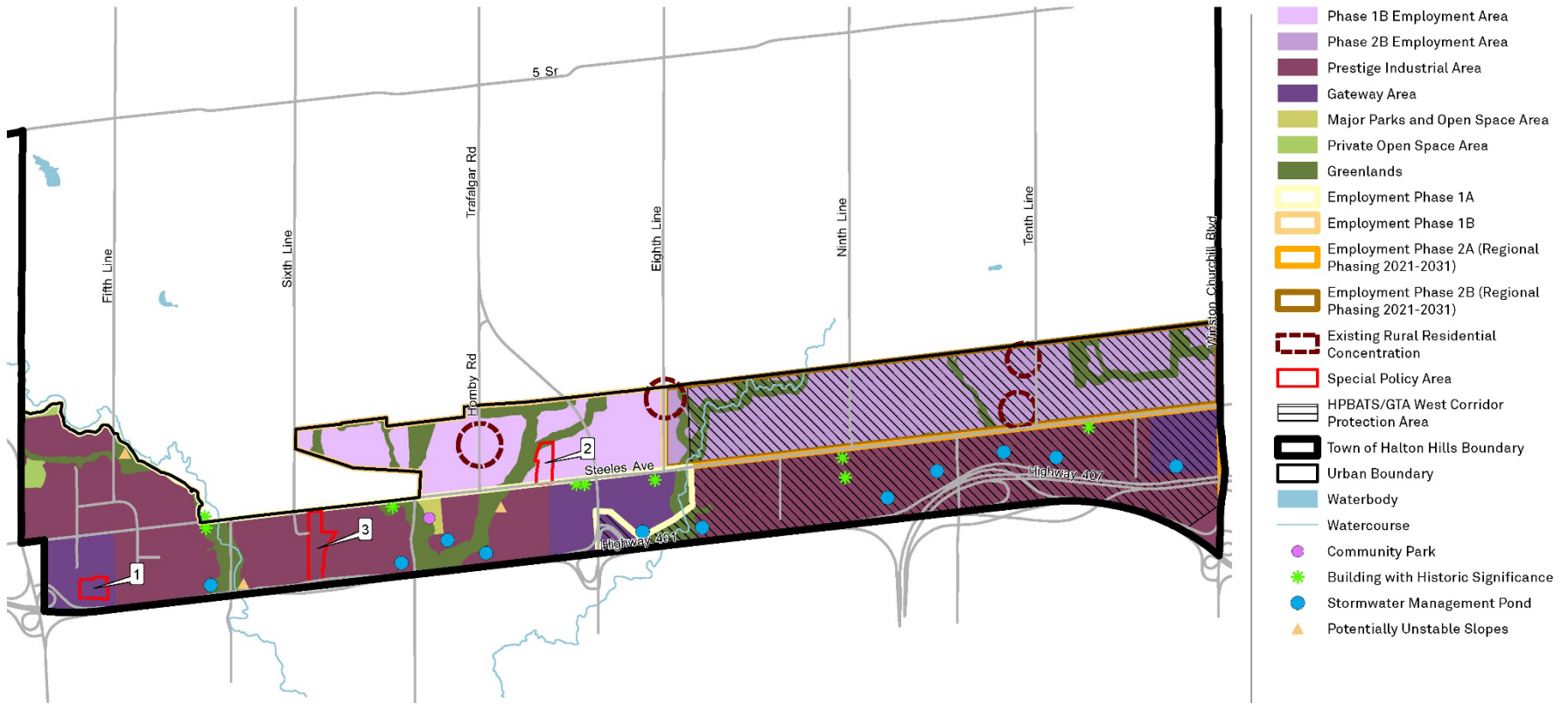


# **Employ HH**

## **PGP2B Employment Area Integrated Planning Project**

**Council Meeting**  
**February 13, 2023**

# Study Area



# Secondary Plan Study Process

We are Here

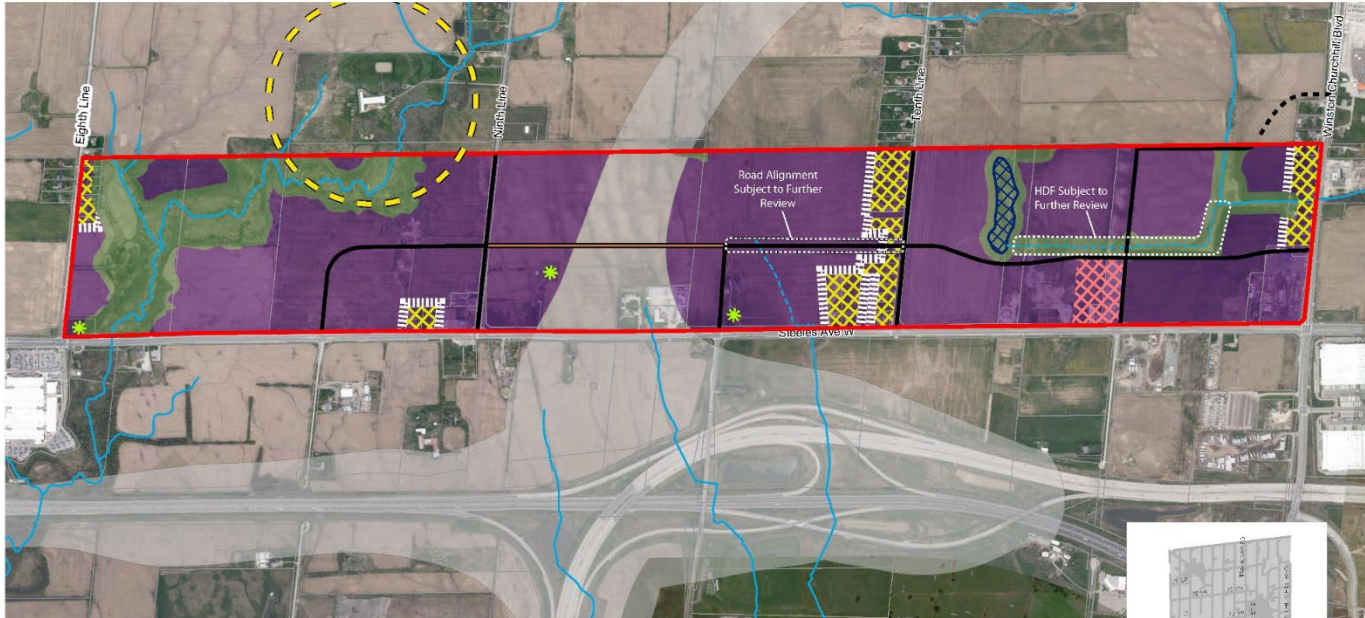


# Secondary Plan Studies

- Transportation Study
- Functional Servicing Study
- Cultural Heritage Assessment
- Agricultural Impact Assessment
- Stormwater Management
- Supporting Commercial Needs Assessment
- Land Use Compatibility (Noise & Air Quality)
- Fiscal Impact Analysis
- Urban Design Guidelines



# Land Use Option A



- Secondary Plan Area
- Natural Heritage System
- Prestige Industrial Area
- Proposed GTA West Transportation Corridor Preferred Route
- Residential Special Policy Area
- Supportive Commercial
- Wetlands
- Watercourse
- Collector Road
- Potential Future Collector Road Alignment
- Collector Road subject to GTA West confirmation
- Headwater Drainage Feature (HDF)
- Buffer for existing residential uses
- \* Cultural Heritage Resource
- Minimum Distance Separation (MDS)

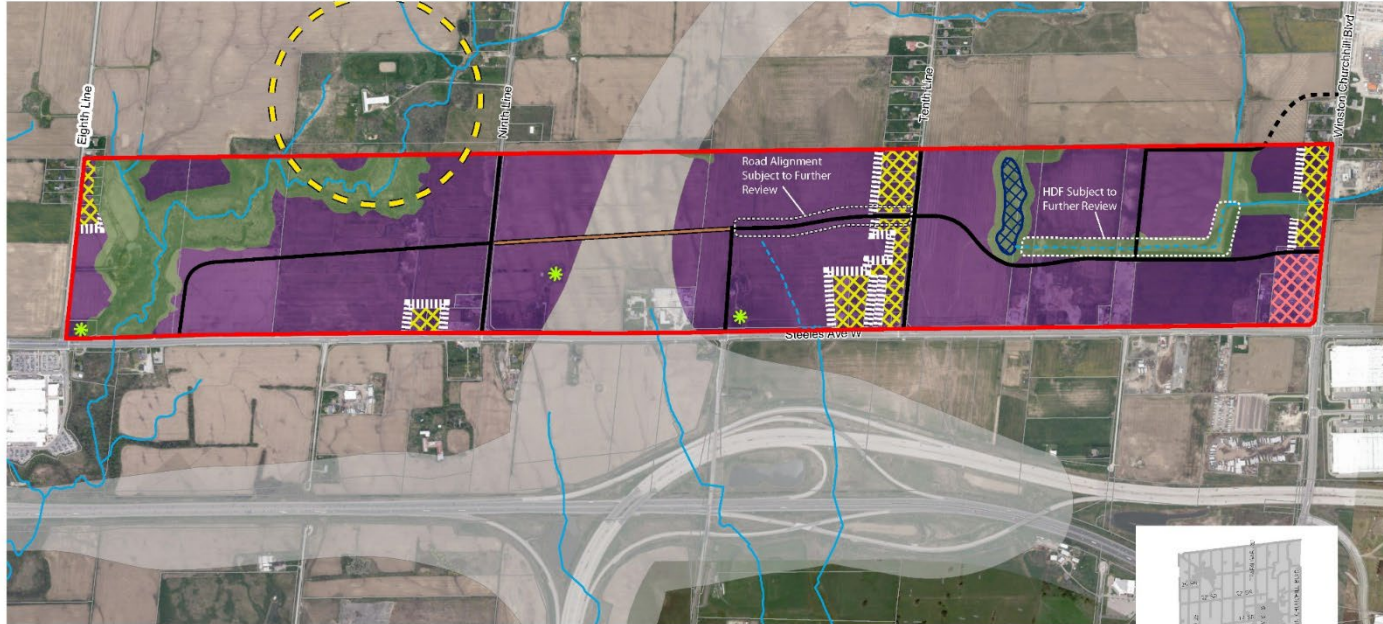


June 2021

**OPTION A**  
Premier Gateway Employment Area  
Phase 2B  
DRAFT LAND USE PLAN



# Land Use Option B



- Secondary Plan Area
- Natural Heritage System
- Prestige Industrial Area
- Proposed GTA West Transportation Corridor Preferred Route
- Residential Special Policy Area
- Supportive Commercial
- Wetlands
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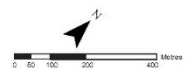


June 2021

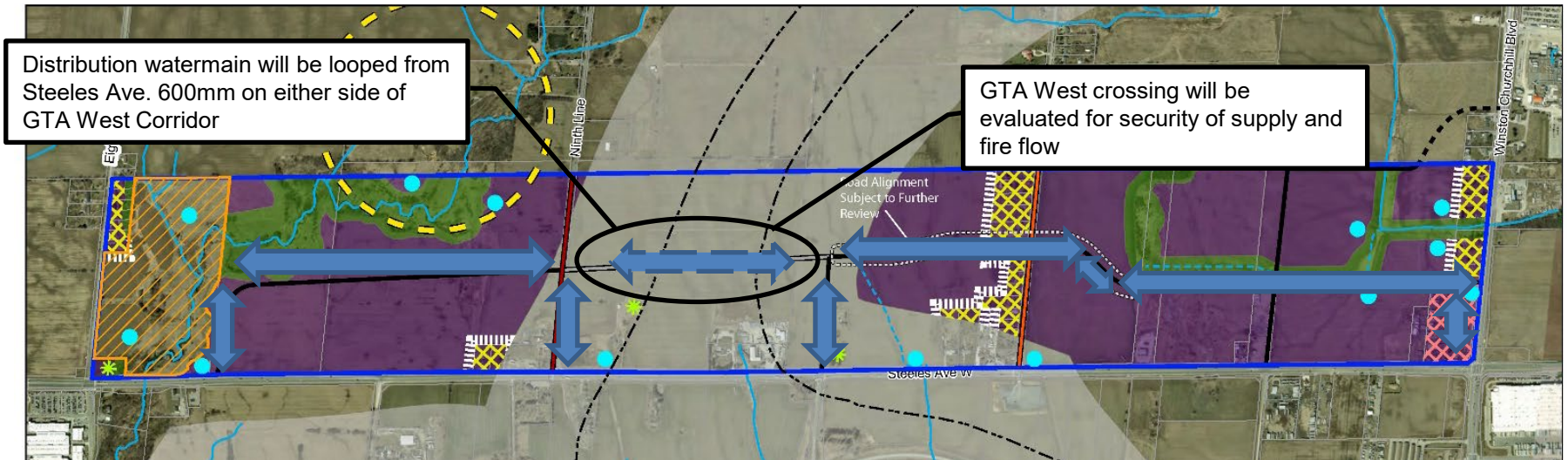
**OPTION B**  
Premier Gateway Employment Area  
Phase 2B  
DRAFT LAND USE PLAN



Town of Halton Hills Official Plan

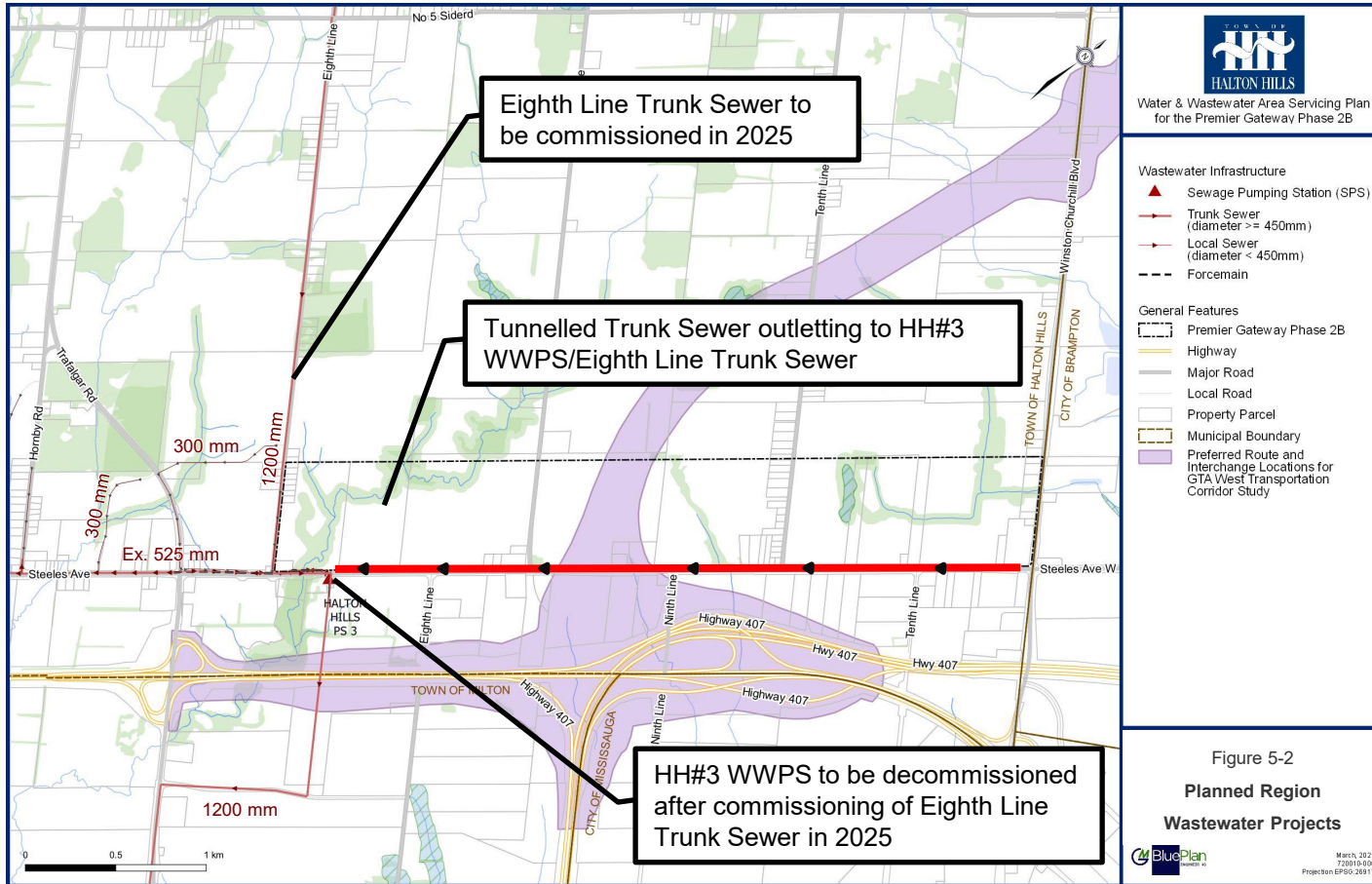


# Servicing Plan - Water



- Supplied from proposed 600mm diameter Steeles Ave Watermain (WM), through ~300mm distribution WMs generally following proposed road network
- Need security of supply on either side of Highway 413 / GTA West Corridor
- Crossing will be evaluated to support security of supply and sufficient pressure for fire flows

# Servicing Plan - Wastewater

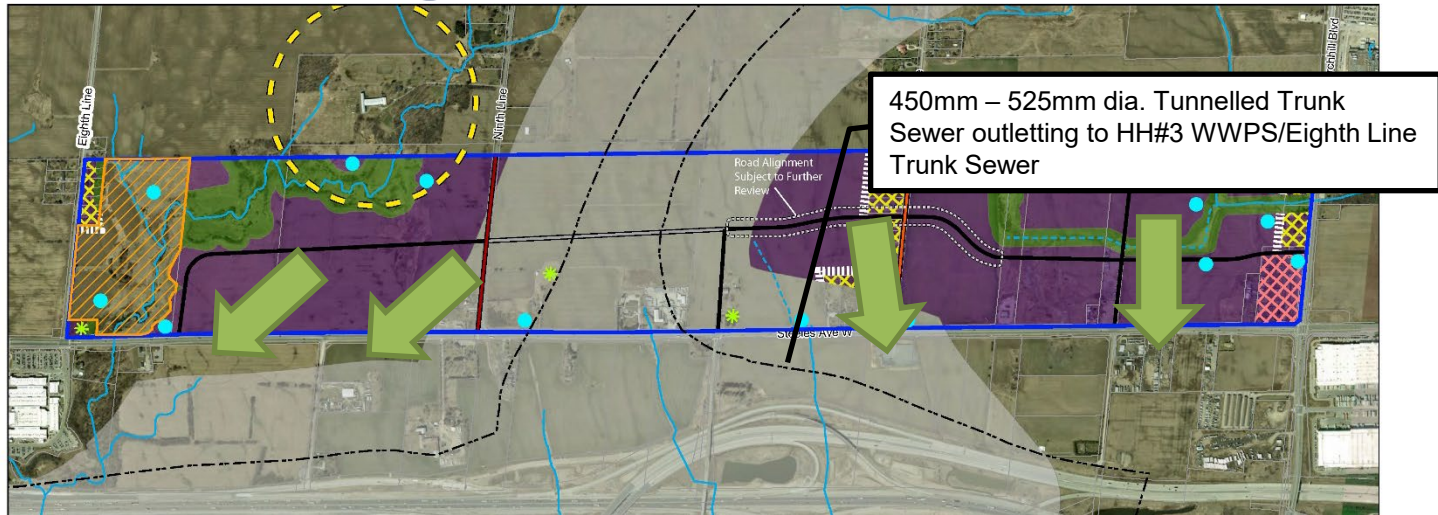


## Wastewater

- Existing:  
HH# 3 PS
- 2025: 8<sup>th</sup> Line  
Trunk Sewer
- 450mm –  
525mm Dia.  
Steeles Ave.  
Trunk Sewer:



# Servicing Plan - Wastewater



- Highway 413 will be the sanitary catchment area split
- Halton Region reviewing servicing options to identify preferred alternative ahead of detailed design and construction of sewers along Steeles Avenue
- West sanitary catchment could drain to HH #3 Waste Water Pumping Station (WWPS) if capacity is available (once Eighth Line trunk sewer is commissioned)
- Lands east of Highway 413 will require ultimate wastewater servicing solution to be constructed by the Region (including HH#4 WWPS and forcemain or trunk sewer)

# Transportation Context

- Basic grid of roads in Study Area
- Hwy 401 and 407 nearby
- Highway 413 /GTA West corridor
  - Ends at Hwy 401/407 interchange
  - Interchange at Winston Churchill Boulevard
  - Potential need for road crossings?
- Fixed transit route along Steeles Avenue providing connections between Milton GO station, Toronto Premium Outlets (TPO) and Lisgar GO station
- Minimal active transportation facilities



Study Area

# Existing Traffic Conditions

- Most intersections operate at a satisfactory level, except:
  - Steeles Avenue & Trafalgar Road (AM)
  - Steeles Avenue & Ninth Line (South Leg) (AM)
  - Steeles Avenue & Heritage Road (PM)
  - 5 Side Road & Winston Churchill Boulevard (AM and PM)
- Significant number of approaches have delays and an unsatisfactory level of service (LOS F)



# Planned Road Changes

- Ongoing Municipal Class Environmental Assessments (MCEA) for Winston Churchill Boulevard and Eighth Line
- Ninth Line to be widened to four lanes
- The Region will be undertaking a future MCEA Study for improvements to Steeles Avenue from Trafalgar Road to Winston Churchill Boulevard
- A range of multi-modal options for corridor improvements will be considered

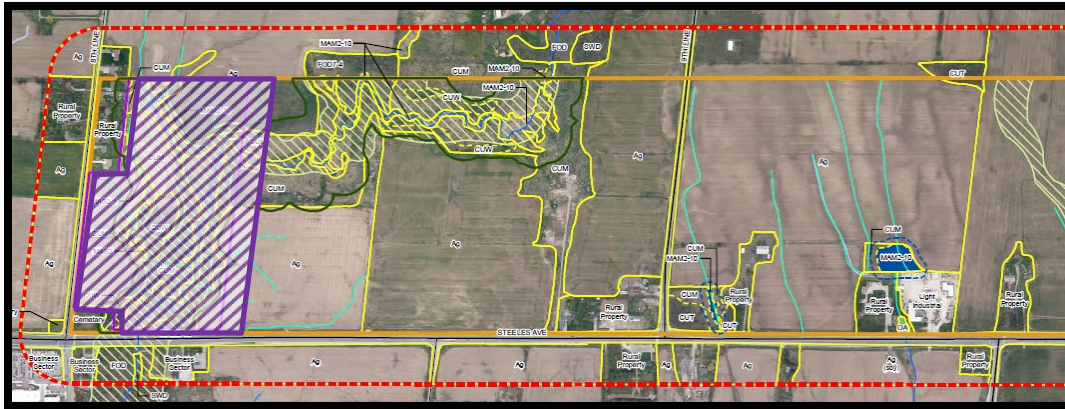


# Scoped Subwatershed Study

- Phase 1 report provided a base line assessment and characterization of surface water, groundwater, stream morphology and natural heritage
- Phase 2 report refined the baseline assessment done in Phase 1, assessed the impacts of the proposed land use plan on these features and provided a management plan
- Phase 3 report will provide an implementation and monitoring plan



# Scoped Subwatershed Study



Employ HH

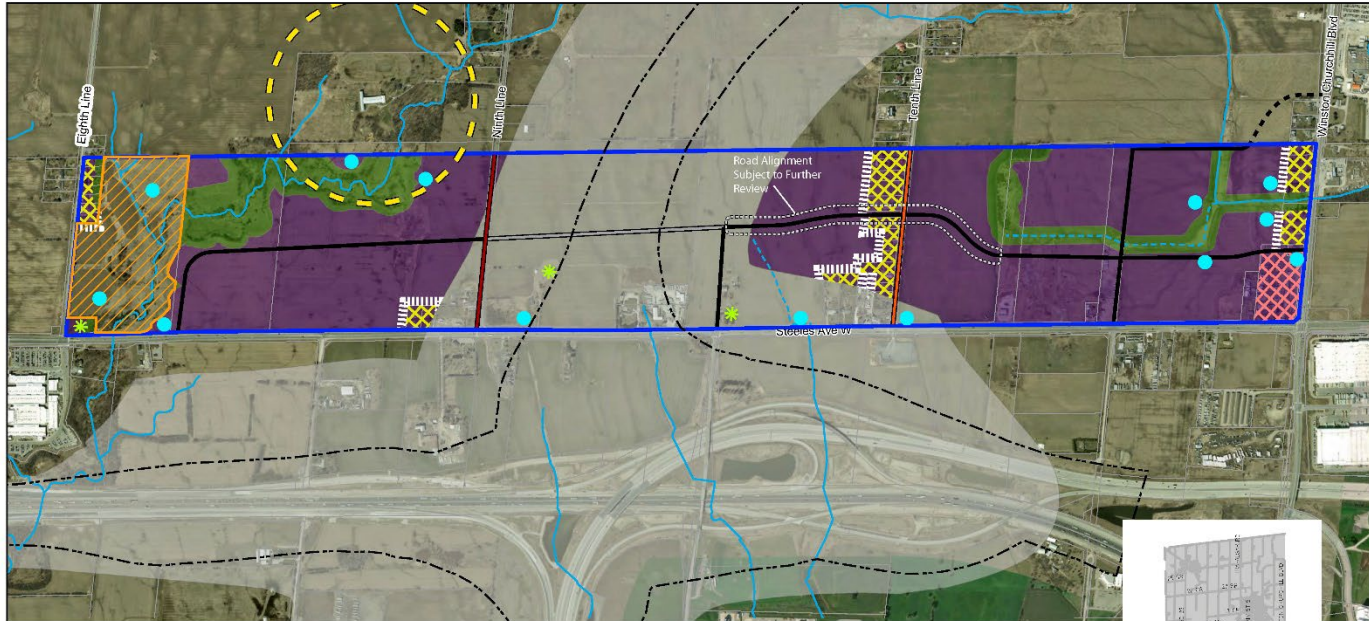
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# Fiscal Impact Analysis

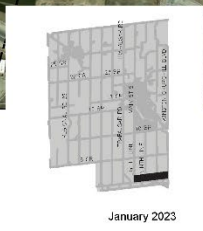
- Fiscal Impact Analysis looked at two tax levy scenarios for modelling purposes:
  - Scenario 1, development was assumed to be evenly split between manufacturing and warehousing sectors
  - Scenario 2, 80% of industrial development occurring in warehousing and 20% within manufacturing
- Premier Gateway Phase 2B at build out would create a surplus under both options; however, Scenario 1 would lead to a more robust surplus for the municipality due to higher assessment values associated with manufacturing development
- Report was carried out prior to Bill 23 so the impact on Development Charges from Bill 23 has not been assessed



# Preferred Land Use Plan



- Secondary Plan Area
- Natural Heritage System
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Premier Gateway Employment Area  
Phase 2B  
PREFERRED LAND USE CONCEPT



# Preferred Land Use Plan

- Locates supportive commercial use at NW corner of Winston Churchill Boulevard and Steeles Avenue to create a gateway function
- Uses Option B for the location of the east-west collector road between Eighth Line and Ninth Line
- Uses Option A for a new north-south collector road east of Tenth Line which aligns with the southern leg of Tenth Line



# Preferred Land Use Plan

- Extends the overlay “Road alignment subject to further review” to the east side of Tenth Line
- Protects for Highway 413 based on the Corridor Protection Area approved by the province in Regional Official Plan Amendment 49
- 8079 Eighth Line (Gilbach) property will be subject to a site-specific development application process



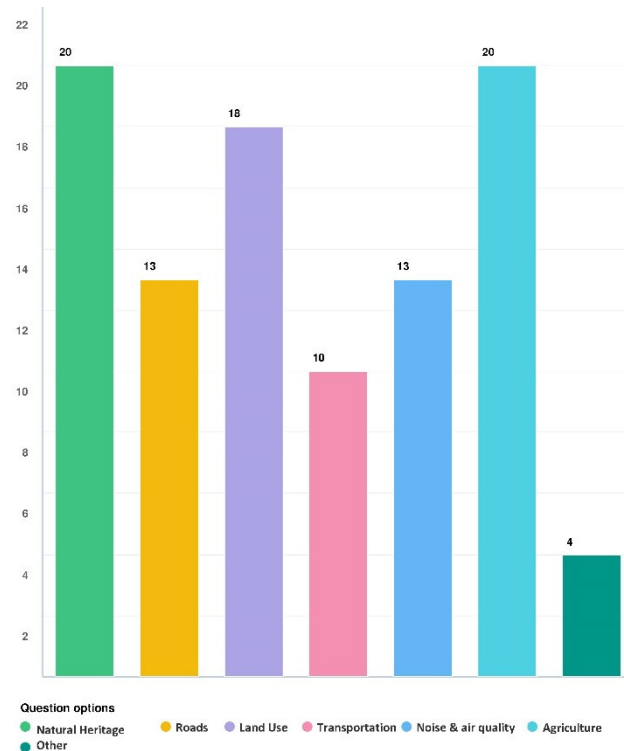
# Preferred Land Use Survey

- Online engagement carried out by Town staff through Let's Talk Halton Hills platform from June 27 to Sept 16, 2022
- 38 responses



# Preferred Land Use Survey

- What elements of the draft Preferred Land Use Plan matter to you most (select all that apply)



# Preferred Land Use Survey

## Positive Comments on Plan include:

- Retention/protection of natural heritage system
- Extension of municipal services and creation of new roads
- Provision of jobs and increased tax base

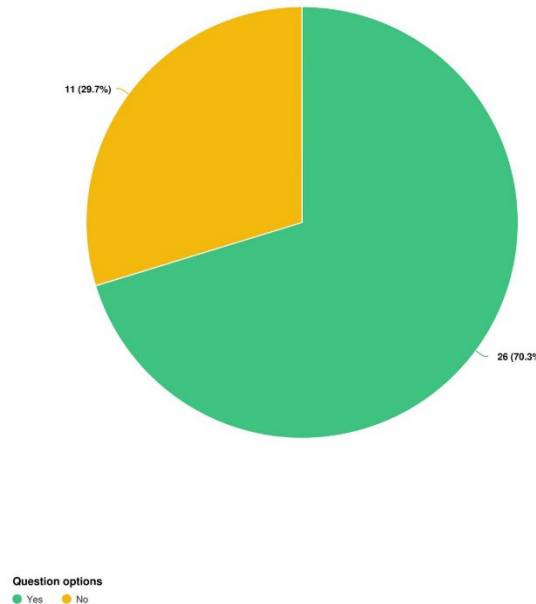
## Concerns include:

- Loss of farm land
- Increased traffic and congestion
- No parkland /additional greenspace provided
- Increase in pollution
- Concern over warehouses creating poor quality jobs



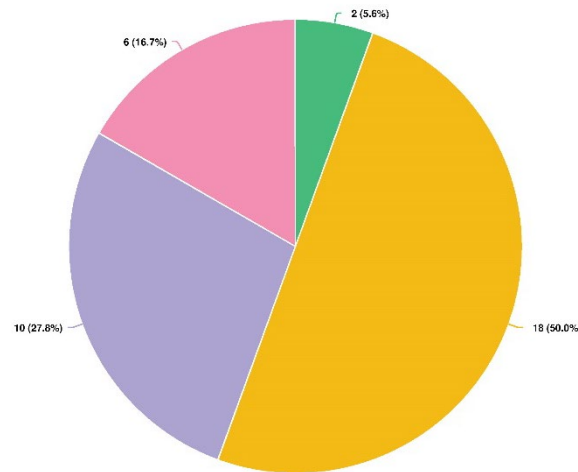
# Preferred Land Use Survey

Supportive Commercial uses such as gas stations, restaurants and small retail are being encouraged to locate on the northwest corner of Winston Churchill Blvd and Steeles Ave. Do you agree with the location for Supportive Commercial uses?



# Preferred Land Use Survey

To what extent do you agree or disagree with the following statement:  
The preferred land use plan is generally consistent with my vision for  
the future of the Premier Gateway Phase 2B Employment Area



Question options  
● Strongly Agree ● Agree ● Disagree ● Strongly Disagree

# Preferred Land Use Survey

## Areas to Change include:

- Address the water table
- Supportive commercial location and types of uses (no big box stores)
- Provide noise buffer walls, wildlife crossings and preserve trees
- Add art /culture

## Additional Comments include:

- Event space or other low-environmental impact business
- Ensure sufficient parking with pedestrian connections
- Use native plants and provide more trees
- Add walking trails
- Achieve net-zero targets with high efficiency buildings and no sprawl
- Reduce car dependency in the area





# Urban Design Guidelines

- The Premier Gateway Employment Area Urban Design Guidelines (UDG) are being updated and expanded to include the Phase 2B lands
- The UDG help to fulfill the vision and objectives for the Premier Gateway Area to create high quality development with a strong visual identity
- Guidelines address:
  - Site Plan design
  - Built form design
  - Environment and Open Space
  - Implementation



# Secondary Plan Policy Directions

- Similar policies to the Premier Gateway Phase 1B Secondary Plan
  - Allows for consistent development approach within the overall Premier Gateway area
  - Facilitates future consolidation of the Secondary Plans



# Secondary Plan Policy Directions

- New policies will be added to address:
  - Updated vision and guiding principles
  - Encouraging high employment generating uses that align with the Town's strategic objectives
  - Encouraging uses that reinforce a more intensive economic base that will amplify synergies between the Town's economic development, land use planning and climate change objectives
  - The impacts from & exposure to the proposed Highway 413



# Secondary Plan Policy Directions

- New policies will be added to address:
  - Complying with the proposed Regional density targets
  - The direction of the Urban Design Guidelines which include focusing on promoting sustainable development that reflects the Town's leadership in climate change
  - Availability of Servicing and the need for phasing
  - Transportation improvements, staging and monitoring plans



# Secondary Plan Policy Directions

- New policies will be added to address:
  - The refined and enhanced Natural Heritage System (NHS) which will further support the Town's climate change and sustainability programs and provide NHS buffer widths and policies for specific environmental features
  - Reference to Cultural heritage resources
- Does not address details of Gilbach property development



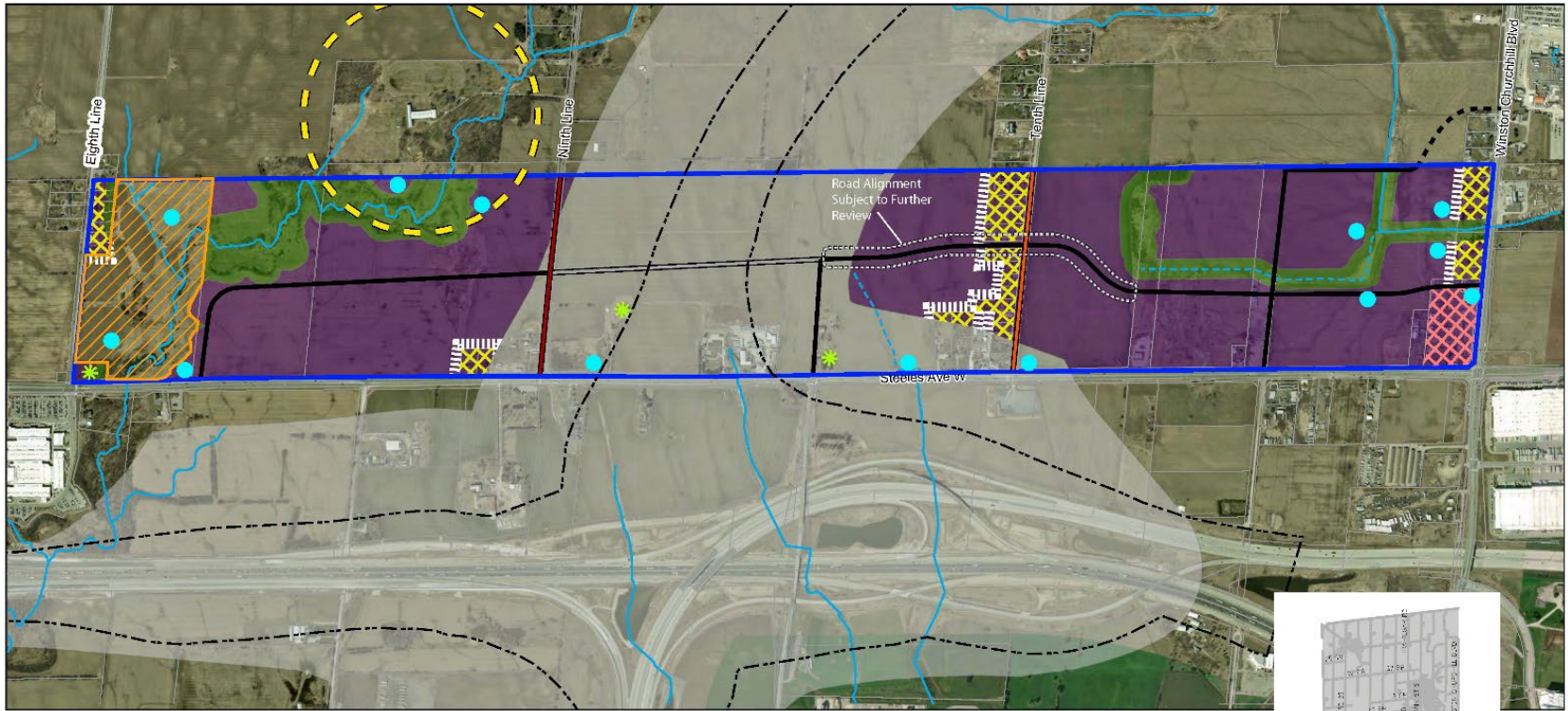
# Next Steps

- Prepare draft Secondary Plan
- Present draft Secondary Plan and Urban Design Guidelines to Technical Advisory Committee
- Public Open House on March 22

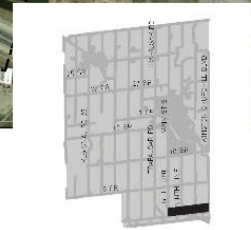


# Questions?

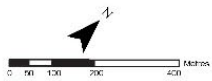




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January 2023



Premier Gateway Employment Area  
Phase 2B  
**PREFERRED LAND USE CONCEPT**