

PREMIER GATEWAY PHASE 1B

OPAs 30, 31A and 31B

(Secondary Plan)



June 11, 2018
Council Meeting

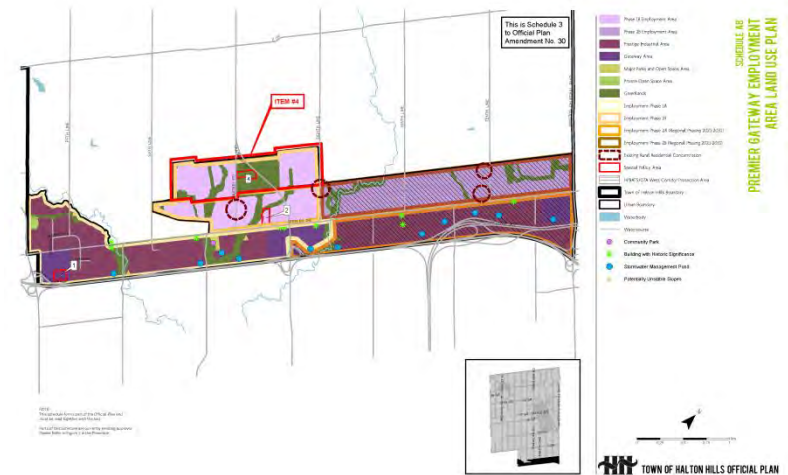
Official Plan Amendments

- This presentation supports the Final Recommendation Report regarding adoption of:
 - Official Plan Amendment 30 (Replacement Employment Lands)
 - Official Plan Amendment 31 (Premier Gateway Phase 1B Secondary Plan which is now separated into two Secondary Plans)



OPA 30

- Purpose of Official Plan Amendment (OPA) 30 is to add 75 ha of replacement employment land into the urban boundary
- Northwest GTA Corridor Identification Study is proceeding for which corridor protection required so still need replacement employment lands to restore Town's 2021 employment land supply



OPA 30

- Regional Official Plan Amendment (ROPA) 47 approved by Region to redesignate the 75 ha as 'Urban Area'
- ROPA 47 has been appealed by:
 - The Province - urban expansion should only occur as part of Municipal Comprehensive Review.
 - 8079 Eighth Line Halton Hills Inc, a landowner east of Eighth Line - they were not included in the 75 ha.
- ROPA 47 must be in force before Region can approve OPA 30
- It is recommended that Council adopt OPA 30 and send to Region for approval



OPA 31A & 31B - Secondary Plans

- Appeals impact the timing of incorporating 75 hectares of land into the urban boundary and Secondary Plan approval
- Secondary Plan has been separated into two Official Plan amendments in order not to delay development of lands in Lot 1.
- OPA 31A will apply to Lot 1 (currently in the approved Urban Area under the Region and Town Official Plans)
- OPA 31B will apply to Lot 2 (additional 75 ha currently in the rural area in the Region and Town Official Plans)

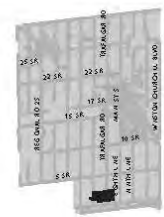


Secondary Plan Technical Studies

- **Studies Undertaken:**
 - Functional Servicing Plan
 - Supportive Commercial Needs Assessment
 - Heritage Impact Assessment
 - Agricultural Impact Assessment
 - Subwatershed Study
 - Fiscal Impact Analysis
 - Transportation (Scoped Area Transportation Study)
- **The Region completing Area Servicing Plan**



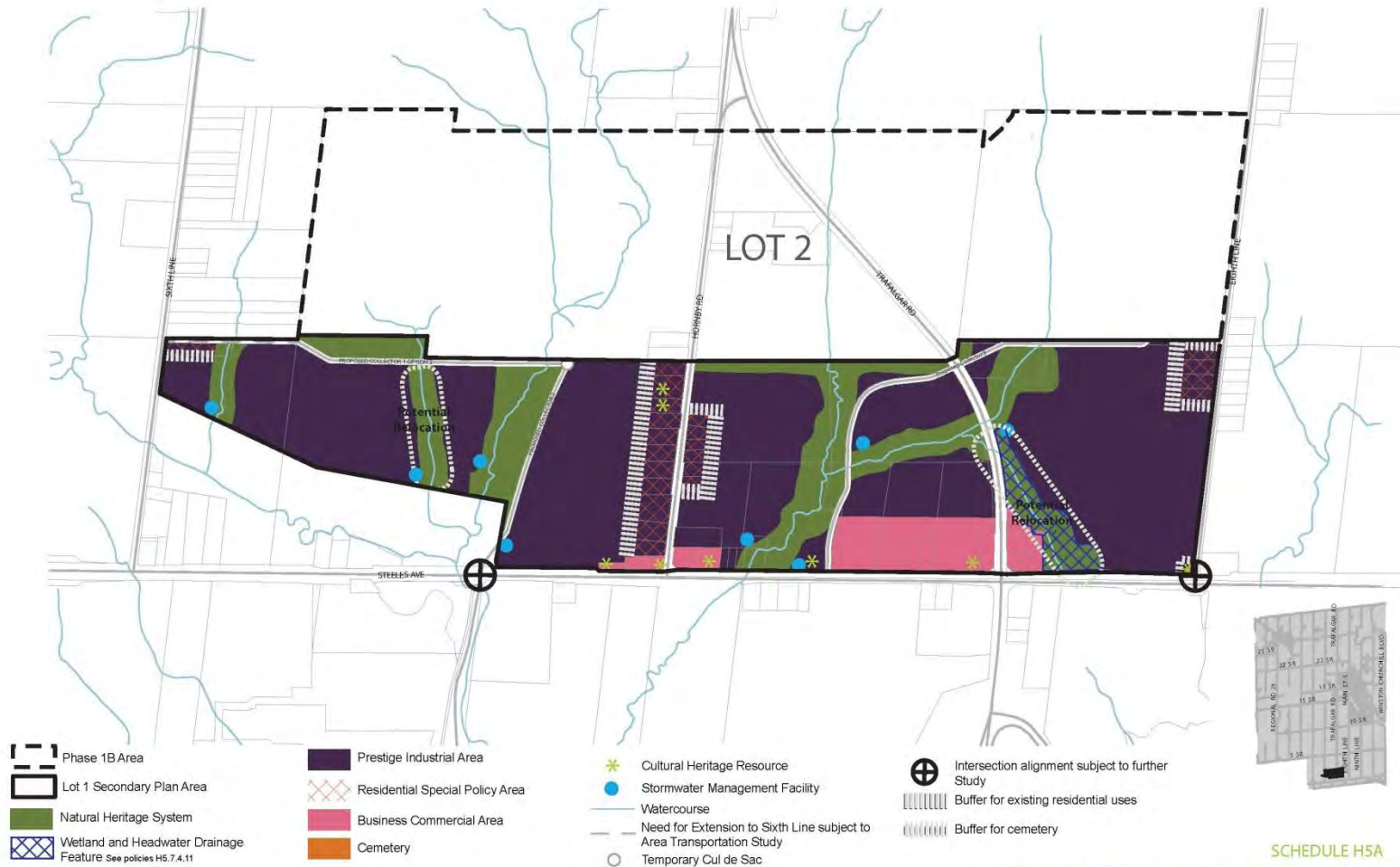
Overall Secondary Plan Concept



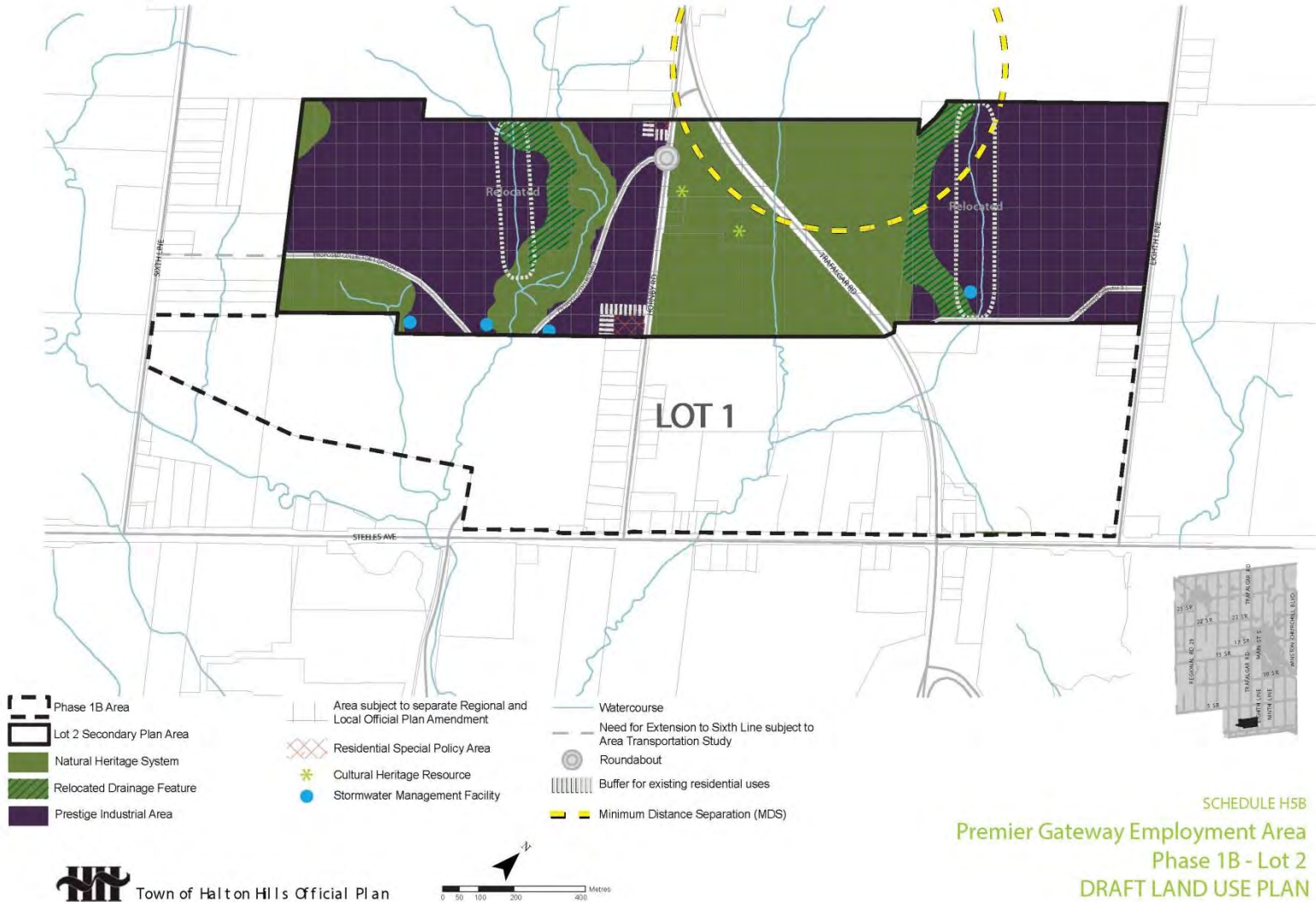
APPENDIX B

Premier Gateway Employment Area
Phase 1B
DRAFT LAND USE PLAN

OPA 31A Lot 1 Secondary Plan



OPA 31B Lot 2 Secondary Plan



SCHEDULE H5B
 Premier Gateway Employment Area
 Phase 1B - Lot 2
 DRAFT LAND USE PLAN

Changes to Secondary Plans

- Outdoor Storage

- Prestige Industrial Area designation does not permit outdoor storage due to the aim of creating a prestige area and public concerns
- A definition of *trailer waiting spaces* and specification that this is not considered outdoor storage added to Plan
- UPS and Bentall Kennedy wanted clarification that truck and trailer parking on their sites would be permitted



Changes to Secondary Plans

- **Automotive Commercial**
 - Permission for this use added but restricted to 20% of the Business Commercial Area, with a prohibition on automotive campuses, auto body shops and wreckers
 - Request was made to add this use to the Secondary Plan due to land constraints in Halton Hills for this use



Changes to Secondary Plans

- Collector Road 3
 - Collector Road 3 been moved slightly west along Steeles Ave.
 - Location addresses Halton Region 400 metre intersection separation requirement from Trafalgar Road and ensure Bahr Saddlery not impacted by proposed road location
 - Exact location subject to detailed design stage



Changes to Secondary Plans

- **Employment Use Policies**
 - Total floor area caps been incorporated on secondary uses.
 - Smaller caps are provided within Prestige Industrial Area compared to Business Commercial Area to address Region concerns over the quantum of secondary uses permitted in an employment area



Changes to Secondary Plans

- Natural Heritage System
 - Comments from Region and Conservation Halton been incorporated into policies where appropriate



Changes to Secondary Plans

- Cultural Heritage Resources
 - 4 properties currently listed on the Town's Municipal Heritage Register
 - Other cultural heritage resources identified as candidates for conservation added to land use schedules
 - Policies direct that these resources be assessed at development approval stage through a Cultural Heritage Impact Statement



Secondary Plans

- Transportation
 - Area Transportation Study nearing completion and will address matters such as ring road (shown on the Preferred Land Use Concept)
 - Proposed road network will operate at acceptable level of service and support anticipated development
 - Development tied to required infrastructure improvements addressed through a Traffic Impact Assessment



Next Steps

- OPAs 30, 31A and 31B must be submitted to the Region of Halton as the approval authority
- If modifications of policies or mapping are proposed by the Region, staff will prepare a report to Council with recommendations regarding the proposed modifications for Council's consideration



Overall Secondary Plan Concept



APPENDIX B
Premier Gateway Employment Area
Phase 1B
DRAFT LAND USE PLAN

Road Improvements

- **Planned road improvement projects include:**
- Trafalgar Rd widening from 2 to 4 lanes between Steeles Ave and 10 Sideroad (2018) and from 4 to 6 lanes between Britannia Rd and Steeles Ave (2030)
- Ninth Line widening from 2 to 4 lanes between Steeles Ave and 10 Sideroad (2020)
- Steeles Ave widening from 4 to 6 lanes between Regional Road 25 and Trafalgar Rd (2024)
- Steeles Ave widening from 4 to 6 lanes between Trafalgar Rd and Winston Churchill Blvd (2028)
- Highway 401 widening from 6 to 10 lanes between Winston Churchill Blvd and the Highway 407 ETR/Highway 401 interchange and from 6 to 12 lanes between the Highway 407 ETR/Highway 401 interchange and James Snow Parkway
- Construction of new 6-lane 5½ Line between Britannia Rd and Steeles Ave (likely 2031)