

REPORT

REPORT TO: Chair and Members of the Planning, Public Works and Transportation Committee

REPORT FROM: Melissa Ricci, Senior Planner- Policy

DATE: October 14, 2019

REPORT NO.: PLS-2019-0044

RE: Terms of Reference – Premier Gateway Phase 2B Employment Area Integrated Planning Project

RECOMMENDATION:

THAT Report PLS-2019-0044 dated October 14, 2019, with respect to the Terms of Reference for the Premier Gateway Phase 2B Employment Area Integrated Planning Project be received;

AND FURTHER THAT the Terms of Reference for the Premier Gateway Phase 2B Employment Area Integrated Planning Project, attached as Schedule A, be endorsed;

AND FURTHER THAT the Region of Halton be requested to reconfirm its commitment to service the Premier Gateway Phase 2B lands as stated in report CS-33-11/PW-53-11/LPS58-11 re: “2011 Water and Wastewater Servicing to Employment Lands in Halton”;

AND FURTHER THAT a copy of this report be forwarded to the Ministry of Municipal Affairs and Housing, The Ministry of Transportation, the Region of Halton, Credit Valley Conservation and Conservation Halton for information.

BACKGROUND:

In June of 2018, the Town completed the Premier Gateway Phase 1B Integrated Planning Project with the adoption of OPA 30, 31A and 31B. All aforementioned OPAs are currently before the Region of Halton for approval.

With the completion of Phase 1B, staff has commenced preparation of the Terms of Reference for undertaking the Premier Gateway Phase 2B Integrated Planning Project for lands located on the north side of Steeles Avenue, between Eighth Line and Winston Churchill Boulevard. The purpose of this report is to seek Council’s endorsement of the

Terms of Reference as well as lay out some of the next steps in order to initiate the Secondary Plan exercise.

The Terms of Reference set out direction for completing a detailed development framework for the Premier Gateway Phase 2B area by describing the project goals and objectives and identifying deliverables, key stakeholders and participants, roles and responsibilities, required resources, and a general work program for the project.

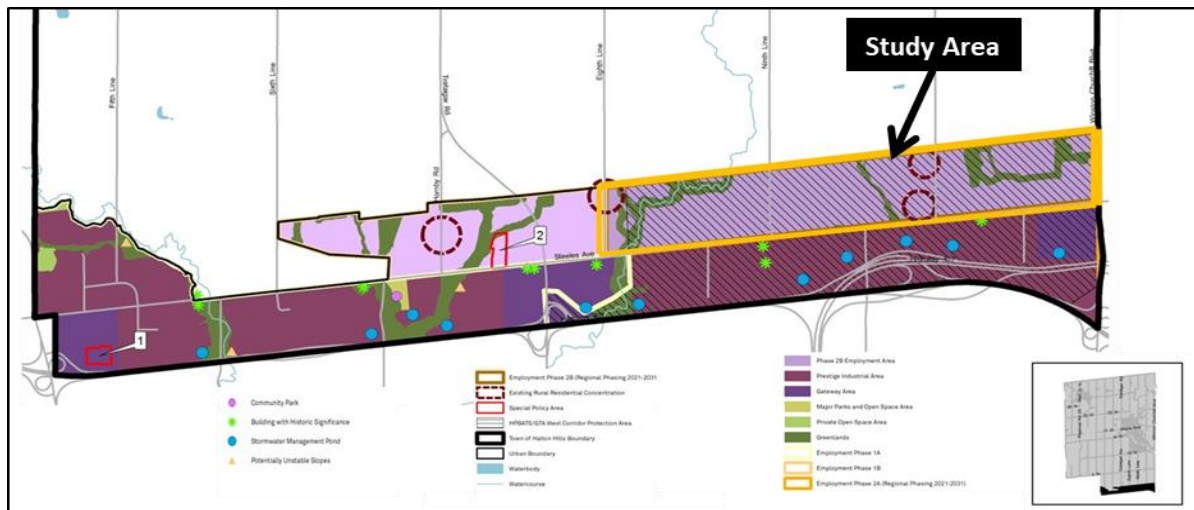
COMMENTS:

Premier Gateway Phase 2B

The Premier Gateway Phase 2B Employment Area (the Study Area) has an area of approximately 257 hectares and is located north of Steeles Avenue, between Eighth Line and Winston Churchill Boulevard. The majority of the lands (the hatched area in Figure 1) are currently held under corridor protection to accommodate the GTA West Corridor, a provincial highway corridor extending from Highway 400 in the Regional Municipality of York to the vicinity of the Highway 401/407 ETR interchange in the Regional Municipality of Halton. The Premier Gateway Phase 2B Employment Area is strategically located along the Hwy 401 and 407 ETR and to the east of the Phase 1B Employment Area. In May 2019, through the changes to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (formerly the Growth Plan, 2017) the Province identified the Premier Gateway Phase 2B Lands as a Provincially Significant Employment Zone (PSEZ).

The Study Area includes two watersheds, the Sixteen Mile Creek Watershed and the Credit Valley Conservation Watershed under the jurisdiction of Conservation Halton and Credit Valley Conservation respectively. As part of the Secondary Plan process, a scoped Subwatershed Study will be required to provide recommendations and a strategic framework for the protection, conservation and sustainable management of natural resources within and adjacent to the study area. The Subwatershed Study will guide appropriate land use policies within the Secondary Plan. The Study will apply a systems-based approach to confirm the extent of the Regional Natural Heritage System (NHS), and recommend potential refinements and measures to protect and enhance key natural heritage features. It is important to highlight that the Scoped SWS Study in no way replaces the need for further detailed studies as part of future Subwatershed Impact Studies/Functional Servicing Studies, or the need to obtain any other permits and/or approvals as may be necessary prior to developing the land (e.g., Conservation Authority permits, Planning Act approvals, building permits, etc.).

Figure 1 – Study Area



Project Phases and Proposed Timeframes

The Premier Gateway Phase 2B Employment Area Integrated Planning Project is proposed to be completed in a 36 month period and carried out in five phases:

Phase 1: Project Initiation

Deliverables include:

- Project Charter
 - Includes the completion and agreement on the contents of a Project Charter between the Town, Region, Conservation Halton and Credit Valley Conservation setting out agreed upon roles and responsibilities of each stakeholder.
- Detailed Work Program
 - Involves start-up meetings with the Project Consultant Team to review and finalize a detailed work program for the project, based upon the proposed work program contained in the chosen consultants' proposal. The detailed work program including proposed timeframes will also be reviewed with the Technical Advisory Committee (TAC) for the project.

Phase 2A: Existing Conditions

- Entails a review of relevant background material to provide a sound basis for decision-making. The successful Project Consultant will prepare a Background Paper which will provide pertinent information on various

Provincial, Regional, local and conservation authority plans and policies and their implications on the Study Area.

- The Project Consultant, with the support of appropriate Town staff will present the Background Paper to the Technical Advisory and Steering Committees. A Public Open House to actively engage residents and stakeholders in the Secondary Plan development will be organized during this phase and a Public Consultation Paper will be prepared summarizing input from the public.

Phase 2B: Subwatershed and Natural Heritage System Planning

- Involves the completion of a Scoped Subwatershed Study as per the Scoped Subwatershed Study Terms of Reference (Schedule B). The Study will require detailed work to establish the limits of development, confirm the extent of the Regional Natural Heritage System, and provide preliminary stormwater management recommendations. The recommendations of the study will be used to develop appropriate land use policies within the Secondary Plan.

It is intended that the Scoped Subwatershed Study be completed in conjunction with the approval of the Secondary Plan.

The Scoped Subwatershed Study (SWS) process consists of the following three phases:

- Phase 1 – Background Review and Characterization
 - Characterization and assessment of the existing and potential subwatershed resources (physical, natural, social and economic) using standard methodologies and natural heritage components
 - A determination of existing land uses and subwatershed resources
 - Identification of existing and future constraints and opportunities including a refined natural heritage system as appropriate
- Phase 2 – Analysis and Management Strategy
 - Setting of preliminary targets to be met
 - Evaluations of the potential impacts of future land use scenarios
 - A recommended management strategy to mitigate impacts
 - Select and present preferred subwatershed management Strategy
- Phase 3 – Implementation and Monitoring
 - Develop Implementation Plans
 - Recommendations for establishing an appropriate monitoring and evaluation program to verify that predicted performance is achieved and to allow for adaptive management response
 - Identify opportunities for enhancement
 - Detailed guidelines for development design and construction

- Recommendations for future site specific subwatershed impact studies, including Stormwater Management Studies, which will describe in detail the specific measures to implement the management objectives and meet the targets and further opportunities defined in this study

The Subwatershed Study will be the subject of a Detailed Work Plan to be developed based upon a Terms of Reference forming an attachment to the Secondary Plan Terms of Reference (See Attachment B). To inform the public and obtain their input, the Project Consultant and staff will hold a minimum of three Public Open Houses during the course of the SWS Study.

Phase 3: Detailed Planning Study

- Requires the completion of a series of studies which will support the development of Secondary Plan policies and land use designations. The deliverables for this phase include each of the following completed studies (for a description of each study see the Secondary Plan Terms of Reference attached to this Report as Schedule A):
 - Transportation/Traffic Study
 - Heritage Impact Assessment
 - Functional Servicing Plan
 - Urban Design Study
 - Agricultural Impact Assessment
 - Supportive Commercial Needs Assessment
 - Fiscal Impact Analysis
 - Land Use Compatibility Analysis
 - Phasing Plan

Phase 4A: Recommended Land Use Option

- Building on the Background Paper and findings and recommendations of the various studies completed under Phase 3 of the project, a Recommended Land Use Option Report will be prepared presenting and discussing the merits of a recommended land use option. The Project Consultant, with the support of appropriate Town Staff will present the recommended land use option to the public for comment at a second open house/workshop.

Phase 5A: Secondary Plan, Official Plan & Zoning By-law Amendments

- Includes the preparation of a Secondary Plan and Official Plan and Zoning By-law Amendments for the area based on the preferred land use plan. The Project Consultant, with the support of appropriate Town Staff, will present these documents to the public for review and comment at the third public open house/workshop. All comments received will be summarized and analyzed through the preparation of a Public Consultation Paper.

Phase 5B: Final Secondary Plan, Official Plan & Zoning By-law Amendments

- The Secondary Plan, Official Plan and By-law Amendments will be revised as appropriate, based on the public input received on the documents, and finalized. The revised Secondary Plan and implementing amendments will be presented to the public for comment at a statutory public meeting under the Planning Act. Following the public meeting, the Project Consultant with the support of appropriate Town Staff will summarize and address public comments on these documents in a final recommendation report to Council regarding the adoption/approval of the Secondary Plan and related amendments.

Consultation

A Consultation Plan will be prepared at the start of the Project to identify key stakeholders and assess effective communication techniques for engaging the public through all project phases. A project webpage will be created and updated regularly to ensure that the latest information is readily available. The Project Team will work closely with the Town's Communications Department to prepare the appropriate notices and leverage the different social media and engagement platforms such as Let's Talk Halton Hills to promote community participation and engagement opportunities.

The GTA West Corridor

In June 2014, the Region of Halton adopted Regional Official Plan Amendment No. 43 (ROPA 43) to, among other matters, implement a corridor protection area and policies to protect for the Halton Peel Boundary Area Transportation Study (HPBATS)/Greater Toronto Area (GTA) West Corridor Study Area. The corridor protection area restricts development within the overlay through the Towns of Halton Hills and Milton to allow for the completion of the GTA West Corridor Environmental Assessment (EA) study being undertaken by the Ministry of Transportation (MTO). ROPA 43 was appealed to the Ontario Municipal Board by the South Georgetown Landowners Group and Maple Lodge Farm. To date, the ROPA 43 Corridor Protection policies have not proceeded to a full hearing.

Following the adoption of ROPA 43, in July 2014, Council for the Town of Halton Hills approved Official Plan Amendment No. 21 (OPA 21) to implement the required Regional corridor protection policies. OPA 21 is currently being held in abeyance by the Region of Halton at Council's request.

In 2017, the previous Provincial government announced the suspension of the GTA West Study and the re-evaluation of the project to consider additional transportation options for the corridor such as utilities, transit or other transportation alternatives and released a refined corridor which partially affects the Premier Gateway Phase 2B Lands.

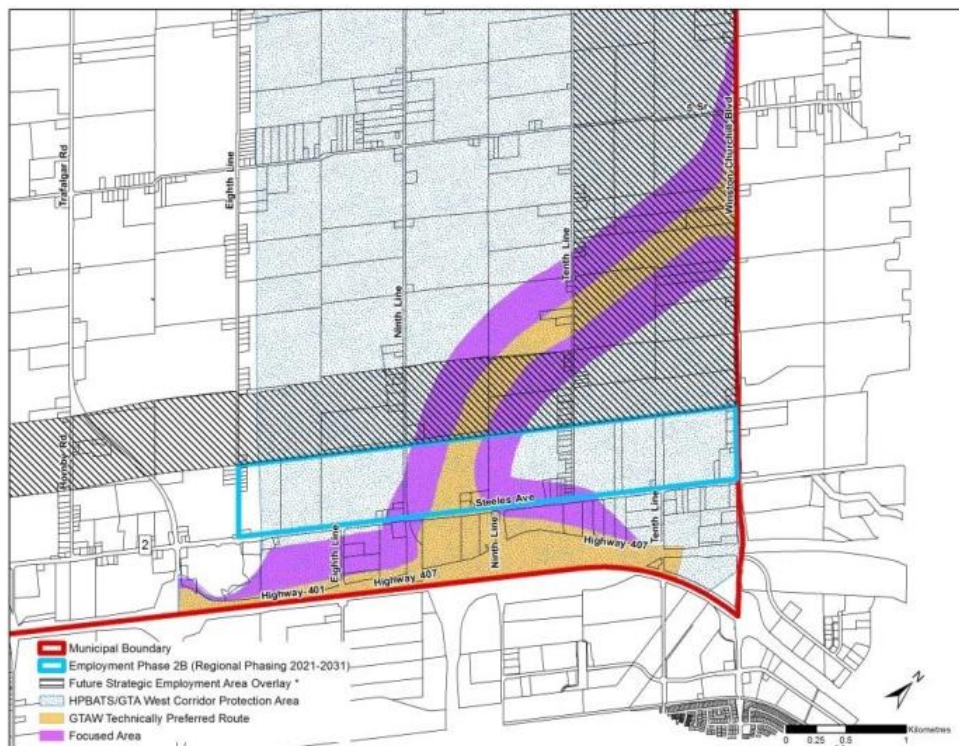
In June 2019, the current Provincial government announced that it would resume the GTA West Environmental Assessment. On September 26, the Technically Preferred

Route (TPR) was presented at a Public Information Centre in the Town of Halton Hills (see Figure 2 below). The MTO stated that they have reduced interest in areas outside the Focused Analysis Area (FAA), which indicates that those lands can be removed from corridor protection; however, the FAA will not be confirmed until the spring of 2020.

In addition, the Ministry of Energy, Northern Development and Mines (ENDM) and the Independent Electricity System Operator (IESO) are undertaking a separate study for a transmission corridor. It is understood that this corridor would be in addition to the 170 metre wide multi-modal corridor; however, the study area for the transmission corridor continues to follow the draft TPR and be for the most part located inside the proposed Focused Analysis Area (FAA) for the GTA West Corridor.

The Premier Gateway Phase 2B lands are currently frozen for development until the GTA West EA process has progressed to a point that provides clarity on what lands are/are not required for the transportation corridor. Based on the draft TPR and FAA, we anticipate that a portion of the lands within the Study Area (approximately 19.42 ha) will be permanently precluded from development in order to accommodate the multi-modal corridor. The confirmed FAA area (approximately 47.79 ha) will likely need to be excluded from the Secondary Plan exercise since the MTO has indicated that properties within the FAA could be directly impacted by the GTA West Transportation Corridor, ancillary uses or if refinements are made to the TPR; therefore the secondary plan will need to take into consideration the location of the confirmed FAA and plan for appropriate uses along the area.

Figure 2- GTA West Corridors



Although there continues to be uncertainty associated with the GTA West Corridor Protection requirements, the latest information provided by the GTA West team indicates that the Province has reduced interest in properties located outside the FAA and will provide clarity on what lands are not required for the GTA West Transportation corridor by next spring. Given the foregoing, it is recommended that the Terms of Reference be released in order to initiate the Premier Gateway Phase 2B Employment Area Integrated Planning Project early next year.

Servicing

Report LPS115-19/PW-48-19 – “Greater Toronto Area West Transportation Corridor Route Planning and Environmental Assessment Study Public Information Centre #2 - Technically Preferred Route” was presented by Regional staff at the October 16th Regional Council meeting to seek Council’s endorsement of their comments on the technically preferred route for the GTA West. The Report summarizes a number of potential transportation and planning issues. In particular, Regional staff emphasized that once the details are released regarding the configuration of the GTA West Corridor near Steeles Avenue, the Region would need to undertake an assessment on the feasibility of servicing designated employment lands east of the proposed interchange at Highway 401/401 in Halton Hills. It is also stated that the alignment of the technically preferred route could negatively impact Halton Region’s ability to provide water and wastewater services to these lands.

According to the MTO, it is anticipated that the preliminary details on the configuration of the GTA West Corridor will not be released until at least the preliminary design is complete in the fall/winter 2021¹. Considering the delay that waiting for this process to be completed to assess the feasibility of servicing the Premier Gateway Phase 2B lands located east of the proposed GTA West Corridor (approximately 101.5 ha) will cause, it is critical that the Region reconfirms its commitment to service the Premier Gateway Phase 2B lands, as indicated in Report CS-33-11/PW-53-11/LPS58-11 re: “2011 Water and Wastewater Servicing to Employment Lands in Halton”².

¹ It is anticipated that work to complete the detail design, which will provide the details for the corridor configuration, won’t take place until after EA approval is issued for the project (approximately 2022) by the MOECP, funding is allocated and the contract is awarded to begin construction.

² Report CS-33-11/PW-53-11/LPS58-11 re: “2011 Water and Wastewater Servicing to Employment Lands in Halton” approved the funds to construct the trunk water and wastewater works required to service the employment lands in the Halton Hills 401 Corridor from Trafalgar Road (Regional Road 3) to Winston Churchill Boulevard.

As Committee will note in report PLS-2019-0053 (also before Committee on October 29, 2019), on the Proposed Provincially Significant Employment Zones, Halton Hills' economic prosperity is heavily dependent on the timely and efficient development of the Premier Gateway employment area. Facilitating continued investment and job growth in the Gateway, by efficiently completing the required land use planning studies, will make a considerable contribution to Halton Hills' economy and by extension support economic growth across the GTA and beyond.

RELATIONSHIP TO STRATEGIC PLAN:

The Strategic Plan sets out a broad vision for the community contained in nine strategic directions. The proposed Premier Gateway Secondary Plan relates to the following Strategic Directions:

A. Foster a Healthy Community:

- To maintain and enhance a healthy community that provides a clean environment and a range of economic and social opportunities to ensure a superior quality of life in our community.

C. Foster a Prosperous Economy:

- To maintain and enhance the economic vitality of the Town through the provision of a wide range of opportunities for economic development.

G. Achieve Sustainable Growth:

- To ensure that growth is managed so as to ensure a balanced, sustainable, well-planned community that meets the needs of its residents and businesses.

FINANCIAL IMPACT:

An upset limit of \$1.2 m has been allocated for the project in the Town's Capital Budget.

CONSULTATION:

In preparing the Terms of Reference, Planning staff has consulted internally with members from the Planning, Sustainability and Transportation and Public Works Departments, as well as the Senior Management Team. In addition, staff consulted with the Region of Halton, Conservation Halton and Credit Valley Conservation during the preparation of the Scoped Subwatershed Study Terms of Reference.

Staff will continue to update Council as to the progress of the Project.

PUBLIC ENGAGEMENT:

Ongoing consultation will be conducted with other government agencies, interested residents and businesses via Steering Committee Meetings, Open Houses and online engagement. The Secondary Plan will follow the Mayor's Public Engagement Charter, which is built on three pillars: transparency, notification, and participation.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation.

This report supports the Economic Prosperity, Environmental, Social Well-Being, and Cultural pillars of Sustainability and in summary, the alignment of this report with the Community Sustainability Strategy is: Excellent.

COMMUNICATIONS:

Through the release of the Terms of References staff will continue to consult with Halton Region, Credit Valley Conservation and Conservation Halton to ensure that a coordinated approach is in place to undertake the Secondary Plan exercise.

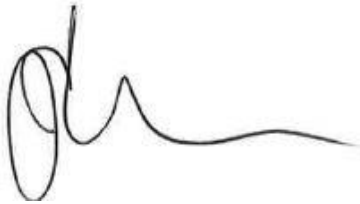
CONCLUSION:

Completing the Premier Gateway Phase 2B Secondary Plan is vital to ensure that there is sufficient employment land available within the Town to 2031. To that end, staff has prepared the Terms of Reference for the Premier Gateway Phase 2B Employment Area Integrated Planning Project including a Scoped Subwatershed Study. It is recommended that the Terms of Reference be endorsed in anticipation that the Province will confirm corridor protection requirements in the spring of 2020. By supporting this initiative, the Town will be demonstrating leadership in creating opportunities to generate employment within the Town, the Region of Halton and the Greater Toronto Area.

Reviewed and Approved by,



Bronwyn Parker, Manager of Planning Policy



John Linhardt, Commissioner of Planning and Sustainability



Brent Marshall, Chief Administrative Officer