



## **The Corporation of the Town of LaSalle**

**To:** Mayor and Members of Council

**Prepared by:** Gudrin Beggs, Director of Planning & Development

**Department:** Planning & Development

**Date of Report:** May 25, 2023

**Report Number:** PD-16-2023

**Subject:** Proposed Howard Bouffard Secondary Plan Boundary

### **Recommendation**

That the report of the Director of Planning & Development dated May 25<sup>th</sup>, 2023 (PD-16-2023) regarding the Howard Bouffard Secondary Plan Area Boundary be received;

And that the recommended Secondary Plan Boundary for the Howard Bouffard District be approved;

And that Council authorize Administration, with the assistance of The Planning Partnership, to apply the recommended Secondary Plan Boundary when completing the Howard Bouffard Secondary Plan.

### **Report**

At the April 25<sup>th</sup> Council Meeting, Council authorized Administration to reinstate the Howard Bouffard Secondary Plan, approving the Planning Partnership to be contracted to assist with this effort. At that same meeting, Administration committed to coming back to Council with a report that outlined the appropriate Secondary Plan Boundary, given the proposed Secondary Plan Study Area.

To reiterate, the intent of the Secondary Plan process is to undertake a comprehensive and coordinated land-use planning exercise that considers transportation, servicing, natural heritage, appropriate densities (driven in part by available sanitary capacity), civic and recreational community needs, the possible siting of school sites, and appropriate parkland locations. The process goes on to make informed decisions, employing public and stakeholder consultation, for land-use distribution and the application of an appropriate policy framework (goals/objectives, permitted uses, densities/built-forms and requirements for development applications) that is in keeping with the Provincial Policy Statement and County planning requirements.

Having worked with The Planning Partnership to determine an appropriate framework to assess properties within the Secondary Plan Study Area, Administration is recommending the boundary being proposed as illustrated in **Figure 1** of this report.

**Figure 2** of the report outlines the lands in yellow that were removed from the Secondary Plan Boundary upon completion of a focused assessment of the Secondary Plan Study Area. The parcels outlined in yellow are being recommended for removal, with the parcel outlined in green being recommended for inclusion within the study. In general, lands were removed from the Secondary Plan Boundary because:

- They have already been developed and built,
- They have an approved Draft Plan of Subdivision and/or zoning approvals, which should not be changed as a result of the Secondary Plan exercise, or
- They have an application that has been deemed complete by the Town.

The lands recommended for inclusion are Town-owned lands that would benefit from the comprehensive planning exercise.

**Figure 3** of the report illustrates the Secondary Plan Boundary alongside a Context Transition Line. While the lands within the Context Transition Line do not form part of the Secondary Plan exercise, they are nonetheless considered to ensure an appropriate transition and interface from the work being done within the Secondary Plan Area to the existing and planned development along the Secondary Plan Area's edges. To be clear, existing Official Plan designations and zoning regulations within the Context Transition Line will not be amended through this exercise. Instead, the Context Transition Line will also allow us to consider the appropriate interface of properties within and just outside the Secondary Plan Boundary.

### **Official Plan Considerations**

Section 2 of the Town of LaSalle's approved Official Plan (2018) is entitled Growth Management and outlines an approach and strategy for managing growth in the municipality. More specifically, focused guidance is established for the review and consideration of new development applications. Section 2.2 (i) states the following:

"Growth shall occur in a comprehensive, logical, efficient, and fiscally responsible manner. Primary factors to consider through the review of applications for new development include:

1. The integration of new development within the planned community structure, resulting in a highly inter-connected, compact and walkable/bikeable urban form;
2. The provision of adequate municipal infrastructure, parks and other community facilities and services to accommodate the proposed growth in a cost-efficient manner;

3. The provision of appropriate transportation facilities (including active transportation infrastructure), and the availability of adequate capacity on the existing and planned road network; and,
4. The appropriate protection of the Natural Heritage System.

If one or more of these criteria cannot be addressed to the satisfaction of the Town, the processing and/or approval of development applications may be held in abeyance, or deferred, until such time as all of the criteria have been addressed”.

Over time and in the best interests of facilitating the orderly development of land within the Howard Bouffard Planning District, some of the greenfield parcels that formed part of the previously approved Secondary Plan adopted in 2002, were advanced for development. These greenfield areas are identified with a yellow hatch applied in Figure 2 and are proposed to be removed from the current Secondary Plan Boundary as they have been advanced for development by the proponent, with support from the Town.

On the strength of the policies within Section 2.2 (i), when those development applications came forward, the criteria outlined within that section of the Official Plan were applied to the development application received, and applications were processed and recommended accordingly given that those policies were sufficiently addressed and appropriately considered in the opinion of Administration. As a result, many of the greenfield parcels outlined in yellow either have a Planning Act approval in place, have been adequately serviced to facilitate the proposal, are under construction, or are fully built out in keeping with an approved Planning Act application.

Moreover, the cemetery on the west side of Howard, south of the Sixth Concession is proposed to also be removed from the Secondary Plan Boundary as it is not recognized as an opportunity for redevelopment. In addition, the hatched area identified in yellow on the east side of Malden Road is also being recommended for removal from the Boundary, as that area has already been designated and zoned in keeping with the Mixed-Use Designation. Appropriate land-use goals and policies for those properties have already been put into place through the approved Official Plan and Comprehensive Zoning By-Law for the Town.

The hatched area identified in green is proposed to be included within the Boundary given that many of the parcels within that area are owned by the municipality and have been identified as environmentally significant or subject to further environmental study. Capturing these lands within the scope of the Secondary Plan Boundary will allow the municipality to make a determination on the future conservation of these lands through zoning.

### **Secondary Plan Boundary Removal Request**

The development community was made aware of the municipality’s intention to re-initiate the Howard Bouffard Secondary Plan when the report appeared before Council on April 25<sup>th</sup>, 2023, as well as by way of email correspondence from Administration prior

to that Council meeting. The Council report further outlined Administration's position to explore the proposed Study Area and to bring an additional report back to Council to recommend an appropriate boundary for the Secondary Plan.

Since that time, Administration has received a formal request from Dillon Consulting (attached) to consider certain lands (referred to as the "LaSalle Triangle Lands") as outside the scope of the Secondary Plan Boundary. Following having published the Council report to recommend reinitiating the Howard Bouffard Secondary Plan, a "Guideline Plan Report" was submitted by the proponent in support of the LaSalle Triangle Lands, for review by Administration.

While we did not complete a fulsome review of the Guideline Plan submitted, given that it was received following our intention to pursue a Secondary Plan Study, we did undertake a cursory review of the report to determine that it was incomplete.

Upon further assessment and delineation of the Secondary Plan Boundary in consultation with The Planning Partnership, it is recommended that the LaSalle Triangle Lands remain part of the Secondary Plan exercise – included within the Boundary. The LaSalle Triangle Lands, being roughly 71 hectares/176 acres in size are being recommended for inclusion within the Secondary Plan Boundary, to ensure that development within this area can be appropriately integrated into the overall development strategy put forward as part of the Howard Bouffard Secondary Plan.

Further, there are significant benefits to the landowners of the Triangle Lands to be part of the overall Secondary Plan exercise, and can be summarized as follows:

1. The Guideline Plan does not currently include the crucial engineering technical work (regional water supply, sewage treatment, stormwater management, transportation and natural heritage studies) that will be absolutely necessary to support an actual application for development. Much of that technical work will be carried out by the Town, in support of the Secondary Plan, resulting in substantial cost savings to the individual landowners - or at least equitable cost sharing among all of the benefiting parties through Development Charges;
2. The Secondary Plan will be comprehensive and is on a timeline to achieve adoption in Q1 of 2024. It is considered very unlikely that any individual landowner working outside of the Town-led process would be able to achieve adoption any faster than that, particularly since the current submissions are considered incomplete, and as noted, require substantial technical support work to be carried out;
3. The pursuit of comprehensiveness in establishing a land use plan that appropriately considers all of the elements necessary to achieve a plan that is both good planning, and in the public interest is much more difficult to achieve where substantial properties are on a separate, and uncoordinated path to approval. Further, other landowners in the Secondary Plan Area will also be more inclined to object to independent development applications on the basis of equitable

treatment in terms of timing and the ability to share the costs of providing crucial municipal infrastructure, facilities and a coordinated parkland system.

## Consultations

The report was prepared in conjunction with The Planning Partnership as the lead consultant on the Howard Bouffard Secondary Plan project. Municipal engineering was also consulted to help inform the regional servicing requirements for the area.

## Financial Implications

As a growth-related study, the Secondary Plan project will be funded through Development Charge Revenue in accordance with the Town of LaSalle's approved Development Charge By-law.

## Prepared By:



Director of Planning and Development

Gudrin Beggs, MCIP, RPP

## Link to Strategic Goals

1. Enhancing organizational excellence - Yes
2. Strengthen the community's engagement with the Town - Yes
3. Grow and diversify the local economy - Yes
4. Build on our high-quality of life - Yes
5. Sustaining strong public services and infrastructure - Yes

## Communications

Ongoing communication with the development and building community has occurred throughout the inception of this project.

**Report Approval Details**

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|----------------------|---|
| Document Title:      | Howard Bouffard Secondary Plan Area Boundary .docx  |
| Attachments:         | - Secondary Plan Boundary FIG1.pdf<br>- Secondary Plan Boundary FIG2.pdf<br>- Secondary Plan Boundary FIG3.pdf<br>- Town of LaSalle - Exclusion of Triangle Lands - Letter (May 2023).pdf |
| Final Approval Date: | Jun 12, 2023  |

This report and all of its attachments were approved and signed as outlined below:



Chief Administrative Officer

Joe Milicia