

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: John McMulkin, Planner – Development Review

DATE: October 2, 2020

REPORT NO.: PD-2020-0048

RE: Public Meeting Report for the Premier Gateway Employment Area

Zoning By-law and Urban Design Review

RECOMMENDATION:

THAT Report No. PD-2020-0048, dated October 2, 2020, regarding the "Public Meeting Report for the Premier Gateway Employment Area Zoning By-law and Urban Design Review", be received;

AND FURTHER THAT all comments received from the public be referred to staff to be addressed in a final recommendation report to Council regarding the disposition of this matter.

BACKGROUND:

1.0 Purpose of the Report

The purpose of this report is to provide Council and the public with a summary of the findings to date for the Premier Gateway Employment Area Zoning By-law and Urban Design Review and present a draft Zoning By-law Amendment and Urban Design Guidelines for consideration.

2.0 Purpose of the Study

The *Planning Act* contains legislated requirements to ensure municipalities keep their official plans and zoning by-laws up-to-date to reflect changes to Provincial and Regional Plans. As part of the 2015 Capital Budget, Halton Hills Council approved the 5-Year Review of the Town's Comprehensive Zoning By-law.

One of the areas that had been identified for review is the zoning applicable to the Premier Gateway Employment Area, which is located along Steeles Avenue, adjacent to Highway 401 and Highway 407; see **SCHEDULE 1 – PREMIER GATEWAY EMPLOYMENT AREA LOCATION MAP**.

The Premier Gateway Employment Area is identified as the Town's prestige employment area where large scale employment growth is to be directed. Over the past

20 years, a range of successful developments have been constructed in this area; however, through the application of Zoning By-law 2000-138 Town staff and the development community have identified a number of standards which may no longer be appropriate or need to be updated.

In addition, the current Urban Design Guidelines for the Premier Gateway (entitled "401 Corridor Integrated Planning Project Urban Design Guidelines") were developed 20 years ago. The Guidelines have served the Town well; however, like the By-law a review of the design principles, concepts and standards is warranted to align with updated sustainable development practices, current building requirements and modern design approaches.

While the focus of the study is to update the current standards and guidelines applicable to the Premier Gateway, it was also thought that the review could support the completion of the Phase 1B Secondary Plan study (initiated in 2015) by providing input with respect to appropriate future standards for the Phase 1B Employment Area. The Urban Design Guidelines will also be designed to be extended to the Phase 1B Area.

3.0 Study to Date

In 2016 Council approved the Terms of Reference for the Premier Gateway Employment Area Zoning By-law and Urban Design Review as a component of the Comprehensive Zoning By-law 2010-0050 review (Report No. PI-2016-0009). Macaulay Shiomi Howson, in concert with Brook McIlroy, (i.e. the consultant team) was subsequently retained to undertake the study.

As part of the Terms of Reference the study is broken down into three phases (i.e. Phase 1, Phase 2 and Phase 3), along with deliverables and public engagement proposed within each phase:

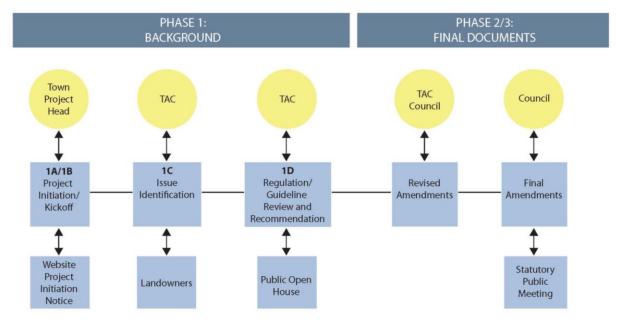


Figure 1: Zoning By-law and Urban Design Review Work Program

All of the deliverables within Phase 1 have now been completed, including the public open house held on June 18, 2020; see **SCHEDULE 2 – SUMMARY OF WORK COMPLETED IN PHASE 1**.

The findings from Phase 1 have been captured in an "Issues Review and Analysis Report" prepared by Planning staff and the consultant team. The report provides detailed analysis of the issues identified by the development community (landowners), Technical Advisory Committee (TAC) and the public in Phase 1 regarding Zoning Bylaw 2000-138 and current Urban Design Guidelines and rationale for the proposed changes; see **SCHEDULE 3 – ISSUES REVIEW AND ANALYIS REPORT**.

Based on the input received in Phase 1, draft amendments to Zoning By-law 2000-138 and new Urban Design Guidelines have been prepared; see **SCHEDULE 4 – DRAFT ZONING BY-LAW** and **SCHEDULE 5 – DRAFT URBAN DESIGN GUIDELINES**. The preparation of the draft By-law and Urban Design Guidelines, along with the holding of the Statutory Public Meeting, will conclude Phase 2 of the study.

Following the Public Meeting, Planning staff will summarize and address staff, public and other stakeholder comments in the final Recommendation Report to Council, which will also present the final Zoning By-law amendments and Urban Design Guidelines. The Recommendation Report and final documents will complete Phase 3, and conclude the study.

COMMENTS:

The following provides a broad summary of the issues identified with Zoning By-law 2000-138 and the current Urban Design Guidelines by the development community (landowners), Technical Advisory Committee (TAC) and the public through Phase 1 of the study:

Zoning By-law 2000-138

The key zoning objective is to establish a regulatory environment in the Premier Gateway Employment Area which strikes the appropriate balance between development that is high-quality and economically viable and development that is compatible with the remaining residential/institutional uses and the natural environment. The identified issues illustrate that some of the regulations require refinement to better achieve this objective. The identified zoning issues include:

- lot size and built form;
- lot coverage and landscaping;
- parking, commercial vehicle waiting spaces, servicing and loading; and,
- minimum yards and Ministry of Transportation Ontario (MTO) setbacks.

Urban Design Guidelines

The current 401 Corridor Integrated Planning Project Design Guidelines were developed as "a framework to guide future development and promote design principles on which it is based". The main issue with the Guidelines is their approach to guiding

development. Often the Guidelines establish a regulatory direction which would be more appropriate for the Zoning By-law. More specific issues that were identified include:

- balance between landscaping and development;
- flexibility of setbacks for irregular lots;
- building height, signage and light pollution;
- servicing, loading, shared access and local street frontages;
- examples of industrial developments to guide appropriate development; and,
- guidelines for warehousing uses.

Proposed Draft Zoning By-law

Tables 2 to 4 of the attached "Issues Review and Analysis Report" outline proposed amendments and modification options to Zoning By-law 2000-138 by Planning staff and the consultant team based on input received in Phase 1 of the study; see **SCHEDULE** 3. Where modification options are provided, the Draft Zoning By-law has been amended with the first option (i.e. Option 1). The second option (i.e. Option 2) may be considered for implementation should feedback received at the Public Meeting suggest it is warranted.

The following provides a summary of the proposed amendments to Zoning By-law 2000-138:

Prestige Industrial (M7) and Gateway (G) Zones

- reduction of yards abutting Steeles Avenue and Fifth Line from 20 metres to 10 metres for the M7 Zone;
- removal of maximum lot coverage requirement (i.e. 60%);
- increase to maximum height requirement for 2-storey buildings located within the M7 Zone from 10.6 metres to 14.0 metres;
- increase to maximum commercial vehicle waiting space requirement from 20% of the provided loading spaces to 100% of the provided loading spaces for buildings with a gross floor area of 9,290 m² (~100,000 ft²) or greater to allow these buildings to have 1 commercial vehicle waiting space per loading space;
- reduction in parking requirements for specific uses to be consistent with Comprehensive Zoning By-law 2010-0050 (i.e. Industrial use, Manufacturing use, Museum, Nursery school, Full service Restaurant, Warehouse use and Wholesaling use); and,
- other minor administrative and typographical changes.

Development (MD) Zone, General Provisions and Parking Standards

- clarification that additional building and structure setbacks from residential, institutional and open spaces lots do not include commercial lots;
- definitions of "Gross Floor Area" and "Net Floor Area" from Comprehensive Zoning By-law 2010-0050 added to list of definitions;
- change from "Gross Floor Area" to "Net Floor Area" in parking table; and,
- general parking standards added from Comprehensive Zoning By-law.

The proposed amendments are designed to address the issues that have been identified by the TAC, public and development community with the existing development standards in Zoning By-law 2000-138. Other feedback was also received requesting additional permitted uses such as transport terminals (i.e. truck parking), outdoor storage uses and motor vehicle dealerships. However, any changes to the permitted uses of the Prestige Industrial Area or Gateway Area designations would require amendments to the Official Plan, which would be outside of the scope of the Terms of Reference for the study approved by Council in 2016.

The proposed amendments are also designed to enhance the efficiency and flexibility of development and improve access for pedestrians and future transit, while still protecting existing residential and institutional development and the natural environment. In addition, a number of provisions and standards from Comprehensive Zoning By-law 2010-0050 have been added to the By-law to reflect more recent market requirements and industry standards for industrial/commercial/employment uses and ensure consistency between the by-laws; see **SCHEDULE 4**.

Proposed Draft Urban Design Guidelines

Given the feedback received from the TAC, public and development community from the various workshops, public open house and survey, Planning staff believes the draft Urban Design Guidelines provide enough direction to ensure high-quality and sustainable design for new development while being flexible enough to respond to changes in the market and the needs of businesses; see **SCHEDULE 5**. As such, they appear to address the identified issues with the previous Urban Design Guidelines and provide a good framework for evaluation of future development, subject to final review.

RELATIONSHIP TO STRATEGIC PLAN:

The final Recommendation Report will address the relationship between the study and the Town's Strategic Plan.

FINANCIAL IMPACT:

Funding for this project is being derived from the "Comprehensive Zoning By-law Review" Capital Budget.

CONSULTATION:

Planning staff has consulted with Macaulay Shiomi Howson and Brook McIlroy throughout the process and will continue to engage the consultant team as the study progresses. In addition, two (2) workshops and one (1) public open house were held to discuss issues and receive input:

- Technical Advisory Committee (TAC) Workshop June 28, 2016;
- Development Industry Representatives Workshop October 3, 2016; and,
- Virtual Public Open House June 18, 2020.

In addition to the public open house, a 16-question survey was posted to the Let's Talk Halton Hills website earlier this year to obtain further feedback regarding the study and contemplated changes. **SCHEDULE 6 – PUBLIC OPEN HOUSE AND SURVEY RESULTS** outlines the results from the public open house and survey and how they have informed the proposed amendments to Zoning By-law 2000-138 and the new Urban Design Guidelines.

PUBLIC ENGAGEMENT:

Planning staff will continue to ensure that Transparency, Notification and Participation, as defined in the Town's Public Engagement Charter, will be at the core of the Public Consultation Strategy throughout the review process for the subject study.

SUSTAINABILITY IMPLICATIONS:

The final Recommendation Report will address the relationship between the study and any sustainability implications.

COMMUNICATIONS:

Public Open House

To notify members of the public with respect to the open house, emails were sent to individuals on the email notification list and letters were sent to property owners within the study area and within 120 metres of the study area. An advertisement was also posted in the June 18, 2020, issue of the Independent & Free Press newspaper.

Statutory Public Meeting

To notify members of the public with respect to the Public Meeting, emails were sent to individuals on the email notification list and letters were sent to property owners within the study area and within 120 metres of the study area. An advertisement was also posted in the September 17, 2020, issue of the Independent & Free Press newspaper, with a courtesy notice to be posted on October 8, 2020.

CONCLUSION:

This report has provided Council with a status update on the Premier Gateway Employment Area Zoning By-law and Urban Design Review for the purposes of the Statutory Public Meeting.

It is recommended that the report and the draft Zoning By-law and Urban Design Guidelines, attached as **SCHEDULE 4** and **SCHEDULE 5**, be received, and that all public comments received be referred to staff to be addressed in a final recommendation report to Council on the disposition of this matter.

Reviewed and Approved by,

Jeff Markowiak, Director of Development Review

John Linhardt, Commissioner of Planning and Development

Bill Andrews, Acting Chief Administrative Officer

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