



REPORT N° AMÉ-19-27-R

Date	19/02/2019
Submitted by	Claire Lemay
Subject	Site Plan Approval - 1529 Laurier Street
File N°	D-11-297

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 1529 Laurier Street.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

BE IT RESOLVED THAT Council approves the site plan submitted by Jean Thivierge for the conversion of the existing building at 1529 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 the approved site plan drawing.

QU'IL SOIT RÉSOLU QUE le Conseil approuve le plan de site soumis par Jean Thivierge pour la conversion du bâtiment existant au 1529 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 :**

Mr. Jean Thivierge submitted an application for Site Plan Approval on behalf of Ian Filion and Fabien Filion, owners of the property located at 1529 Laurier Street. The applicant intends to purchase the property from the current owners in order to convert the existing dwelling to be used for professional offices. The building and structure will remain intact, the first floor layout will be modified for two offices and a conference room, no changes are proposed to the second floor and basement. Lines for parking spaces will be painted on the existing asphalt parking area at the rear of the building.



Figure 1: Keymap

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 business 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 "business 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 four parking spaces, located at the rear of the existing building. One of these spaces is proposed to be a Type A accessible parking space and the other three 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 driveway 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 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 20th, 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 1529 Laurier Street