

Summary of Supportive Studies

Scoped Subwatershed Study Update

As outlined in reports PI-2016-0044 and P&I-2017-0018, the Scoped Subwatershed Study has been a key component in completion of the Premier Gateway Phase 1B Integrated Planning Project.

Phase 1 of the Scoped Subwatershed Study included a Characterization Report, which provides the identification of the existing natural features and physical environment in the study area. A Headwater Drainage Features (HDF) Report was also prepared, which provided the characterization of existing drainage features throughout the Phase 1B Secondary Plan lands. Detailed field work was also prepared and submitted as part of the comprehensive background information which supports the larger Scoped Subwatershed Study.

Phase 2 of the Subwatershed Study was comprised of an Impact Assessment and Management Strategy Report, which provides management recommendations for the identified features and how they should be dealt with at the future development application stage. The report identifies which features can be removed or relocated and which ones must remain in situ and/or require enhancement.

The Phase 2 report was completed and circulated to the Region of Halton and Conservation Halton in September, 2017. Mirroring the approach to the comments received on the Phase 1 report, a comment matrix was prepared which listed the agency comments received with a subsequent consulting team response included for each point raised by the agencies. At the time of writing of this report, the majority of the comments received by the agencies have been addressed by the consulting team and the final report will be revised to reflect those agreements. Staff anticipates receiving the final report in the coming weeks.

Area Servicing Plan Update

Halton Region has retained GM BluePlan Engineering to prepare a Water and Wastewater Area Servicing Plan (ASP) for the Premier Gateway Employment Area. The ASP will identify viable water and wastewater servicing alternatives for the Premier Gateway Phase 1B Secondary Plan Area, providing an evaluation of the alternatives and making a recommendation of the best servicing solution for the study area.

A report and presentation to Regional Council with respect to this item is expected in late May, 2018.

Area Transportation Study

As identified in report P&I-2017-0023, the purpose of the Area Transportation Study (ATS) is to identify improvements to local, regional and provincial transportation networks that are required to serve existing and planned development in the Premier Gateway Area, specifically in the vicinity of the Phase 1A and Phase 1B lands, centered on the intersection of Trafalgar Road and Steeles Avenue.

The study area extends from the southern limit of the Highway 401 corridor in the south to 5 Side Road in the north. It extends from Fifth Line North/Brownridge Road in the west to Ninth Line in the east. The study area includes the Highway 401 corridor and interchanges between Highway 401 and Winston Churchill Boulevard and James Snow Parkway as required by MTO.

Given that the Premier Gateway Phase 1B Secondary Plan lands are within these study boundaries, the ATS relies upon and builds on the data and analysis which was presented in the July, 2017 Premier Gateway Phase 1B Employment Area Secondary Plan Transportation Study.

Functional Servicing Report

The purpose of the Functional Servicing Report is to review the existing water and wastewater services accessible to the Secondary Plan Area, confirm their capacity, and describe the servicing concepts for the area. The analysis of the water and wastewater services completed in the report has been based on the water and wastewater in Halton Region's hydraulic models. The servicing concepts as demonstrated in the report are prepared in accordance with the land use and transportation planning framework for the Premier Gateway Phase 1B Secondary Plan lands.

Land Use Compatibility Report

The objective of the Land Use Compatibility Report is to assess the proposed employment land development in the context of compatibility with the existing sensitive land uses (primarily residential lands), both within the study area and in the vicinity of the Secondary Plan Study Area.

The Ministry of the Environment and Climate Change (MOECC) D-6 Guideline "Compatibility Between Industrial Facilities and Sensitive Land Uses" (D-6 Guideline) is a tool for informed municipal planning to prevent issues that may arise from incompatible development. The D-6 Guideline specifies both minimum separation distances and areas of influence in which compatibility issues may arise depending on facility size and nature of operations. The Guideline rates facility operations as ranging from Class 1 (low potential impact) to Class 3 (highest potential impact).

As identified in the report, the study findings are based upon existing knowledge of the proposed development and the sensitive land uses both within the bounds of the study

area, and those proximate to the study area that may fall within the area of influence. Key in the preparation of a Secondary Plan Study however, is that there is the absence of information on specific facilities and their proposed uses, given development applications have not yet been filed within the Study Area. As a result, the potential for health or environmental effects (Air and Noise) associated with the facilities that will be permitted within the study area, will be addressed by Provincial permitting and review tools such as Environmental Compliance Approvals, or Environmental Assessments.

As a result of the preparation of the Land Use Compatibility report, the draft Secondary Plan policies have been crafted to ensure that at the time of submission of development applications, the necessary site specific studies are prepared and submitted for Town (and where necessary), peer review to ensure appropriate mitigation measures are put into place on a site by site basis.