

Summary of the Premier Gateway Phase 1B Secondary Plan:

The Secondary Plan is organized into the following sections:

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

The **Vision Statement** for the Premier Gateway Phase 1B Area states that the Secondary Plan Area will be a high quality, comprehensively planned prestige employment area that forms a key component of the Town's strategic gateway. It will diversify and enhance the Town's economic base and increase employment options. Visually attractive and sustainable development will enhance the stature of the area and improve resiliency. The natural heritage resources, which help to define the character of the area, will be protected, enhanced and where possible, restored. Access and connectivity will be improved and attractive and comfortable streetscapes will encourage, active transportation and support future public transit. Development will proceed based on full municipal services that meet the needs of businesses and existing residents.

The **Guiding Principles** provide greater detail to complement the Vision Statement and guide the policies of the Secondary Plan. They address: providing for a variety of employment uses to meet the needs of existing and future businesses, high quality urban design, natural heritage and cultural heritage resource protection, sustainable development and land use compatibility between employment uses and existing residential and agricultural uses.

Prestige Industrial Area is the principal designation within the Secondary Plan area, where the predominant use of the land will be for employment uses, with permitted uses including: business and professional offices; industrial uses, such as manufacturing, assembling, processing, fabricating, and warehousing, wholesaling and distribution facilities.

The **Business Commercial Area** designation (Note: applies only in Lot 1) provides a location for retail/commercial uses that are important to support the

primary employment function of the Phase 1B Area, as well as the gateway function, including hotels, conference, exhibition and banquet facilities, restaurants, business and professional offices and limited commercial uses.

The **Natural Heritage System** designation reflects the systems approach taken to ensure the protection, preservation and enhancement of the Natural Heritage System, with policies addressing key features; buffers; linkages; watercourses and enhancement areas.

The **Residential Special Policy Area** is an overlay to the Prestige Industrial Area designation, and identifies concentrations of existing residential uses along Hornby Road, Eighth Line and Sixth Line, which may not redevelop for employment uses in the short term, and sets out policies to address the land use compatibility of these residential uses with adjacent employment uses.

The **Subwatershed Study** section of the Secondary Plan discusses the Scoped Subwatershed Study undertaken in conjunction with the Secondary Plan. The policies require that all new development in the Secondary Plan Area generally comply with the recommendations of the Scoped Subwatershed Study, including the requirement for a Subwatershed Impact Study (SIS) in support of a complete development application.

The **Transportation** section outlines the multi-modal transportation network proposed, specifically addressing the overall road network; active transportation, including walking, cycling and lightly motorized modes of travel; transit and transit supportive land use; transportation demand management and parking.

The **Servicing** section discusses municipal water and wastewater services; storm water management and utilities, and the requirement for Functional Servicing Studies in support of the subdivision or site plan approval processes.

The **Agriculture** section discusses the existing and new agricultural, agriculture-related and secondary agricultural uses permitted within the Secondary Plan Area until such time as the lands are proposed for development.

The **Cultural Heritage** section identifies the cultural heritage resources on the subject lands and requires that cultural heritage resources be conserved wherever practical, as determined through a Cultural Heritage Impact Statement in support of a development application.

The **Land Use Compatibility** section provides the requirements for buffering and/or mitigation of proposed industrial uses where adjacent to existing residential uses. 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, addressing key

elements including noise and vibration; air quality; lighting and construction activities.

The policies within the **Urban Design** section are focused around the high profile gateway location of the Secondary Plan area, as well as the larger Premier Gateway lands. The policies discuss the need to ensure that all future development reflect high quality architectural and urban design standards, and in particular key locations such as the Trafalgar Road and Steeles Avenue intersection.

In keeping with the sustainability initiatives of the Town, the **Sustainable Development** section of the Secondary Plan addresses energy conservation, water conservation and quality, natural environment, air quality, waste management, communication and transportation and/or community design.