

Howard Bouffard Secondary Plan

Council Presentation

November 28, 2023



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The new Official Plan rescinded the old Secondary Plan, and required the preparation of a new Secondary Plan, reflective of up to date planning policies and principles.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

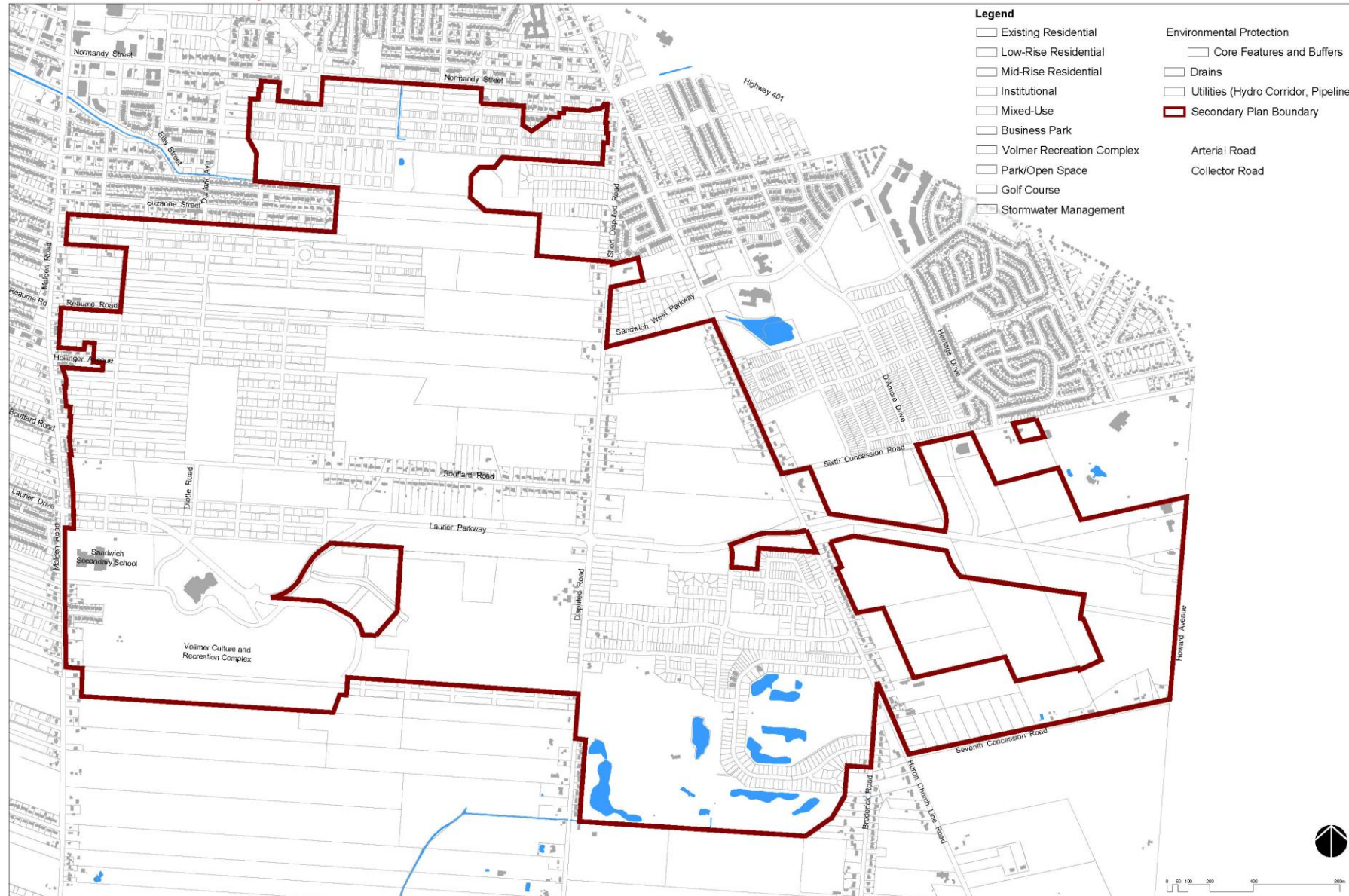


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Work Program



Howard Bouffard Emerging Preferred Plan Boundary



- > Very large - 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

1. Data Collection (secondary sources & field reconnaissance)
2. Policy Review (official plans, ERCA, Provincial Planning Statement)
3. Natural Heritage System Delineation
 - identify natural heritage features
 - determine significance
 - identify Core Features
 - identify Corridors/Connecting Links, Setbacks and Restoration & Enhancement Areas
4. Recommend Natural Heritage System Protection Policies

Data Collection

County of Essex

- Official Plan

Town of LaSalle

- Official Plan
- Completed Environmental Impact Assessments in or adjacent to the HBSPA
- Municipal Drains, Master Drainage Study

ERCA

- Essex Region Natural Heritage Systems Strategy (ERNHSS)
- GIS data layers (O. Reg. limits, ELC vegetation, Drains, Significant Valleylands, ESAs, Candidate NH Sites, 1:100 Year Flood Line, fish data)
- Update to the Candidate Natural Heritage Area Inventory, LaSalle (2010)

LGL Limited

- Desktop Ecological Land Classification (ELC) of vegetation communities
- Interpretation of 2023 ortho imagery
- Field reconnaissance to confirm existing land use and ELC vegetation community types and extent where accessible/visible

Policy Review

- Proposed Provincial Planning Statement, 2023
- Essex County Official Plan
- Town of LaSalle Official Plan
- ERCA Policies for the Administration of the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (O.Reg. 158/06)

Policy Review

Provincial Planning Statement (2023)

The natural heritage policies contained in Section 4.1 of the PPS provide direction to municipalities regarding planning policies for the protection and management of natural heritage features and areas.

- significant wetlands;
- significant woodlands;
- significant valleylands;
- fish habitat;
- habitat of endangered and threatened species;
- significant wildlife habitat; and,
- significant areas of natural and scientific interest

All of the above have been considered as part of the HBSP Preliminary NHS and in the context of the Official Plan policies.

Core Natural Heritage Features

Significant Wetlands

- MNRF LIO provincially significant wetlands
- Unevaluated wetlands (LGL ELC wetland units)

Core Natural Heritage Features



Core Natural Heritage Features

Significant Woodlands

LGL analysis for Significant Woodlands compiled the following data layers:

- Essex OP Significant Terrestrial Features – forest
- ERNHSS – forest
- LGL woodland vegetation communities (ELC)

The criteria for significance was then applied to produce the Significant Woodlands GIS layer:

- >2ha in size (County OP)
- Woodland is contiguous/connected if gap between features is <20 m (Natural Heritage Reference Manual)

Core Natural Heritage Features



Core Natural Heritage Features

Fish Habitat

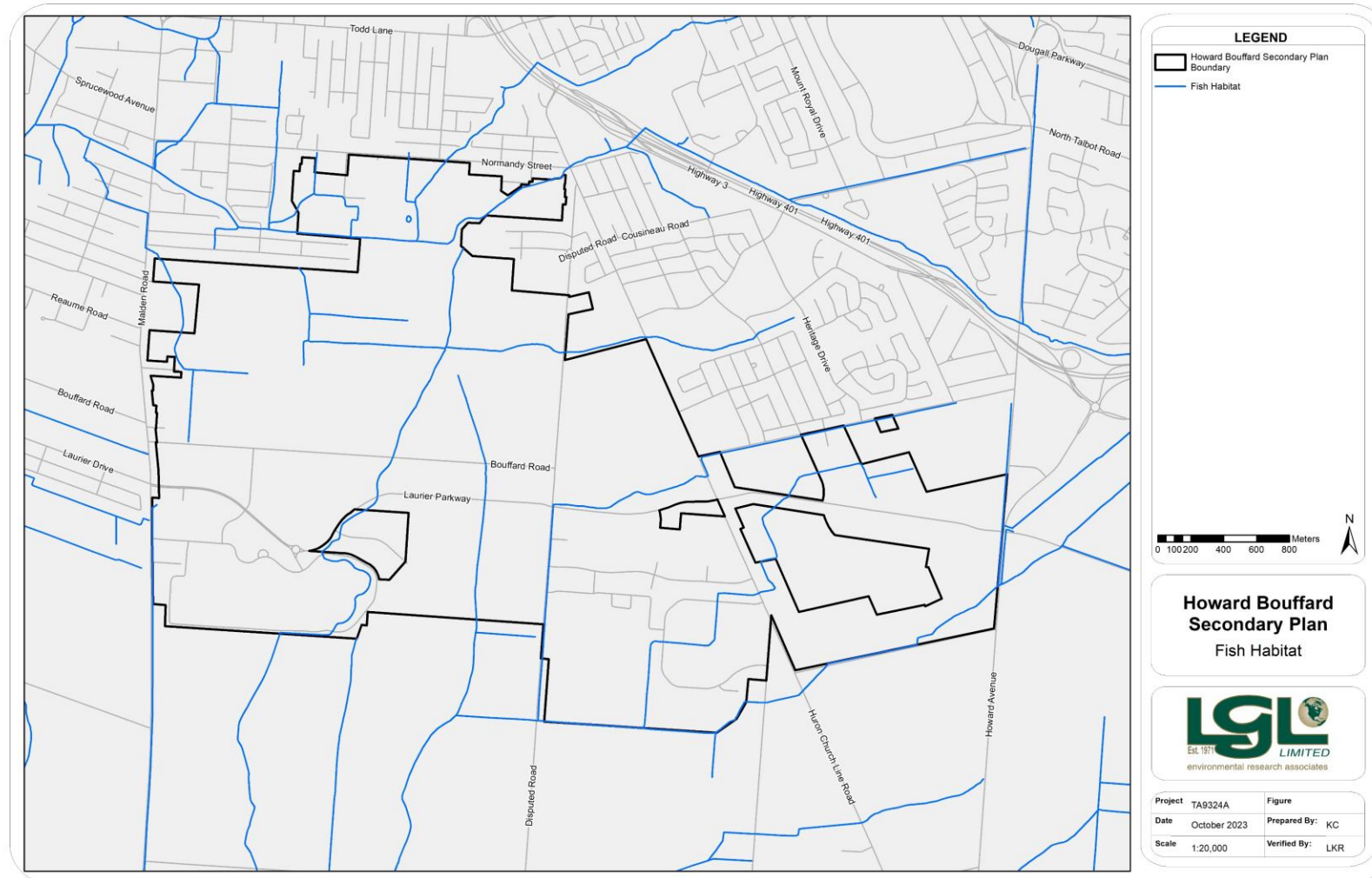
- all watercourses (of which most are Municipal Drains) provide either direct or indirect/contributing fish habitat

LGL Fish habitat layer is comprised of:

- LGL's open water (OAO) ELC + MNR LIO Watercourse layer + MNR LIO Drain layer

Edits were then made to the LIO layers based on feedback from Town (specific to Municipal Drains) and interpretation of the 2023 ortho image

Core Natural Heritage Features



Core Natural Heritage Features

Habitat of Endangered and Threatened Species

- Information available from EIAs/EISs
- Only show areas that are not captured by other significant natural heritage features

Significant Wildlife Habitat

- Information available from EIAs/EISs
- Only show areas that are not captured by other significant natural heritage features

This is not meant to be a comprehensive layer of all SWH and SAR habitat within the study area as data is not available to confirm ecological function in all areas. These are areas where an appropriate level of study has already been completed (through EIAs, ERCA) to confirm functions that warrant protection and are not captured as part of the core natural heritage features.

Core Natural Heritage Features



Core Natural Heritage Features

Significant Areas of Natural and Scientific Interest (LIO MNR)

- None identified within the study area (Spring Garden ANSI is closest)

Significant Valleylands (ERCA)

- None identified within the study area

“Other” Designated NH Features

Other Designated NH Features not captured by Core NH Features

This layer is comprised of areas confirmed to provide important functions as:

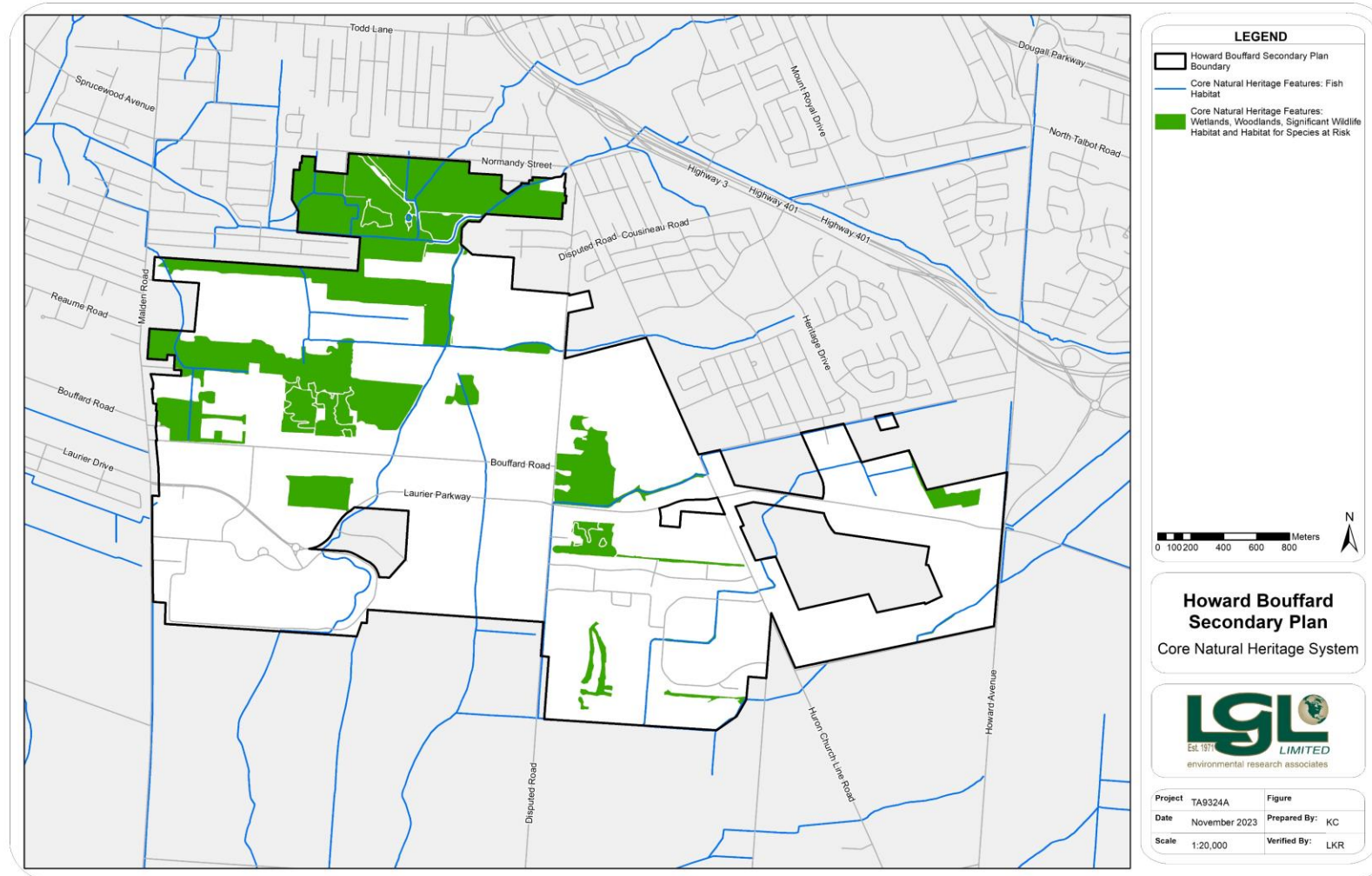
- Environmentally Significant Areas (ERCA) – LaSalle Woods

WHERE the above are not otherwise protected as part of Core NH Features.

Core Natural Heritage System



Core Natural Heritage System



Setbacks to Core NH Features

Setbacks applied to Core NH Features

- Significant woodlands = 10 m
- Provincially Significant Wetlands = 30 m
- Unevaluated Wetlands = 10 m
- Fish Habitat = 15 m

Notes

- No setbacks were applied to Significant Wildlife Habitat and Habitat of Endangered and Threatened Species since those would have been determined as part of the EIAs that were completed and applied to the development plan.



Potential Restoration/Enhancement

LGL's layer for potential restoration and enhancement includes two areas:

- An area of planned restoration (tallgrass prairie/oak savannah) part of the Forest Trails development at north end of study area;
- Meadow areas within ERCA's TA7/CA1Candidate NH site that are not protected by other designations

Other potential opportunities for restoration and enhancement includes hazard lands, such as the regulated floodplain and Ontario Regulation 158/06 regulated areas.

Preliminary NHS – Hazard Lands

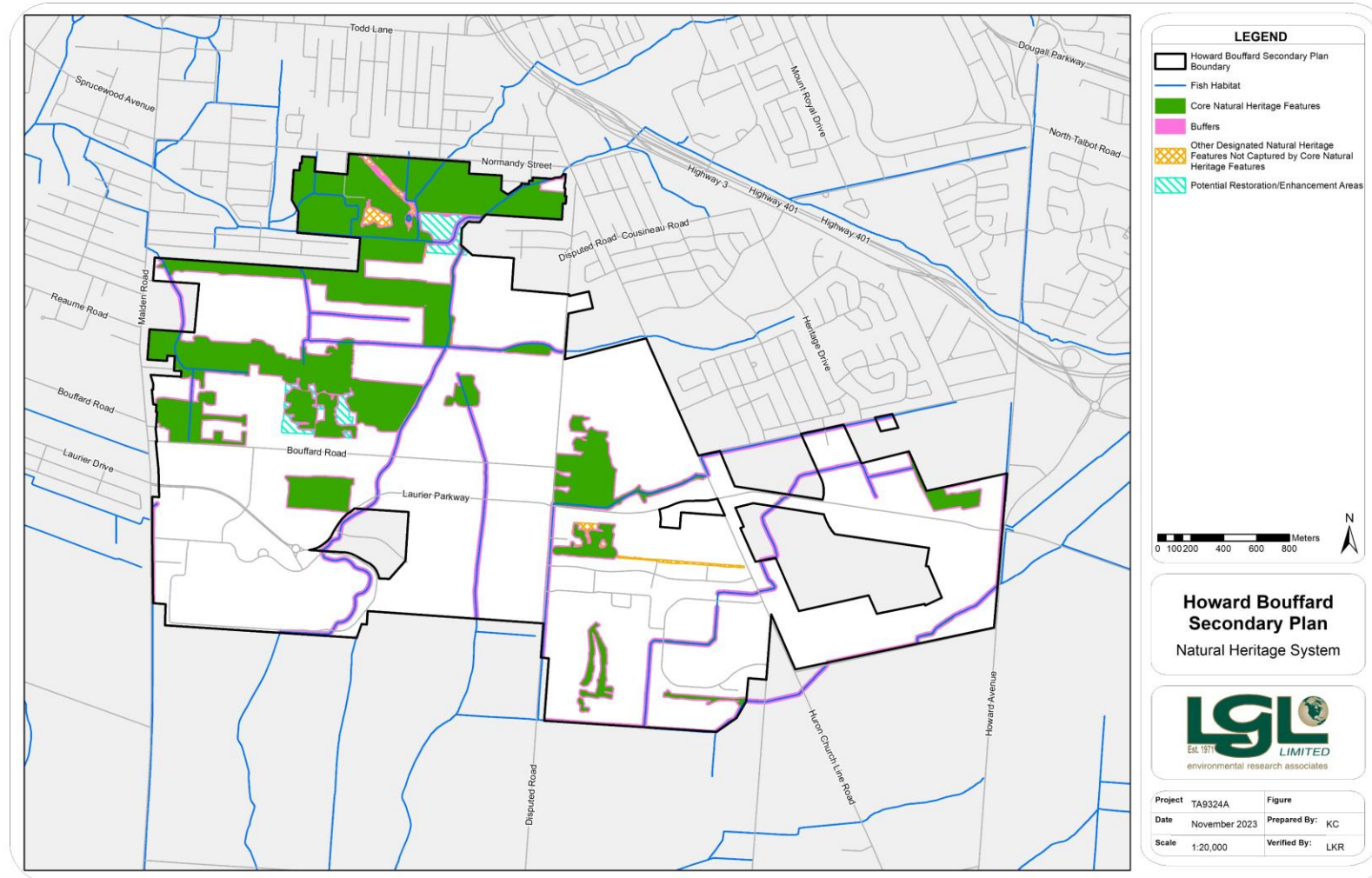


Preliminary NHS – Adjacent Lands

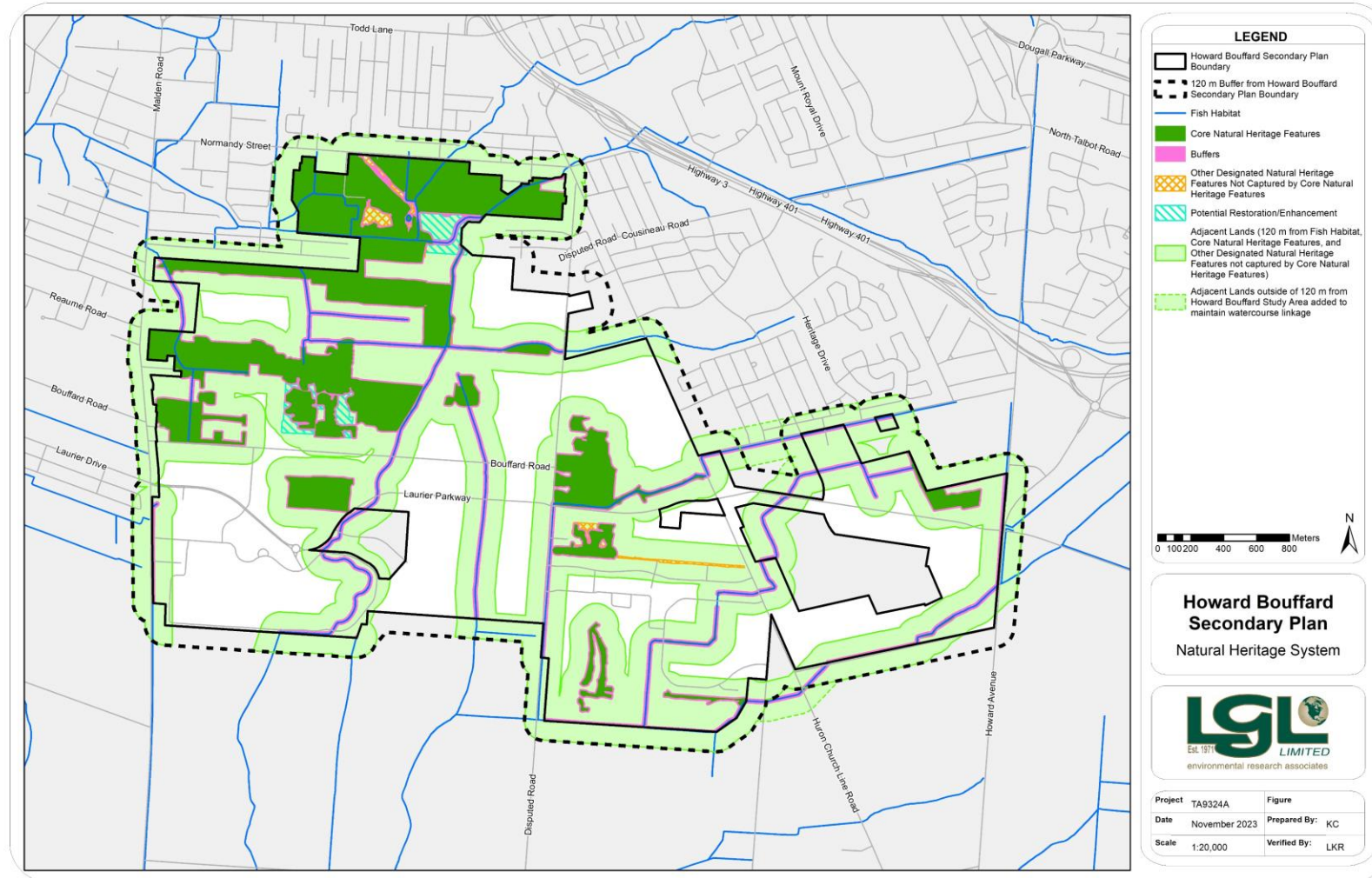
LGL's Adjacent Lands are defined as:

- 120 m from outer limits of Core Natural Heritage Features and 'Other' Designated Natural Heritage Features

Natural Heritage System



Natural Heritage System



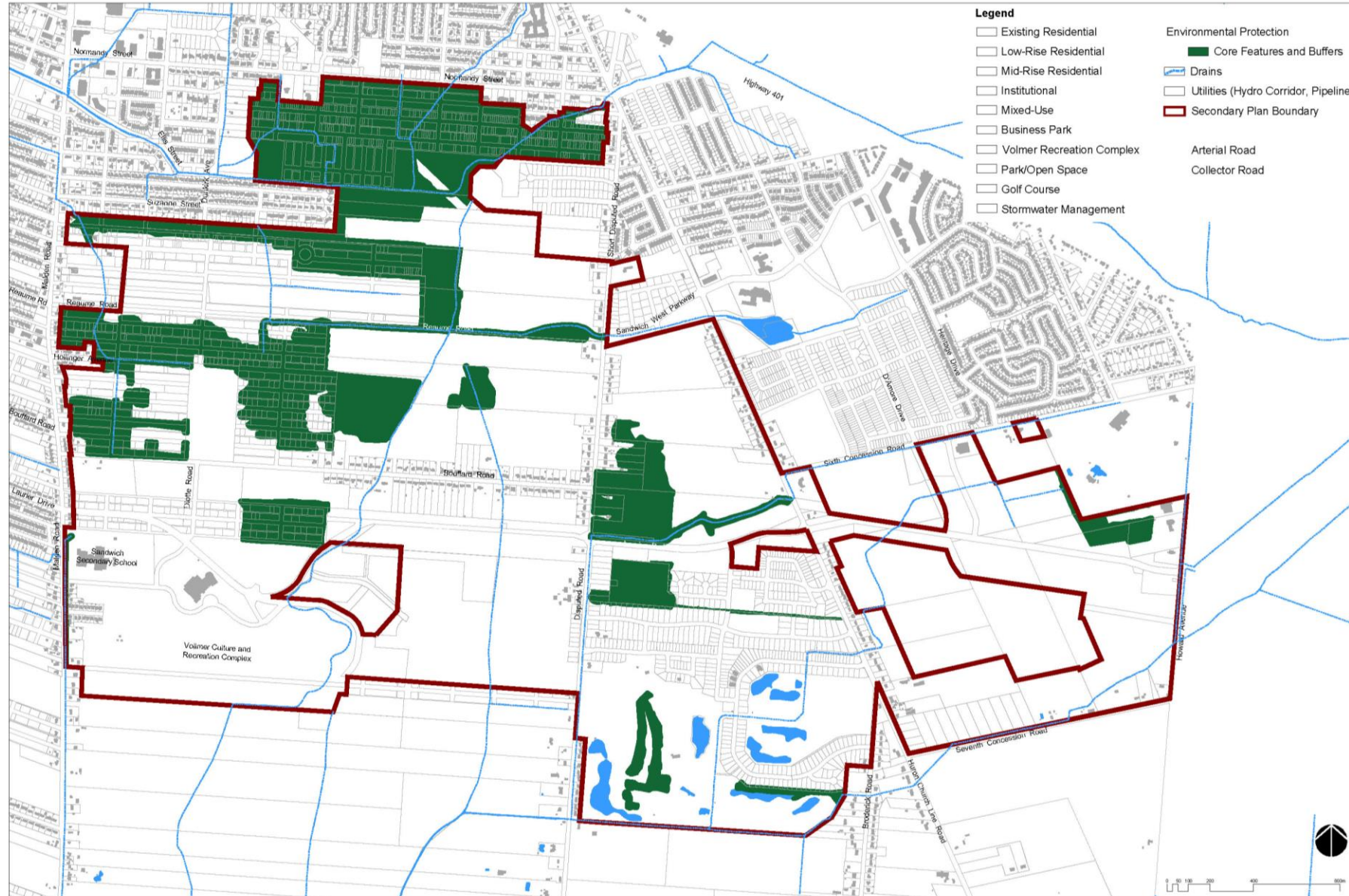
Next Steps

Next Steps

1. Refine the natural heritage system based on review by external agencies, developers and the public.
2. Develop policies for the protection of the natural heritage system in association with The Planning Partnership.
3. Finalize the natural heritage system for incorporation into the HBSP.

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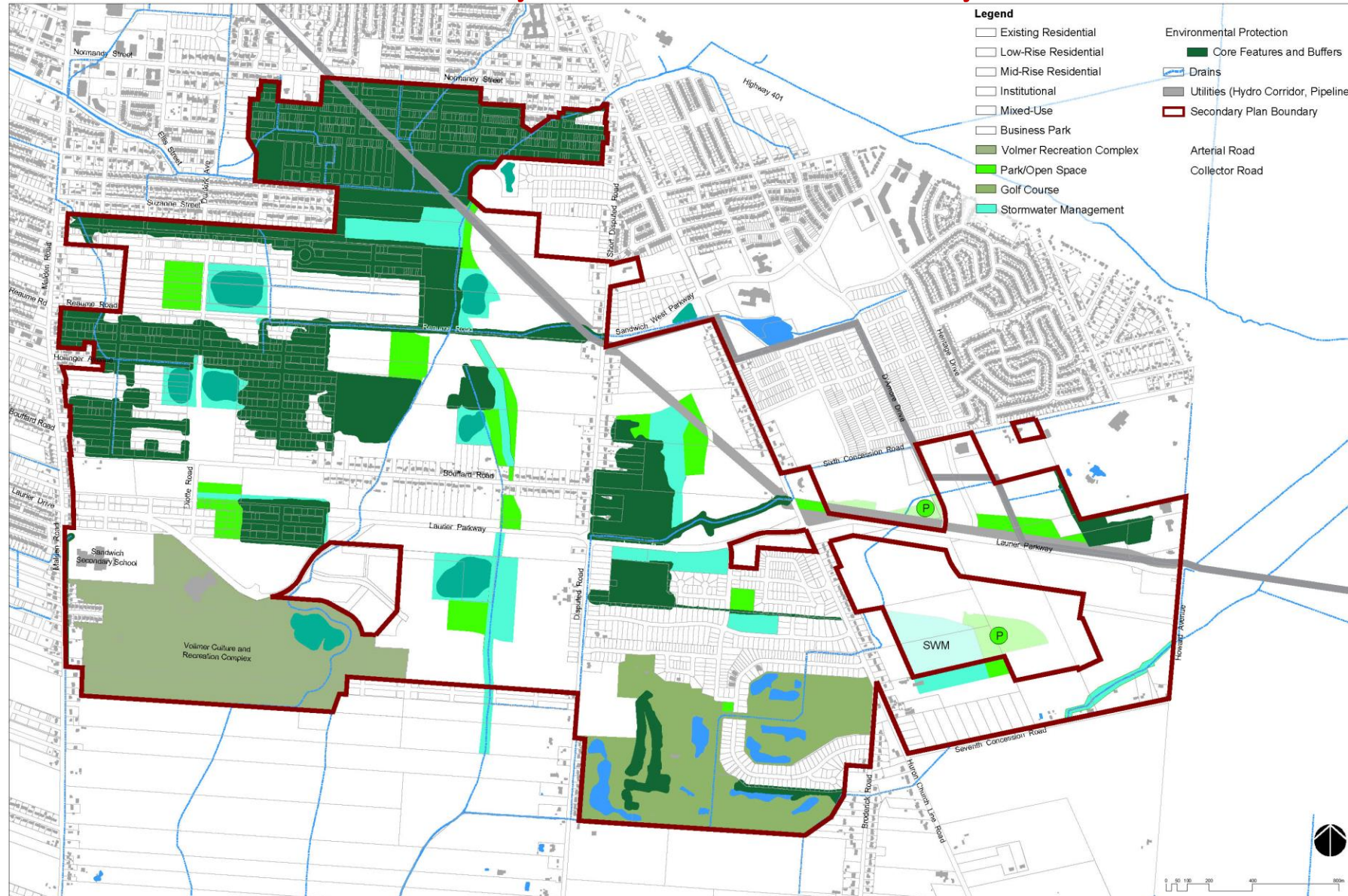
Environmental Protection



> Represents approximately 22% of the Total Land Area

Howard Bouffard Emerging Preferred Plan

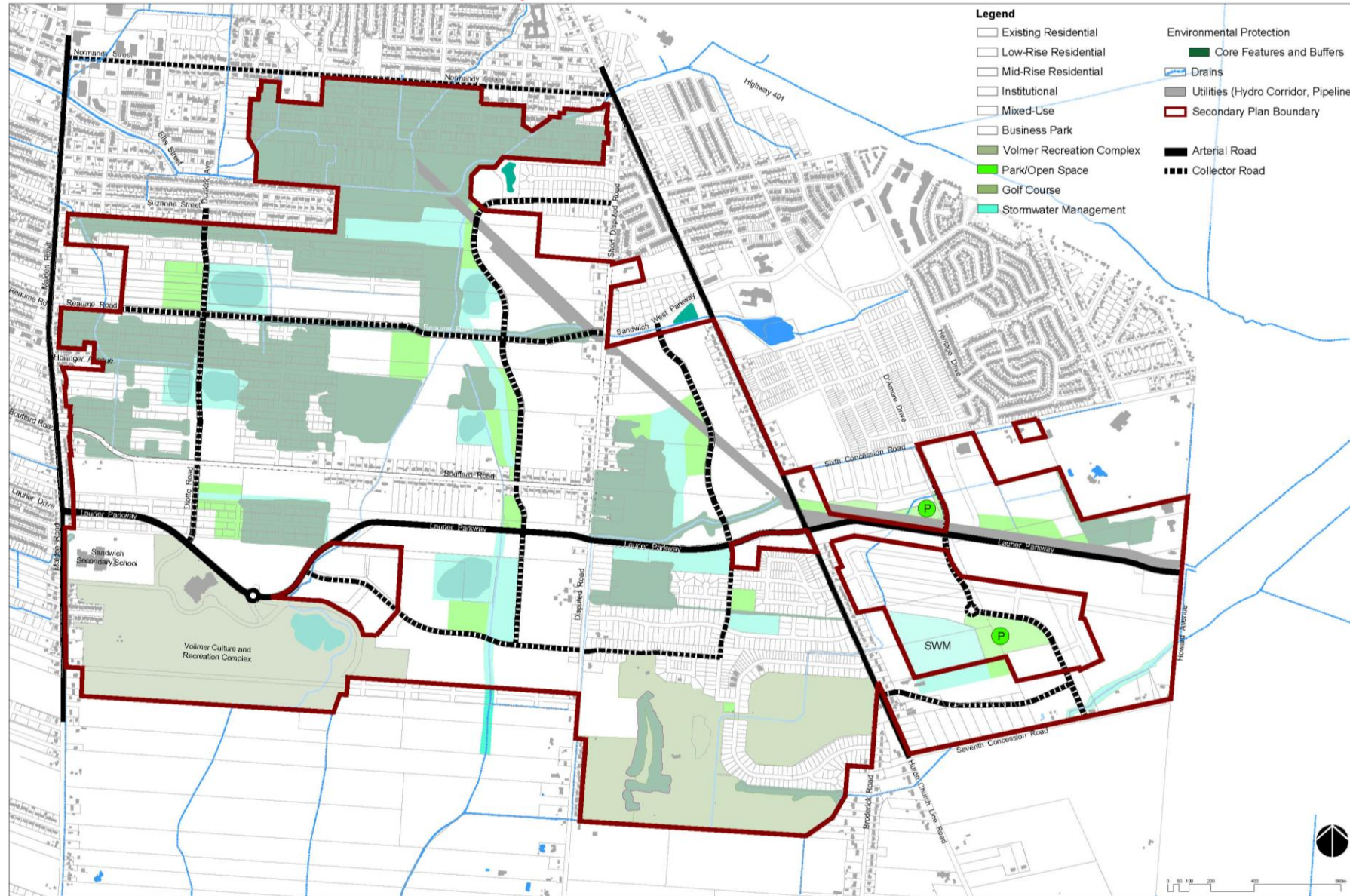
Greenlands – NHS, SWM Facilities, Parkland



- > 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

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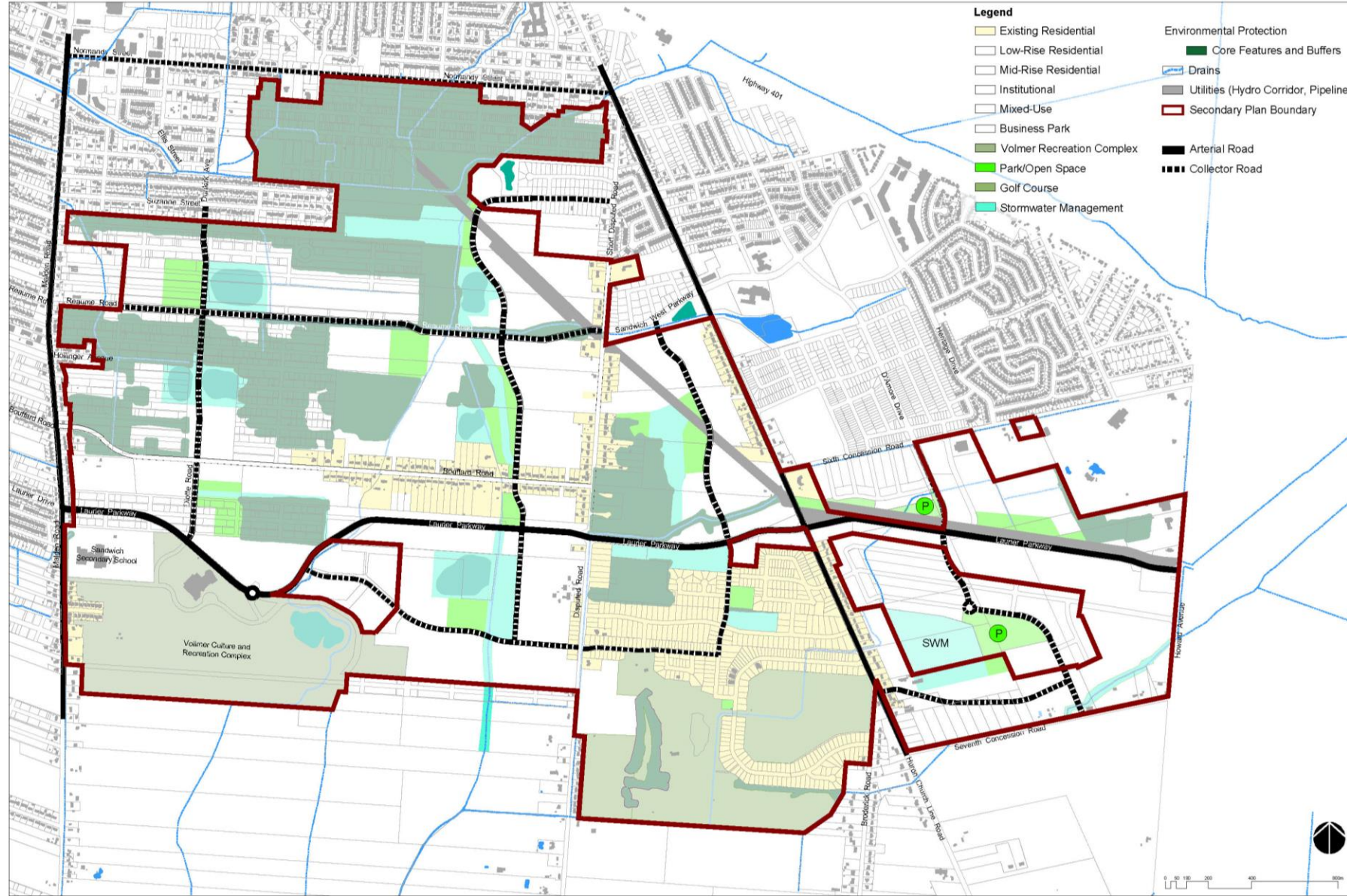
Roads – The Transportation Master Plan



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

Howard Bouffard Emerging Preferred Plan

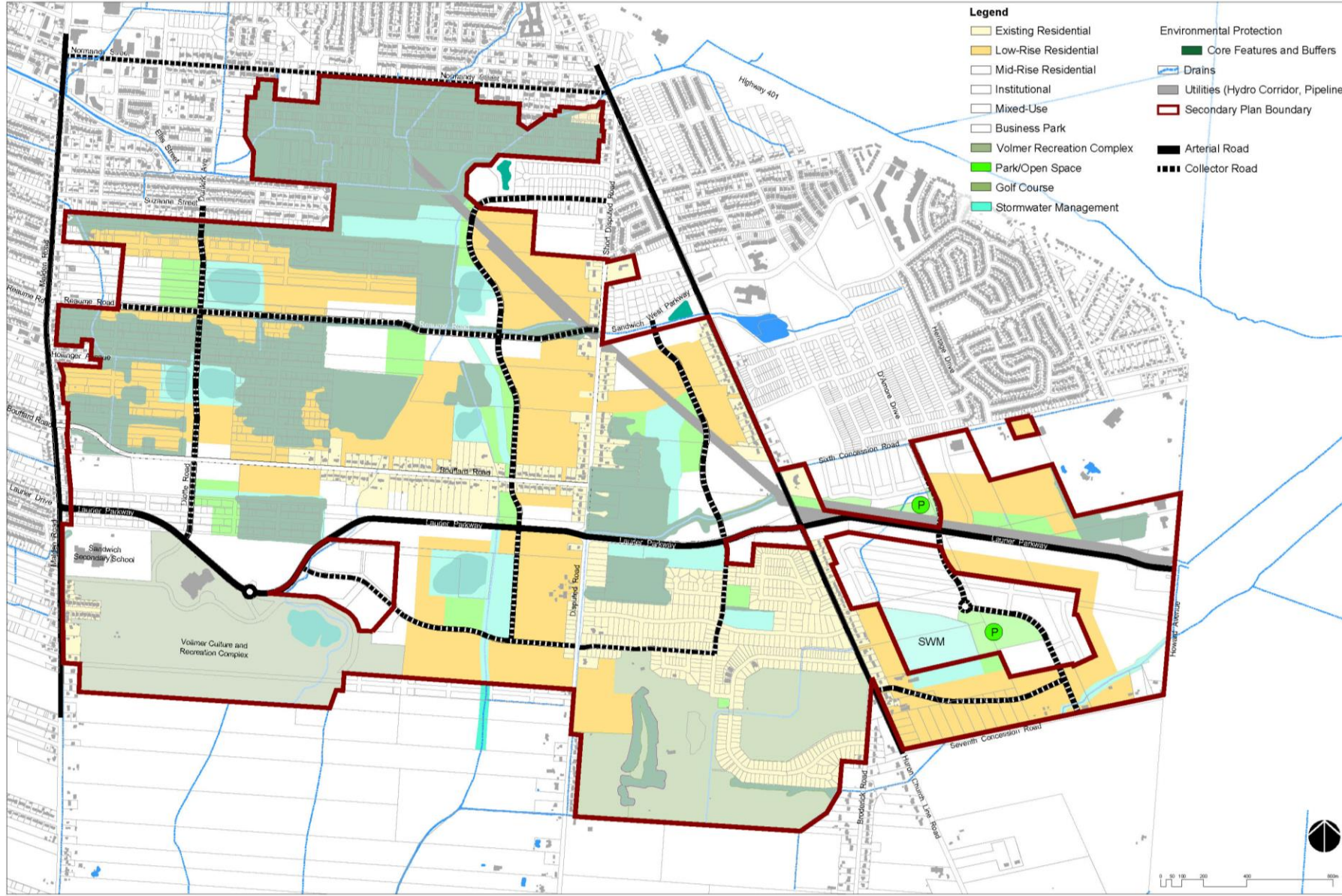
Existing Residential Development



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

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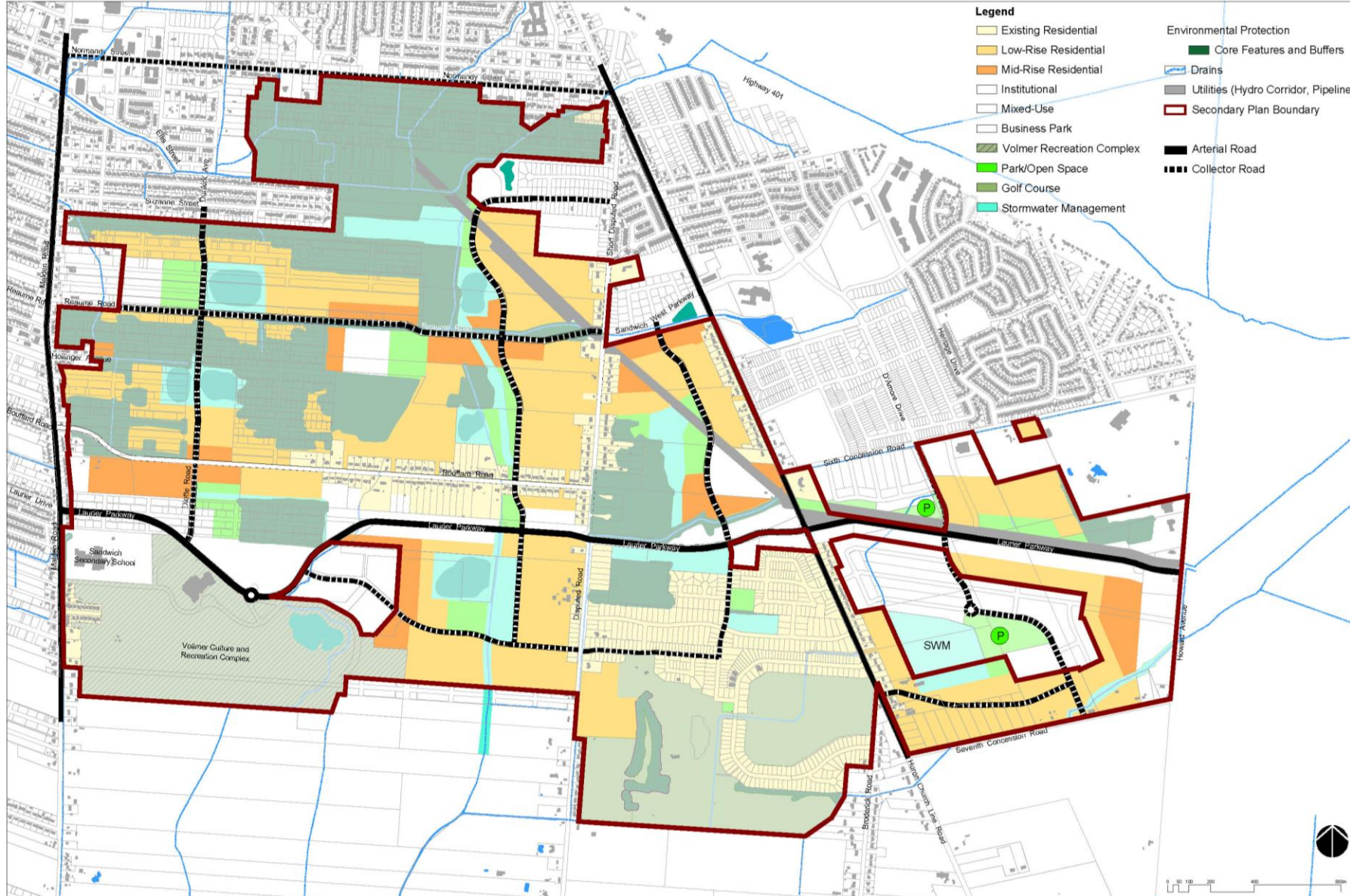
Low-Rise Residential



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

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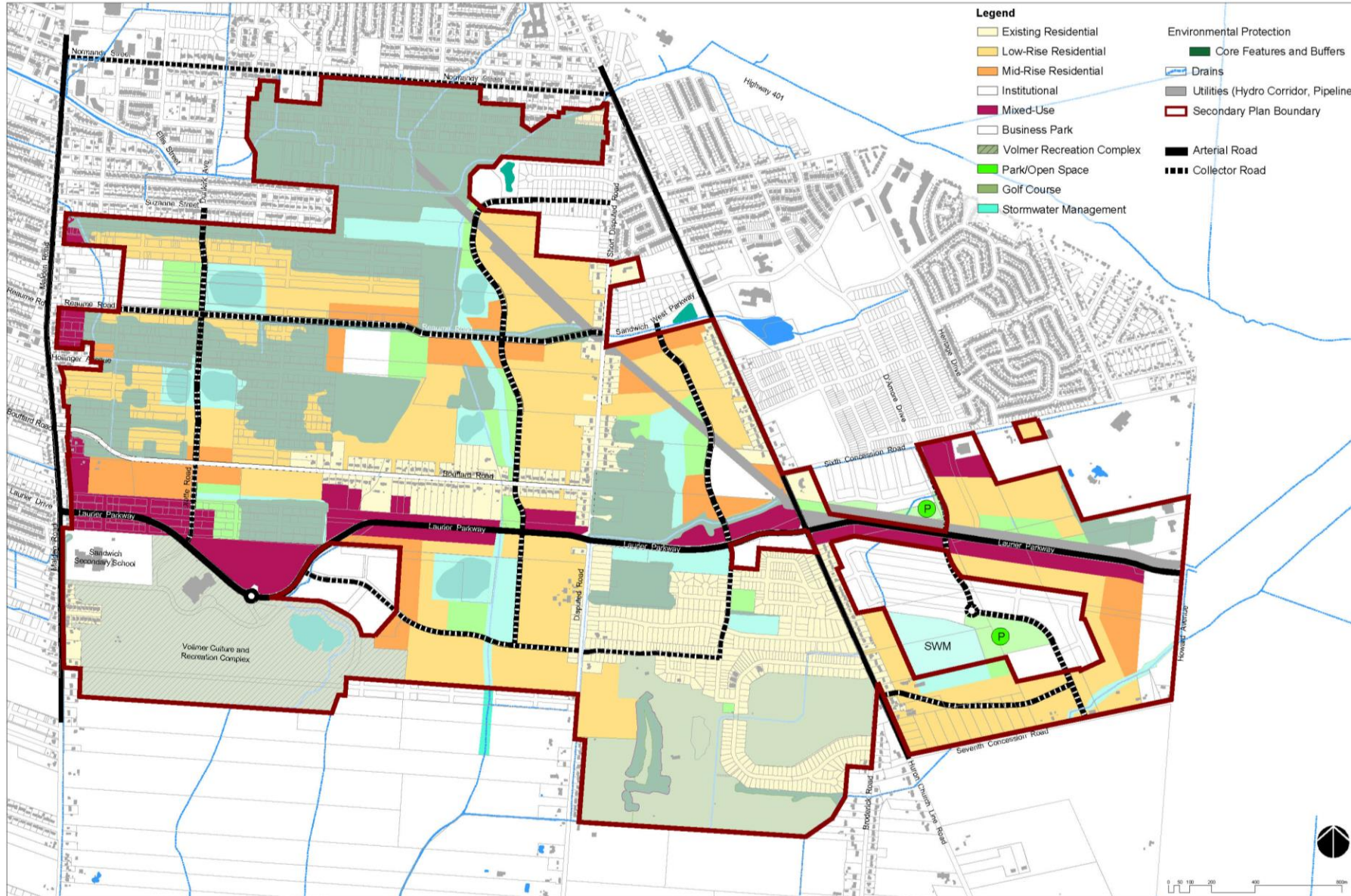
Mid-Rise Residential



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

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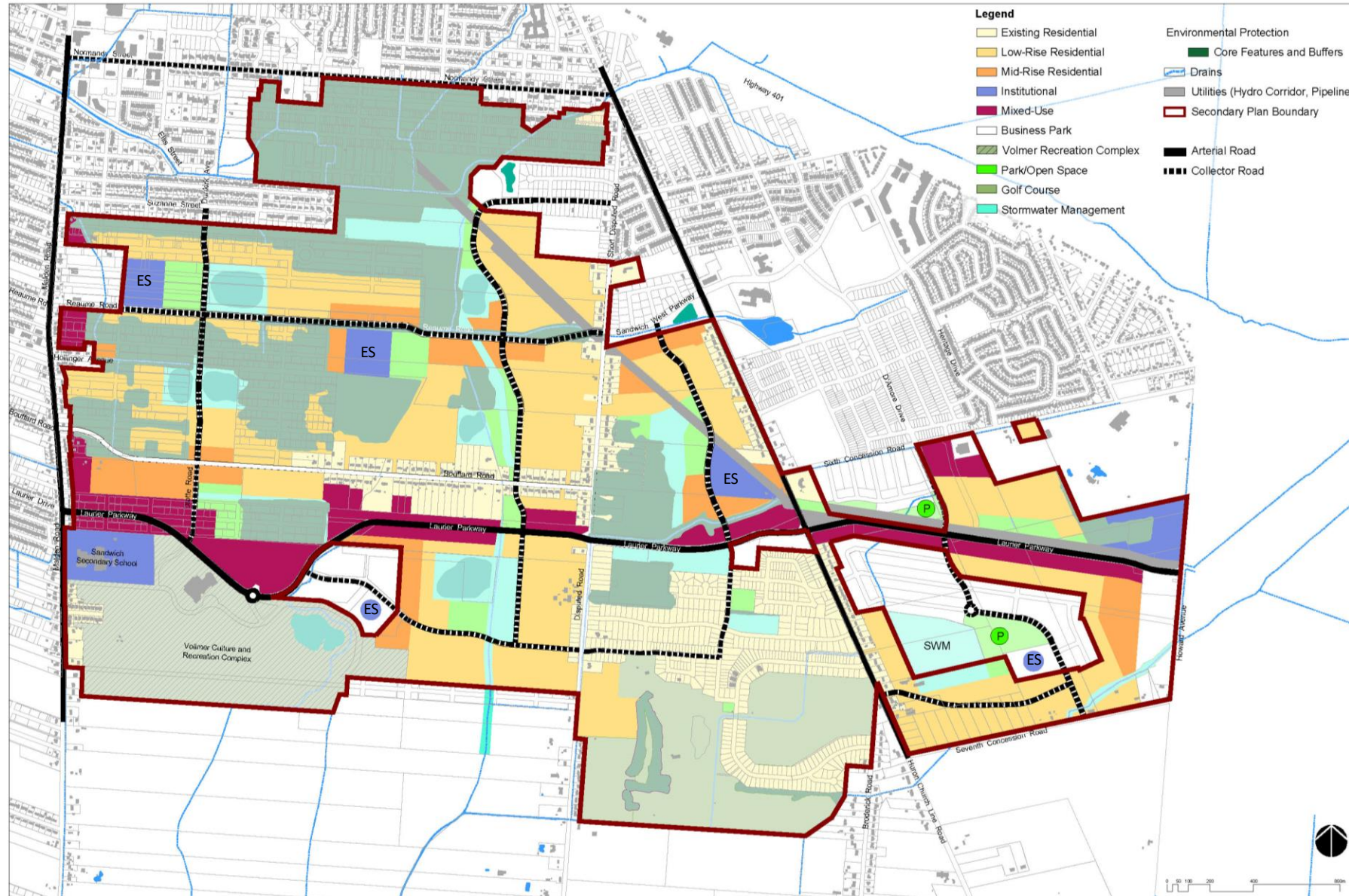
Mixed Use Corridor



- > 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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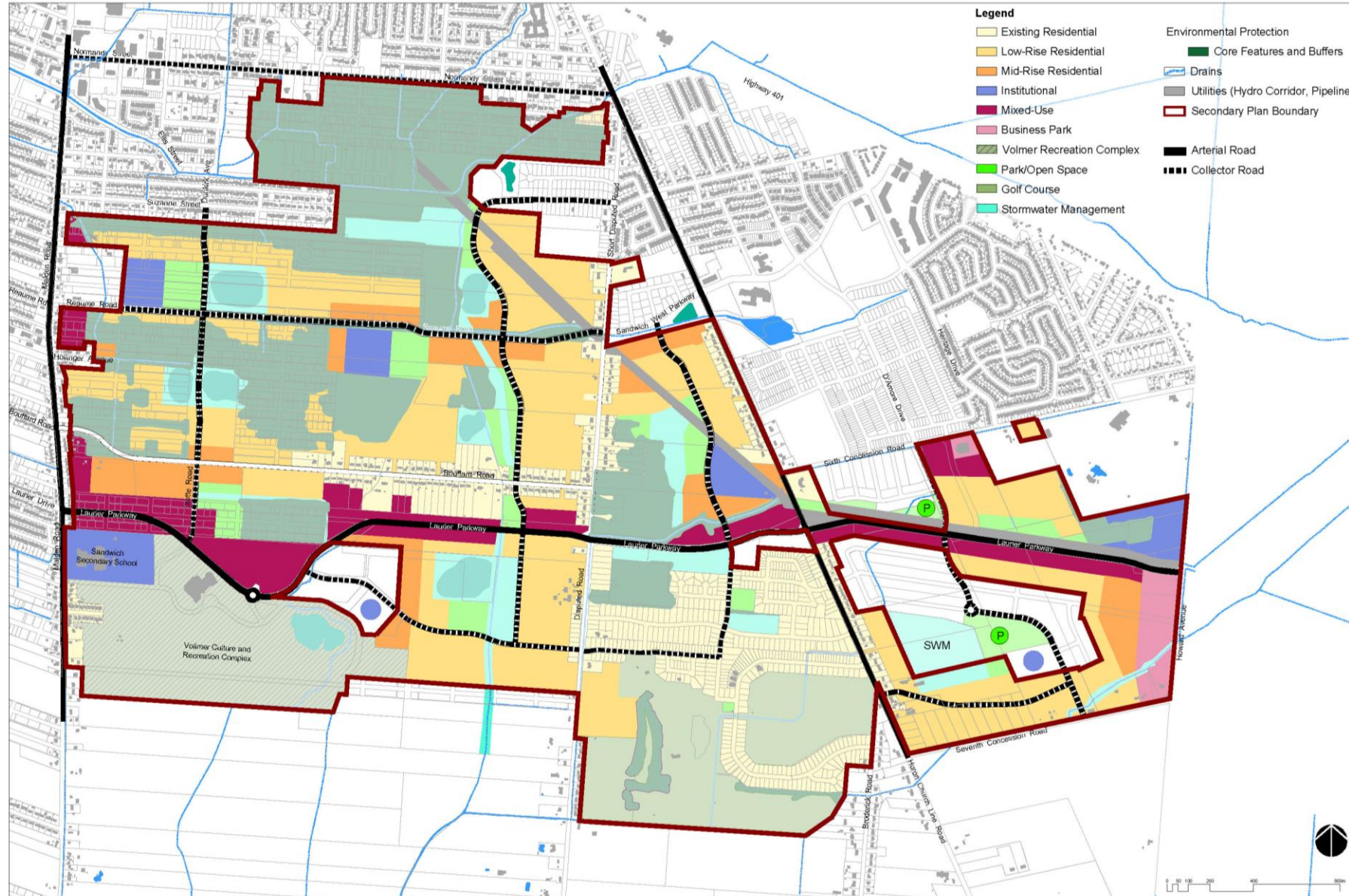
Institutional Uses – Schools/Places of Worship



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

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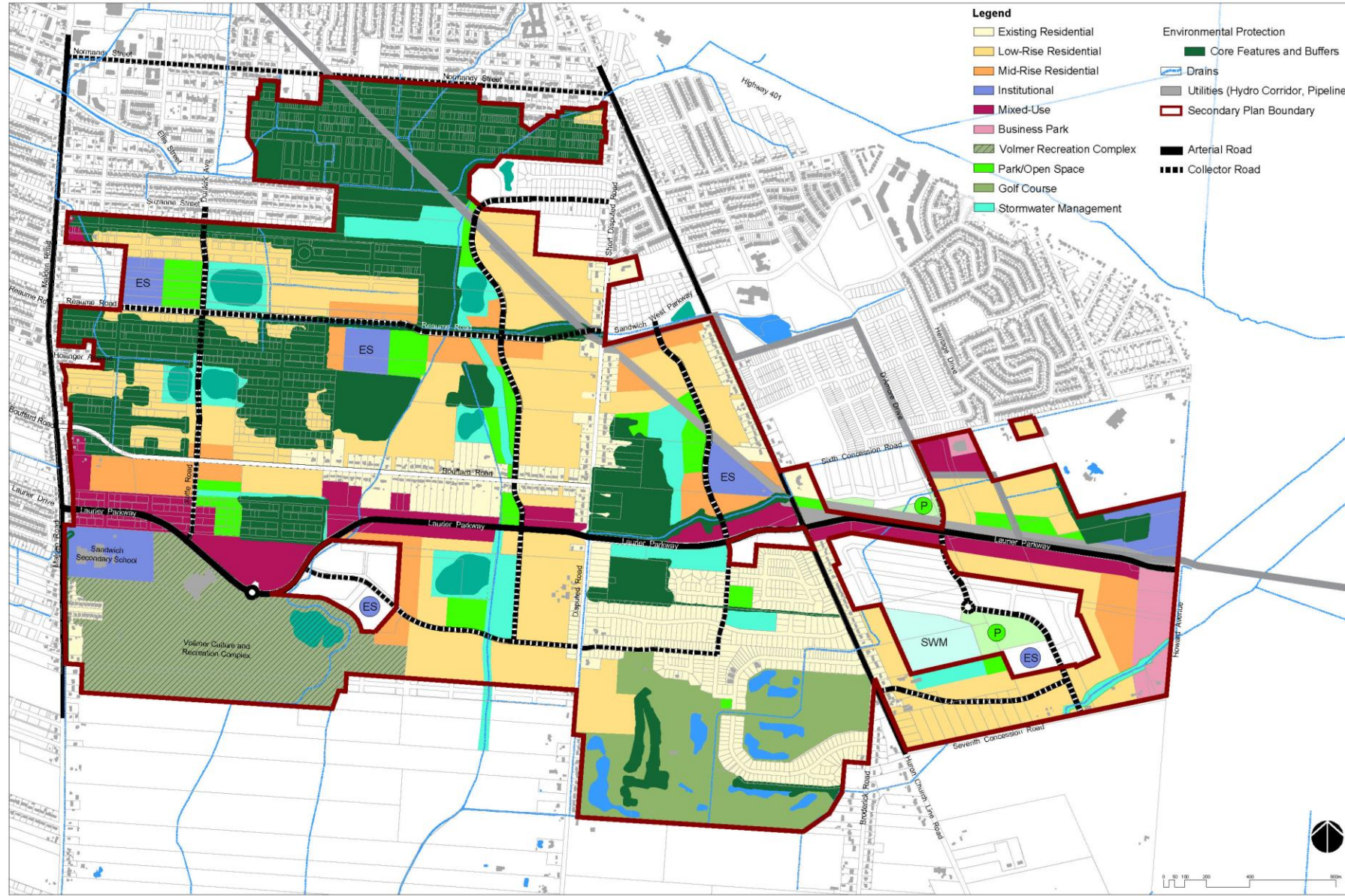
Business Park Uses



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

