



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Melissa Ricci, Senior Policy Planner

DATE: March 31, 2023

REPORT NO.: PD-2023-020

SUBJECT: Premier Gateway Phase 2B Draft Secondary Plan

RECOMMENDATION:

THAT Report No. PD-2023-020 dated March 31, 2023, entitled “Premier Gateway Phase 2B Draft Secondary Plan” be received;

AND FURTHER THAT staff be authorized to release the draft Secondary Plan, attached as Appendix A to this report, for public consultation and input towards the preparation of the final draft Secondary Plan in advance of the Public Open House and Statutory Public Meeting being held on May 29th, 2023;

AND FURTHER THAT a copy of this report be forwarded to the Region of Halton, Credit Valley Conservation, Conservation Halton, the Region of Peel, the City of Brampton, the Ministry of Municipal Affairs and Housing, the Ministry of Energy, and the Ministry of Transportation for information.

KEY POINTS:

The following are key points for consideration with respect to this report:

- On March 22nd, 2023, staff held a Public Open House to present the Preferred Land Use Plan, the technical reports, including the Transportation Report and Area Servicing Plan, and the land use policy directions.
- Approximately 46 members of the public attended the virtual Public Open House. The Public Open House included a presentation by the project team, polling questions to learn about the audience and gather feedback on the policy directions, and a question-and-answer period to provide participants the opportunity to ask questions and share their thoughts.
- Simultaneously, the project team had been working on the preparation of a draft Secondary Plan that has now been shared with the Technical Advisory

Committee which includes representatives from the Region of Halton, Credit Valley Conservation, Conservation Halton, Ministry of Transportation and Ministry of Energy and Town staff from the different Departments.

- Town staff continues to work with the Technical Advisory Committee to finalize the Scoped Subwatershed Study Phase 3 Report, Transportation Report and Area Servicing Plan. Updates to the draft Secondary Plan may be required following completion of these reports.
- The draft Secondary Plan is consistent with the Provincial Policy Statement (2020) and conforms with the Growth Plan for the Greater Golden Horseshoe (2020), the Regional Official Plan and the Town's Official Plan.
- A formal Public Open House and Statutory Public Meeting will be scheduled for May 29th, 2023, to present the final draft Secondary Plan. All comments received will be compiled and evaluated in a final recommendation report to Council this summer.
- As indicated in report PD-2023-0003, Town Staff will continue to work closely with the Region of Halton to ensure the delivery of services to the Premier Gateway Phase 2B Employment Area in a timely manner.

BACKGROUND AND DISCUSSION:

The purpose of this report is to share with Council the public input provided at the March 22nd Public Open House and present the draft Premier Gateway Phase 2B Secondary Plan and Schedules. This report is provided for Council's consideration in advance of releasing the documents for public review and comment.

At the February 13th Council meeting, the project team presented the preferred Land Use Plan and preliminary policy directions. Council's endorsement in principle of the draft Preferred Land Use Plan allowed the project team to advance to the next phase of the project and prepare a draft Secondary Plan which is a key deliverable that will help guide future development and achieve the Town's vision for the area. The Draft Secondary Plan and schedules are presented as Appendix A to this report.

Public Input:

On March 22, 2023, a virtual Public Open House was held from 6:30 to 8:30 p.m. Notification was provided via direct mail to the study area residents and landowners, via email to the Project's stakeholder email list, on social media platforms including LinkedIn and Facebook, and on the Current, the Town's e-newsletter. Approximately 46 members of the public participated in the Public Open House. The presentation and a survey have been posted on Let's Talk Halton Hills to ensure that interested stakeholders who were not able to attend the event can provide their feedback.

Based on the results of the polling questions presented during the Public Open House, the majority of participants worked or lived in close proximity to the Study Area (25%), live in the study area (22%), live or work somewhere else in Halton Hills (22%), or owned land in the Study Area (13%). After presenting the Draft Preferred Land Use Plan,

50 percent of participants stated that no changes were needed while others indicated that changes were needed regarding the proposed transportation network and land uses. The audience also commented on the primary uses and secondary uses being proposed in the Prestige Industrial designation. Most participants indicated that all uses being proposed should be allowed, while some participants indicated that take-out restaurants, post-secondary education, and motor vehicle service stations should be restricted as secondary uses in the Prestige Industrial designation.

During the Question-and-Answer period, staff and the consultants received a variety of comments and questions related to the transportation network, servicing, urban design, tree preservation, anticipated timeline of the project and specific uses that will be permitted in the employment and the residential overlay designations. A recording of the presentation and the Questions and Answers can be accessed on [Let's Talk Halton Hills](#).

Draft Secondary Plan:

The Draft Premier Gateway Phase 2B Secondary Plan, provided as Appendix A to this report, has been prepared in keeping with the Council endorsed Preferred Land Use Concept, which was presented at the February 13th, 2023, Council meeting.

The Draft Secondary Plan has been organized as follows:

- Vision Statement
- Guiding Principles
- General Policies
- Land Use Designations
- Subwatershed Study
- Transportation
- Servicing
- Agriculture
- Cultural Heritage
- Land Use Compatibility
- Urban Design
- Sustainable Development
- Phasing
- Implementation

Vision Statement:

The vision statement for the Premier Gateway Phase 2B Area states that the Secondary Plan Area will be a high quality, comprehensively planned, prestige employment area that forms a key component of the Premier Gateway Employment Area. The area will provide quality prestige employment uses that align with the Town's strategic objectives. It will be a leading and thriving Green Economy Innovation and Employment Hub that focuses on advanced manufacturing, food and beverage processing, clean technology

and renewable energy, research and development, office, major hospitality and tourism, and related employment uses.

The permitted uses will reinforce a more intensive economic base that will amplify synergies between the Town's economic development, land use planning and climate change objectives. Access and connectivity will be improved, and attractive and comfortable streetscapes will encourage active transportation and support public transit. Development will proceed based on full municipal services that meet the needs of businesses and existing residents.

Guiding Principles:

The guiding principles identify the overarching elements which serve as key values for the Secondary Plan Area. These include items such as prioritizing development of prestige employment uses that generate higher density employment, including the target sectors of advanced manufacturing, food, and beverage processing, etc. Multi-tenant industrial malls, post-secondary education and eco-industrial activities are also key items, as is strengthening the Natural Heritage System, respecting the existing low density residential and institutional uses, and monitoring and phasing development in an orderly manner.

In terms of urban design, the Guiding Principles encourage high standards of built form, site design and landscape treatments with a strong visual identity in a sustainable environment that supports the area's gateway location. The Guiding Principles also promote the need to collaborate with the Regions of Halton and Peel to ensure that the Winston Churchill Boulevard and Steeles Avenue intersection reflects its gateway role by promoting a distinct visual presence and sense of arrival.

General Policies:

This section refers to the general policies in the Official Plan that will apply to the Secondary Plan Area, particularly the following subsections under Part F: General Development Policies and Part G: Plan Implementation and Administration:

- F1 Subdivision of Land
- F2 Urban Design
- F6 Transportation
- F7 Public Parkland
- F8 Community Facilities and Services
- F10 Development Phasing Strategies
- G3 Secondary Plans and More Detailed Plans
- G8 Site Plan Control
- G12 Pre-Consultation and Complete Application Requirements

Land Use Designations:

The draft Secondary Plan identifies nine land use designations:

- **Prestige Industrial Area:** The Prestige Industrial Area is the principal designation within the Secondary Plan Area, where the predominant use of the land will be for employment uses. Permitted uses within this designation include both primary and secondary uses and identify uses such as business and professional offices; industrial uses, such as manufacturing, assembling, processing, fabricating, warehousing, wholesaling, and distribution facilities. This section also clarifies that outdoor storage will not be permitted and that new residential uses are prohibited within this designation.
- **Business Commercial Area:** The purpose of the Business Commercial Area designation is to provide services to support the primary employment function of the Prestige Industrial Area. Permitted uses within the Business Commercial Area includes uses such as hotels including those with conference, exhibition, and banquet facilities; business and professional offices; research and development facilities; limited retail and service commercial uses that are ancillary to and serve the main permitted industrial uses; motor vehicle service stations and restaurants. There are also certain limitations to these uses including not exceeding 750 sq m in total floor area for individual uses, and not exceeding six storeys except for hotels and free-standing office buildings which may be permitted up to ten storeys.
- **Residential Special Policy Area:** The Residential Special Policy Area is an overlay to the Prestige Industrial Area designation. The intent of this Special Policy Area is to identify concentrations of existing residential uses along Eighth Line, Tenth Line, Steeles Avenue and Winston Churchill Boulevard, which may not be redeveloped for employment uses in the short term. To address the land use compatibility of these residential uses within an employment area, special policies addressing these parcels have been proposed in the draft Secondary Plan.
- **Natural Heritage System:** The policies within the Natural Heritage System designation reflect the systems approach taken to ensure the protection, preservation, and enhancement of the Natural Heritage System. The policies of the Natural Heritage System designation speak to key features; buffers; linkages; watercourses and enhancement areas, as well as the need to restore and enhance natural features and areas where possible. Headwater Drainage Features; Significant Valleylands, Woodlands; Wetlands; Significant Wildlife Habitat and Species at Risk are also identified within the Natural Heritage System policies.
- **Subwatershed Study:** The policies within this section of the Secondary Plan discuss the Scoped Subwatershed Study undertaken in conjunction with the Secondary Plan as one of the key components of the Integrated Planning Project. The policies discuss the key elements evaluated through the Scoped Subwatershed Study and require that all new development in the Secondary Plan

Area generally comply with the recommendations of the Scoped Subwatershed Study. The policies of the Subwatershed Study section discuss Subwatershed Impact Studies (SISs) and identify the requirement to submit these SISs in support of a complete development application. The framework and Terms of Reference for the SISs is outlined in Appendix A to the draft Secondary Plan and shall be refined on an individual basis. SISs must be approved by the Town in consultation with the applicable Conservation Authority and the Region of Halton.

Transportation: Policies within the Transportation section discuss the multi-modal transportation network proposed throughout the Secondary Plan Area, with significant connections to the larger Premier Gateway Employment Area. The intent is to provide easy access to major population areas within the Town, as well as key transportation corridors. The policies of the Transportation section specifically address the Highway 413 and the Northwest GTA Transmission Corridor, overall road network; active transportation, including walking, cycling and lightly motorized modes of travel; transit; transportation demand management and parking.

- Servicing: The Servicing section policies focus primarily on the requirements for submission of Functional Servicing Studies in support of the subdivision or site plan approval processes. Policies also discuss municipal water and wastewater services, stormwater management and utilities.
- Agriculture: The policies within the agriculture section discuss the full range of existing and new agricultural, agriculture-related and secondary agricultural uses being permitted within the Secondary Plan Area until such time as the lands are proposed for development. The policies specifically identify that the Secondary Plan will not limit the ability of farmers to carry out normal farm practices in accordance with the *Farming and Food Protection Act*. The policies also discuss the Minimum Distance Separation formula, with respect to setbacks from agricultural operations to be implemented through future zoning.
- Cultural Heritage: The Cultural Heritage section identifies that the Secondary Plan Area was historically an agricultural area and contains extant cultural heritage resources that reflect the history of the area. The policies discuss the Cultural Heritage Resources that are currently listed on the Town's Heritage Register, as well as the additional resources recommended as candidates for conservation. The policies require that, as part of a development application, a Cultural Heritage Impact Statement (also known as a Heritage Impact Assessment) be prepared in accordance with Town standards.

The following properties within the Secondary Plan area are currently listed on the Town's Municipal Heritage Register and are identified on Schedule H8 of the draft Secondary Plan:

- Hornby Presbyterian Cemetery at 8021 Eighth Line (corner of Steeles Avenue)
- Theodore Brain House at 15145 Steeles Avenue

An additional cultural heritage resource has been identified as a candidate for conservation. The property at 15625 Steeles Avenue is identified on Schedule H8 as a location of Cultural Heritage Value. This cultural heritage resource retains historical and associative, design and architectural and/or contextual value associated with the late-nineteenth-century farmstead with a farmhouse, two barns and agricultural fields. The draft Secondary Plan recommends that this property be included on the Town's Municipal Heritage Register and be prioritized for research and evaluation for potential designation under Part IV of the *Ontario Heritage Act*.

- Land Use Compatibility: these policies provide the requirements for buffering and/or mitigation of proposed industrial uses adjacent to existing sensitive uses such as residential dwellings. The policies require that where new facilities are proposed in proximity to existing sensitive land uses, a proponent will be required to undertake the necessary impact analysis and implement, as a condition of approval, the appropriate mitigation or abatement measures. The potential for land use compatibility impacts associated with new facilities are required to be addressed by permitting and review tools and guidelines such as Environmental Compliance Approvals, Environmental Assessments, and the International Dark Sky guidelines.
- Urban Design: The policies within the Urban Design section are focused around the high profile gateway location of the Secondary Plan Area, and ensuring that future development reflects high quality architectural and urban design standards that support the corporate image envisaged for it. The policies also address urban design requirements for the lands adjacent to major roads such as the proposed Highway 413.
- Sustainable Development: In keeping with the sustainability initiatives of the Town, the Sustainable Development section of the draft Secondary Plan proposes to facilitate development by addressing such matters as energy conservation; water conservation and quality; natural environment; air quality; waste management; communication and transportation and/or community design.

Phasing

The Phasing section discusses the need for development to occur in phases, in order to ensure that major capital projects are provided in a cost-effective and timely manner as the area develops. The intent of these policies is to ensure the delivery of major capital projects including municipal services and transportation network upgrades, as the area develops.

Implementation

The Implementation policies require that the Secondary Plan be implemented in accordance with the parent Official Plan and note that the Town may request a peer review of any reports, plans and/or studies submitted in support of a development application. The draft Secondary Plan proposes to implement the policy directions established throughout the Integrated Planning Project for the Secondary Plan lands, which has been supported by a series of technical studies and public consultation sessions throughout the study process.

These policy directions will continue to evolve with public input and further review by Town staff and the appropriate agencies.

Next Steps

Work will continue to finalize the technical reports including the Scoped Subwatershed Study Phase 3 Report. In addition, public consultation on the draft Secondary Plan will be ongoing. A workshop with the project's Steering Committee is planned for late April to allow the committee to share their feedback on the draft Secondary Plan prior to presenting the revised draft Secondary Plan and initial feedback received at a Public Open House and Statutory Public Meeting on May 29th, 2023.

STRATEGIC PLAN ALIGNMENT:

This report aligns to the Town's Strategic plan recognizing the value to achieve sustainable growth to ensure that growth is managed so as to ensure a balanced, sustainable, well planned community infrastructure and services to meet the needs of its residents and businesses.

This report also identifies shaping growth as one of the Town's Strategic priorities.

RELATIONSHIP TO CLIMATE CHANGE:

This report impacts and/or helps address climate change and the Town's Net Zero target through climate mitigation.

The Secondary Plan policies for the Premier Gateway Phase 2B Employment Area will focus on promoting sustainable development that reflects the Town's leadership in climate change. The refined and enhanced natural heritage system will further support the Town's climate change and sustainability programs.

PUBLIC ENGAGEMENT:

Public Engagement has been conducted as follows: Steering Committee meetings, Technical Advisory Committee meetings, Online Surveys, Public Open Houses and Stakeholder Meetings as per the Study's Communication and Engagement Strategy.

INTERNAL CONSULTATION:

Planning staff will continue to consult with Town staff from the following departments/divisions: Transportation, Development Engineering, Economic Development and Climate Change, Fire, Finance and Recreation and Parks.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer