

LaSalle Howard and Bouffard - **DRAFT** Emerging Preferred Plan

Nov. 15, 2023

Emerging Preferred Plan - LOW

Land Use	Area (Ha)	Gross Density (uph)	Units	Pop (ppu)	Pop (pph)	Pop (total)	Jobs (jph)	Jobs (total)	Ppl+Jobs (total)
Existing Residential	112.75	6	677	3.14	19	2,124			2,124
Low-Rise Residential (10.5m)	200.83	15	3,012	3.14	47	9,459			9,459
Mid-Rise Residential (15m)	44.17	40	1,767	1.95	78	3,445			3,445
Institutional	27.61						10	276	276
Mixed-Use	53.13	50	2,657	1.95	98	5,180	10	531	5,711
Business Park	10.32						25	258	258
Volmer Recreation Complex	73.93						5	370	370
Golf Course	63.57						5	318	318
Environmental Protection									
Core Features	168.86								
Buffer	34.77								
Other Designated Features	3.67								
Park/Open Space	29.79								
Stormwater Management	57.78								
Hydro Corridor	15.31								
Roads	43.51								
Totals			8,112			20,209		1,753	21,962

Total Land Area (HA)	940.00
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Emerging Preferred Plan - HIGH

Land Use	Area (Ha)	Gross Density (uph)	Units	Pop (ppu)	Pop (pph)	Pop (total)	Jobs (jph)	Jobs (total)	Ppl+Jobs (total)
Existing Residential	112.75	8	902	3.14	25	2,832			2,832
Low-Rise Residential (10.5m)	200.83	18	3,615	3.14	57	11,351			11,351
Mid-Rise Residential (15m)	44.17	50	2,209	1.95	98	4,307			4,307
Institutional	27.61						10	276	276
Mixed-Use	53.13	65	3,453	1.95	127	6,734	10	531	7,266
Business Park	10.32						25	258	258
Volmer Recreation Complex	73.93						5	370	370
Golf Course	63.57						5	318	318
Environmental Protection									
Core Features	168.86								
Buffer	34.77								
Other Designated Features	3.67								
Park/Open Space	29.79								
Stormwater Management	57.78								
Hydro Corridor	15.31								
Roads	43.51								
Totals			10,179			25,224		1,753	26,977

Total Land Area (HA)	940.00
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