



The Corporation of the Town of LaSalle

To: Mayor and Members of Council

Prepared by: Gudrin Beggs, Director of Planning and Development

Department: Planning & Development

Date of Report: April 3, 2023

Report Number: PD-09-2023

Subject: Howard Bouffard Secondary Plan Initiation

Recommendation

That the report of the Director of Planning and Development dated April 4, 2023 (PD-09-2023) regarding the initiation of the Howard Bouffard Secondary Plan be received;

And that Council authorize Administration to contract Planning Partnership to prepare and update the Howard Bouffard Secondary Plan in accordance with the proposal submitted.

Report

A Secondary Plan is a land use plan for a particular area of a municipality that is prepared as an amendment to an approved Official Plan. Typically, a Secondary Plan will provide more detailed policies and goals for the area it covers, establish built-form objectives, identify public spaces, parks, as well as designate lands for potential school sites and other civic uses. The road network, trail and open space network will also form part of the Secondary Plan Proposal.

A number of years ago, a Secondary Plan was prepared and adopted by the Town for the Howard Bouffard Area (November 2002). This Secondary Plan established land use goals and policies as well as appropriate land use designations for properties within the Howard Bouffard Area. For reasons related to the implementation of adequate stormwater management and a proper functioning outlet, the previously adopted Secondary Plan for the Howard Bouffard Area was put on hold, until such time as the Howard Bouffard Master Drainage Study was completed. In 2018, the new Official Plan was adopted by Council which in essence replaced the former Official Plan, rescinding the previously adopted Howard Bouffard Secondary Plan.

With the Howard Bouffard Master Drainage study nearing completion and a recommended design alternative having been put forward, the comprehensive stormwater management solution, including the identification of the improved ultimate storm outlet for the Howard Bouffard Area, will soon be established. Recently Council has also expressed interest in wanting to move forward with the Environmental Assessment (EA) Process for the extension of Sandwich West Parkway / Reaume Road recommended as part of the Town's overall Master Transportation Study. This process will also have implications for the full build-out potential of the Howard Bouffard Area and will help to inform and shape the policies that are recommended as part of the Secondary Plan process.

With Sandwich West Parkway/Reaume Extension identified in the Transportation Master Plan, completing the Secondary Plan through the provisions of the *Planning Act* may eliminate the need for an additional EA. Recent amendments to the *Environmental Assessment Act* have helped to streamline the EA process for collector roads. Administration is of the opinion that incorporating the EA requirements for the extension of this collector road can be accommodated as part of the overall Secondary Plan process for the Howard Bouffard Area. It is our understanding that this is in keeping with the current legislative direction.

With these two elements now taking shape, Administration is of the opinion that it is an appropriate time to engage a qualified consultant to initiate a new/updated Secondary Plan for the Howard Bouffard Area.

For further clarity, the Howard Bouffard Secondary Plan Area is generally bounded by Normandy Street to the north, Howard Avenue to the east, Laurier Parkway to the south, and Malden Road to the west.



The Figure above depicts the general limits of the proposed Secondary Plan Study Area.

The adoption of a new Secondary Plan will ensure that a comprehensive land-use planning strategy is in place to manage and direct new growth in this area. The

following list outlines some of the integral elements that a Secondary Plan for this area intends to accomplish:

- Properly coordinate and integrate important road, trunk infrastructure, and other linear facilities and neighbourhood amenities;
- Identify and update the Town's natural heritage inventory in this area to ensure that those areas that warrant natural heritage protection are preserved and protected for the long term;
- Fairly and efficiently allocate available sanitary sewage capacity to all developable parcels of land including, the re-allocation of capacity from natural heritage and other lands (i.e. the 500kv hydro corridor) that will not be developable;
- Identify appropriate locations for higher density blocks of residential land, and also appropriate sites for new neighbourhood commercial uses;
- Identify appropriate and required bridge crossings for new collector and local roads and appropriate road and trail crossings along and across the existing hydro corridor and high pressure gas pipelines;
- Identify and set aside lands for an integrated trail system that will link this new neighbourhood with existing and planned neighbourhoods;
- Identify the location and size of required new neighbourhood parks and potential new school sites (if required);
- Identify the required phasing of various infrastructure, roads and other community amenities/facilities that are needed to support the subdivision and development of this greenfield area for urban purposes.

The Planning Partnership, a land-use planning consultancy firm based out of the City of Toronto, provides a full range of consulting services to both public and private sector clients. The firm maintains a diverse set of expertise in urban planning, urban design, policy development, landscape architecture, public consultation, and communication.

In addition, the Planning Partnership has a long-standing history with the Town of LaSalle's Planning and Development Department. The firm was contracted in 2017 to prepare and undertake the process for the Town of LaSalle's new Official Plan, which was later adopted by Council in 2018. Given the familiarity with the Town's official plan policies, the Planning Partnership was contracted once again in 2020, in an effort to prepare and undertake the Town of LaSalle's Comprehensive Zoning By-law, later adopted by Council in August 2021.

For the purposes of maximizing continuity and efficiency as well as in the interest of accelerating the timeline for adoption, the Planning Partnership is recommended as the preferred consultant to take on the proposed Secondary Plan Project for the Howard Bouffard Area.

Consultations

Internal consultation took place with the CAO, Deputy CAO, Director of Public Works, and the Director of Finance. Additional discussion with the Planning Partnership group were held to confirm their willingness to participate and commitment to this project.

Financial Implications

This project will be funded by Development Charge Revenues in accordance with our Development Charge By-law and the Development Charges Act. The Procurement policy was referenced to determine that sole-source implications and exemptions were satisfactorily addressed in accordance with the Director of Finance's recommendation.

The proposal prepared by Planning Partnership includes a proposed budget of between \$80,000.00 to \$90,000.00 plus applicable taxes and disbursements. Additional engineering consultants will need to be retained by the Proponent in order to address engineering matters related to the outcome of the Secondary Plan project. Should Council decide to proceed with Staff's recommendation, the project will be initiated in April 2023 with an anticipated completion date for the first quarter of 2024.

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

Report Approval Details

Document Title:	Howard Bouffard Secondary Plan Proposal.docx
Attachments:	
Final Approval Date:	Apr 6, 2023

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



Chief Administrative Officer

Joe Milicia