

CONSULTATION MEETING

8049 Hornby Road
Town of Halton Hills

April, 2023



SUBJECT PROPERTY



Aerial Photo of the Subject Property

- East side of Hornby Road
- Occupied by a single-detached dwelling
- **Frontage along Eighth Line:** approx. 52.77 metres
- **Total Area:** approximate 0.64 hectares (1.60 acres)

ADJACENT USES / CONTEXT



Surrounding Uses Map

- **Surrounding Area Uses:**
 - **North:** Employment uses
 - **East:** Commercial uses, including the Toronto Premium Outlets.
 - **South:** Esso Gas Station with convenience store, Steeles Avenue, and environmentally protected land. Highway 401 is further south.
 - **West:** Hornby Road, residential uses, and employment uses.

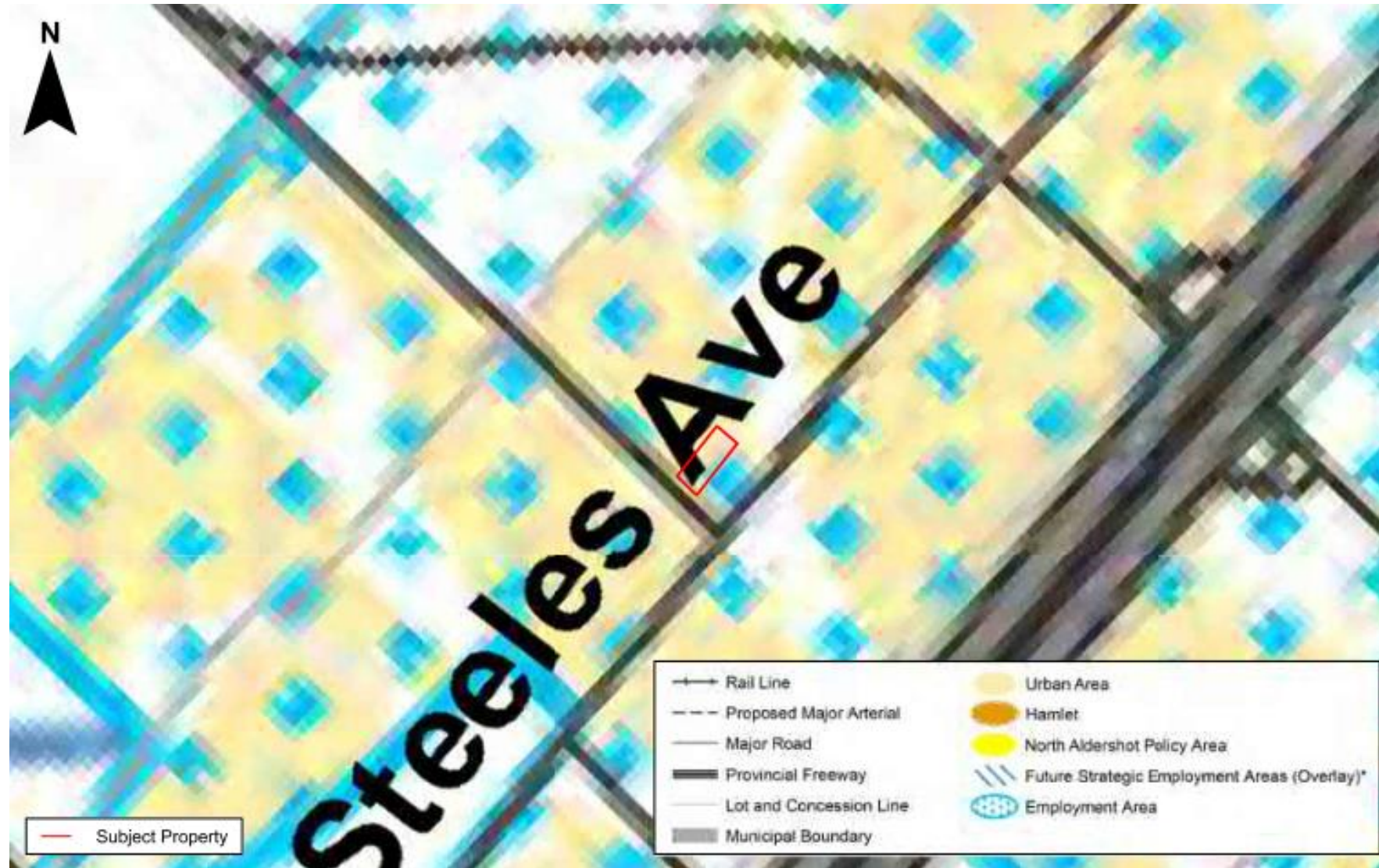
EXISTING USES



Existing Property Photo

- The subject property is currently occupied by a single detached dwelling to be demolished to facilitate the proposed development.

HALTON REGION OFFICIAL PLAN



The Regional Official Plan designates the subject property as within the Urban Area and the Future Strategic Employment Areas.

Halton Official Plan Figure 8: Future Strategic Employment Areas

PHASE 1B SECONDARY PLAN



Land Use Designation – *Phase 1B Employment Area* and within the Phase 1B Secondary Plan.

Phase 1B Secondary Plan designates the subject property as *Prestige Industrial* and permits:

- Business and professional offices in free-standing buildings or as part of an industrial mall;
- Industrial uses, such as manufacturing, assembling, processing, fabricating, warehousing;
- Wholesaling, and distribution facilities located primarily within wholly enclosed buildings;

Town of Halton Hills Official Plan Premier Gateway Employment Area Land Use Plan

TOWN OF HALTON HILLS ZONING BY-LAW 2010-0050



Rural Cluster Residential One (RCR1)

Permitted uses:

- Bed and Breakfast Establishments
- Cottage Industries
- Home Occupations
- Private Home Daycares
- Single-Detached Dwellings

Town of Bradford Official Plan: Zoning By-law 2010-050

ZONING REVIEW

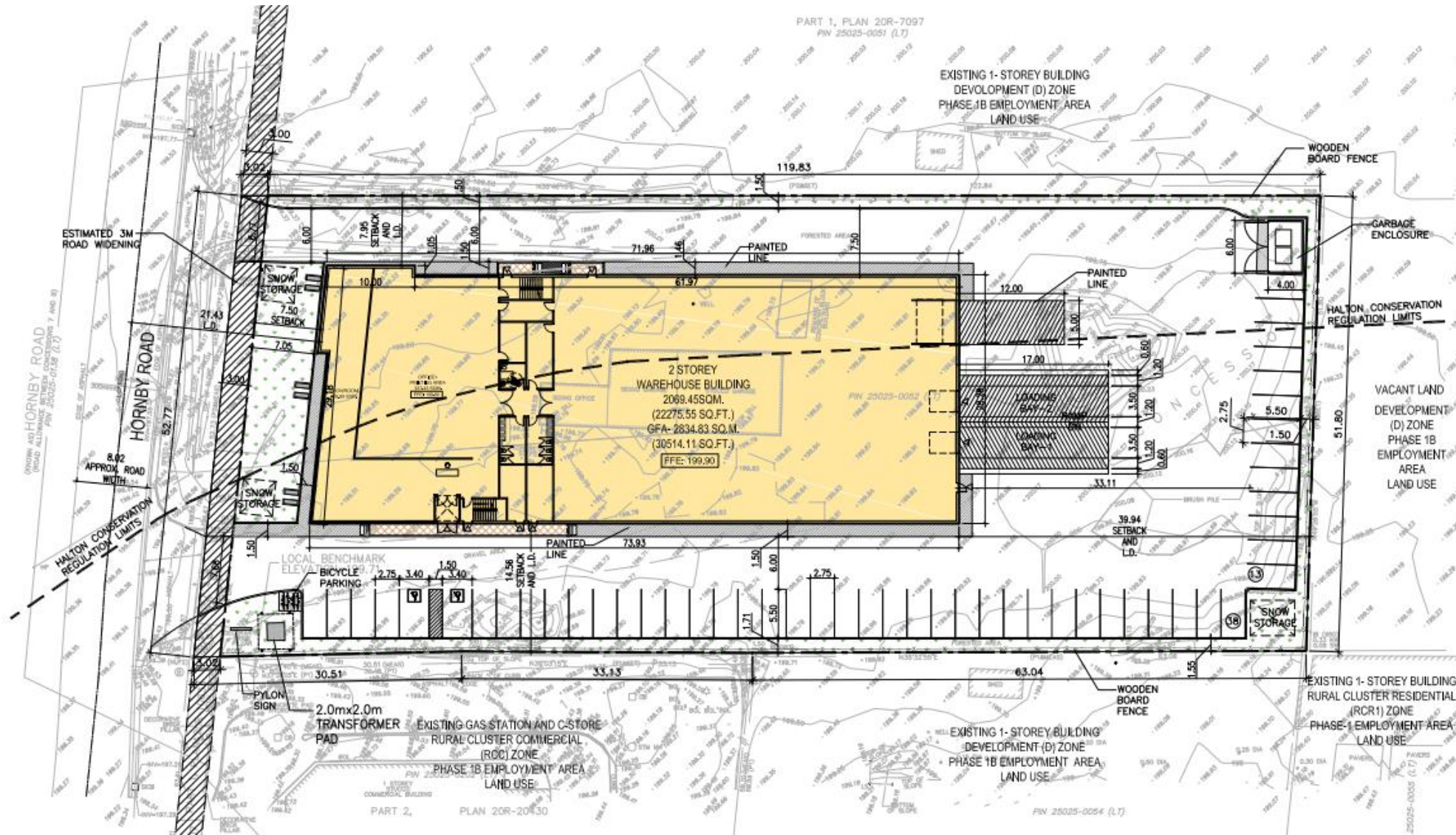
	Current Zoning: Rural Cluster Residential One (RCR1)	Zoning: 401 Corridor Prestige Industrial (M7) Zone as per PAC comments	Proposed Development	Compliance
Permitted Uses	Single detached dwellings, Cottage Industries, Bed and Breakfast Establishments, Home Occupations	Accessory uses; accessory retail store, banquet hall, business and professional office, catering service, commercial or trade school, convenience store, financial institution, industrial mall, manufacturing use, conducted wholly within an enclosed building, medical offices, nursery school, warehouse use, wholesale use and more.	Business Office, Industrial Uses,	Yes
Minimum Lot Frontage (m)		45.0 metres	52.77 metres	Yes
Minimum Lot Area (ha)		0.5 ha	0.648 hectares	Yes
Minimum Front Yard (m) (west)		7.5 metres	7.5 metres	Yes
Minimum Rear Yard (m) (east)		7.0 metres	39.94 metres	Yes
Minimum Interior Side Yard (m) (north)		4.0	7.95 metres	Yes
Minimum Interior Side Yard (m) (south)		4.0	14.57 metres	Yes
Maximum Building Height (m)		14.0 metres	11.0 metres	Yes
Minimum Landscape Buffer percentage of lot		20%	10.85%	No
Minimum Parking Aisle with accessing a parking space that is 90-degree angle required		6.7 metres	6.0 metres	No
Minimum Loading Spaces		2.0	2.0	Yes
Parking Calculation		56.0	50.0	No
Accessible Parking Spaces		4.0	2.0	No
Bicycle Parking		3.0	4.0	Yes

Zoning Matrix

Draft Zoning By-law Amendment

To re-zone the subject property from Rural Cluster Residential One to 401 Corridor Prestige Industrial (M7) Zone with special provisions.

PROPOSED SITE PLAN AND STATISTICS



PROJECT STATISTICS

ADDRESS: 8049 HORNBY ROAD, HALTON HILLS		
CURRENT ZONING : RURAL CLUSTER RESIDENTIAL (RCR 1)		
	REQUIRED	PROPOSED
LOT AREA (SQ.M)	MIN. 809.37 SQ.M. (0.2 HA)	6480.75 SQ.M. (1.62 ACRES)
ROAD WIDENING AREA (SQ.M)	-	158.22 SQ.M.
NET LOT AREA (SQ.M) AFTER DEDUCTION	-	6322.53 SQ.M. (1.56 ACRE)
LOT FRONTAGE	30M	52.77 M.
GROUND COVERAGE	-	2069.45 SQ.M. (32.41%)
GFA (SQ.M)	-	2834.83 SQ.M.
LANDSCAPED AREA	20%	703.62 SQ.M. (10.85%)
CONCRETE PAVED AREA	-	40.53 SQ.M.(0.62%)
MAX. BUILDING HEIGHT	11M.	11 M.
PARKING	51	51 (2HC)

BUILDING SETBACKS

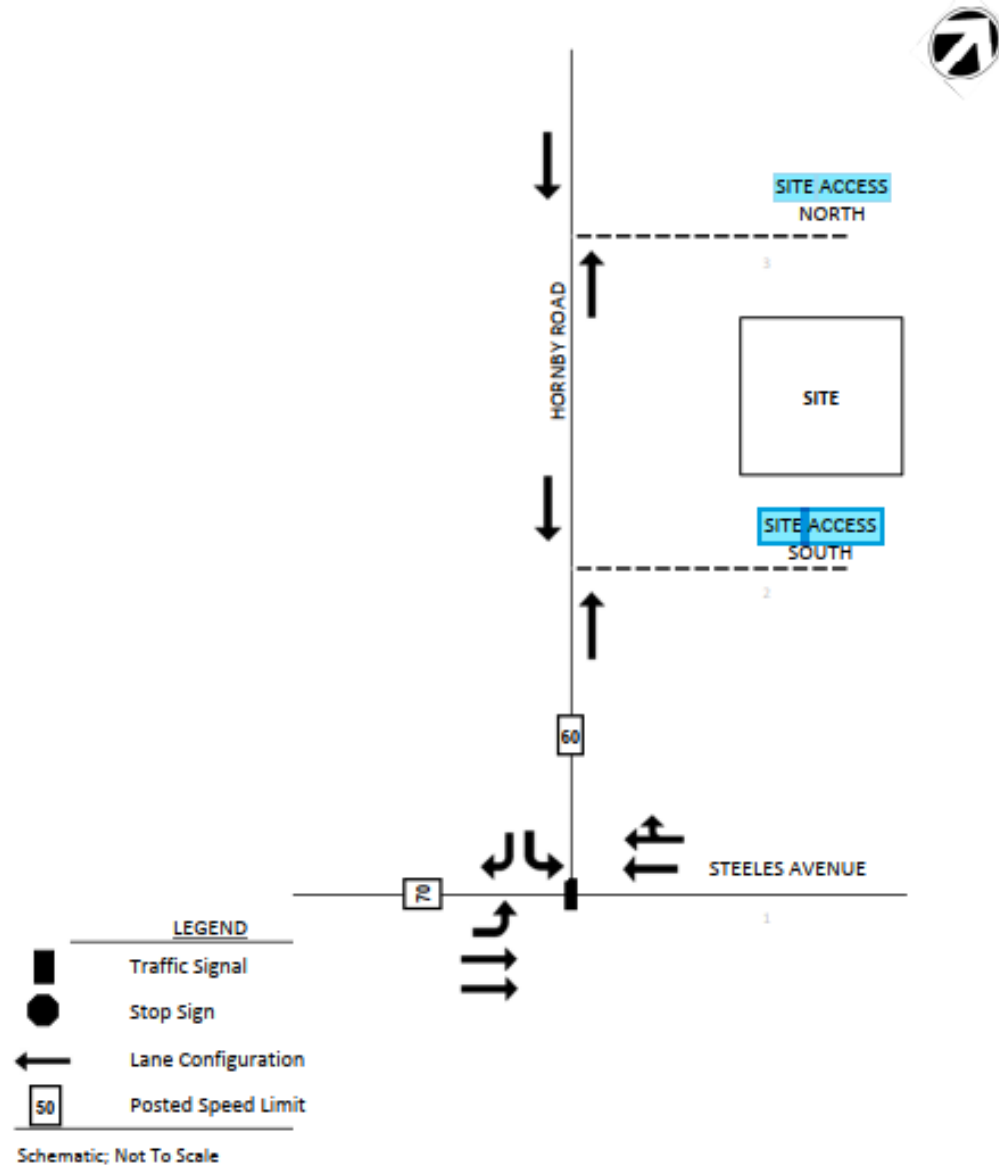
	ALLOWED	PROPOSED
FRONT YARD (WEST)	7.5M	7.50 M
REAR YARD (EAST)	7.5M	39.94 M
SIDE YARD (NORTH)	4.5M	7.95 M
SIDE YARD (SOUTH)	4.5M	14.56 M

PARKING CALCULATION

CAR PARKING (2.75M X 5.5M)	REQUIRED	PROPOSED
WAREHOUSE(1306.18 SQ.M) (1/90 SQ.M.)	14	14
OFFICE (833.88 SQ.M) (1/30 SQ.M.)	28	28
SHOWROOM+ DISPLAY(383.23 SQ.M) (1/44 SQ.M.)	9	9
BIKE PARKING: 2 SPACES PLUS 0.25 SPACES/1000 SQ.M. GFA (INDUSTRIAL BUILDING)	4	4
TOTAL PARKING	51	51 (2HC)
LOADING (12.0MX3.5M)	2	2

Site Plan prepared by Orchard Design

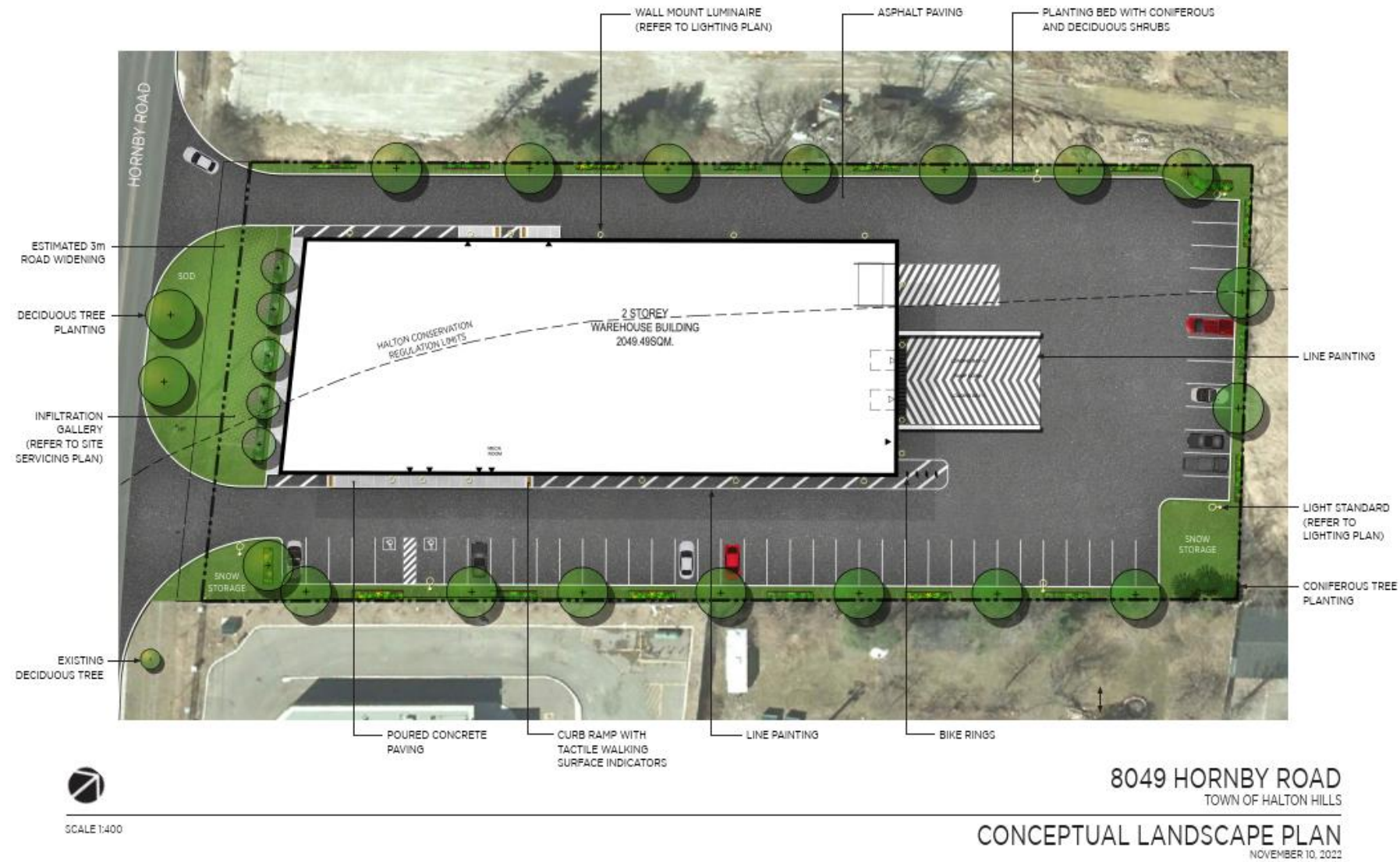
TRAFFIC IMPACT AND SITE ACCESS STUDY



- Trans-Plan conducted a Traffic Impact Study and Site Access Study for the proposed development
- Parking is provided on site for a total of 50 parking spaces and three loading bays for the development. Two full-movement accesses to the site are proposed on Hornby Road.
- Traffic analysis demonstrates that the Steeles Avenue and Hornby Road intersection is expected to operate overcapacity during future weekday PM peak hour conditions and operational improvements are recommended.
- Two site accesses to the site are proposed off of Hornby Road
- Under site total conditions, during the weekday AM and PM peak hours, all movements are expected to operate well, with acceptable LOS of B or better and delays of 13 seconds or less for all individual movements.

Existing Study Area Roadway Characteristics prepared by Trans-Plan

LANDSCAPE PLAN



Concept Landscape Plan by Cosburn

Thank You

Comments & Questions?

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