



PUBLIC MEETING-2020-0003

October 13, 2020

Premier Gateway Employment Area Zoning By-Law & Urban Design Review

Minutes of the Public Meeting held on Tuesday, October 13, 2020, 6:00 p.m., in the Council Chambers, Town of Halton Hills and Via Zoom.

Mayor R. Bonnette chaired the meeting.

Mayor R. Bonnette advised the following:

The purpose of this Public Meeting is to inform and consult with the public, and to provide the public with the opportunity to ask questions or to express views with respect to the proposed Zoning By-law Amendments and Urban Design Guidelines.

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.

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 proposed Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision to the Local Planning Appeal Tribunal.

In addition, if a person or public body does not make oral submissions at a public meeting or submit written comments to the Town of Halton Hills before the proposed Zoning By-law Amendment is passed, 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 Town staff regarding further information on the appeal process.

The Planning Act requires that a Statutory Public Meeting be held for any proposal to amend the Zoning By-law.

The format of this Public Meeting is as follows:

- The Town's representative, John McMulkin, will give a presentation explaining the purpose and details of the proposed amendments and urban design guidelines;
- Next, the public can obtain clarification, ask questions and express their views on the proposal.

Town staff and the Planning Consultant, Liz Howson of Macaulay Shiomi Howson, will attempt to answer questions or respond to concerns this evening. If this is not possible, 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 proposed amendments to Zoning By-law 2000-138 and new Urban Design for the Premier Gateway Employment Area to implement the final recommendations of the Premier Gateway Employment Area Zoning By-law & Urban Design Review.

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, John McMulkin, Planner – Development Review, to come forward to explain the proposal.

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons online that have questions, require further clarification or information or wish to present their views on the proposal to come forward.

J. McMulkin stated that the purpose of the Public Meeting is to present Town-initiated amendments to Zoning By-law 2000-138 and new Urban Design Guidelines for the Premier Gateway Employment Area based on the findings of the study to date and solicit further public input on the proposed changes.

This Public Meeting is being held in accordance with the Mayor's Task Force on Public Engagement and the Public Engagement Charter.

The overall purpose of the study is to review and update the applicable zoning standards and urban design guidelines for the Premier Gateway Employment Area to ensure the standards will continue to achieve desirable development and are responsive to the needs of businesses. The Premier Gateway Employment Area was established in 2000 as the Town's prestige employment area. New zoning for this area was created through Zoning By-law 2000-138 and Urban Design Guidelines were established, known as the 401 Corridor Integrated Planning Project Urban Design Guidelines.

Over the past 20 years, a range of successful developments have been constructed in this area; however a number of issues with the standards and guidelines were identified by Town staff and the development community. While the focus of the study is on the current Premier Gateway Employment Area, the study will support the Phase 1B Secondary Plan study by providing input with respect to appropriate future development standards for the Phase 1B Employment Area. The Urban Design Guidelines will also be designed to be extended to the Phase 1B Area once that Secondary Plan has been approved by Halton Region. It should be noted that the Planning for the Phase 2B Employment Area is being undertaken through a separate study known as the Phase 2B Employment Area Integrated Planning Project.

The study is broken down into 3 phases, Phase 1 has been completed. The findings from Phase 1 have been captured in an “Issues Review and Analysis Report” prepared by Planning staff and the consultant team. Based on the input received in Phase 1, draft amendments to Zoning By-law 2000-138 and new Urban Design Guidelines have been prepared.

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 Phases 2/3, and conclude the study.

With respect to public engagement, two (2) workshops and one (1) public open house were held to discuss issues and receive input:

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

With respect to whether the minimum lot area for new lots should be reduced, 53% of the respondents indicated “No”. Given the results and staff’s preference to maintain the existing standards, staff is not proposing any amendments to this requirement.

The majority of the respondents would like the maximum building height to increase on the north side of Steeles Avenue, with the majority of these being to increase to 14m. Given this and staff’s preference to increase the requirement, the maximum building height requirement is proposed to increase to 14m.

Given the majority of respondents did not indicate any additional parking requirements that need to be revised, staff will continue to propose changes to the parking standards for uses where appropriate.

Staff is proposing to remove the maximum lot coverage requirements based on the amount of public support for their removal.

The majority of respondents did not identify additional setbacks that need to be revised. As such, no further setback revisions have been proposed.

The majority of respondents did not identify the need to reduce the Ministry of Transportation Ontario's minimum 25m setback from Highways 401 and 407. As such, this existing setback is proposed to be maintained.

The majority of respondents indicated that the new 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.

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

Within the Prestige Industrial and Gateway Zones:

- Reduction of yards abutting Steeles Avenue and Fifth Line from 20m to 10m (M7 Zone)
- Removal of maximum lot coverage requirements (i.e. 60%)
- Increase to maximum height requirement for 2-storey buildings from 10.6m to 14.0m (M7 Zone)
- 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
- Reduction in parking requirements for specific uses (i.e. Industrial use, Manufacturing use, Museum, Nursery school, Full service Restaurant, Warehouse use and Wholesaling use) and
- Other minor administrative and typographical changes

For the Development 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
- General parking standards added from Comprehensive Zoning By-law 2010-0050

The proposed amendments are 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. The proposed amendments are also 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 would require amendments to the Official Plan, which would be outside of the scope of the study.

The proposed draft Premier Gateway Employment Area Urban Design Guidelines, outline a vision and guiding principles for the Premier Gateway, contain guidelines related to site plan design, built form, the natural environment and open space, as well as guidance for implementation.

Given the feedback received from the public and development community, the new Guidelines appear to; address issues identified with the previous Urban Design Guidelines (for example, removing regulatory direction intended for the zoning by-law), providing 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.

Following the Public Meeting, Planning staff will await additional public comments regarding the proposed amendments to Zoning By-law 2000-138 and new Urban Design Guidelines, with the deadline to provide comments and complete the survey being October 29th, 2020. Staff will then summarize any additional comments in the final Recommendation Report to Council, which will present the final Zoning By-law amendments and Urban Design Guidelines (including any revisions) for approval and adoption.

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.

J. McMulkin stated that staff had no further comments.

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 information regarding this proposal please contact the Planner, John McMulkin, following the meeting.

If you wish to make a written submission, the deadline for comment is October 29, 2020.

The meeting adjourned at 6:24 p.m.

Rick Bonnette

MAYOR

Suzanne Jones

CLERK