses, public open spaces, as well as institutional and community uses.

The Waterfront District Designation is expected to accommodate higher density/intensity development, while including a broad mix of land uses that support investment in transit and the achievement of complete communities.

Permitted Uses

- d) Buildings and sites throughout the Waterfront District Designation are encouraged to accommodate an array of uses. This mixture of uses is encouraged not just within the designation in general, but also on individual development sites, and within individual buildings. Uses in stand-alone buildings are also permitted, unless specified otherwise within the policies of this Plan or the implementing Zoning By-law. Permitted uses on lands designated as Waterfront District Designation may include:
 - i) Retail, service commercial uses and restaurants of all types and scales, including auto focused and/or marine-related uses such as auto/boat dealerships, service centres and repair shops;
- e) The range of permitted land uses within the Waterfront District Designation shall be further refined through the implementing Zoning By-law. The Zoning By-law may, for specific sites within the Waterfront District Designation, not permit all of the uses listed herein.

Development Policies

- f) Development in the Waterfront District Designation shall generally be part of a comprehensively planned site, where a grouping of permitted uses function with some common parking and/or loading facilities and shared ingress and egress. Freestanding buildings are also permitted on individual sites, provided they do not adversely affect access or traffic circulation within the broader Waterfront District Designation.
- g) Permitted office and residential uses shall be in stand-alone buildings, or in upper storeys of a mixed-use building/development. They may be located on individual sites, or form part of a larger, comprehensively planned site.

- i) Adequate parking, loading and garbage collection/storage facilities for all permitted land uses shall be provided on the site. Front yard parking shall generally not be permitted. Parking and servicing areas should be located at the rear or side of the building.
 - j) New development and other public or private investments shall be required to consider opportunities for improving the public realm and access to the waterfront including: cycling facilities, sidewalks, traffic calming, road narrowing, on-street parking and traffic lights.
 - l) When considering an application for a development within this Designation, the policies in Chapter 3 of this Plan shall be applied. In addition, land use specific policies that are applicable within this Designation are included in Chapter 5 of this Plan.
 - m) All development within the Waterfront District Designation shall be subject to Site Plan Approval, with the exception of new low-rise single or semi-detached development on existing lots of record at locations already pre-zoned for those low-rise residential uses.
4. Section 6.5.3 of the Official Plan contains “Policies for Roads” as following:
- d (i) Arterial Roads provide for high volumes of both passenger and commercial traffic for inter-urban travel at moderate speeds, while at the same time providing access to individual properties. The right-of-way width for all Arterial Roads shall be within 26.2 to 30.5 metres;
5. Section 6.5.4 of the Official Plan contains “Policies for Public Transit” as following:
- b) Development within the Urban Area of the Town must contribute to the creation of sufficient densities to make transit feasible and efficient in the long-term. As such, this Plan promotes higher densities and compact development along both Arterial and Collector Roads to support transit service, reducing the need for automobile use and greenhouse gas emissions.

ZONING:

The subject lands are zoned Residential One “R1” and General Commercial”C2” in the Town’s Comprehensive Zoning By-law. The proposed rezoning to a General Commercial Zone will facilitate the construction of one new two storey professional dental office building at this combined site.

The proposed two storey professional dental office meets all of the requirements of the General commercial zone. The proposed parking lot exceeds the minimum parking requirements for the proposed commercial building.

It should be noted that the total site has a combined area of 2034 sq metres, but the lands being rezoned as part of this application are 600 sq metres in size.

This rezoning is part of a concurrent site plan control approval application; the site plan is depicted on Figure 2.

COMMENTS:

To-date only one resident has been in contact with town staff regarding this development, and their concerns were regarding drainage negatively affecting their existing dwelling. In discussions, town staff re-assured the resident that the proposed site plan, engineering details would address these concerns.

In assessing the merits of the Applicant’s development plan, the following summary comments are offered for Council’s consideration:

- i) Front Road (County Rd. #20 is capable of carrying high volumes of traffic at moderate speeds. The applicant’s engineer has reviewed the proposed site plan and has concluded that “site distances exceed the Minimum TAC sight distance requirements and with the low volume of vehicles entering and existing the driveway this development will not have any adverse effect on the traffic along Front Road;
- ii) The two-storey office is of a size and style of construction that is in keeping with the applicable Waterfront District Official Plan policies;(see figure 3 depicting the front elevation);
- iii) To increase privacy and increase buffering the applicant will be required to install a 6’-0” privacy fence along the westerly boundary. In addition, a four foot high privacy fence and landscaping will further enhance buffering and screening of the parking area. Full cut-off lighting is being used to prevent light from effecting the neighbouring properties;

- iv) The proposed site has no vehicular access to Senator Street, in an additional effort to reduce the effects of this development on to the neighbouring residential properties located along Senator Street;
- v) As part of the site plan control agreement rights of way will be established to permit traffic to cross from this commercial site to neighbouring commercial sites in the future;
- vi) A commercial refuse bin will be located at the rear of the building, away from the existing dwellings located on Senator Street. The office use will generate a relatively small amount of waste and should not create an issue with regards to rodents or odours;
- vii) Engineering staff have reviewed the site plan and site servicing plan and are in agreement that adequate capacity exists for the proposed development. Further, the proposed plans meet all applicable town standards, and the proposed storm drainage system will not adversely affect abutting neighbours;
- viii) As part of the subject application package, the agent submitted a Revised Planning Justification Report (PJR). Upon a review of this report, we agree with and support the findings of the PJR and its conclusions.

Consultations

Notice were sent out to all agencies and residents per Planning Act

Financial Implications

Increased Assessment

Prepared By:



Supervisor, Planning and Development

Allen Burgess, RPP, MCIP

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

	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:	Front Road Dental Office DS-28-2019.docx
Attachments:	- Z-08-19 FIG 1.pdf - Z-08-19 FIG 2.pdf - Z-08-19 FIG 3.pdf
Final Approval Date:	Jul 22, 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