



REPORT N° AMÉ-19-28-R

Date	21/02/2019
Submitted by	Claire Lemay
Subject	Site Plan Approval - 1984 Laurier Street
File N°	D-11-298

1) **NATURE/GOAL :**

The purpose of this report is to present an application for Site Plan Approval for a change of use from residential to commercial of an existing building located at 1984 Laurier Street.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

BE IT RESOLVED THAT Council approves the site plan submitted by Etienne Deschenes and Roxanne Peterson for the conversion of the existing building at 1984 Laurier Street from residential to commercial use; and

BE IT RESOLVED THAT Council authorizes the Manager of Development to sign a letter of undertaking with the applicant for the implementation of the approved site plan drawing.

QU'IL SOIT RÉSOLU QUE le Conseil approuve le plan de site soumis par Etienne Deschenes et Roxanne Peterson pour la conversion du bâtiment existant au 1984 rue Laurier d'usage résidentiel à usage commercial; et

QU'IL SOIT RÉSOLU QUE le Conseil autorise la Gestionnaire du développement à signer une lettre d'engagement avec le demandeur pour la mise en œuvre du plan de site approuvé.

4) **BACKGROUND :**

Etienne Deschenes and Roxanne Peterson submitted an application for Site Plan Approval for the property located at 1984 Laurier Street. The property owners intend to convert the existing dwelling to be used for medical offices. The building and structure will remain intact, the first floor layout will be modified for a dental hygiene clinic, no changes are proposed to the second floor and basement. Parking will be provided on either side of the building and in the existing garage.

5) **DISCUSSION :**

Official Plan of the Urban Area of the City of Clarence-Rockland

The subject property is located in the Commercial Core Area according to Schedule A of the Official Plan of the Urban Area of the City of Clarence-Rockland. This land use designation is intended for street-oriented

commercial and mixed commercial/residential uses. The proposed medical office use is permitted.

Zoning By-law 2016-10

The property is located within the "Urban Core Area (CA) Zone" on Schedule B of the City of Clarence-Rockland Zoning By-law 2016-10. The list of permitted uses for this zone includes "medical office". The property is currently used as a single detached dwelling, which is a legal non-conforming use for this property.

The proposed site plan includes a total of three parking spaces, located at either side of the existing building and in the existing garage, using the two existing entrances. One of these spaces is proposed to be a Type A accessible parking space and the other two are regular parking spaces. The proposed parking layout conforms to the requirements of Section 5.2 – Motor Vehicle Parking Spaces and Section 5.3 – Accessible Parking Spaces. The existing setbacks of the building and driveways benefit from legal non-complying status.

Site Plan Control By-law 2018-22

A change of use from a residential use to a commercial use is subject to Site Plan Control as per the City of Clarence-Rockland Site Plan Control By-law 2018-22. Due to the limited changes proposed for this property, a Letter of Undertaking may be signed in place of a formal Site Plan Control Agreement, as provided for in section 19 of the By-law.

The Site Plan By-law requires that any applications for Site Plan Control for a proposed development within the Urban Core Area be approved by Council, whereas authority for the approval of Site Plan Control applications for all other areas within the City of Clarence-Rockland has been delegated to the Director of Infrastructure and Planning for Site Plan Agreements and to the Manager of Development for Letters of Undertaking

6) CONSULTATION:

A technical circulation was sent out to internal city departments and external agencies on February 21st, 2019.

7) RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :

No comments/objections have been received.

8) FINANCIAL IMPACT (expenses/material/etc.):

N/A

9) LEGAL IMPLICATIONS :

N/A

10) **RISK MANAGEMENT :**
N/A

11) **STRATEGIC IMPLICATIONS :**
N/A

12) **SUPPORTING DOCUMENTS:**
Proposed Site Plan 1984 Laurier