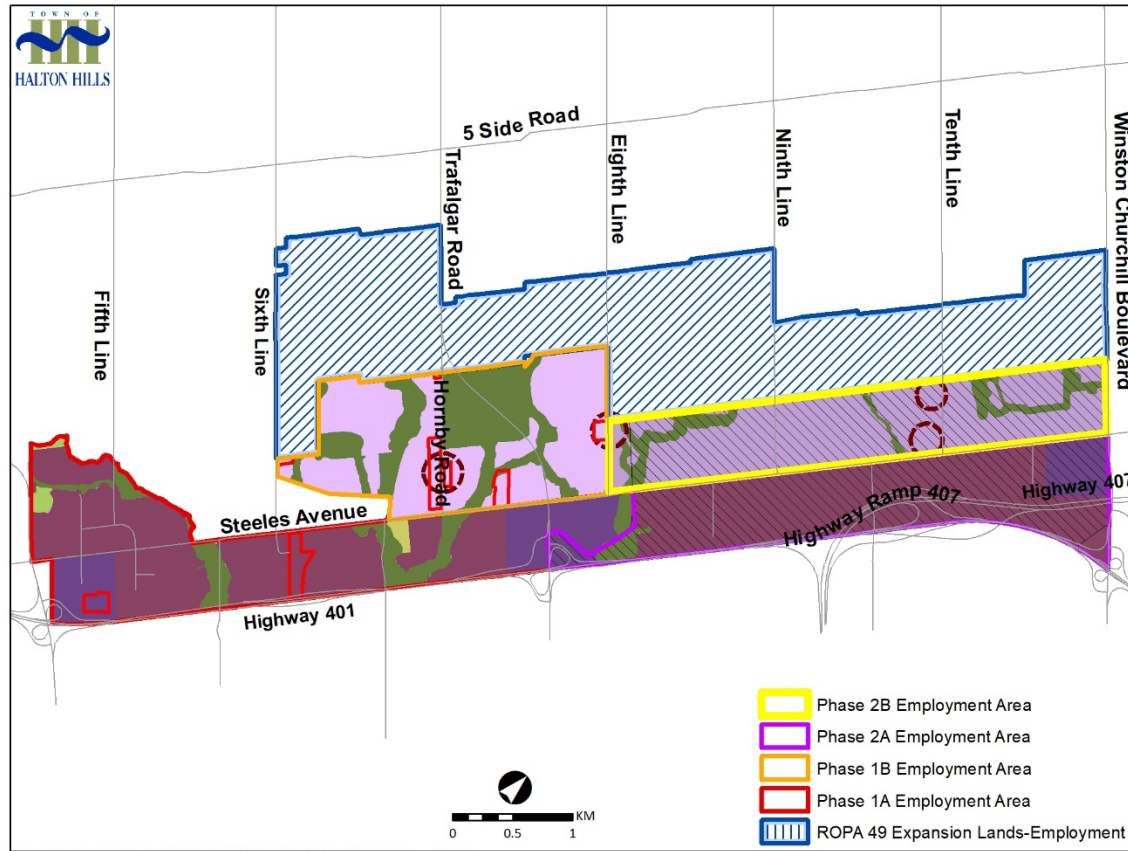


Employ HH

Premier Gateway Employment Area Phase 2B Integrated Planning Project

Statutory Public Meeting May 29, 2023

Study Area



Secondary Plan Study Process



Public Open Houses

- Virtual Public Open House held on March 22, 2023 and 46 members of the public attended.
- There were a number of poll questions and participants were invited to submit questions through the Q & A function or to raise their hand and verbally ask questions.
- A meeting summary is posted on Let's Talk Halton Hills.
- A Virtual Open House and In-person Open House were held this afternoon



Public Engagement



203 public participants at 4 Virtual Open Houses



1200 downloaded documents through Let's Talk Halton Hills



90 participated in on-line surveys



6 questions through Let's Talk Halton Hills



Mailouts to the community



Stakeholder Discussions

Urban Design Guidelines

Guiding Principles

1. Enhance Natural Features
2. Achieve a Strong Visual Identity for Trafalgar Rd, Steeles Ave and Winston Churchill Blvd
3. Develop Nodes at the Three Gateway Areas
4. Ensure High Quality Built Form and Landscapes
5. Provide Flexible Development to Accommodate Evolving Needs
6. Encourage Protection and Adaptive Reuse of Heritage Elements
7. Encourage Sustainable Buildings



Urban Design Guidelines

Site Plan Design

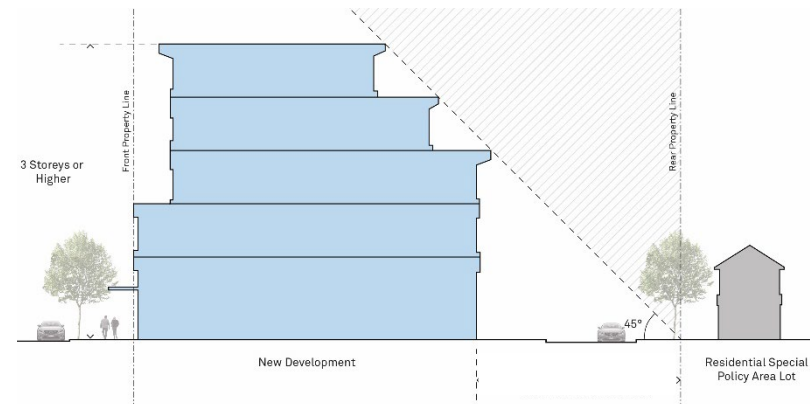
Boulevards, Sidewalks, and Pedestrian Crossings

- Wider boulevards
- Rain gardens and bioswales
- High quality street furniture,
- Separated bicycle lanes



Building Location & Orientation

- Gateway buildings oriented to intersection, with entrances on both streets
- Buildings adjacent to Residential Special Policy Area subject to angular plane



Urban Design Guidelines

Site Plan Design

Open Space & Landscaping

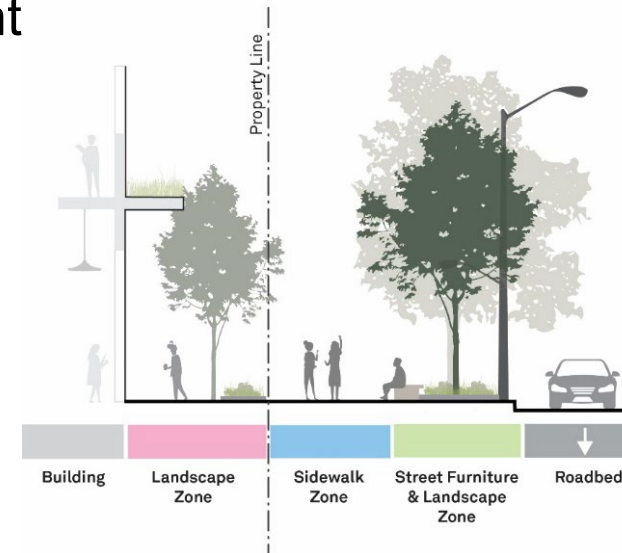
- Plantings to be 75% native & drought resistant
- Retain existing mature, healthy trees
- Provide trees to frame public sidewalk

Surface Parking

- Dedicated, defined pedestrian walkways
- Permeable paving encouraged

Structured Parking

- Visible, accessible, well lit with green features



Urban Design Guidelines

Built Form Design

Sustainability

- Meet Town's Green Development Standard
- Meet net-zero building standards
- Consider geo-exchange, district energy
- Apply passive heating and cooling building design
- Green / white roofs or solar energy



Heritage

- Conservation and re-use of cultural heritage resources
- Transition respectfully from new development to existing heritage fabric
- New design should be compatible with adjacent heritage sites and structures



Urban Design Guidelines

Open Space Design

Stormwater Management Ponds

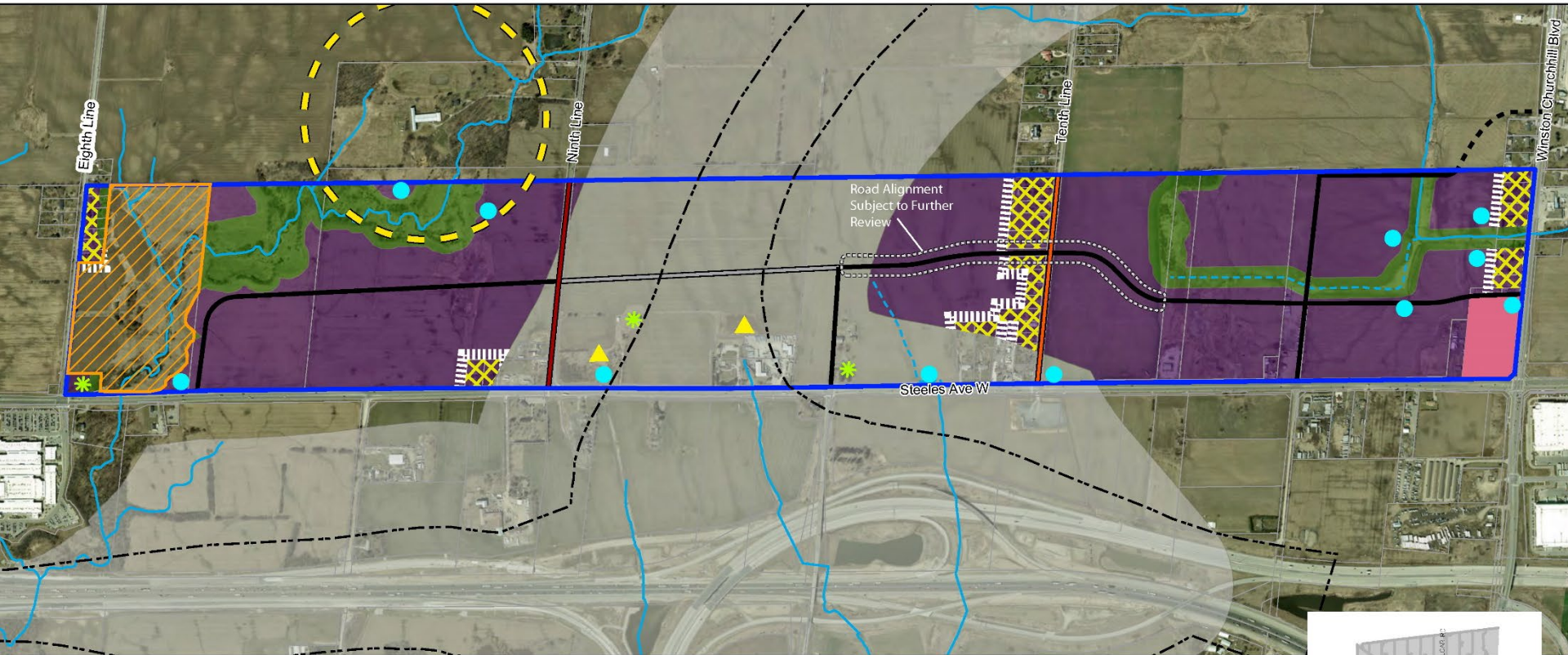
- Provide bird and fish friendly habitats
- Incorporate naturalized design
- Plant shade trees and overbank vegetation

Sustainability

- Encourage on-site storage and filtration of stormwater
- Include biofiltration trenches, EV charging, solar panel shade structures with surface parking
- Orient open spaces to maximize sunlight and minimize wind



Secondary Plan Draft Land Use Schedule

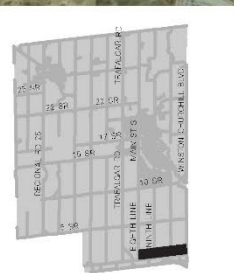


- Secondary Plan Area
- Natural Heritage System
- Prestige Industrial Area
- Highway 413 Corridor Protection Area
- Highway 413 Focused Analysis Area & Northwest GTA Transmission Corridor Narrowed Area of Interest

- Residential Special Policy Area
- Business Commercial Area
- Subject to D09OPA22.001 As Per PL180499
- Buffer for existing residential uses
- Refer to Policy H8.7.4.14.3

- Collector Road
- Potential Future Collector Road Alignment
- Collector Road subject to GTA West confirmation
- Minor Arterial Road
- Major Arterial Road

- Cultural Heritage Resource
- Minimum Distance Separation (MDS)
- Headwater Drainage Feature (HDF)
- Watercourse
- Storm Water Management Facility



Secondary Plan Draft Land Use Schedule

Changes since the public meeting in March:

- Identifies potential wetland areas between Ninth & Tenth Lines subject to further study
- Removes potential stormwater pond locations from the 8079 Eighth Line property that is subject to a site-specific development application process



Secondary Plan Draft Policies

New policies:

- Update the vision and guiding principles
- Encourage high employment generating uses that align with the Town's strategic objectives
- Encourage uses that reinforce a more intensive economic base and create synergies between the Town's economic development, land use planning and climate change objectives
- Comply with Regional density targets
- Address impacts from & exposure to the proposed Highway 413



Secondary Plan Draft Policies

Prestige Industrial:

Proposed primary uses:

- a) Business and professional offices in free-standing buildings;
- b) Industrial uses, such as manufacturing, assembling, processing, fabricating, warehousing, wholesaling and distribution facilities located primarily within wholly enclosed buildings with limited, accessory outdoor storage, that is appropriately screened;
- c) Computer, electronics and data processing facilities;
- d) Research and development facilities;
- e) Printing and associated service establishments; and,
- f) Industrial malls



Secondary Plan Draft Policies

Prestige Industrial:

Proposed secondary uses:

- a) Limited retail sales of goods and materials made on site;
- b) Post-secondary education;
- c) Limited institutional facilities;
- d) Motor vehicle service stations;
- e) Legally existing uses and expansions or alterations of them
- f) Individual retail and service commercial uses not exceeding 750 sq m
- g) Take-out restaurants and convenience stores in industrial malls or office buildings.



Secondary Plan Draft Policies

Business Commercial Area:

Proposed uses:

- a) Hotels including conference, banquet and amenity facilities;
- b) Business and professional offices in free standing buildings or industrial malls;
- c) Research and development facilities;
- d) Limited retail sales and service commercial uses that are ancillary to and serve the main industrial uses - not exceeding 750 sq m;
- e) Printing and associated service establishments;
- f) Motor vehicle service stations;
- g) Legally existing uses and expansions or alterations of them;
- h) Industrial malls.



Secondary Plan Draft Policies

Residential Special Policy Area (RSPA):

- Overlay to the Prestige Industrial designation.
- The lands may be zoned to permit the existing residential uses including home occupations, additions to dwellings, and office or other uses compatible with adjacent residential uses.
- Where development is proposed on lands abutting a building used for residential purposes in the RSPA, landscaping and other buffering on the boundary of the residential use may be required.
- Does not permit new residential uses.



Secondary Plan Draft Policies

Natural Heritage System:

- Refine and enhance the Natural Heritage System (NHS) to support the Town's climate change and sustainability programs.
- Ensure new development generally complies with the recommendations of the Scoped Subwatershed Study.
- Require a Subwatershed Impact Study (SIS) in support of a complete development application unless it has been demonstrated its not warranted.
- Terms of Reference for the SIS will be refined on an individual basis.



Secondary Plan Draft Policies

Transportation:

- Protect the Highway 413 Focused Analysis Area and Northwest GTA Transmission Corridor Narrowed Area of Interest based on ROPA 49.
- New east-west collector road location is approximate and subject to further review at time of development applications.
- Traffic Impact Study may be required as part of any development application.
- Region undertaking a Municipal Class Environmental Assessment for improvements to Steeles Ave from Trafalgar Rd to Winston Churchill Blvd



Secondary Plan Draft Policies

Servicing:

- New servicing to the Secondary Plan area will generally be developed from west to east to allow for efficient and cost-effective progression of services.
- Region is updating its Water and Wastewater Master Plan to include proposed timing and sequencing of the provision of services.
- Existing houses in the Secondary Plan will be eligible for connection to full municipal services when municipal services are provided in accordance with Region's Urban Services Guidelines.
- A Functional Servicing Study will be prepared as part of the subdivision or site plan approval process.



Secondary Plan Draft Policies

Cultural Heritage:

- Recognizes existing cultural heritage resources
- Requires a Cultural Heritage Impact Statement be prepared

Urban Design:

- Promotes sustainable development that reflects the Town's leadership in climate change
- Incorporates the directions consistent with the Urban Design Guidelines



Secondary Plan Draft Policies

Land Use Compatibility:

- A Noise and/or Vibration Impact Study may be required in accordance with MECP guidelines and Regional Land Use Compatibility Guidelines
- Air quality studies will be required in support of Class II industries
- Development will identify means to minimize and mitigate light pollution



Secondary Plan Draft Policies

Phasing:

- Development is generally expected to occur from west to east.
- Development on full municipal services will only proceed if servicing capacity is available.
- Lands east of Highway 413 will require:
 - construction of the Steeles Avenue trunk watermain east of Highway 413 as well as a looped watermain system, and
 - the ultimate waste water servicing solution to be constructed by the Region.
- More details will be prepared once the Region has completed updates to the Water and Waste Water Master Servicing Plan and Transportation Master Plan.



Public Comments

- Overall support for the Secondary Plan policies
- Provide flexibility for the location of the Collector Road
- Allow direct access to Steeles Ave
- Provide flexibility for the location of SWM Ponds



Next Steps



- Review public and agency comments provided on the draft Secondary Plan and make refinements, as necessary.
- Bring forward the recommended Secondary Plan for Council adoption.
- Goal to adopt the Secondary Plan later this year, dependent on Bill 97.

Questions?

