

Howard Bouffard Secondary Plan

Public Open House

Jan. 25, 2024



LIVING *LaSalle*

Howard Bouffard Secondary Plan

Project Team

The Planning Partnership is leading this project, assisted by a team of highly qualified specialist consultants from:

- > LGL – Ecologists, Natural Heritage System
- > SCS – Civil Engineers, Sewer, water and stormwater management
- > LEA – Transportation Engineers, Transportation + Active Transportation

The Team is working through a collaborative process with Town of LaSalle Staff



Howard Bouffard Secondary Plan

History

The Howard Bouffard Area has been identified for urban development for over 20 years.

The new Official Plan rescinded the old Secondary Plan, and required the preparation of a new Secondary Plan, reflective of up to date planning policies and principles.

Historically, urban development has been limited in HB because of issues related to stormwater management and endangered species/species at risk, among other matters.



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Work Program



Howard Bouffard Emerging Preferred Plan Boundary



- > Large study area that incorporates a total of 940 hectares
- > Represents a 20 to 30 year supply of housing

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Landowner + Agency Meetings

To date, the Team and Staff have:

- > Held 3 sets of meetings with the development community to review work in progress – totalling about 30 meetings
- > Held a 4th meeting with the development community to discuss the opportunity for establishing a Developer's Group – to collectively consider sharing the key costs of regional infrastructure to facilitate new development
- > 3 sets of meetings with staff from the County, the Conservation Authority and representatives of the School Boards



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Fundamental Principles

6 Fundamental Principles are established in the Official Plan:

- > A COMPLETE COMMUNITY
- > A VIABLE COMMUNITY
- > A BEAUTIFUL AND HIGH QUALITY COMMUNITY
- > A HEALTHY COMMUNITY
- > A SUSTAINABLE COMMUNITY
- > A RESILIENT COMMUNITY



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The Natural Heritage System

Approach to NHS Delineation

1. Data Collection (secondary sources & field reconnaissance)
2. Policy Review (local, regional, and provincial)
3. Natural Heritage System Delineation
 - identify natural heritage features
 - determine significance
 - identify Core Features
 - identify Corridors/Connecting Links, Setbacks, and Restoration/Enhancement opportunities
4. Recommend Natural Heritage System Protection Policies

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The Natural Heritage System

Data Collection

County of Essex - Official Plan Schedule B1 and Schedule B2

Town of LaSalle

- Official Plan Schedule B and Schedule C
- Completed Environmental Impact Assessments in or adjacent to the HBSPA
- Municipal Drains
- Master Drainage Study Preferred Alternative

Essex Region Conservation Authority (ERCA)

- Essex Region Natural Heritage Systems Strategy (ERNHSS)
- Candidate Natural Heritage Area Inventory, LaSalle
- GIS data layers (regulation limits, vegetation community data, drains, significant valley lands, environmentally significant areas, candidate natural heritage sites, fisheries data)

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The Natural Heritage System

Data Collection (cont'd)

LGL Limited

- Desktop Ecological Land Classification (ELC) of vegetation communities
- Interpretation of 2023 ortho imagery to update background information from secondary sources
- Field reconnaissance to confirm existing land use and ELC vegetation community types and extent where properties were accessible/visible

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The Natural Heritage System

Natural Heritage System (NHS) Components:

- Natural Environment Designation
- Natural Environment Overlay
- Adjacent Lands Overlay (additional lands triggering an environmental impact assessment)

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The Natural Heritage System

Natural Environment Designation

Designation	Natural Heritage Feature	Data Sources/Criteria	Recommended Policy
Natural Environment Designation	Significant Wetlands	MNRF provincially significant wetland (PSWs)	Development or site alteration prohibited
	Significant Coastal Wetlands	MNRF data - none identified within HBSPA	Not applicable at this time
	Significant Woodlands	ERCA ERNHSS Forest, County OP, LGL woodland ELC units Criteria for significance based on form: <ul style="list-style-type: none">• >2ha in size (County OP)• Woodland is contiguous/connected if gap between features is <20 m (NHRM)• Feature has to be wider than 20 metres and not more than three times longer than wide	Development or site alteration prohibited unless “no negative impacts” demonstrated through an Environmental Impact Assessment (EIA)
	Significant Valley lands	ERCA data - none identified within HBSPA	Not applicable at this time
	Significant Wildlife Habitat		Development or site alteration prohibited unless “no negative impacts” demonstrated through an Environmental Impact Assessment (EIA)
	Areas of Natural and Scientific Interest	MNRF data - none identified within HBSPA	Not applicable at this time
	Fish Habitat	Municipal drains and watercourses all considered to be potential fish habitat	Development and site alteration prohibited unless in accordance with federal or provincial requirements
	Habitat of Endangered and Threatened Species	Completed EIAs within or adjacent to the HBSPA	Development and site alteration prohibited unless in accordance with federal or provincial requirements

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The Natural Heritage System

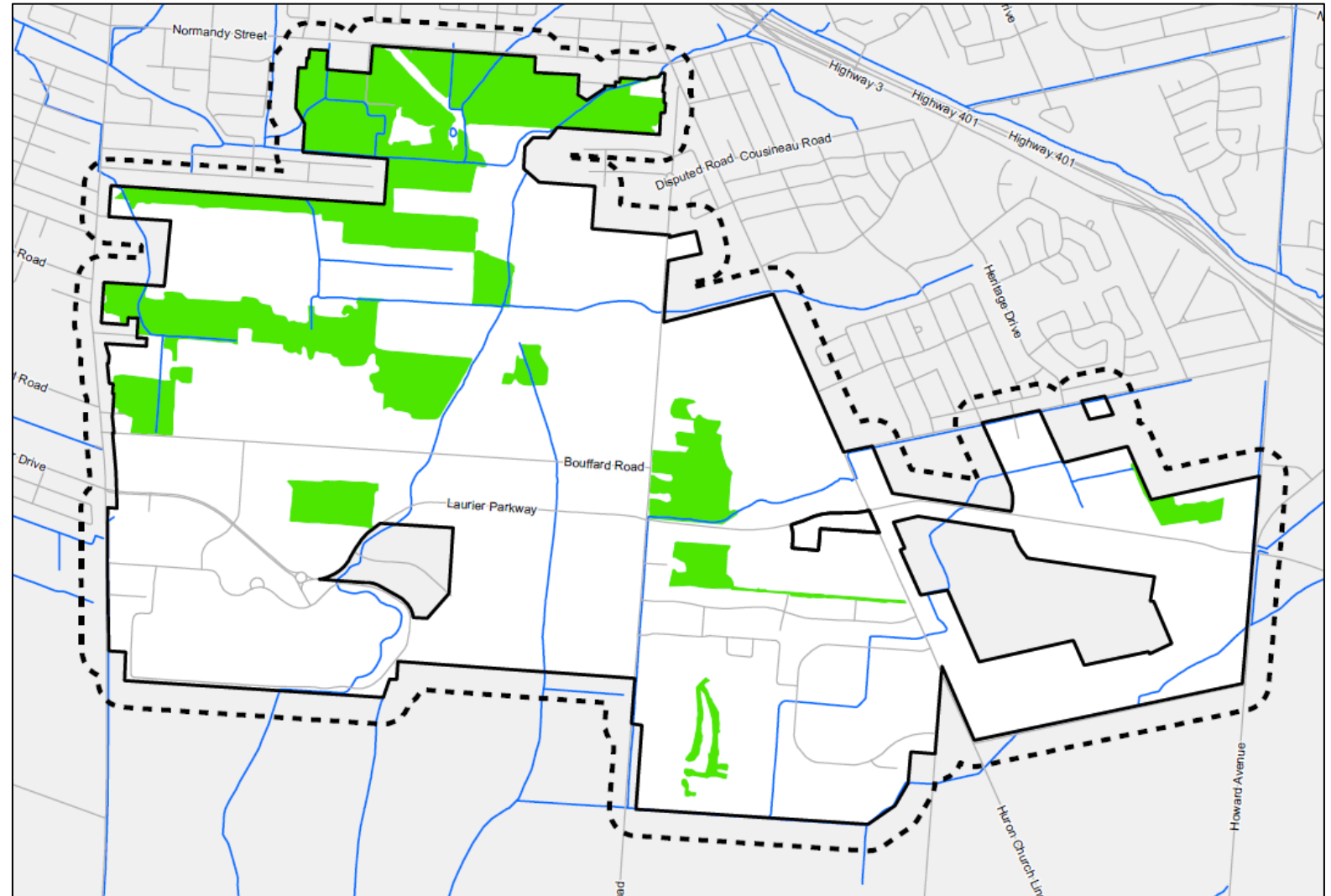
Natural Environment Overlay

Designation	Natural Heritage Feature	Data Sources/Criteria	Recommended Policy
Natural Environment Overlay	Other Wetlands	MNRF	Development or site alteration prohibited unless “no negative impacts” demonstrated through an Environmental Impact Assessment (EIA)
	Unevaluated Wetlands	MNRF, LGL ELC wetland units	Development or site alteration prohibited unless “no negative impacts” demonstrated through an Environmental Impact Assessment (EIA)
	Other Woodlands	Woodlands identified that did not meet the criteria for significance based on their form (size, etc.)	Development or site alteration prohibited unless “no negative impacts” demonstrated through an Environmental Impact Assessment (EIA)
	Environmentally Sensitive Areas	ERCA	Development or site alteration prohibited unless “no negative impacts” demonstrated through an Environmental Impact Assessment (EIA)
	Corridors/Connecting Links	Terrestrial corridors and connecting links	Applies to lands that do not contain existing natural heritage features; however, they represent opportunities to enhance the NHS.
	Setbacks and Buffers	significant woodlands = 10 metres PSW = 30 metres unevaluated and other wetlands = 10 metres fish habitat (warmwater) = 15 metres	Development or site alteration prohibited unless “no negative impacts” demonstrated through an Environmental Impact Assessment (EIA)
	Restoration and Enhancement Areas	Select areas surrounded by natural features	Applies to lands that do not contain existing natural heritage features; however, they’ve been identified as opportunities to enhance the NHS.

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Natural Heritage System

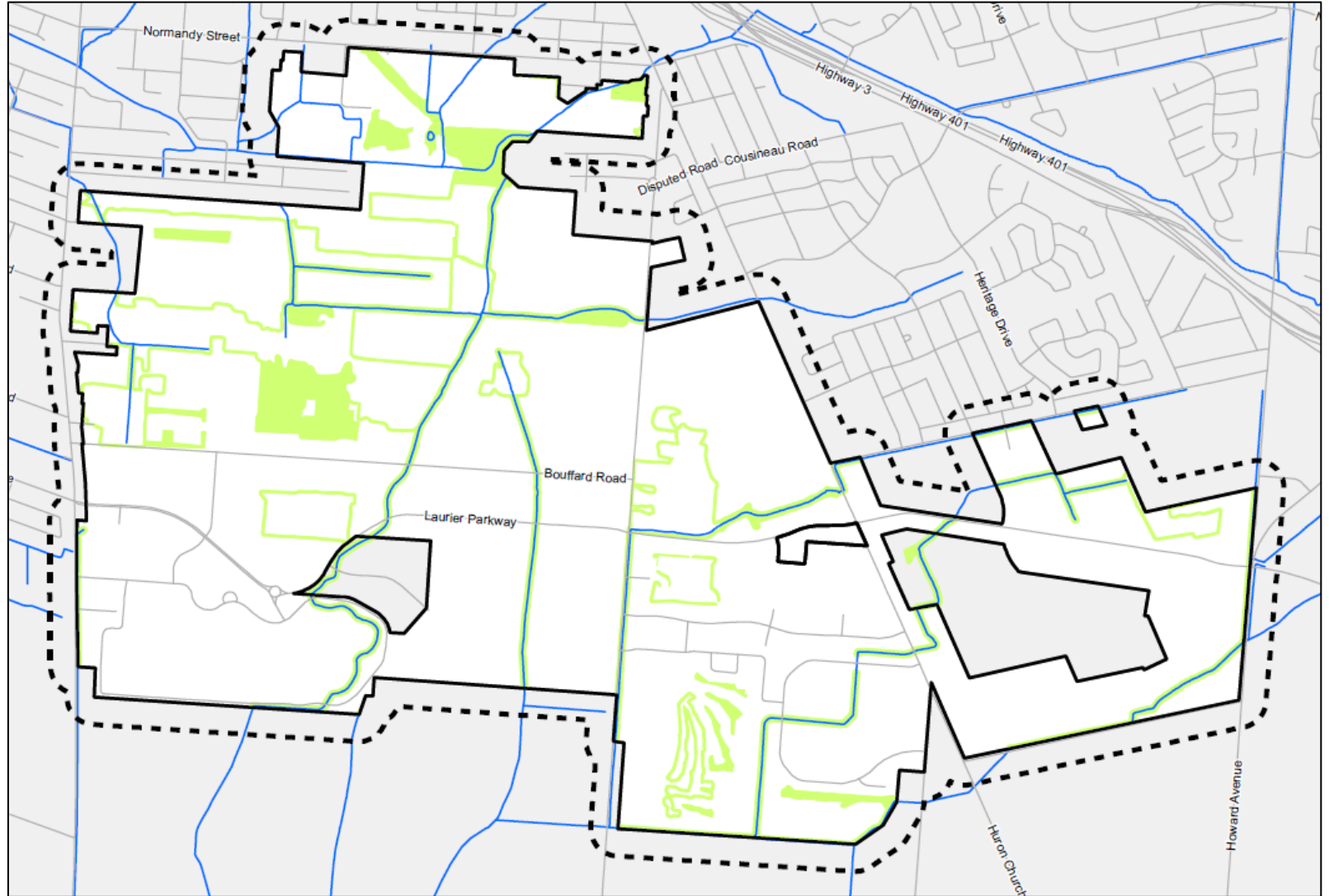
Natural Environment Designation



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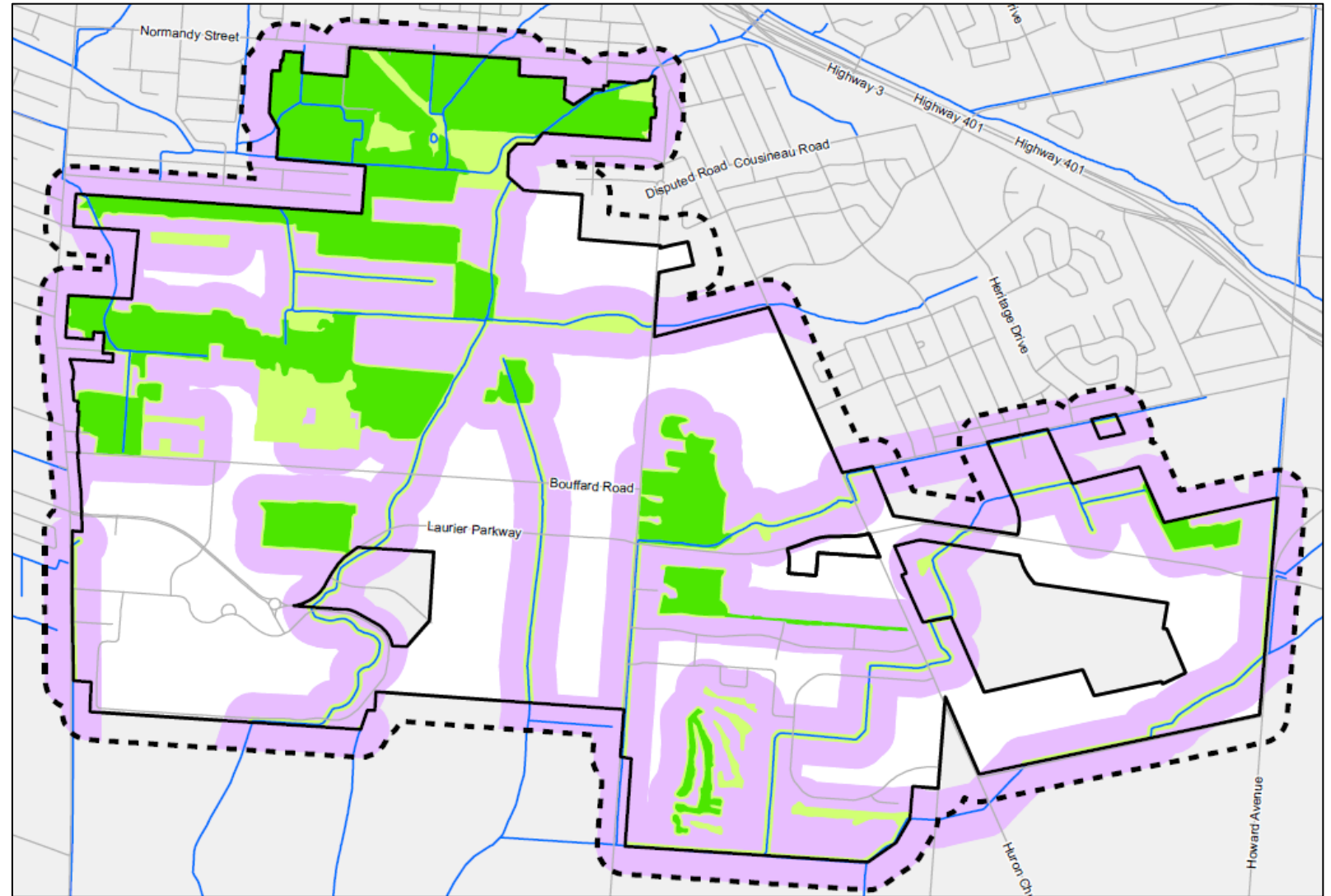
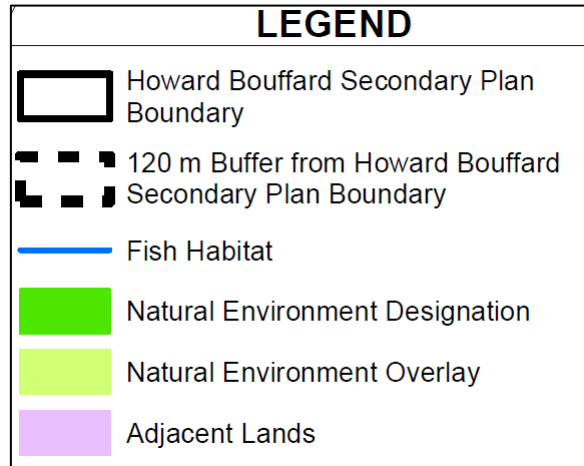
Natural Heritage System

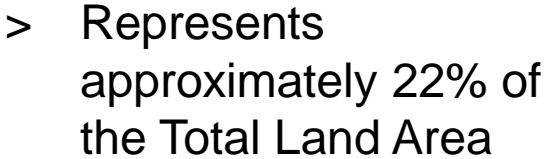
Natural Environment Overlay



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Natural Heritage System

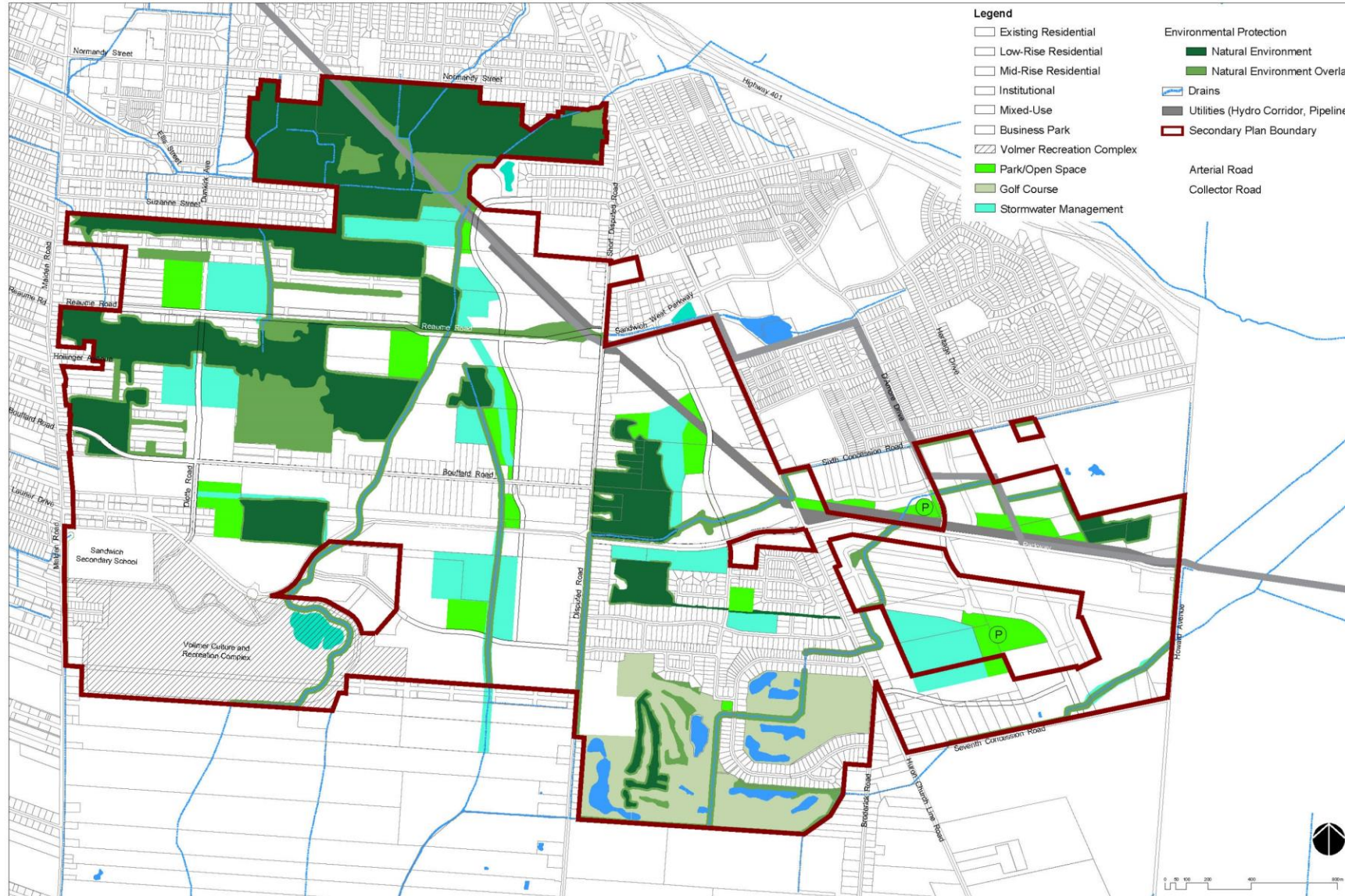




- > Represents approximately 22% of the Total Land Area

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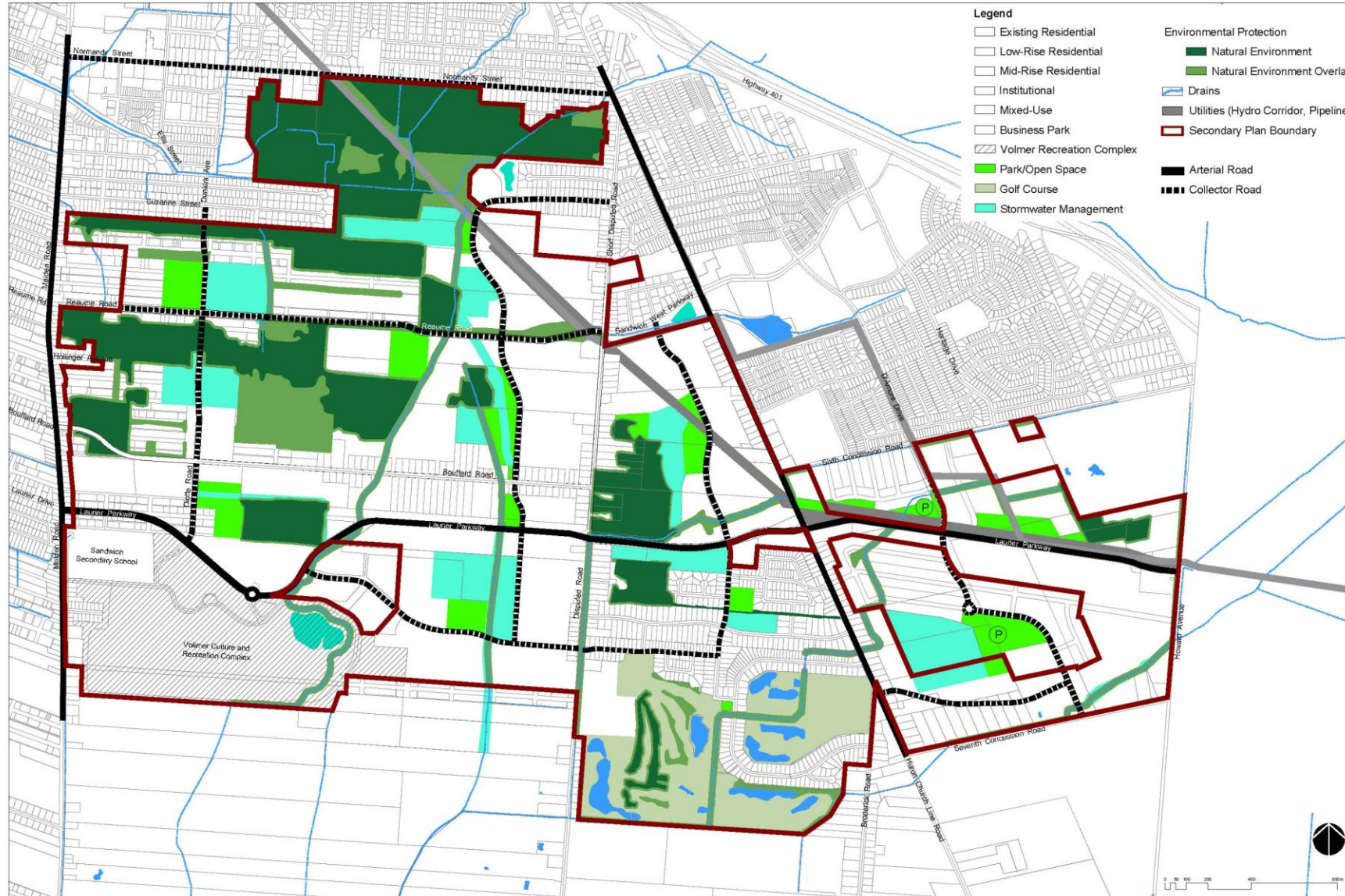
Greenlands – NHS, SWM Facilities, Parkland



- > Intent is to create a highly interconnected Greenlands System
- > The Hydro Corridor is a key connection opportunity
- > Expected that the Greenlands System will become the focus for the extension of the Town's Trail Network
- > All residential development to provide 5% of land area for public parks

Howard Bouffard Emerging Preferred Plan

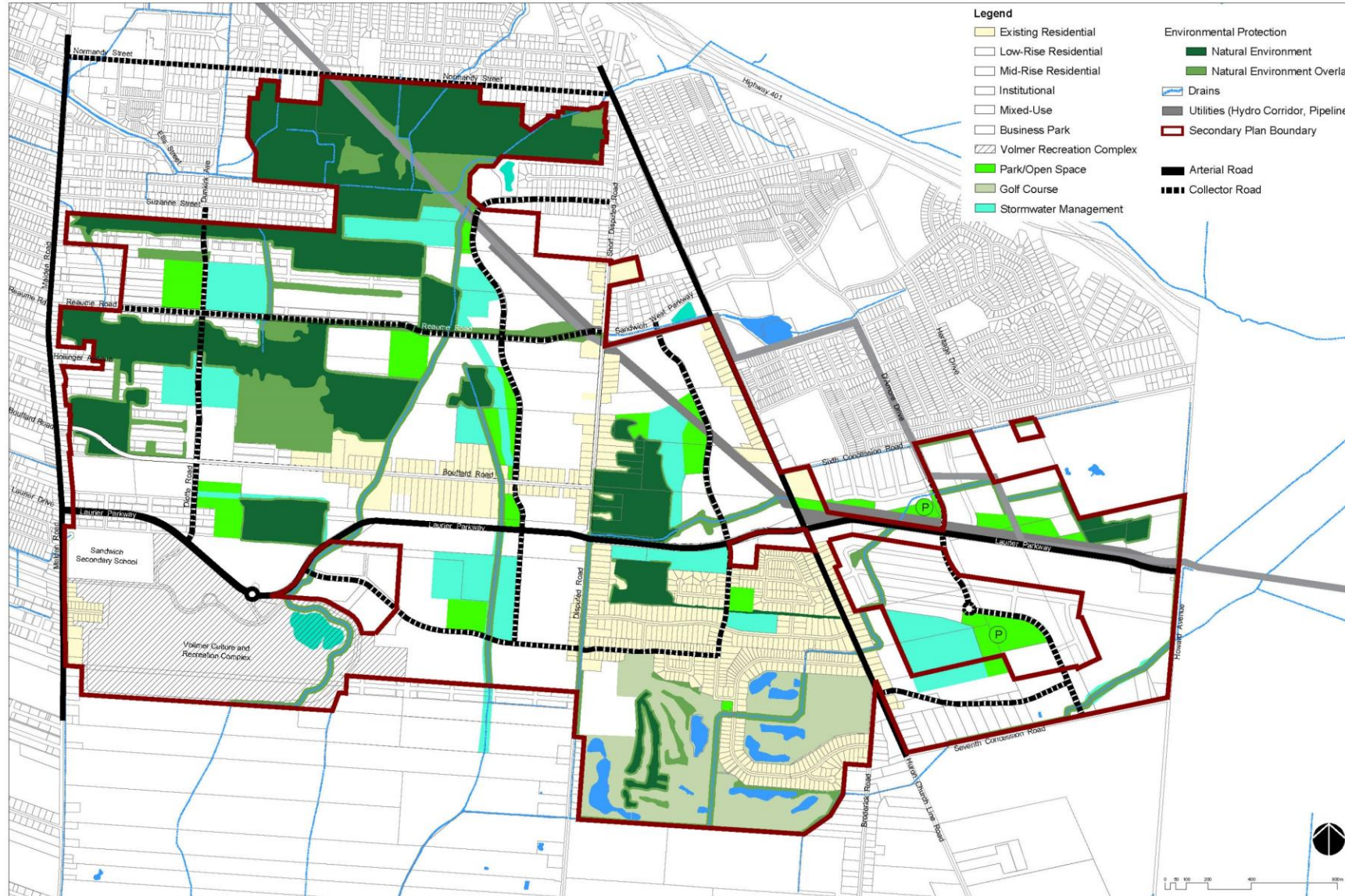
Roads – The Transportation Master Plan



- > The Transportation Master Plan is implemented
- > Existing Local Roads are identified.
- > Future development will require the addition of a local road network

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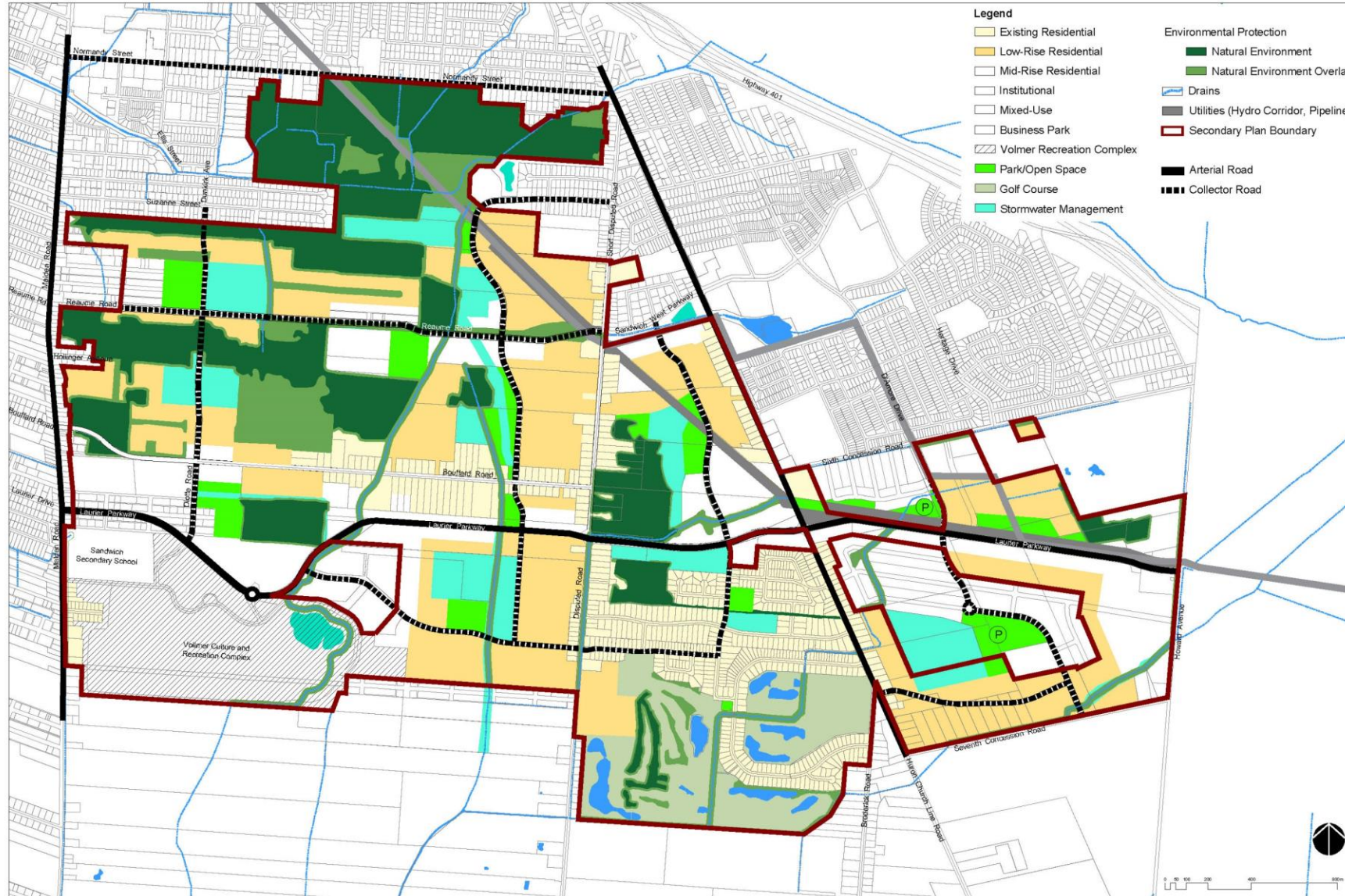
Existing Residential Development



- > Existing residential uses are recognized
- > Are generally low density, single detached dwellings

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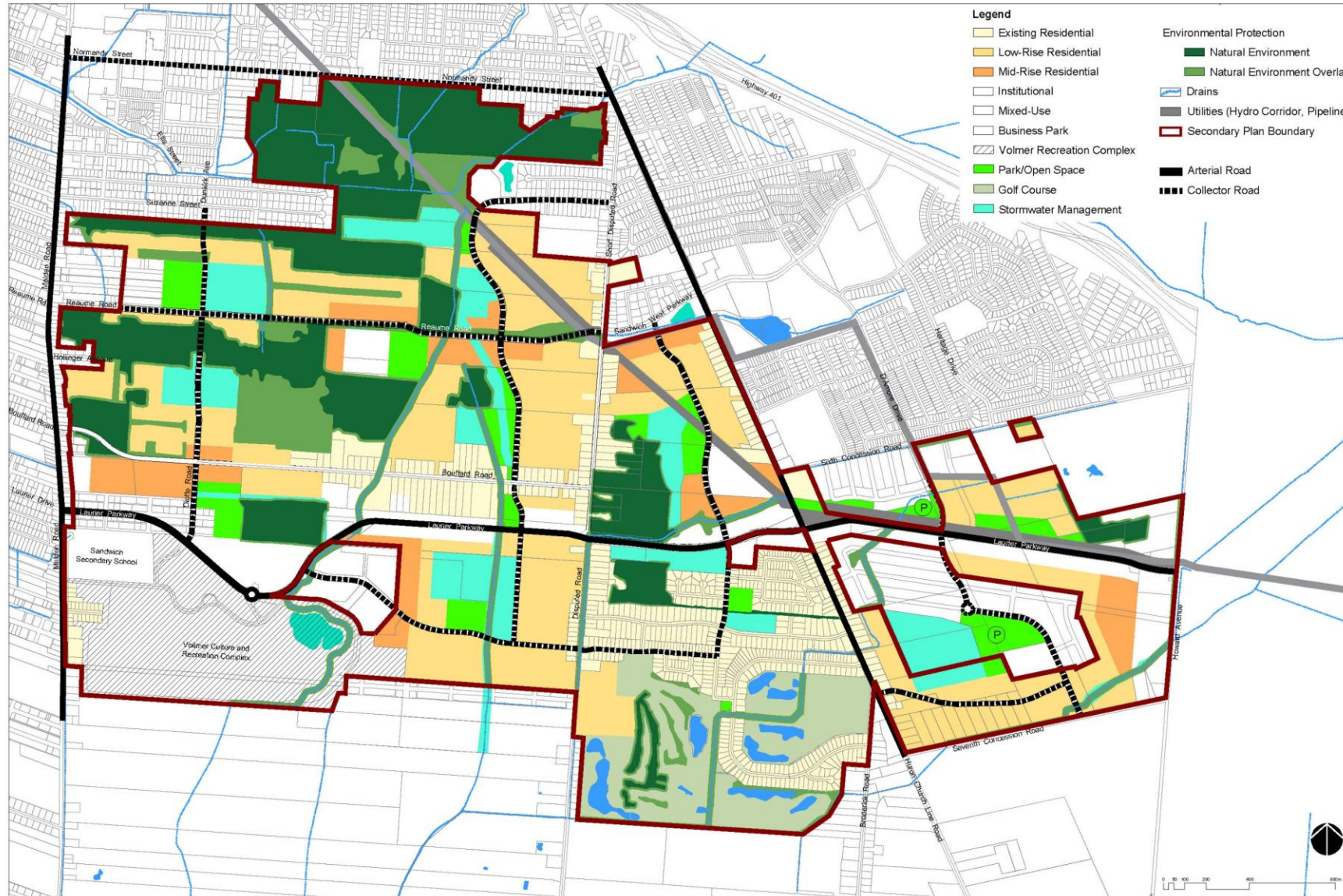
Low-Rise Residential



- > Low-Rise Residential uses include:
 - Single-detached
 - Semi-detached
 - Street townhouses
- > Maximum Height – 10.5m

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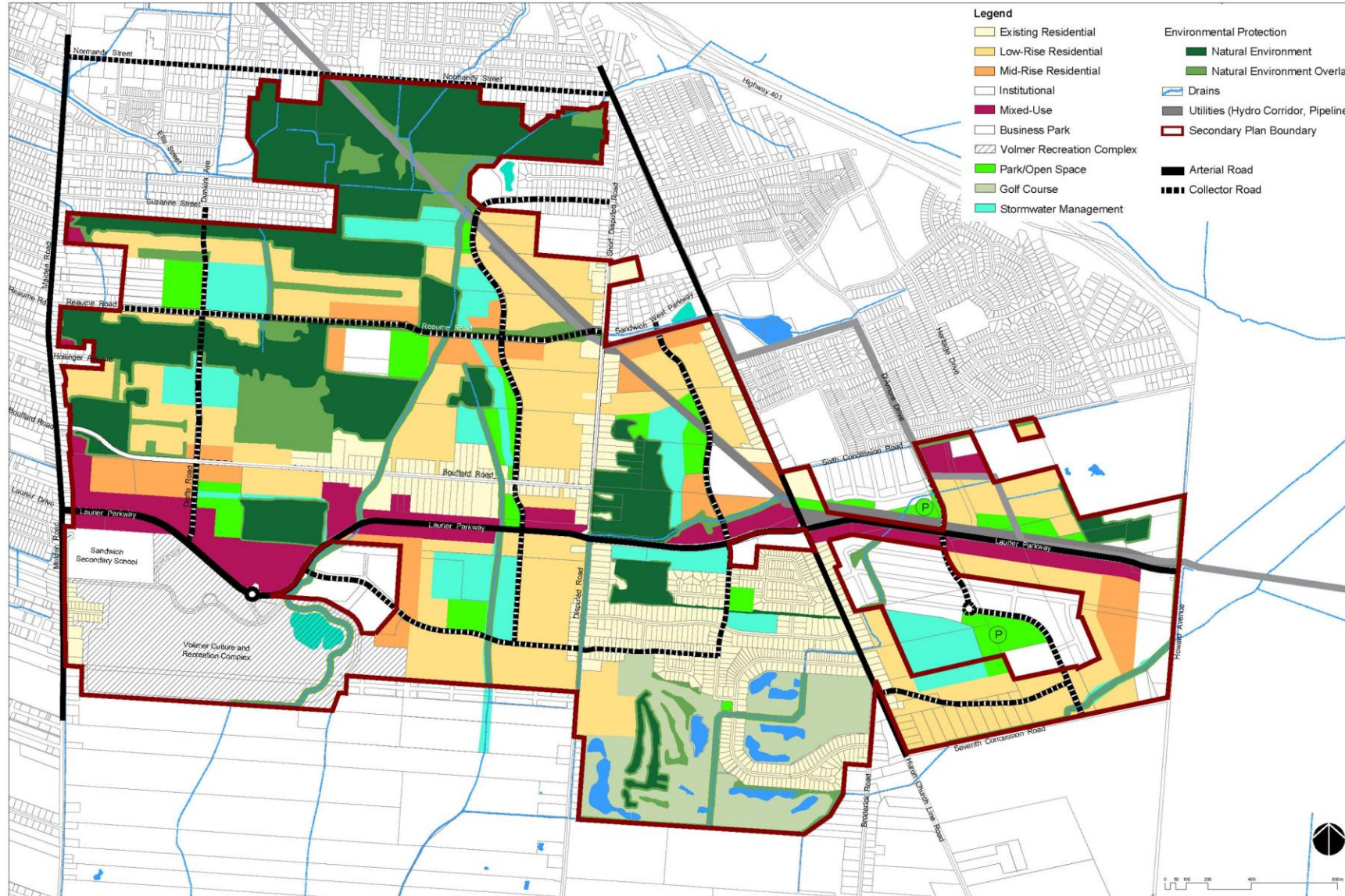
Mid-Rise Residential



- > Mid-Rise Residential uses include:
 - Block townhouses
 - Apartments
- > Maximum Height – 15m

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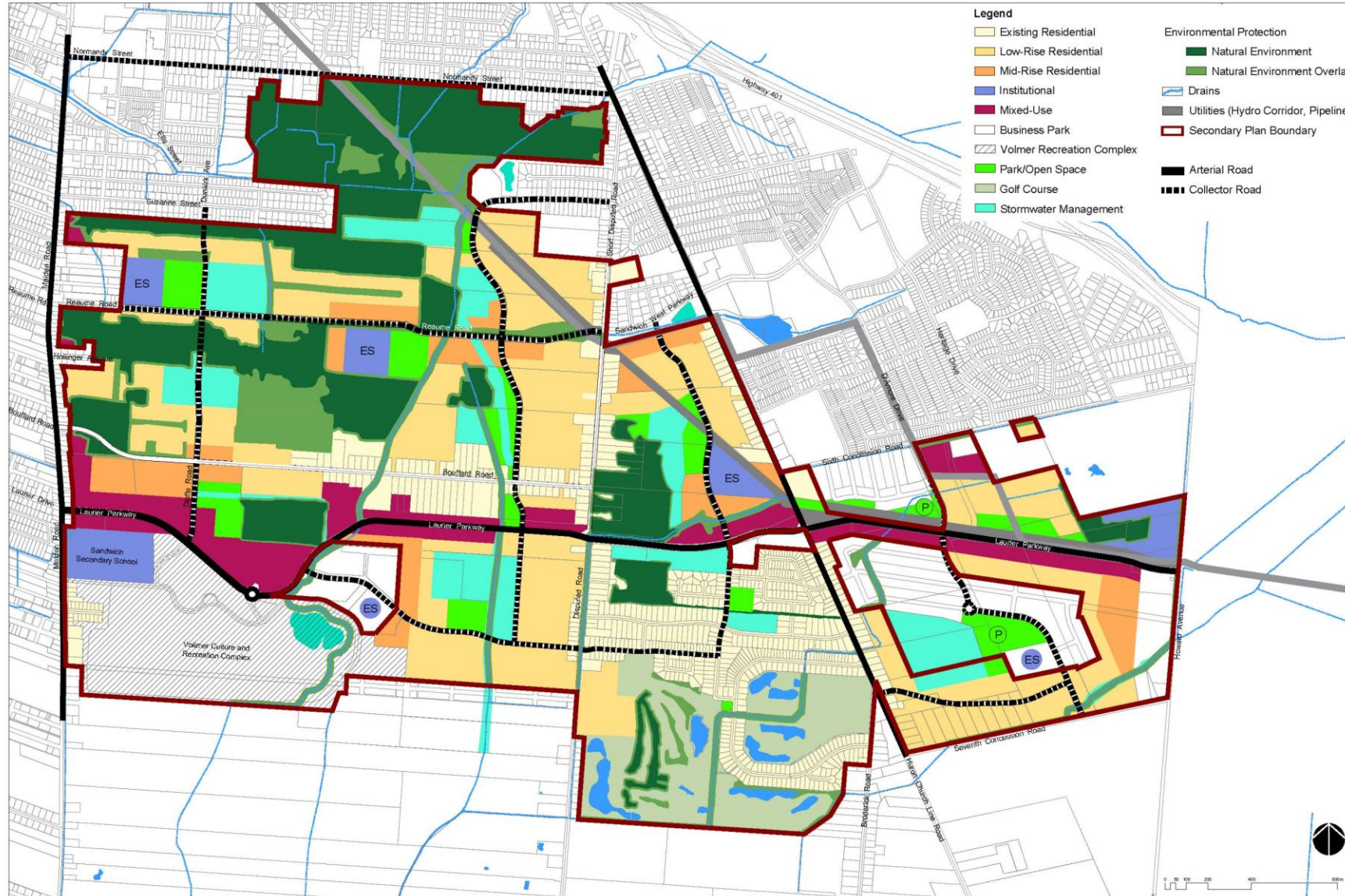
Mixed Use Corridor



- > Mixed-Use Corridor uses include:
 - Apartments
 - Retail/service commercial uses and restaurants
 - Office uses
 - Hotels/convention facilities
 - Recreational, entertainment and cultural uses
- > Maximum Height – Defined by Angular Plane

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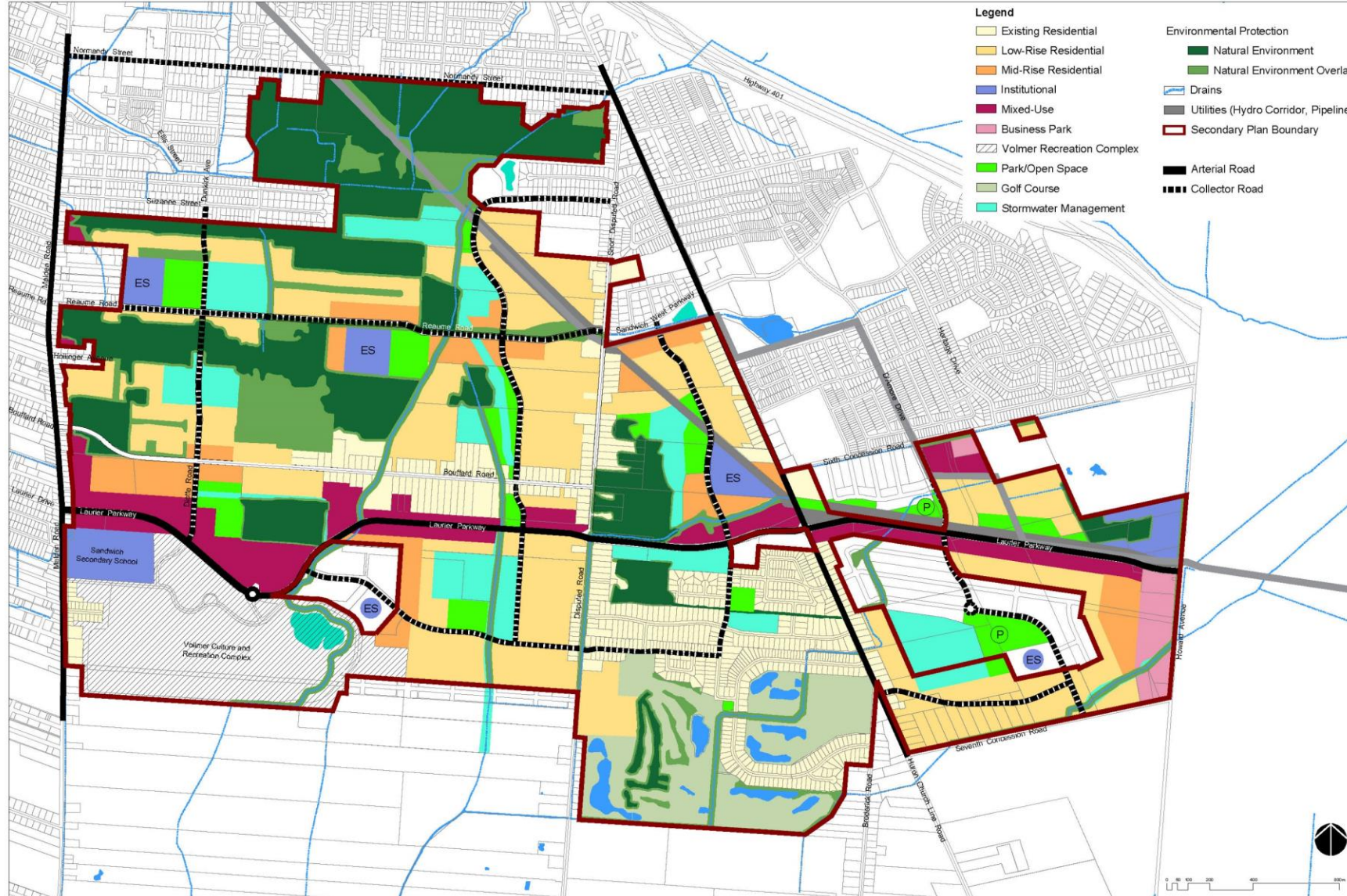
Institutional Uses – Schools/Places of Worship



- > Includes an existing High School and 5 Elementary Schools
- > Includes an existing Place of Worship

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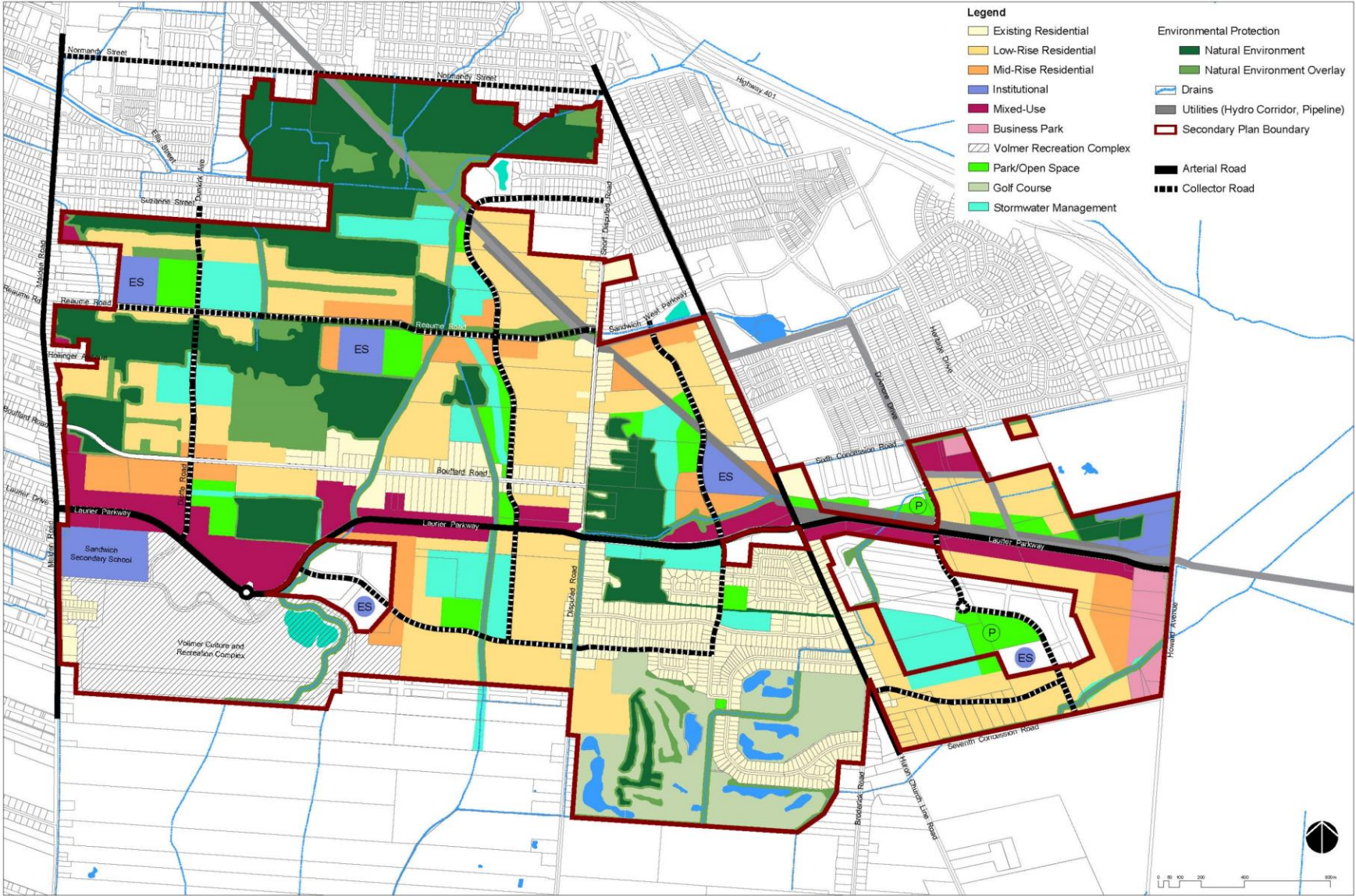
Business Park Uses



> Includes a proposed Business Park abutting Howard Avenue

Howard Bouffard Emerging Preferred Plan

Combined Plan



Development Yields

Low Estimate	
Population	20,200 people
Dwelling Units	8,100 units
Employment	1,755 jobs

High Estimate	
Population	25,225 people
Dwelling Units	10,180 units
Employment	1,755 jobs

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Ongoing Considerations

The Emerging Preferred Plan remains a work in progress. Some key considerations going forward include refinements to:

- > The Natural Heritage System
- > The distribution of development density in consideration of developer aspirations, direction from the Official Plan as well as the implementation of good planning principles
- > The number, scale and location of Schools and Public Parks
- > The development yield and its impact on the current sewage treatment capacity agreement with the City of Windsor
- > The location and scale of stormwater management facilities and the relationship with the Environmental Assessment work carried out by the Town

Howard Bouffard Emerging Plan

Next Steps

Phase 4 – Expected through Q1 2024

1. Justification Report
2. Preparation of Secondary Plan and Implementing Zoning By-law
3. Statutory Public Meeting before Council



For additional information please visit:

<https://www.lasalle.ca/en/town-hall/howard-bouffard-secondary-plan.aspx>

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