



## **REPORT**

**REPORT TO:** Mayor Bonnette and Members of Council

**REPORT FROM:** Melissa Ricci, Senior Policy Planner

**DATE:** August 24, 2020

**REPORT NO.:** PD-2020-0036

**RE:** Premier Gateway Phase 2B Integrated Planning Study- Status Update

### **RECOMMENDATION:**

THAT Report No. PD-2020-0036 dated August 24, 2020, regarding the Premier Gateway Phase 2B Integrated Planning Project – Status Update, be received;

AND FURTHER THAT the Communication and Engagement Strategy for the Premier Gateway Phase 2B Integrated Planning Project (attached as Appendix A) be endorsed.

### **BACKGROUND:**

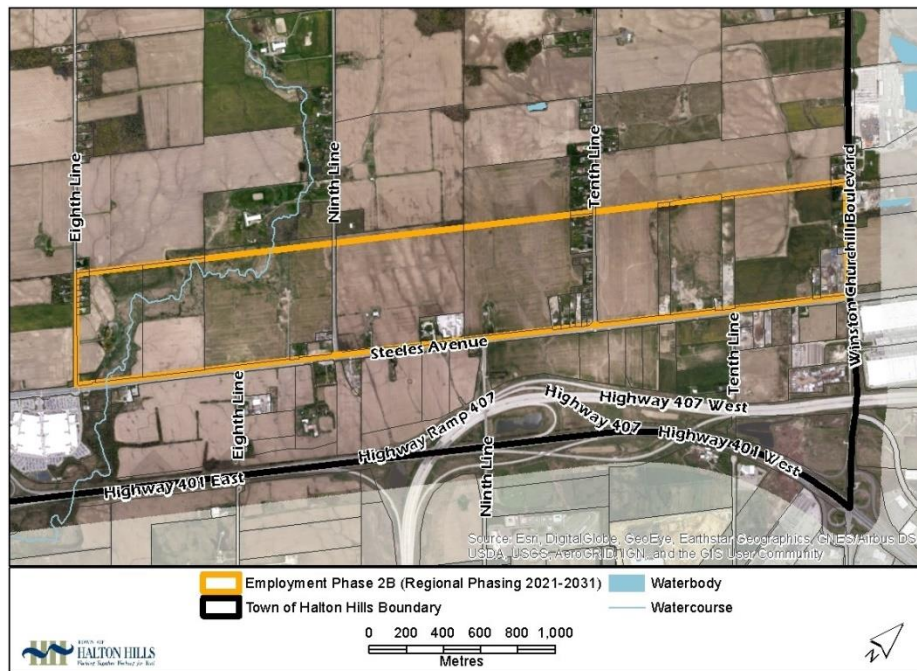
The purpose of this report is to provide a status update, communicate expected next steps for the Premier Gateway Phase 2B Employment Area Integrated Planning Project (PGP2B Planning Project), and to seek Council endorsement of the Communication and Engagement Strategy prepared to guide the public consultation efforts throughout the Project lifecycle.

In October 2019, Council approved the Terms of Reference for the PGP2B Planning Project (see Report PD-2019-0044). In April 2020, the Project Consulting Team led by Macaulay Shiomi Howson Ltd. in association with Wood, Brook McIlroy Inc. and other sub-consultants were retained by way of a memo prepared to the Town's CAO under the authority delegated by Council through By-law No. 2020-0018.

The purpose of the project is to develop a comprehensive Secondary Plan with appropriate land use designations and policies for the PGP2B Employment Area, which is located north of Steeles Avenue, between Eighth Line and Winston Churchill Boulevard (see Figure 1 – Study Area). As noted in previous staff reports, the PGP2B lands have been identified by the Ministry of Municipal Affairs and Housing (MMAH) as a Provincially Significant Employment Zone (PSEZ), which emphasizes their key role in

helping drive job growth and prosperity across the region. The project was initiated in May 2020 and is scheduled to be completed in winter 2022.

**Figure 1- Study Area**



## COMMENTS:

Completion of the PGP2B Planning Project is being undertaken in five (5) phases:

Phase 1 – Project Initiation (spring – summer 2020)

- Prepare Notice of Commencement, Project Charter, Work Plan and Consultation Strategy

Phase 2A – Existing Conditions (summer 2020 – spring 2021)

- Prepare Draft Background Report

Phase 2B – Scoped Subwatershed Study (spring 2020 – winter 2022)

- Initiate field work for the Scoped Subwatershed Study
- Complete a Phase 1 - Draft Characterization Report
- Complete the Phase 2 - Impact Assessment after the finalization of the Draft Land Use Option
- Prepare Phase 3 – Implementation and Monitoring Report

Phase 3 – Planning Studies (spring 2020 – spring 2021)

- Prepare the following studies to support the development of the Recommended Land Use Option: Agricultural Impact Assessment, Cultural Heritage Resource Assessment, Supportive Commercial Needs Assessment, Transportation Study,

## Functional Servicing Plan, Urban Design Study, Fiscal Impact Analysis and Land Use Compatibility Analysis

### Phase 4 - Land Use Planning (spring – fall 2021)

- Prepare a Draft Land Use Option
- Develop a Preferred Land Use Plan

### Phase 5 – Secondary Plan, Official Plan and Zoning By-law Amendments (fall 2021 – winter 2022)

- Develop a draft Secondary Plan and related Official Plan and Zoning By-law Amendments
- Hold a Statutory Open House and Public Meeting as required by the Planning Act
- Present final Secondary Plan and related Amendments for Council Adoption

### Public Consultation to Date

In May 2020, the Notice of Study Commencement was mailed out to the residents and landowners within the Study Area. The notice was also emailed out to the Project email list and an ad was placed in the Independent & Free Press. The Notice of Commencement was also advertised through the Town's social media platforms.

Staff prepared Permission to Enter Forms and mailed them out to all property owners to ensure that permission is granted to access the lands required for the field work investigations as part of the Scoped Subwatershed Study. Permission to Enter has been granted for the majority of parcels and at the time of writing this report, it is expected that the consultant will initiate the field work by late August 2020.

In addition, a notice asking any interested landowners and residents from the Study Area to submit an application to be part of the Project Steering Committee was emailed out to the Project's email list and posted as an ad in the Independent & Free Press. The notice was also advertised through the Town's social media. A Steering Committee composed of the Councillors for Ward 2 (Councillor Lewis and Councillor Brown), a Regional Councillor (Councillor Somerville), the Mayor and landowner representatives and residents has been selected for the Project. The Committee will meet regularly throughout the project phases and provide input into all project deliverables.

Planning staff worked in collaboration with corporate communication staff to create a Project webpage. The project website (<https://www.haltonhills.ca/en/residents/premier-gateway-phase-2b.aspx>) is being kept up to date to provide information to the public and other interested stakeholders.

### Communication and Engagement Strategy

A Communication and Engagement Strategy (attached as Appendix A) has been prepared as a key Phase 1 deliverable and reflects Council's commitment to ensuring meaningful public engagement and participation in the Project. It identifies objectives,

key messages, audiences and the methods of communication that will be used for engagement.

The Communication and Engagement Strategy describes core activities to ensure a proactive communication approach and focus on continuous feedback. These include:

- The opportunity for direct contact with project team members (by phone, email, surface mail, etc.).
- Notifications and regular project updates (e.g. newspaper advertisements at project launch and to promote engagement opportunities; periodic e-newsletters and email notifications to keep people current and informed).
- A project web page hosted on the Town's website — that will feature up-to-date information, serve as a repository for documents/background studies and draft plans, and facilitate online comments and feedback. Website updates will be provided at each stage of the process. Moreover, the webpage will be integrated with the Town's 'Let's Talk Halton Hills' engagement tool.
- Proactive social media using Town-approved tools to help get in front of issues, provide updates, position the initiative, inform the dialogue and promote engagement events.
- Public Open Houses at the different phases of the project to present and get feedback on key project deliverables. These could include display boards with consultants and staff available to explain material and engage participants one-on-one, a presentation followed by a Q&A session, and other interactive tools.
- Mailing list creation and maintenance — including regular updates to those on it through e-blasts, surface mailings, etc.
- The formation and regular engagement of a Technical Advisory Committee that is comprised of Town, Halton Region and agency staff (including Conservation Authority personnel).
- The formation and regular engagement of a Steering Committee that is comprised of representatives of Council, Town departments, community groups and landowners.

Through the five project phases there will be opportunities for the Technical Advisory Committee and Steering Committee to review project deliverables, which afterwards will be presented to the public for their review and input. Regular meetings with and presentations to Town Council will also be scheduled as required.

To ensure that all applicable Indigenous communities that could potentially have an interest in this project are identified, Town staff has contacted appropriate individuals at the Ontario Ministry of Indigenous Affairs and (at the federal level) Crown-Indigenous Relations and Northern Affairs Canada. At the time of writing this report, a letter was being prepared to be sent to each community to ensure that they are aware of the project and invite them to submit any written comments throughout the study process and/or to attend engagement meetings prior to public sessions as well as the public session.

All proposed engagement activities will conform to the Town's Public Engagement Charter. Moreover, pending the operating conditions that may be in play as a result of the COVID-19 pandemic, larger in-person events may be reconceived as virtual/online activities (and/or augmented by other tactics). Changes to the plan will be addressed as required.

### GTA West Transportation Corridor Environmental Assessment and North West GTA Transmission Corridor Study:

The Ministry of Transportation resumed the GTA West Transportation Corridor Environmental Assessment process in May 2019. In the fall of 2019, the GTA West project team released a draft Technically Preferred Route (TPR) for the transportation corridor. On August 7, 2020, the Focused Analysis Area was refined and a Preferred Route (PR) was confirmed via a bulletin released by the Ministry. Staff are preparing a separate report to Council which will include the details of the confirmation by the Ministry and initial comments from staff. Of particular relevance to this report, are the opportunities to reduce the amount of land within PGP2B that are subject to the Corridor Protection policies contained in Regional Official Plan No. 43 and OPA No. 21<sup>1</sup>.

In addition, the Ministry of Northern Development and Mines and IESO have initiated a study to define the area required to be protected to accommodate a future electricity corridor to fulfill future population needs in the GTA West area. It is anticipated that the lands required for the Transmission Corridor will align with the GTA West Transportation Corridor Preferred Route and that both projects will work concurrently to minimize impacts to local plans and initiatives.

In the meantime, the Town will continue to advance the PGP2B Planning Project to ensure that development and economic investment can expeditiously proceed on those key employment lands located outside of the GTA West Transportation Corridor PR. The next steps in the project are outlined below.

### Next Steps

#### **Phase 2A – Existing Conditions**

The first major deliverable of the study is a Background Report which identifies the existing conditions in the study area through the review of planning policy, relevant guidelines and standards, and available background information.

#### **Phase 2B – Scoped Subwatershed Study**

The required field work and a desktop review of existing information has initiated. The analysis will assist in the preparation of the Characterization Report which provides a

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<sup>1</sup> ROPA 43 remains under appeal at the Local Planning Appeal Tribunal. OPA 21 is being held in abeyance by Halton Region at the request of Town Council.

base scientific understanding or “characterization” of the existing natural and physical environment in the study area. The Study includes the following areas:

- Aquatic Ecology
- Hydrogeology
- Hydrology/Hydraulics
- Stream Morphology
- Water Quality

This information will be used in later phases of the Scoped Subwatershed Study process to establish subwatershed management strategies including providing information in the development of a land use plan, refining the natural heritage system and determining the limits of development for the study area.

## **RELATIONSHIP TO STRATEGIC PLAN:**

This report directly aligns with the following values in the Strategic Plan 2019-2022 including:

### 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.

### Preserve, Protect and Enhance our Environment

To preserve, protect and enhance our natural environment for the health benefits and enjoyment it provides to present and future generations.

### 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.

### Achieve Sustainable Growth

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

The report is also closely linked with a number of Focus Areas/Priorities including Shaping Growth.

## **FINANCIAL IMPACT:**

There are no direct financial impacts associated with this report.

## **CONSULTATION:**

Through this Project, planning staff will continue to consult with staff from the Region of Halton (Planning), Credit Valley Conservation, Conservation Halton, The Ministry of Transportation, Ministry of Natural Resources and Forestry, Halton Hills Hydro and staff from the Town's Development Engineering, Transportation, Economic Development, Finance, Fire, Parks and Recreation Departments

## **PUBLIC ENGAGEMENT:**

Public consultation is an important component of the project and opportunities for public consultation and community engagement have been incorporated throughout the various phases of the project. The Public Communication and Engagement Strategy is included as Appendix A to this report.

As of now, the first Open House which is scheduled to take place in fall 2020 is being planned as a virtual Open House using Let's Talk Halton Hills. Planning staff will work in collaboration with Corporate Communications staff to identify the appropriate tools to be used to ensure that residents/landowners are well aware of the event and to encourage them to participate and provide their feedback.

To date, planning staff have communicated with many residents and landowners to answer questions and provide additional information on the project. Residents and landowners are encouraged to contact planning staff to set up a meeting if they have questions and concerns related to their property, and/or the project.

## **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:**

A copy of this report will be forwarded to the Ministry of Municipal Affairs and Housing, the Ministry of Natural Resources and Forestry, the Ministry of Transportation, the Region of Halton, Credit Valley Conservation and Conservation Halton for information.

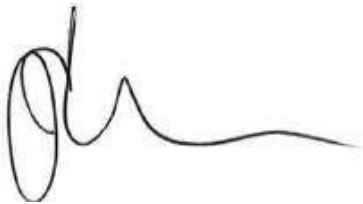
**CONCLUSION:**

This report provides a status update of the PGP2B Planning Project, asks Council to endorse the Communication and Engagement Strategy, and outlines anticipated next steps.

Reviewed and Approved by,

A handwritten signature in cursive script that reads "Bronwyn Parker".

Bronwyn Parker, Director of Planning Policy

A handwritten signature in cursive script, appearing to be "John Linhardt".

John Linhardt, Commissioner of Planning and Development

A handwritten signature in cursive script, appearing to be "Chris Mills".

Chris Mills, Acting Chief Administrative Officer