



PUBLIC MEETING-2018-0005

A temporary Use Zoning By-law Amendment Application for a temporary parking lot (597 parking spaces) until December 31, 2019 to accommodate the short term increased parking demand for the Toronto Premium Outlet Mall.

Minutes of the Public Meeting held on Monday, September 10, 2018, at 6:30 p.m., in the Council Chambers, Town of Halton Hills Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor T. Brown chaired the meeting.

Councillor T. Brown advised the following:

The purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions or to express views with respect to the development proposal. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal the decision to the Local Planning Appeal Tribunal for a hearing, subject to Tribunal validation of your appeal. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the decision is made, the person or public body is not entitled to appeal the decision of the Town of Halton Hills to the Local Planning Appeal Tribunal. In addition, if a person or public body does not make oral submission at a public meeting, or make written comments to the Town of Halton Hills before the decision is made the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so. You may wish to talk to Planning staff regarding further information on the appeal process.

The Planning Act requires that at least one Public Meeting be held for each development proposal and that every person in attendance shall be given an opportunity to make representations in respect of the proposal.

The format of this Public Meeting is as follows:

- The Town will generally explain the purpose and details of an application;
- Next, the applicant will present any further relevant information, following which the public can obtain clarification, ask questions and express their views on the proposal.

The applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

SPECIFIC PROPOSAL

This Public Meeting involves an application by SmartCentres for a Temporary Use Zoning By-law Amendment application to permit the use of the property as a temporary parking lot (597 parking spaces) until December 31, 2019, to accommodate the short term increased parking demand for the Toronto Premium Outlet Mall expected to be generated as a result of the mall expansion opening in November 2018.

TOWN'S OPPORTUNITY

The Chair asked the Town's representative, Tony Boutassis, Senior Planner, to come forward to explain the proposal.

T. Boutassis stated that the purpose of the public meeting is to provide a summary of the Temporary Use Zoning By-law Amendment application submitted by SmartCentres for the property at 13584 Steeles Avenue in the Halton Hills Premier Gateway Business Park. A Public Meeting is a requirement for a Zoning By-law Amendment under the Planning Act and this Public Meeting is being held in accordance with the Mayor's Task Force on Public Engagement and the Public Engagement Charter.

The Public Engagement Charter speaks to 3 levels of engagement, which are Inform, Consult and Collaborate. Tonight the Town of Halton Hills is informing you and consulting with you, the public, and providing an opportunity for you to ask questions and share your views on the subject development proposal.

T. Boutassis noted that 13584 Steeles Avenue is located in the Halton Hills Premier Gateway Business Park. It is generally located on the south side of Steeles Avenue; and West of Trafalgar Road. The "L-Shaped" property has an area of approximately 2.5 hectares (6.3 acres) and it has roughly 36.6 metres (120 feet) of frontage along Steeles Avenue and 136 metres (446.2 feet) along Trafalgar Rd.

The lands are currently vacant with a food truck operating on a small portion of the site fronting onto Trafalgar Rd. Fencing, jersey barriers and a stormwater management facility from the previous temporary parking lot also remain on-site.

The subject temporary use Zoning By-law application is seeking permission to use the subject lands as a temporary parking lot. The application was filed by SmartCentres who is an Owner of the Toronto Premium Outlets or TPO and the temporary parking lot is tied to the recent expansion ongoing at TPO.

The subject lands were previously used as a temporary parking lot until the end of 2017 to accommodate additional off-site parking for the Toronto Premium Outlet Mall during the construction of a parking garage (Phase 2A) on the mall site. The parking garage was required to facilitate the future expansion of the mall. The construction of the parking garage was completed in November 2017 and is now in use.

The subject property is designated Gateway Area in the Town of Halton Hills Official Plan. Stand-alone parking lots are not permitted under the Gateway Area designation, however, section G4.1.1 of the Town's Official Plan states that Council may pass by-laws permitting the temporary use of lands, buildings or structures, which may not conform to the Plan.

The property was previously used as a temporary parking lot until December 31, 2017, so a lot of the required infrastructure is already in place. The temporary use won't require any major construction and it won't be difficult to return the site to its original condition. It won't prejudice long term plans for the area and is compatible with adjacent land uses and the neighbourhood; and will not cause traffic hazards or congestion. Any temporary use approved is limited to a period of 3 years, the Temporary Use should only be applied where it is considered inappropriate to permit a use on a permanent basis.

The property is zoned Corridor Gateway (G) under Zoning By-law 00-138, which is the By-law applicable to the Premier Gateway Area. Stand-alone parking lots are not permitted within this zone. The Applicant is seeking a temporary amendment to the by-law to permit the parking lot until December 31, 2019. They are also seeking relief from some site specific provisions including; Landscape Open Space of 10%, 3m planting strips along Trafalgar Rd. and Steeles Ave and parking not being located in any required yard abutting a non-industrial lot.

Through discussions between Town and Agency staff and the Applicant preliminary comments have been provided regarding pedestrian access between the temporary lot and mall site that are to be addressed prior to the Town's final recommendation report.

SmartCentres is proposing to provide a shuttle bus service to transfer mall staff from the temporary parking lot to the mall. Notwithstanding the intended shuttle service, Town staff has noted that many people chose to j-walk across Trafalgar Rd when the previous temporary lot was in operation. This is a problem that is expected to continue with the new iteration of the parking lot and obviously a safety concern.

Staff has required the Applicant to demonstrate how they plan to direct pedestrians to safely cross Trafalgar Rd. This plan should include; a strategy for safe on-site circulation of pedestrians (ex footpaths/sidewalks within the parking lot); appropriate signage to discourage people from crossing Trafalgar Rd. south of the intersection; a physical barrier or fence constructed between the mall and temporary parking lot and suitable parking lot management by SmartCentres employees; and, any functional improvements needed for the signalized intersection to accommodate the flow of a large number of pedestrians without impacting vehicular traffic movement.

Public Notice for this Public Meeting was mailed to properties within 120 m of the subject lands on August 17, 2018. On August 21, 2018 signs were posted on the property regarding the proposal and the public meeting and on August 23, 2018 Public Notice was posted in the Independent & Free Press with a courtesy notice published on September 6, 2018.

To date the Town has not received any comments or inquiries from the public on the proposed temporary parking lot.

With regard to future steps Staff are awaiting comments from the public following the meeting tonight, staff will continue to work with the Applicant to satisfy all identified issues and the Final Report will be delivered to Council on the disposition of this matter.

APPLICANT'S OPPORTUNITY

The Chair called on the applicant to provide further information and details on the proposal.

The applicant had nothing further to add.

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons in attendance who have questions, require further clarification or information or wish to present their views on the proposal.

No person came forward to speak on this matter.

FINAL COMMENT FROM STAFF

The Chair asked if there was any further information which Town Staff wished to provide prior to the conclusion of the meeting.

Staff had no further information to provide.

CONCLUSION OF MEETING

The Chair declared the Public Meeting closed. Council will take no action on this proposal tonight. Staff will be reporting at a later date with a recommendation for Council's consideration.

If you wish to receive further notification of this proposal, please leave your name and contact information with Mr. Boutassis in the foyer outside this Council Chamber, or with the Town Clerk during regular business hours. Only those persons who leave their names and contact information will be provided further notification. If you wish to speak to the proposal when it is brought before Council in the future, you must register as a delegation with the Town Clerk prior to the meeting.

If you wish to make a written submission the deadline for comment is September 20, 2018.

The meeting adjourned at 6:42 p.m.

Rick Bonnette

MAYOR

Suzanne Jones

CLERK