



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Melissa Ricci, Senior Policy Planner

DATE: May 16, 2023

REPORT NO.: PD-2023-037

SUBJECT: Premier Gateway Phase 2B Draft Secondary Plan- Statutory Public Meeting Report

RECOMMENDATION:

THAT Report No. PD-2023-037, dated May 16, 2023, regarding a Statutory Public Meeting for the draft Premier Gateway Phase 2B Secondary Plan, Draft Official Plan Amendment 50 and Draft Urban Design Guidelines attached as Appendix A and B to this report, be received;

AND FURTHER THAT all agency and public comments be referred to staff to be addressed in a final recommendation report to Council on the disposition of these matters;

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:

- A Statutory Public Meeting under the *Planning Act* is being held to consider Draft Official Plan Amendment 50 to the Town's Official Plan as initiated by the Town of Halton Hills, regarding the draft Premier Gateway Phase 2B Secondary Plan.
- No decisions are being made at this time and the proposed amendment may be subject to change based on public and agency input.
- The Draft Secondary Plan and Urban Design Guidelines have been released for public review as endorsed by Council on April 17th through [Report PD-2023-020](#).

- The draft Secondary Plan and Urban Design Guidelines address preliminary comments from the Project's Technical Advisory Committee, Steering Committee, and the public, and are being presented as Appendix A and Appendix B to this report.
- The Province released Bill 97 on April 6th, 2023. The Bill proposes to change the definition of Area of Employment in the *Planning Act*; the proposed definition prohibits institutional and stand-alone commercial uses including offices, provided such uses are not otherwise related to permitted uses such as manufacturing uses, uses related to research and development, and warehousing uses. If the bill passes as is, it will have a significant impact on the permitted uses primarily in the Business Commercial designation located at the intersection of Winston Churchill Boulevard and Steeles Avenue.
- As part of the Premier Gateway Phase 2B Secondary Plan process, a Commercial Needs Assessment report has been completed to address the market demand for Supportive Commercial Uses in the Premier Gateway Phase 2B Employment Area. The range of Supportive Commercial Uses often includes business supportive retail and professional office space which contribute to creating comprehensive and complete employment areas and influence the vitality and connectivity of the local economy.
- Planning staff have provided comments to the Province requesting that the definition of Area of Employment continue to include supportive institutional and commercial uses as well as office uses.

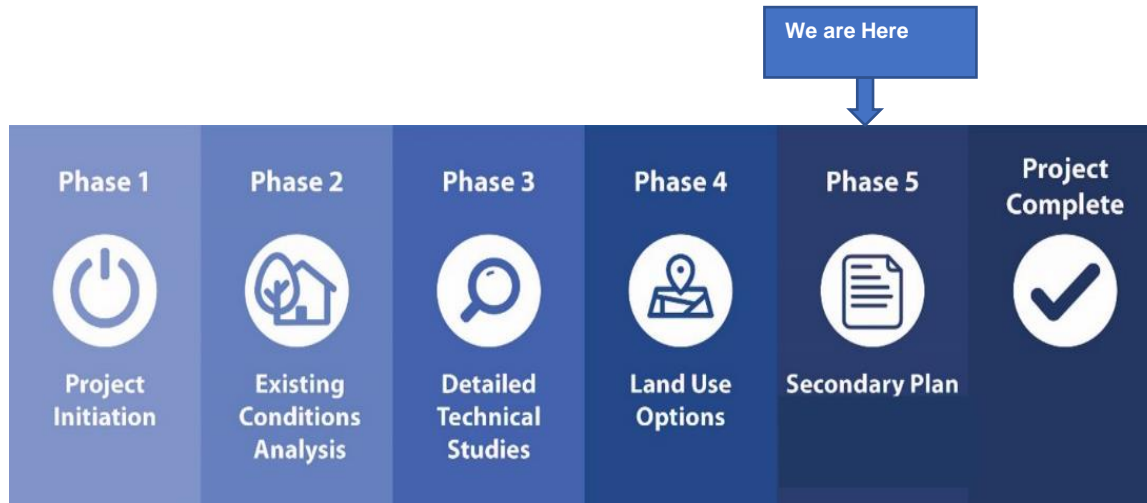
BACKGROUND AND DISCUSSION:

The purpose of the Town-initiated Draft Official Plan Amendment 50 is to introduce detailed policies and land use designations, to guide the future development of the Premier Gateway Phase 2B Employment Area. Through Report PD-2023-020, Council approved the release of the draft Secondary Plan for public review. Following the release of the draft Secondary Plan, a Steering Committee meeting was held on April 21st, 2023. The Steering Committee meeting provided an opportunity for committee representatives to ask questions and provide their preliminary feedback on the draft Secondary Plan.

The draft proposed Amendment is consistent with the policies of the Provincial Policy Statement, 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and the overall goals and intent of the policies of the Regional Official Plan in effect at the time of writing this report.

Planning staff worked with the Town's Corporate Communications division to inform the community of the release of the Secondary Plan and to advertise the Public Open House and Statutory Public Meeting. The communication strategy included a social media campaign, articles in the Town's corporate newsletter (the Current and the Economic Development newsletter), email blasts, mail out to the residents and landowners located in the Study Area and within 120 metres radius from the Study Area and newspaper ads, including online, in the Independent & Free Press.

Figure 1: Project Phases



Scoped Subwatershed Study Phase 3 Report:

The Scoped Subwatershed Study Phase 3 Report was completed and released to the Technical Advisory Committee on May 12th, 2023. This report summarizes the results and recommendations associated with Phase 3: Implementation and Monitoring of the Scoped Subwatershed Study Process.

The Report emphasizes stormwater management, watercourse management, wetland management, and natural heritage system management. The Report also lists an Implementation Plan and a Monitoring Plan. The Implementation Plan includes future study requirements at the time of a development application such as Subwatershed Impact Studies, Functional Servicing Reports and Stormwater Management Plans. The components of the Monitoring Plan are related to surfacewater, groundwater, watercourses, surface water quality, aquatic ecology and terrestrial ecology. The last section of the Report speaks to the required annual reports to be prepared for all monitoring programs.

A comment matrix will be prepared listing the agency comments (Region of Halton, Conservation Halton, Credit Valley Conservation, the Ministry of Energy and the Ministry of Transportation) and subsequent responses by the consulting team and Town staff. The Subwatershed Study is expected to be completed in the next few months.

Draft Updated Secondary Plan:

[Report PD-2023-020](#) provided an overview of the structure of the Secondary Plan, Land Use Designations, and the Land Use Schedule. The draft Secondary Plan addresses preliminary comments from the Technical Advisory Committee. The Draft Secondary Plan includes the following updates:

- Incorporates revisions to the extent of the GTA West Corridor, as identified in ROPA 49
- Clarifies that the corridor protection area is required for the Highway 413 Focused Analysis Area and the Northwest GTA Transmission Corridor Narrowed Area of Interest
- References the Region's Wastewater Servicing Feasibility Study for the Secondary Plan Area and Provisional Municipal Class Environmental Assessment (EA) that is scheduled to be completed ahead of completion of the Region's ongoing Water, Wastewater and Transportation Master Plan Update project to allow development to proceed in a timely manner
- Addresses comments from the Region of Halton to italicize terms through documents which are defined in the Regional Official Plan
- Revisions to the policies related to the Natural Heritage System, natural hazards and Watercourses and Headwater Features to ensure conformity with Conservation Halton, Credit Valley Conservation, and the Region of Halton
- Includes language to Appendix A: Subwatershed Study Requirements to acknowledge Conservation Halton's Sixteen Mile Creek Flood Hazard Mapping Study

The Urban Design Guidelines have been updated to address comments received during the Public Open House held on April 17th, 2023, which included highlighting and incorporating best practices on bird friendly design, landscape zones that support a comfortable pedestrian experience and support the attenuation of stormwater to further reduce run off, and site lighting location to minimize impacts to the Residential Policy Area.

Bill 97 and the Proposed Provincial Planning Statement (PPS)

At the time of writing this report, Bill 97 and the proposed PPS continue to be under consideration. It is anticipated that if Bill 97 is approved as is, the definition of Area of Employment will prohibit supportive stand-alone institutional and commercial uses, including offices. Consequentially, the draft Secondary Plan may need to be revised to conform with Provincial legislation. In addition, the Province has indicated that the natural heritage policies in the proposed PPS continue to be under review and any proposed amendments will be available for review at a later date. Depending on the nature and timing of those changes, revisions to the natural heritage policies may also need to be considered as part of the finalization of the Secondary Plan.

On May 5th, 2023, Town staff submitted comments to the Province highlighting the importance of continuing to allow institutional and commercial uses in Areas of Employment. The Premier Gateway Phase 2B Employment Area has been planned to support local job growth and attract innovative investment and a talented workforce. Proposed land use permissions allow for institutional and commercial uses including business and professional offices in free-standing buildings or as part of an industrial

mall, hotels, banquet halls, full-service restaurants, convenience stores, commercial fitness centres and limited retail and service commercial uses. These uses are permitted in areas to be designated, “Business Commercial Area” located strategically at Winston Churchill Boulevard and Steeles Avenue. It is crucial for the Town that supportive institutional and commercial uses continue to be permitted within Areas of Employment; providing this flexibility is imperative for developing vibrant, stable, and innovative Areas of Employment better positioned to respond to the changing needs of the job market.

Staff will continue to monitor any refinements to the draft Secondary Plan required as a result of the proposed Provincial changes.

Next Steps:

Staff anticipate a final recommendation report will be presented to Council later this year. As part of the final recommendation report, a Consultation Summary Report will be prepared summarizing all public comments on the draft Secondary Plan including staff responses. All public input received during the Public Open House and Statutory Public Meeting will be considered, and additional feedback will be incorporated into the final Secondary Plan and Urban Design Guidelines, as appropriate.

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 and Urban Design Guidelines 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 and Public Open Houses 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,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer