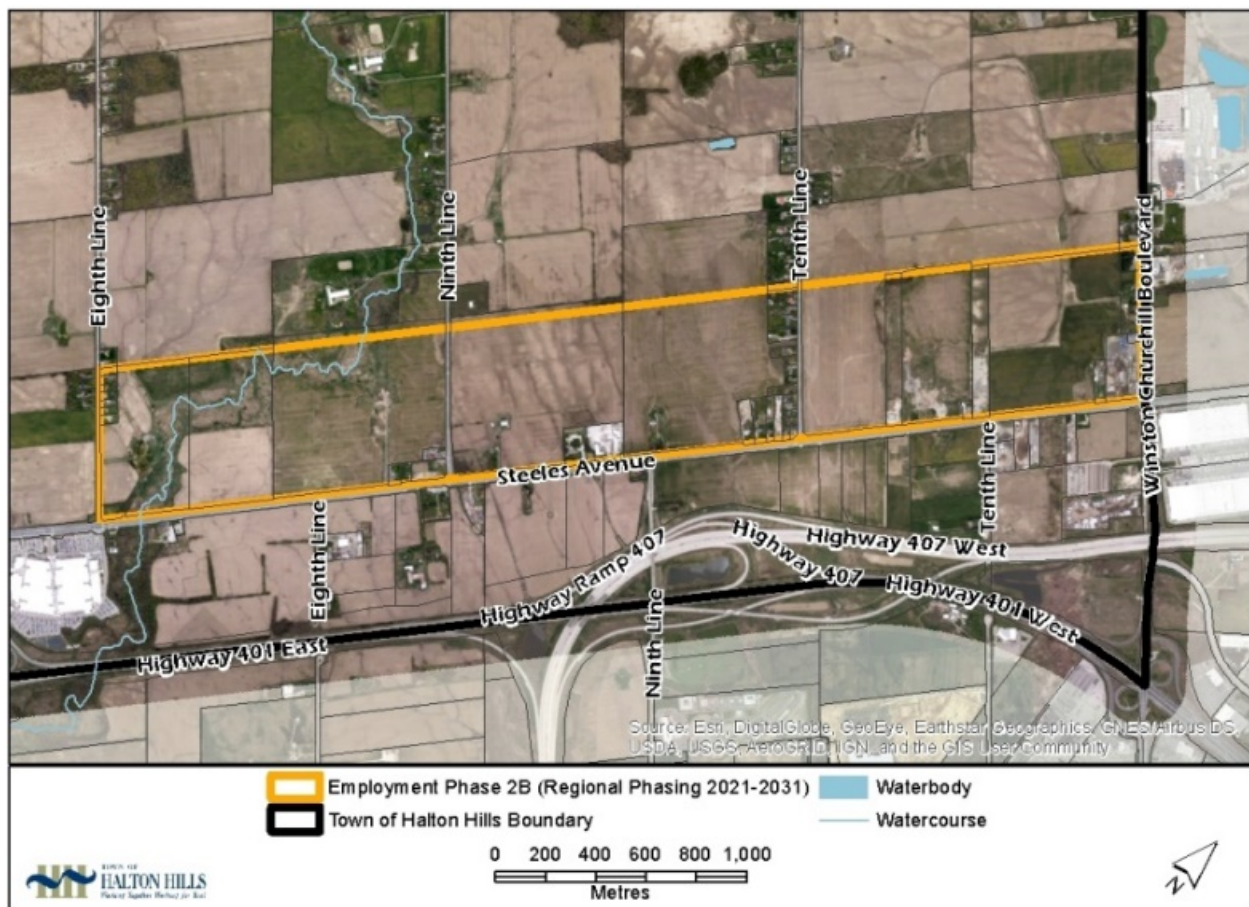


# Employ HH

## Premier Gateway Phase 2B Integrated Planning Project

### Virtual Public Meeting Summary Report

November 16, 2020



Macaulay Shiomi Howson Ltd

## Study Overview

The Town of Halton Hills has initiated a number of studies to examine its employment needs and to develop a variety of economic development approaches to attract new businesses to the Town. The Premier Gateway area is a highly desirable employment area due to its good highway access and high visibility from 400 series highways and is the main greenfield employment area within the Town. Development of the Premier Gateway area will assist the Town in meeting its long-term strategic, economic development and financial sustainability goals.

The purpose of the Premier Gateway Phase 2B Integrated Planning Study or **Employ HH** as the study is being called, is to:

- Provide a detailed development framework including appropriate land use designations and policies for the Phase 2B Employment Area resulting in a Secondary Plan, Zoning by-law amendment and Urban Design Guidelines; and,
- Undertake a Scoped Subwatershed Study for portions of the Sixteen Mile Creek and Credit River watersheds to confirm the extent of the natural heritage system, guide land use policies for the Secondary Plan and guide servicing studies.

The Phase 2B Study Area is shown on the cover of this report and is bounded by:

- East: Winston Churchill Boulevard;
- South: Steeles Avenue;
- West: Eighth Line; and
- North: Property boundaries which follow a line parallel to, and approximately 1.2 kilometers north of, Steeles Avenue.

The Study is being undertaken in five phases with the goal of completing the study in December 2022.



## Meeting Overview

On November 16, 2020, the first in a series of Public Meetings was undertaken for Employ HH. The meeting, which was scheduled from 6:30pm to 8:00pm, was held virtually (through the Zoom conferencing platform) due to the Covid 19 Pandemic. A total of approximately 40 persons attended the meeting, including local residents, stakeholders, members of the Project Team, Town Staff, Steering Committee, and Town Council.

The independent facilitator (Glenn Pothier from GLPi) opened the meeting, welcomed everyone and thanked them for their participation, provided a session/agenda overview, described meeting protocols, introduced key team members and set the context for the session. This was followed by some additional observations shared by Councillor Clark Somerville (also the Chair of the Steering Committee for Employ HH) and from the Halton Hills Project Manager (Melissa Ricci). A consultant team-led presentation (by Lorelei Jones from MSH and Aaron Farrell from Wood) was then given which outlined the study purpose, timelines, technical studies being undertaken and the planning policy framework that provides guidance for the study. It then outlined the existing conditions and the areas of influence that will be addressed during the study. A copy of the presentation is available on the Town's "Let's Talk Halton Hills" website. During the meeting a series of poll questions were asked, and at the end of the presentation, responses were provided to written questions asked by the participants. As a closing exercise, participants were invited to respond verbally to a series of questions posed by the Study team.

## Poll Questions

During the course of the presentation, a series of poll questions were asked of the participants to both engage them and to provide the study team with some context of their knowledge level and interests/priorities. These are the questions that were asked and the responses:

<b>What is your relationship to the Study Area?</b>	<b>Count</b>	<b>Percent</b>
Live in the Study Area	5	28%
Work in the Study Area	0	0%
Live or work in close proximity to the Study Area	3	17%
Live or work elsewhere in Halton Hills	5	28%
Live or work outside of Halton Hills	5	28%
<b>TOTAL</b>	<b>18</b>	

How would you describe your personal knowledge and understanding of the study?	Count	Percent
High	2	10%
Moderate	9	45%
Low	9	45%
<b>TOTAL</b>	<b>20</b>	

Did you participate in the Premier Gateway Phase 1B Secondary Plan Study?	Count	Percent
Yes	7	33%
No	14	67%
<b>TOTAL</b>	<b>21</b>	

How would you describe your familiarity with the Town's Official Plan?	Count	Percent
High	4	20%
Moderate	7	35%
Low	9	45%
<b>TOTAL</b>	<b>20</b>	

What do you think is the most important reason for creating this employment area Secondary Plan?	Count	Percent
Create additional job opportunities for people living in the Town	5	31%
Provide an increased and diversified assessment base for the Town	7	44%
Bring additional infrastructure improvements to the area such as municipal servicing and internet	4	25%
<b>TOTAL</b>	<b>16</b>	

Which two of the following influences would you like to see the study place the most emphasis on?	Count	Percent
Existing land uses and topography	5	13%
Environment – natural heritage and hazard lands	4	10%
Servicing and storm water issues	13	33%
Transportation issues	9	23%
Cultural heritage	1	3%
Noise and air quality	3	8%
Agriculture	4	10%
<b>TOTAL</b>	<b>39</b>	

## Public Questions

During the presentation, participants were encouraged to submit questions they may have through the Q & A function on the conferencing platform. In addition, there were questions that had been raised in the advance of the meeting. The following questions were addressed during the meeting at the conclusion of the presentation:

1. Are the lands already designated for employment?

Response: Yes, the lands are designated Phase 2B Employment Area in the Town's Official Plan, except for the lands identified as Greenlands Area. The Study will provide more detail around the employment land use designations and provide direction for future employment development.

2. The corner of Eighth Line and Steeles Ave includes two cemeteries — what is the plan to keep the lands intact?

Response: The cemetery at the northwest corner is located in the Phase 1B Secondary Plan Area and has been identified for protection. The cemetery at the northeast corner is listed on the Town's Heritage Registry. It will be addressed through the Cultural Heritage Impact Assessment and will be protected through this Secondary Plan process.

3. How is the Premier Gateway Phase 1B project different from the Phase 2B project?

Response: The Phase 1B Secondary Plan commenced in 2015 and adopted by Council in 2018 and has undergone the same process that Phase 2B will be undertaking. It applies to a different area of land which is located north of Steeles Ave between Sixth Line and Eighth Line. It also includes the identification of an additional 75 hectares of land to be designated employment and added to the Premier Gateway Area. The Phase 1B Secondary Plan is at the Region of Halton for approval now.

4. How is the GTA West Corridor being addressed in this new secondary plan?

Response: It is very prominently located in the study area. From a land use perspective, it affects the lands available for development and the configuration of the study area. From a transportation perspective, the presence of a higher order freeway improves access, but there are consequences to that. Access to the highway will only be from controlled access interchanges and it poses a consideration for design of the transportation network that will serve the study area. We are taking it into consideration with the future forecasting and addressing access through this process.

5. What, if any, measures will be taken to transition into low carbon emissions from the expected industrial and commercial development? I ask this, as our commitment to the Paris Accord cannot be met, if we carry on with "business as usual".

Response: From the Scoped Subwatershed Study perspective, the study will establish the natural heritage system which includes a system of core areas and linkages that contribute to reduce our carbon footprint. In addition, the Town has undertaken a number of initiatives to deal with sustainable development and recognize the impact of development on the community and our changing climate. The Town's Green Development Standards will encourage sustainable development. (Post script: The Green Development Standards are designed to maximize development's positive attributes, while minimizing potentially negative impacts by putting in place a set of criteria that are anticipated to materialize in more sustainable, high-performance and efficient development.) The first iteration of the Green Development Standards was developed in 2010 and was expanded in 2014. The Town is currently developing the third generation of standards which would apply to development within this area.

6. It may be too early in the study to know, but is the Engineering Department reviewing the extension of municipal servicing along Steeles Avenue under the study for the GTA West corridor?

Response: It is a bit early in the process. Those services are under the jurisdiction of the Region of Halton and we are following along with them. Through the study we are going to be looking at what the needs are in the study area and will be talking with the Region about what those services are and what expansion is required. There are some capacity issues that have been identified and will have to be fleshed out through this process.

7. What factors are considered/required for the three residential areas in the study area to be identified as such?

Response: The Official Plan recognized those three areas as a concentration of residential uses and we know going forward that those existing residential uses have to be taken into consideration. The clusters recognize that there is a grouping of residential uses, but any residential use will need to be taken into consideration in terms of noise and air quality to address mitigation and buffering measures. As we develop land use plans, we can prepare more detailed plans that address how to protect those areas. There will also be policies in the Secondary Plan which state that when a proposal comes forward to build a specific industry and therefore the type of facility and its traffic generation is known, then site specific studies must be undertaken to address impacts from it and mitigation measures.

8. Specifically, what are the historic sites in the study area?

Response: One site is the cemetery at the north east corner of Steeles Avenue and Eighth Line and the other is the farm at the north east corner of Steeles Avenue and Ninth Line. There will be an additional study that will look at those sites as well as the entire study area to determine if there are any others.

9. To what degree will landowners have a say in zoning bylaws?

Response: This is a public process so as we move forward, we encourage all landowners to take part in it. As we get further into the study, in Phase 5 there will be the actual draft Zoning By-law prepared that will be available for review and comment.

Throughout the process if there are issues or concerns that landowners have then we strongly encourage them to give us that input early on. At the end of the process, before Council adopts the zoning changes, there will be a statutory public meeting and there is an opportunity to make a presentation to Council and provide written submissions to Council and the consulting team.

10. It was mentioned that there could potentially be a water storage deficiency that is being reviewed through the Region's Water and Wastewater Master Plan. Does the Town have an idea of when this Master Plan is targeted for completion — which could provide a better sense of the water storage issue?

Response: It is only identified as a potential deficiency at this time. The Study team is undertaking the functional servicing study as part of Phase 3 and will be liaising with the Region on it, and that is when we will start to have a better understanding of the issue. The Region's Water and Wastewater Master Plan is being done as part of their Municipal Comprehensive Review, which will look at long-term growth throughout the Region so that is contingent on the Region's timing. The Town is working with the Region on the Regional Official Plan review and will provide input to that process.

In addition, there was one question asked by participants that, given time constraints, was not responded to during the meeting, but which will be addressed by staff and posted on the Let's Talk Halton Hills website. It was: "When can we expect high speed internet on Hornby Road — is there a timeline?"

Response: Network connectivity and infrastructure are the responsibility of private service providers. For information about network infrastructure upgrades in the area, please contact your local internet service provider.

## **Participant Responses to Questions Posed by the Study Team**

In order to encourage more dialogue and provide input on the materials presented, the following questions were posed to participants. Participants could provide verbal comment through either the video conference platform or by phone.

1. Please complete the following sentence: "I'll know the study has been a success if..."

Responses were:

- The environment is protected.
- There is a buffer for the residential areas to protect them from noise and air quality impacts from the industry — that polluting uses will be away from the residential areas.
- Clean water and proper sewer services are provided.
- There will be jobs for people who live in the Town. There is a risk that this may not work out as planned. There is the possibility that jobs in the area may be filled by people from outside of the Town (how will that be addressed?).
- Putting buildings on agricultural land is a concern as we are paving over arable land. At some point we will have an agricultural disaster on our hands and other countries may be not be able to export food for our use.

After the meeting, the following on-line survey responses were provided:

- If diverse employment land uses are incorporated and a strong emphasis for high quality landscaping and urban design is achieved.
  - This takes care of transportation issues.
2. “Are there other key ‘influences’ that have not been mentioned which you think should be included in the Background Report?” and “Are there any other comments you’d like to add? For example:
- Are there any areas within the Study Area or particular natural environmental features that you feel should be protected?
  - Are there any commercial businesses that would serve (be ancillary to) the employment area which you feel should be added within the Study Area?”

Responses were:

- Given the cluster of big highways in the area, there will likely be many warehouses and a lot of truck traffic in this area. Can we encourage other industries that support the environment and bring more peaceful uses to the area that are less polluting such as medical and health type industries?
- The problem with building more highways is that within 4 to 6 months of highway completion, they are typically clogged-up with traffic and the same thing happens with adding more lanes to roads. It is of questionable wisdom to put a highway through agricultural lands rather than promoting clean transportation when the highway’s ultimate use is limited. Can something be done that has less impact on the residents, agriculture and natural heritage, other than building more highways?



After the meeting, the following on-line survey responses were provided:

- Allow public access to creek systems through path network that may eventually lead into existing path systems in Georgetown as per long term active transportation plans
- Want to ensure that minimum employment density's are a focus for this area. I understand the strong demand that may exist for logistics companies here due to the proximity to 400 series highways but I don't want to see this valuable land taken up by large buildings that are primarily automated and don't contribute to the employment market for the town

## **Next Steps**

At the end of the meeting, the study team outlined the next steps for the study:

- Review public and agency input;
- Complete the technical reports;
- Prepare the Phase 1 Scoped Subwatershed Study report; and
- Prepare land use options.

In addition, participants were encouraged to visit the project website at [www.letstalkhaltonhills.ca](http://www.letstalkhaltonhills.ca) to answer the polling questions listed there, and to view the information provided, which includes a copy of the public meeting presentation, a recording of the meeting and the draft Background Report.

The meeting facilitator then concluded the session by thanking everyone for their participation and contributions, and encouraging them to stay engaged in the process.