

Howard + Bouffard Secondary Plan

Land Use Options + Evaluation

August 31/September 1, 2023



LIVING *LaSalle*

Howard + Bouffard Secondary Plan

Work is being completed in four phases

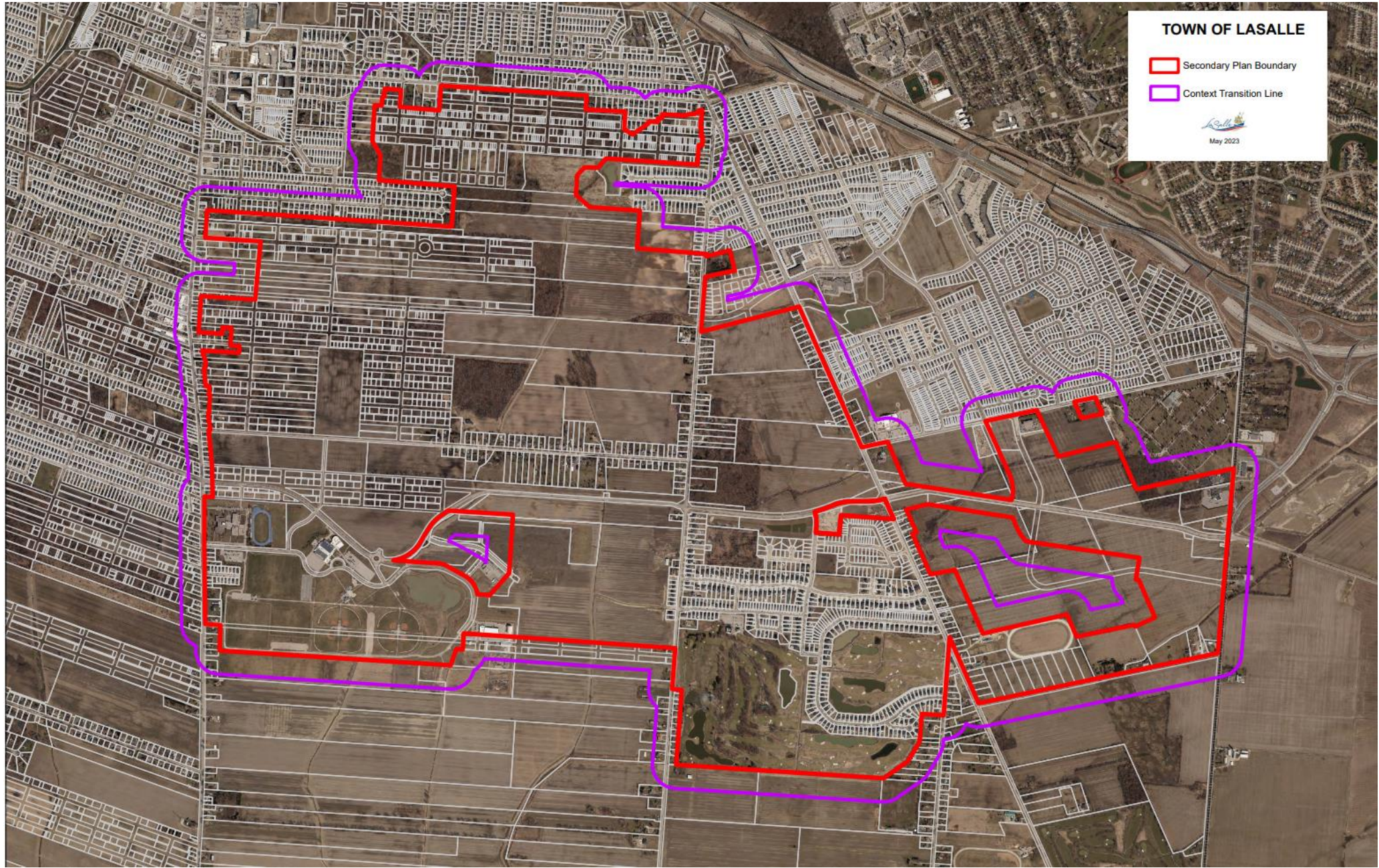


TOWN OF LASALLE

- Secondary Plan Boundary
- Context Transition Line



May 2023



Howard + Bouffard Secondary Plan

6 Fundamental Principles

A COMPLETE COMMUNITY - A complete community meets people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, including affordable housing, public services and community infrastructure, including educational and recreational facilities, and a robust open space system.

Convenient access to public transportation and a linked network of active transportation facilities are crucial elements of a complete community. Objectives are:

A VIABLE COMMUNITY - A viable community has a strong economy that is market responsive, efficient and cost effective.

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6 Fundamental Principles

A BEAUTIFUL AND HIGH QUALITY COMMUNITY - A high quality and ultimately a beautiful community includes **well designed neighbourhoods, Centres and Corridors, buildings, streetscapes, parks and open spaces.**

A beautiful community protects **natural heritage features** and includes an accessible and well-designed system of **public parks and open spaces** that celebrate the site, and provide opportunities for enjoyment by the entire population.

A high quality community **includes destinations, landmarks and gateways** that distinguish it within its context and establish a sense of place. Crucial to a high quality community is the attention to the interplay among built form, the public realm and the natural environment.

A high quality community should engender a **sense of pride** as a place to live and a sense of stewardship in its long-term care and maintenance.

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6 Fundamental Principles

A HEALTHY COMMUNITY - A healthy community consciously seeks to improve the health of its citizens by putting **public health** high on the social and political agenda.

Physical, social and mental wellbeing are the necessary components of public health, including **access to healthy food, clean air and water, and opportunities for physical activity.**

The built environment should be designed to create opportunities to encourage residents to be **physically active and socially engaged.**

A fundamental element of a healthy community is the inclusion of **active transportation.** Active transportation refers to any form of human-powered transportation - walking, cycling, using a wheelchair, scooters, inline skating or skateboarding.

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6 Fundamental Principles

A SUSTAINABLE COMMUNITY - A sustainable community is environmentally and socially healthy and resilient. It **meets the challenges of climate change, and other environmental issues** through integrated solutions, rather than through fragmented, incremental approaches that meet one objective at the expense of the others.

A sustainable community manages its human, natural and financial resources equitably and takes a **long-term view** - one that is focused on both present and future generations. Sustainability success relies upon having specific and measurable targets for indicators related to energy, water, carbon and waste.

A RESILIENT COMMUNITY - A resilient community can effectively **respond to emergencies** because it has a plan in place, responsibilities assigned and facilities available. Natural or human made disasters are considered and the necessities of life are provided, particularly for those who are most at risk. Access to power, food, water and health care is ensured, while emergency services are equipped to operate and provide assistance in all conditions.

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Definition of land use designations

Low-Rise Residential (yellow)

Single detached and semi-detached housing up to 3 storeys

Mid-Rise Residential (gold)

Townhouses and apartment buildings up to 5 storeys

High-Rise Residential (brown and/or burgundy)

Apartment buildings up to 12 storeys

Can be located in Mixed-Use designation

Institutional (purple)

- Elementary and Secondary Schools
- Day Care Facilities
- Special Needs Housing
- Places of Worship;
- Colleges and Universities
- Hospitals, health clinics and medical laboratories

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Definition of land use designations

Mixed-Use (burgundy)

Mix of uses on individual development sites and within individual buildings. Use can include:

- Retail, service commercial uses and restaurants, including auto-focused uses
- Hotels, convention/conference
- Commercial, medical, social service, administrative and institutional office, medical clinics, labs and other similar uses;
- Apartment style Mid-Rise and High-Rise residential, including communal housing, which may include special needs housing, housing for seniors, and residential care facilities;
- Institutional uses, cultural, recreational and entertainment facilities, community facilities, parks and green spaces;
- Parking facilities at-grade and/or infrastructure; and,
- Public uses and public and private utilities

Business Park (pink)

Light manufacturing, warehousing, and other complimentary non-residential uses.

Neighbourhood Commercial (orange)

Small scale commercial

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3 Development Options

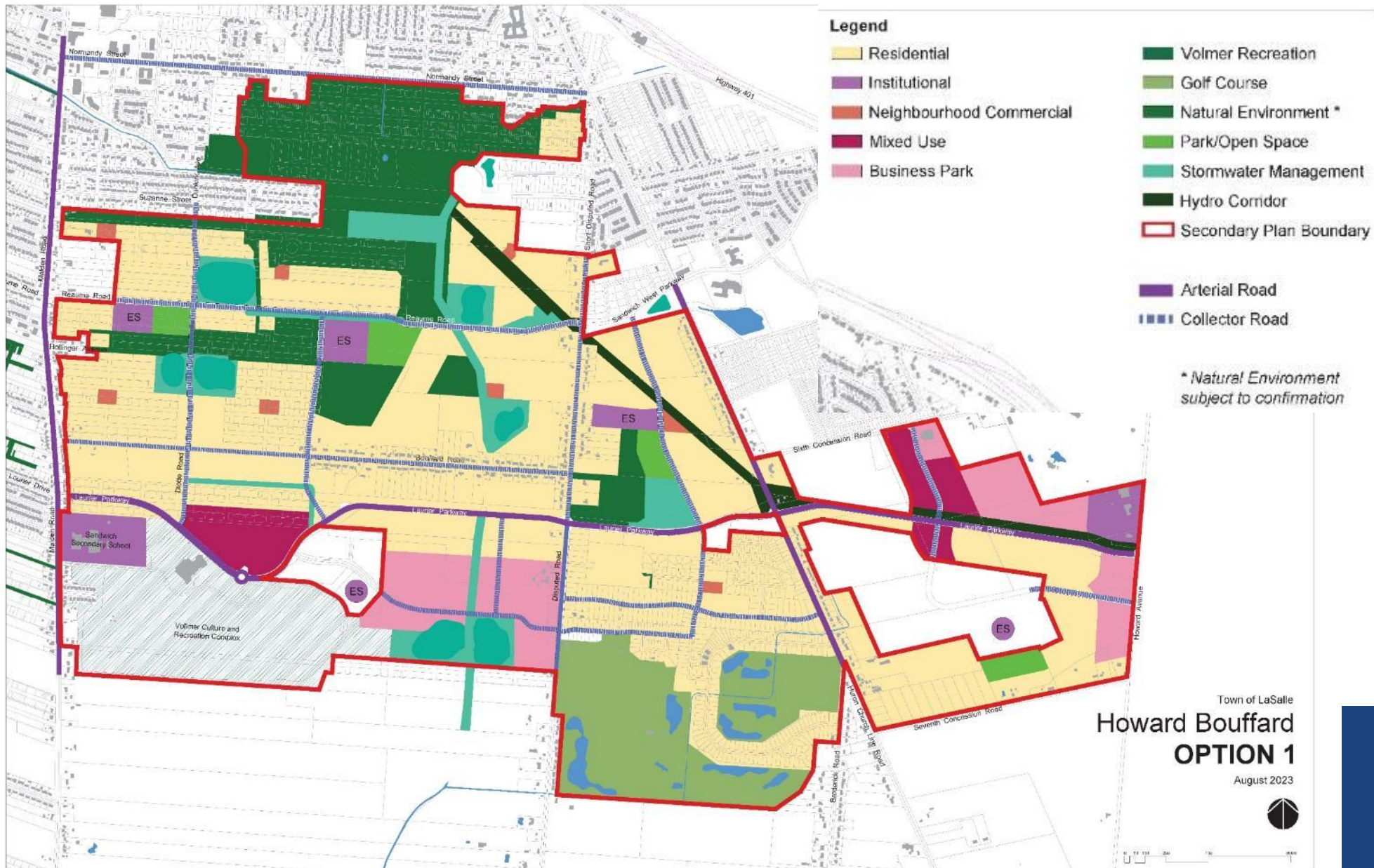
Option 1 – The Previous Secondary Plan

- Natural Heritage System is based on the Official Plan and is subject to refinement
- The Environmental Assessment proposed Stormwater Management Solution is identified
- The 3 Elementary Schools within the Plan Area, and two more in areas removed from the Plan Area
- There is an existing Secondary School
- Density assumptions are conservative – Housing Mix is primarily single detached with some semi-detached
- There are several areas designated for Business Park uses, but substantial areas have been reconsidered for mixed-use or residential land uses
- The Park System is focused on Elementary School Sites

Howard + Bouffard Secondary Plan

3 Development Options

Option 1 – The Previous Secondary Plan



Howard + Bouffard Secondary Plan

3 Development Options

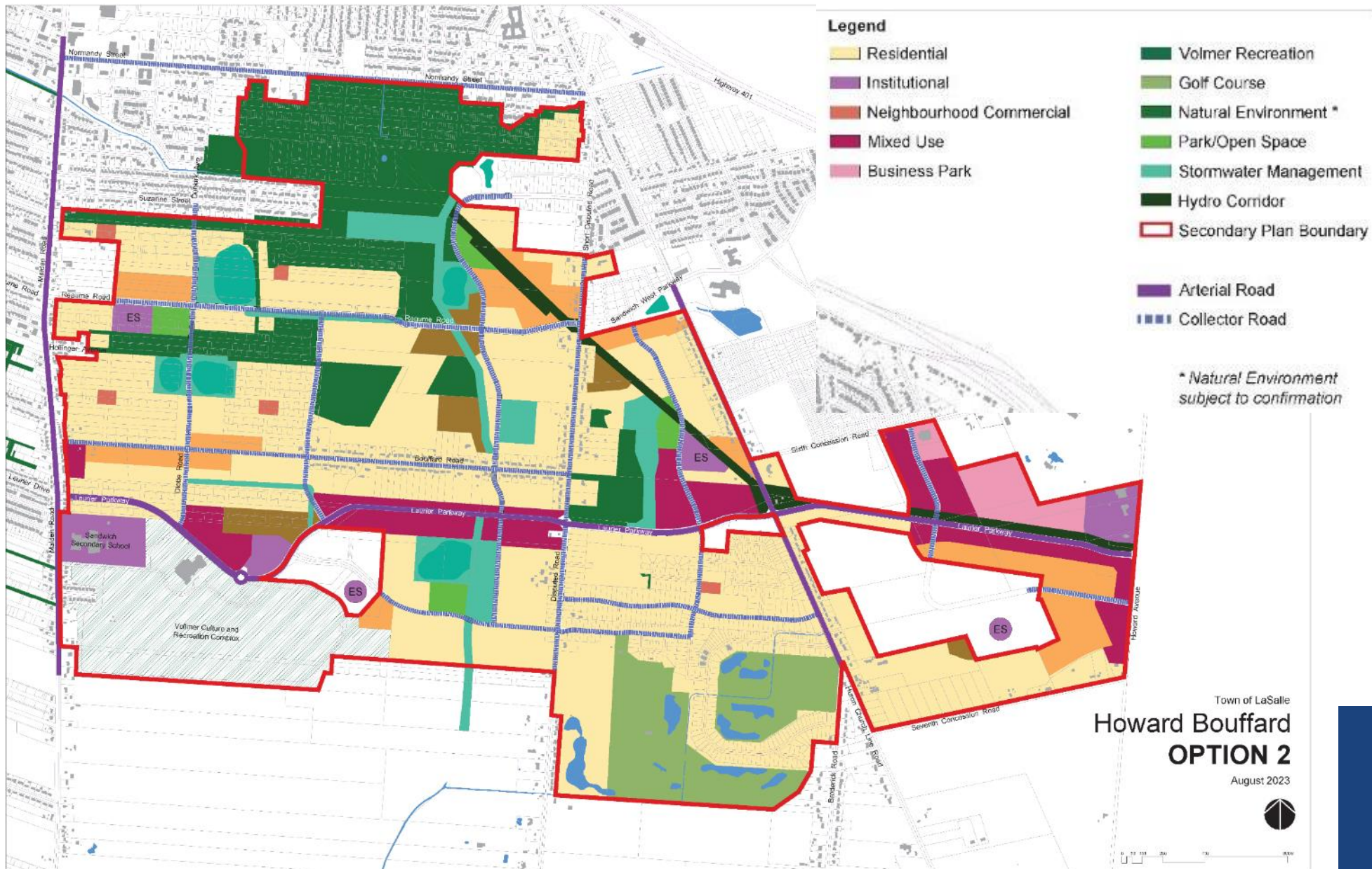
Option 2 – Landowner Aspirations

- Natural Heritage System is based on the Official Plan and is subject to refinement
- The Environmental Assessment proposed Stormwater Management Solution is identified
- The Primary Road Network is as identified in the Transportation Master Plan
- There are 2 Elementary Schools within the Plan Area, and 2 more in areas removed from the Plan Area
- There is an existing Secondary School
- Density assumptions are somewhat aggressive – Housing Mix includes Low, Mid and High-Rise built forms
- There are some areas designated for Business Park uses, but substantial areas have been reconsidered for mixed-use or residential land uses
- Much of the mixed-use and higher intensity land uses, with a secondary High-Rise node identified centrally in proximity to Reaume Road, southward to Bouffard Road
- The Park System is generally focused on Elementary School Sites

Howard + Bouffard Secondary Plan

3 Development Options

Option 2 – Landowner Aspirations



Howard + Bouffard Secondary Plan

3 Development Options

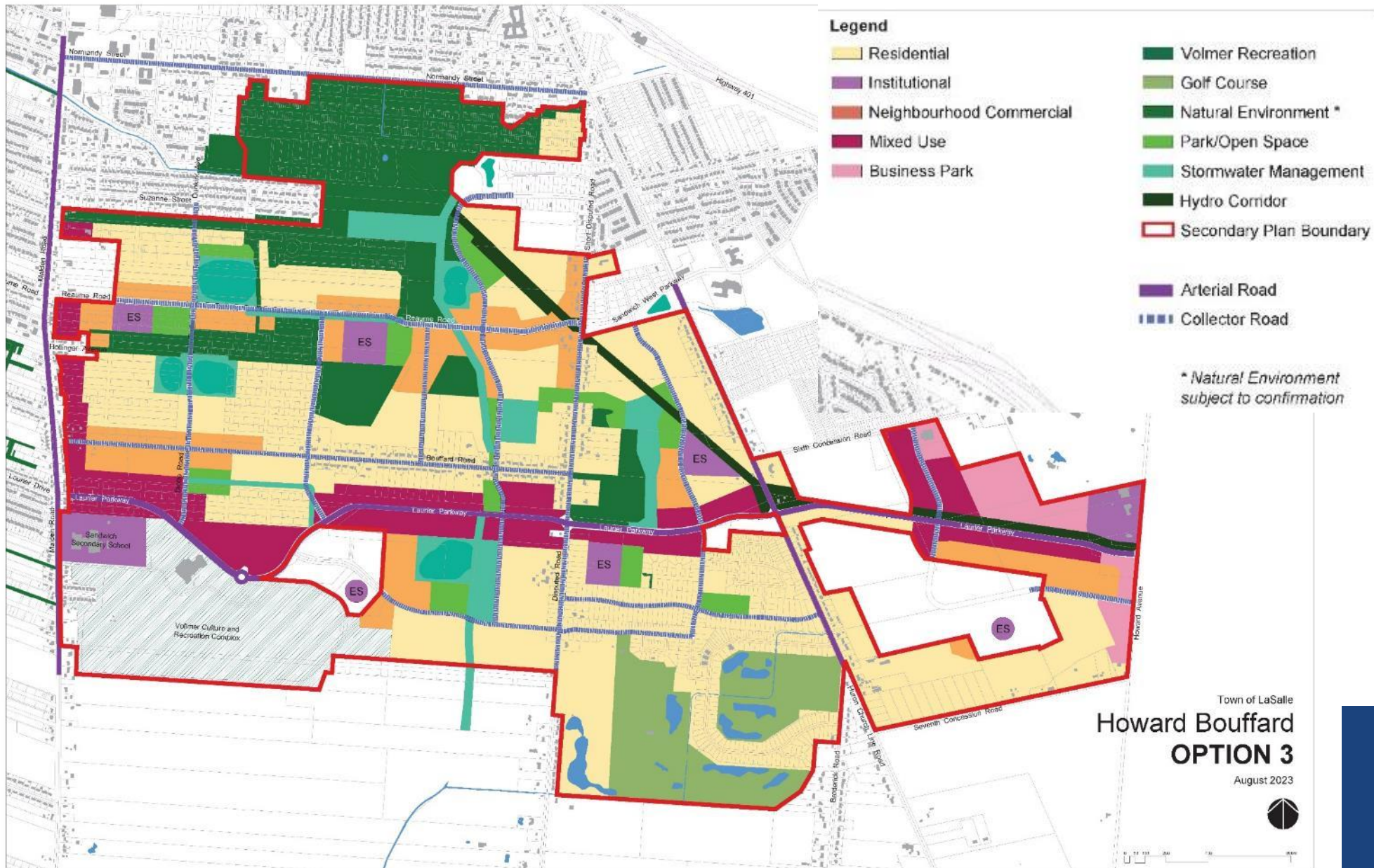
Option 3 – Team Alternative Plan

- Natural Heritage System is based on the Official Plan and is subject to refinement
- The Environmental Assessment proposed Stormwater Management Solution is identified
- The Primary Road Network is as identified in the Transportation Master Plan
- There are 4 elementary Schools within the Plan Area, and 2 more in areas removed from the Plan Area
- There is an existing Secondary School
- Density assumptions are somewhat aggressive – Housing Mix includes Low, Mid and High-Rise built forms. The High-Rise built forms are focused within the Mixed-Use areas in proximity to Malden Road and Laurier Parkway
- A secondary east-west corridor with a focus on Mid-Rise built forms is established along Reaume Road
- There are some areas designated for Business Park uses, but substantial areas have been reconsidered form mixed-use or residential land uses
- The Park System is grouped to provide a connected network focused on the NHS and SWM facilities

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3 Development Options

Option 3 – Team Alternative Plan



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Population and Jobs in each Option

Option 1

| | |
|--------------|---------------|
| Population | 18,000 |
| Jobs | 2,700 |
| TOTAL | 20,700 |

Option 2

| | |
|--------------|---------------|
| Population | 33,000 |
| Jobs | 1,800 |
| TOTAL | 34,800 |

Option 3

| | |
|--------------|---------------|
| Population | 41,000 |
| Jobs | 2,300 |
| TOTAL | 43,300 |

Howard + Bouffard Secondary Plan

20 Evaluation Criteria will be used to Evaluate the 3 Options

A COMPLETE COMMUNITY

1. Provides easy access (a 5-minute walk) for all residents to a wide range of uses and facilities, services and amenities.
2. Provides higher density built forms and higher intensity land uses that maximize the efficiency and cost effectiveness of municipal service infrastructure.

A VIABLE COMMUNITY

3. Protects for a full range of economic development opportunities and establishing opportunities for businesses and commercial activities.
4. Optimizes the use of existing infrastructure investments.

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20 Evaluation Criteria

A VIABLE COMMUNITY (continued)

5. Can be provided with coordinated, efficient and cost-effective service infrastructure and community infrastructure.

A BEAUTIFUL AND HIGH QUALITY COMMUNITY

6. Establishes a welcoming community that encourages and supports active living, social engagement, civic pride and the creation of a sense of place and wellbeing.
7. Establishes landmarks and gateways that clearly identify where you are, and when you have entered.
8. Requires the design and development of beautiful streets and streetscapes that are tree-lined, accommodate all modes of transportation and are cyclist/pedestrian friendly and safe.

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20 Evaluation Criteria

A BEAUTIFUL AND HIGH QUALITY COMMUNITY (continued)

9. Ensures that parks and open spaces, including the Town's Trail, Natural Heritage and Greenway Systems, are beautiful, accessible and linked.
10. Promotes high quality architecture that transcends a theme or a specific period in time.
11. Ensures that buildings are compatible with one another.
12. Is designed around pedestrian/cycling activity with a substantial number of destinations within walking/cycling distance.
13. Ensures that the appropriate level of infrastructure and amenities are provided along active transportation routes.

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20 Evaluation Criteria

A HEALTHY COMMUNITY

14. Incorporates an active transportation system which is highly integrated and connected within the community, the adjacent communities, the Town and to transportation systems that serve the broader region.

A SUSTAINABLE COMMUNITY

15. Protects and enhances local and regional ecosystems and biological diversity.
16. Demonstrates leadership in sustainable forms of green building design and technology, including the incorporation of renewable and alternative energy sources.
17. Incorporates low impact development and other site design strategies to mitigate environmental impacts and to create a more comfortable urban environment.

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20 Evaluation Criteria

A SUSTAINABLE COMMUNITY (continued)

18. Incorporates a transportation system that reduces the reliance on the automobile for all trips and promotes active transportation.

A RESILIENT COMMUNITY

19. Ensures access to power, food, water and health care services during and immediately following a disaster event.
20. Establishes emergency services within the community that are adequately equipped to operate and provide assistance in all conditions.

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Next Steps

From Now to the End of October

1. Update of Natural Heritage System
2. Background Reports for Municipal Service Infrastructure and Transportation Network
3. Technical Evaluation using Evaluation Criteria
4. Preparation of Preferred Plan

Early November

5. Meetings with staff and agencies, landowners/developers
6. Public Meeting
7. Presentation to Council