

PREMIER GATEWAY PHASE 1B SECONDARY PLAN STUDY



November 26, 2015

Presentation Overview

1. Study Background
2. Study Purpose
3. Study Area
4. Study Process
5. Background Study Overview
6. Next Steps



Study Background

- The Premier Gateway Employment Area is the Town's major employment area.
 - It is located between Steeles and the 401.
 - The Region and Town proposed to designate an additional 340 gross ha. of land for employment on the north side of Steeles Avenue.
-

Study Background

- Some of that land – the lands east of the Toronto Premium Outlets are now unavailable for development until:
 - the GTA West Corridor EA process is completed by MTO; and,
 - it is determined what lands are/are not required for transportation purposes.
 - A large highway interchange is anticipated to take up significant land which will not be available for development.
-

Study Background

- The Town is now taking steps to re-phase the employment lands in the Premier Gateway Employment Area as a result of:
 - The extent of the land likely to be required for transportation purposes; and,
 - the rephasing of employment lands by the Region.
 - This will be accomplished by modifications to OPA 10.
-

Study Background

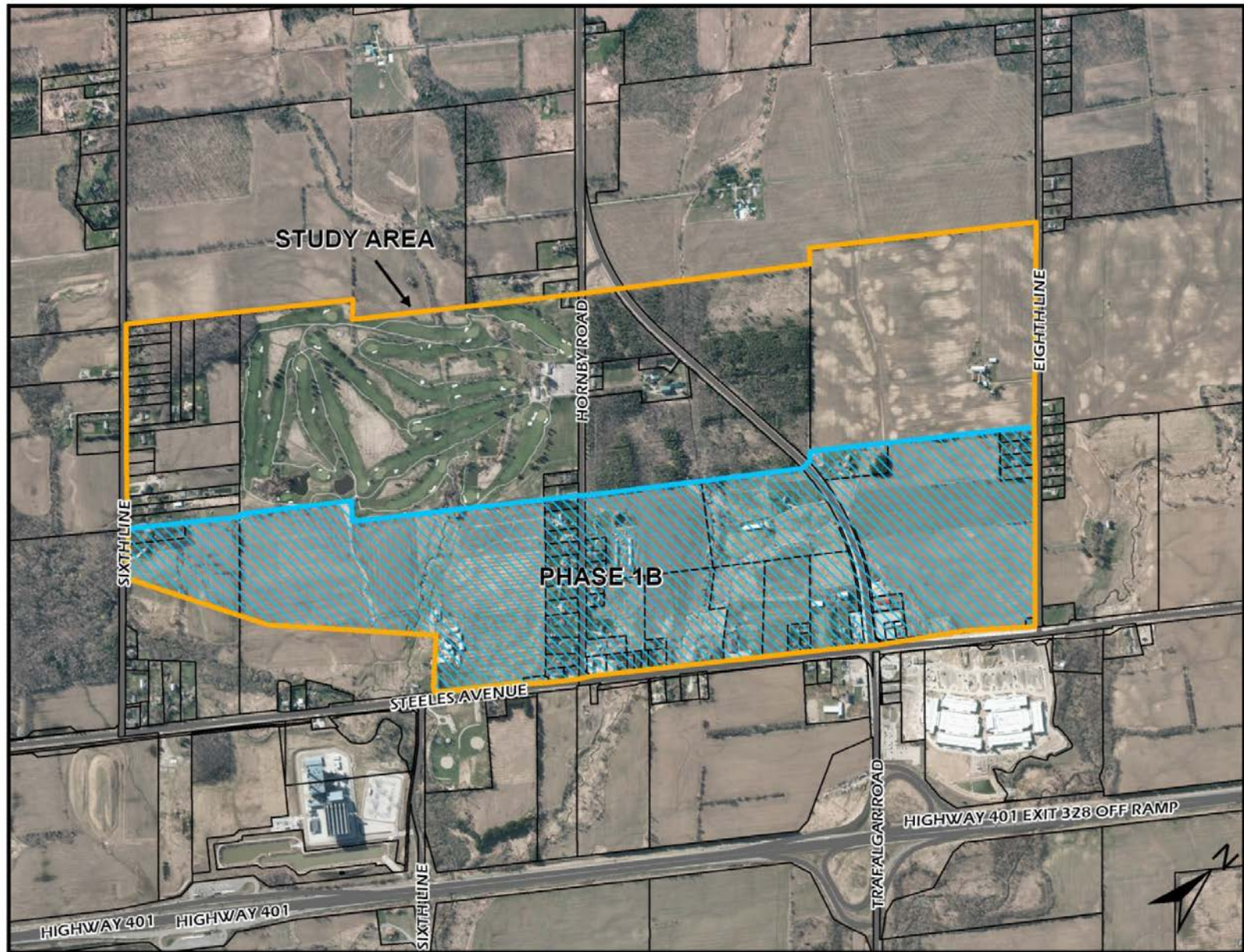
- However, the rephasing of the employment lands does not entirely replace the lands made unavailable as a result of the GTA West Corridor protection.
 - There is a shortfall of designated employment land prior to 2021 which must be identified and planned for in this area of Halton Hills.
-

Study Purpose

The Premier Gateway Phase 1 B Secondary Plan Study will:

- develop appropriate land use designations and policies for the Phase 1 B Employment Area; and,
 - identify the location of up to 75 hectares of land to be designated for employment and added to the Premier Gateway Employment Area.
-

Study Area

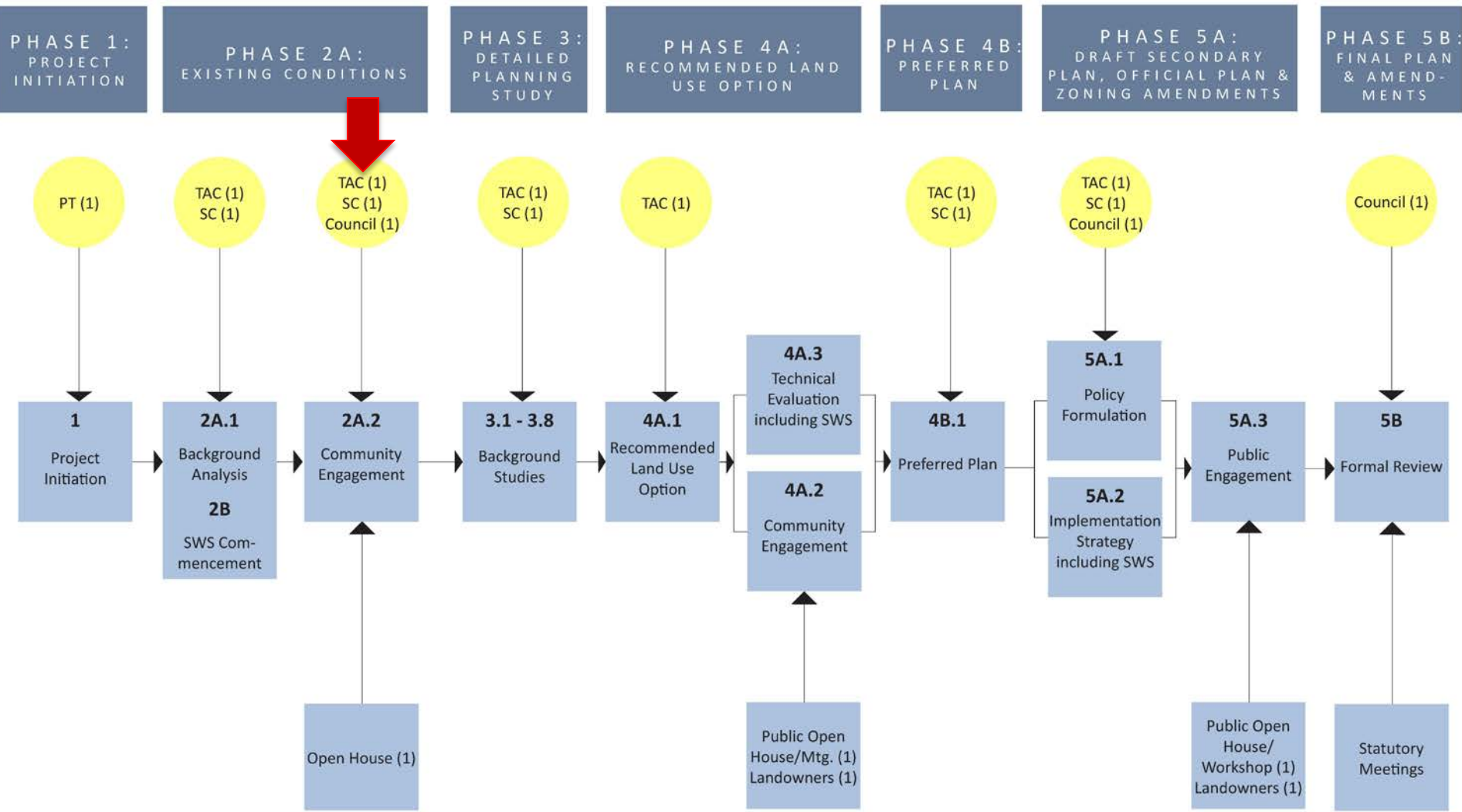


Study Process

- **Study Basis/Key Starting Point**
 - Finding the right balance
 - Grow Green – Grow Smart



Approach/Methodology

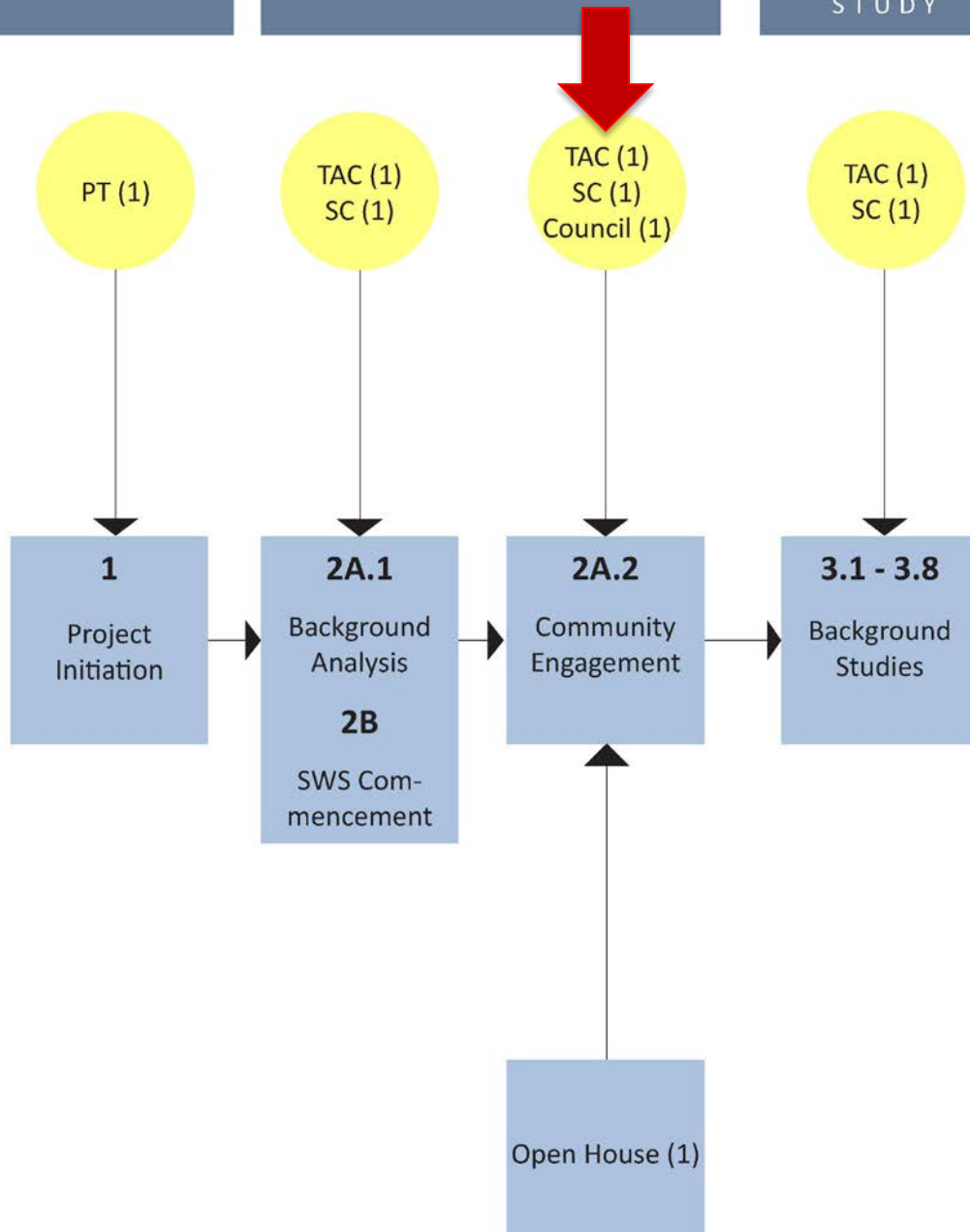


PHASE 1:
PROJECT
INITIATION

PHASE 2A:
EXISTING CONDITIONS

PHASE 3:
DETAILED
PLANNING
STUDY

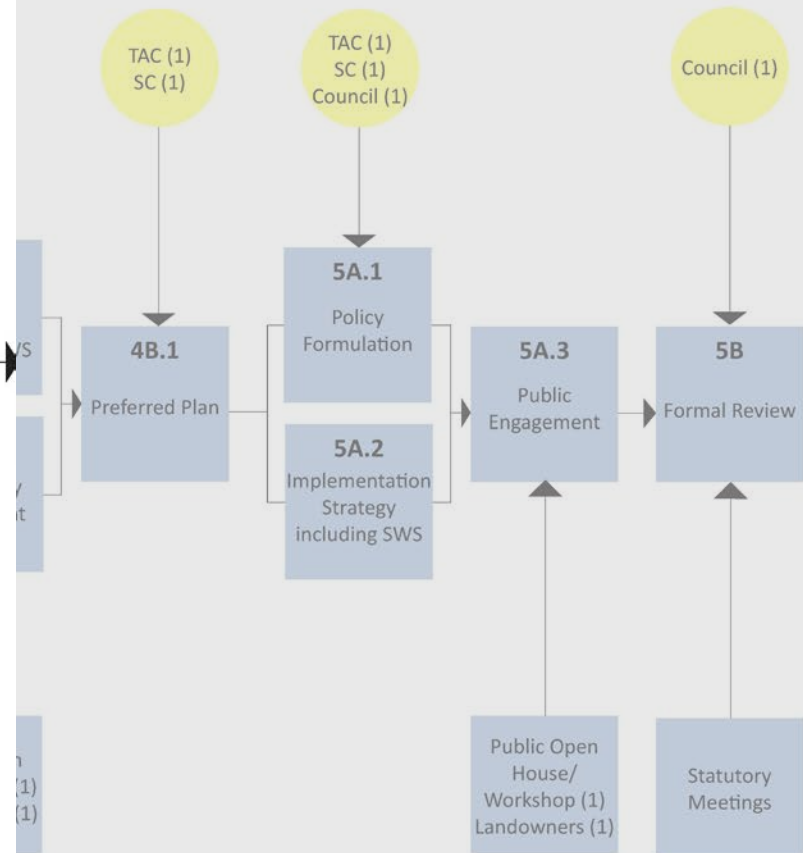
ology



PHASE 4B:
PREFERRED
PLAN

PHASE 5A:
DRAFT SECONDARY
PLAN, OFFICIAL PLAN &
ZONING AMENDMENTS

PHASE 5B:
FINAL PLAN
& AMEND-
MENTS



4. App

PHASE 4A:
RECOMMENDED LAND
USE OPTION

PHASE 4B:
PREFERRED
PLAN

PHASE 5A:
DRAFT SECONDARY
PLAN, OFFICIAL PLAN &
ZONING AMENDMENTS

PHASE 5B:
FINAL PLAN
& AMEND-
MENTS

PHASE 1:
PROJECT
INITIATION

PHASE 2:
EXISTING

PT (1)

TAC (1)
SC (1)

TAC (1)

TAC (1)
SC (1)

TAC (1)
SC (1)
Council (1)

Council (1)

1
Project
Initiation

2A.1
Background
Analysis
2B
SWS Com-
mencement

4A.1
Recommended
Land Use
Option

4A.3
Technical
Evaluation
including SWS

4A.2
Community
Engagement

Public Open
House/Mtg. (1)
Landowners (1)

4B.1
Preferred Plan

5A.1
Policy
Formulation

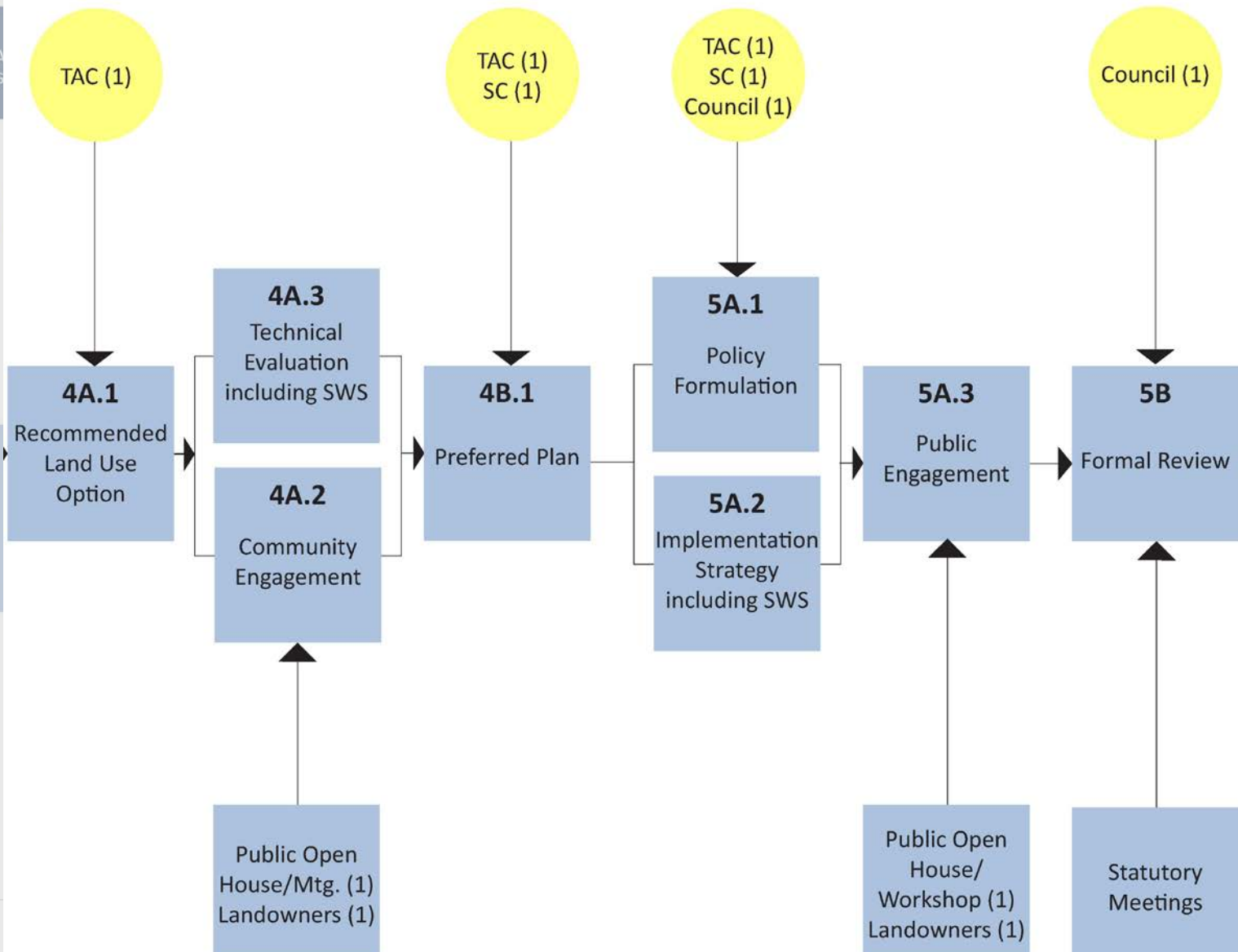
5A.2
Implementation
Strategy
including SWS

5A.3
Public
Engagement

Public Open
House/
Workshop (1)
Landowners (1)

5B
Formal Review

Statutory
Meetings



Background Study: Purpose

- **The Background Study is intended to provide input to:**
 - consideration by the Town Council in consultation with stakeholders, which will lead to the identification of additional lands for employment; and,
 - the detailed technical evaluations which will form the basis for the preparation of the Secondary Plan for the expanded Phase 1 B.
-

Report Outline

- **Background Study lays groundwork for detailed planning and analysis:**
 - Introduces the Study
 - Outlines relevant policy framework
 - Summarizes existing conditions and current influences
 - Discusses implications for Study Area
 - Identifies potential locations for up to 75 ha of additional employment lands
-

Policy Framework

- Secondary Plan
 - will build on current Provincial, Regional and Town policy framework
 - required as a basis for development
 - Natural Heritage System may be refined but must be protected
 - Impacts on agriculture must be mitigated where settlement expansion proposed
-

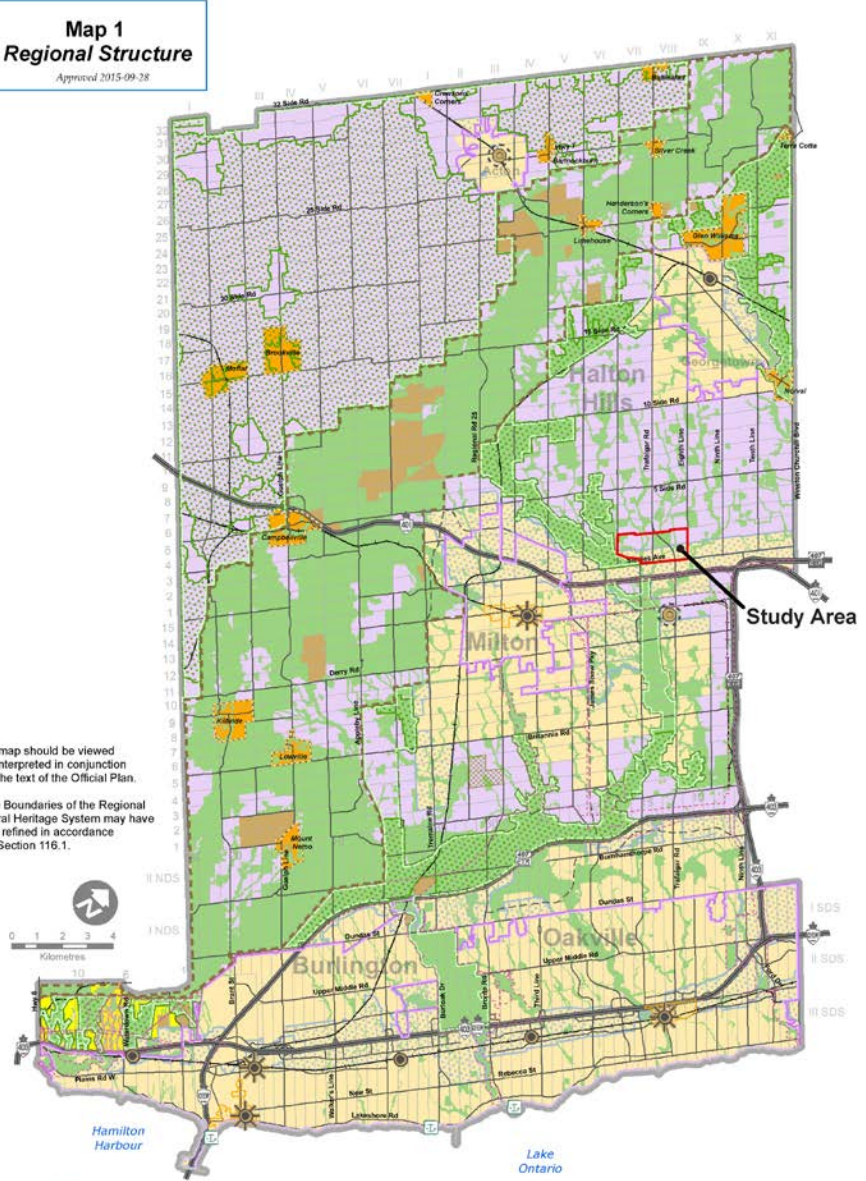
Policy Framework

- Employment Area
 - Southern ½ of Study Area is designated “Urban Area/Employment Area” with Regional Phasing to 2021 in ROPA 43 and Phase 1B Employment Area in OPA No. 10 (pending Regional approval)
 - Certain areas in north ½ identified as Future Strategic Employment Areas in HROP
 - OPA 10 provides for evaluation of alternative locations to accommodate additional 75 ha to 2021
-

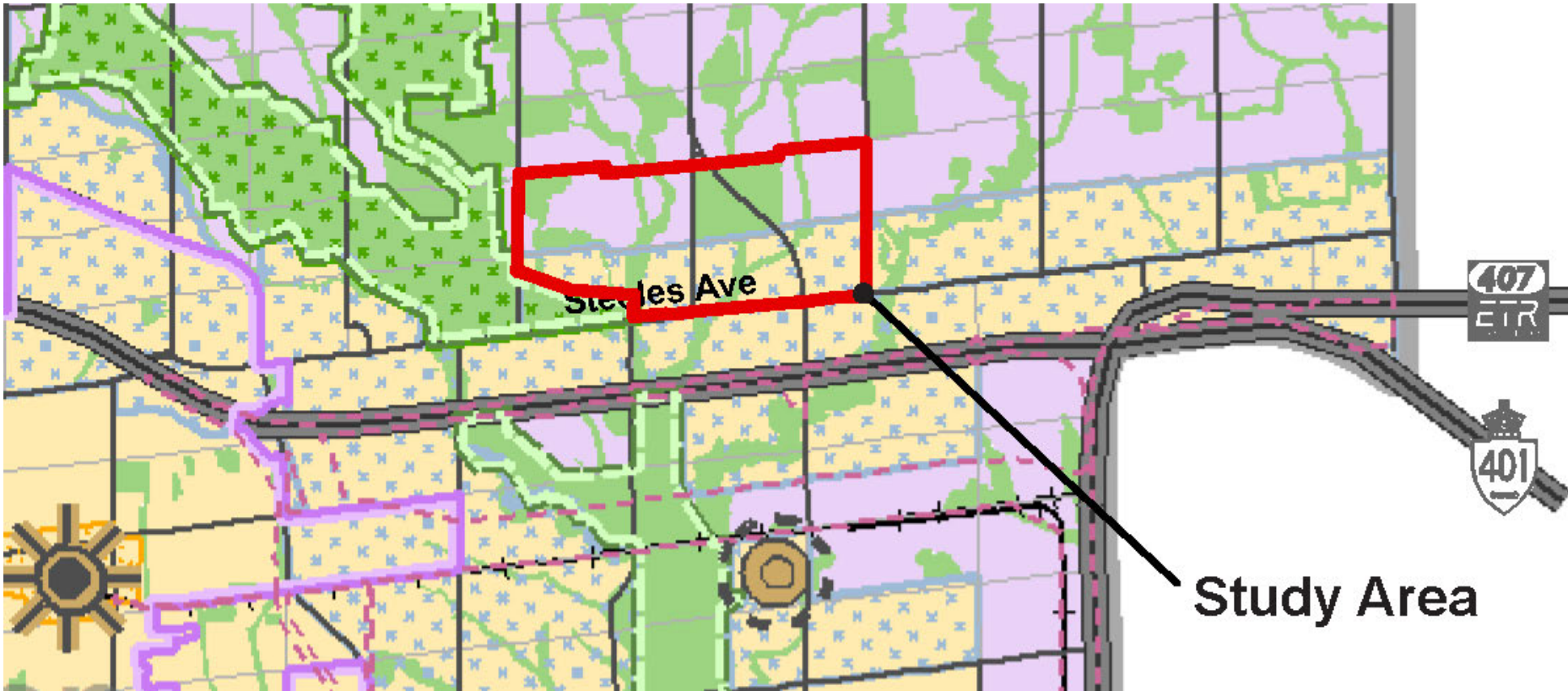
**Map 1
Regional Structure**
Approved 2013-09-28

This map should be viewed and interpreted in conjunction with the text of the Official Plan.

* The Boundaries of the Regional Natural Heritage System may have been refined in accordance with Section 116.1.



- Waterfront Park (See Map 2)
- Major Transit Station
- Proposed Major Transit Station
- Mobility Hub
- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Urban Area *Approved 2013-10-21*
- Hamlet
- Agricultural Area
- Regional Natural Heritage System *
- Mineral Resource Extraction Area
- North Aldershot Policy Area
- Greenbelt Natural Heritage System (Overlay)
- Greenbelt Plan Protected Countryside Boundary
- Niagara Escarpment Plan Boundary
- Parkway Belt West Plan Boundary
- Built Boundary
- Employment Area *Approved 2013-10-21*
- Urban Growth Centre
- Area Eligible for Urban Servicing
- Halton Waste Management Site



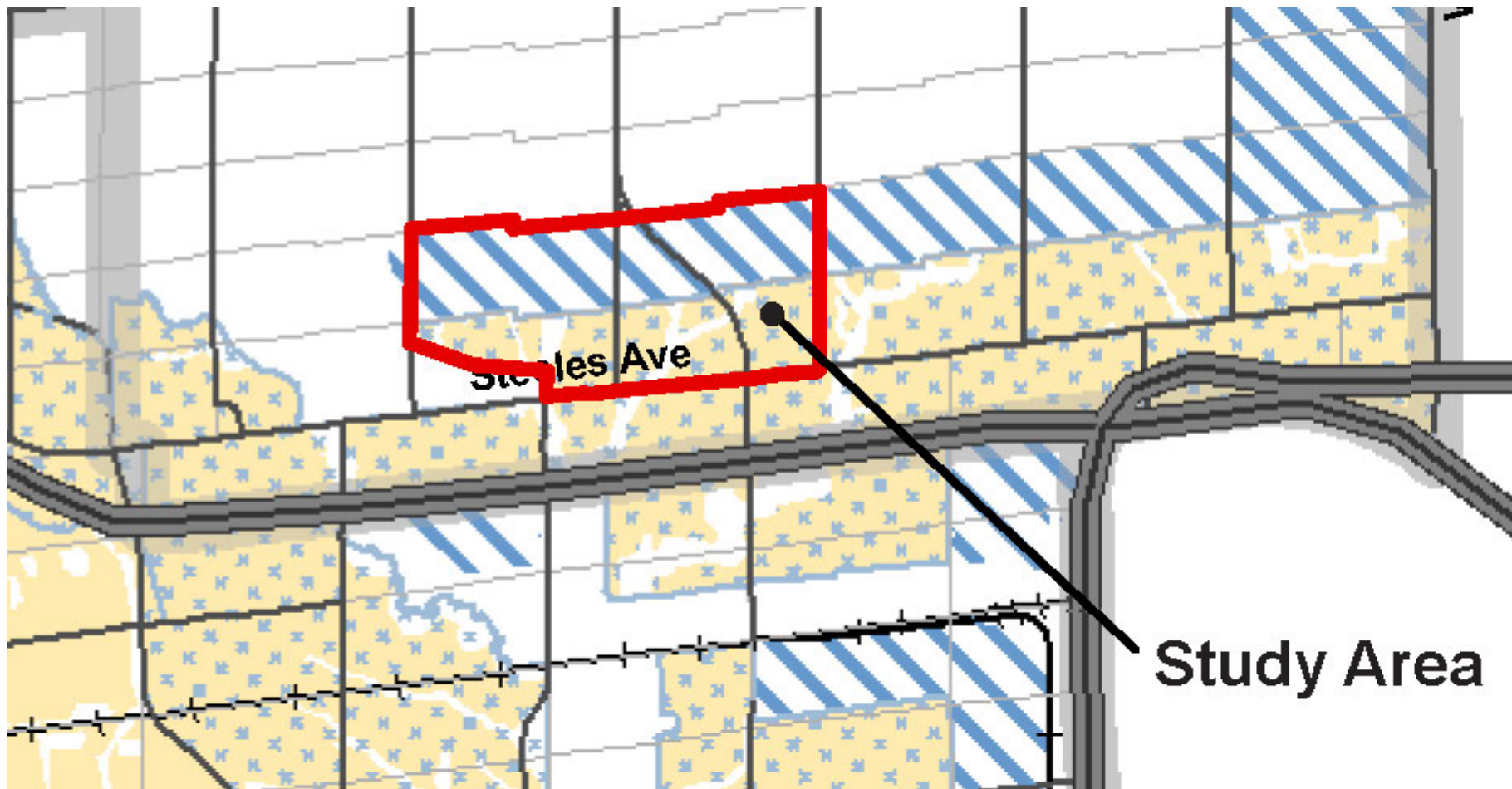
Excerpt from the Region of Halton Official Plan Map 1 - Regional Structure

Map 1C
Future Strategic Employment Areas
 Approved 2015-09-28

This map should be viewed and interpreted in conjunction with the text of the Official Plan.

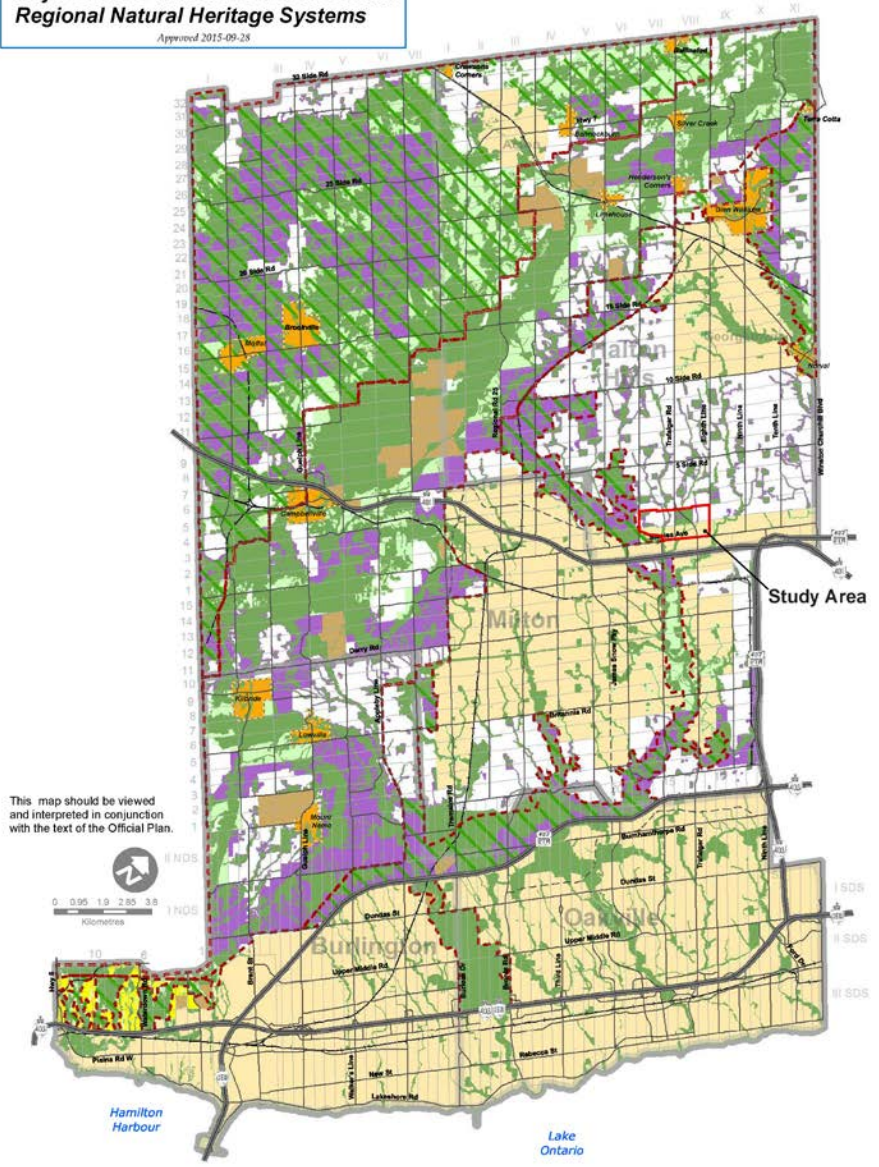
* Note: The Future Strategic Employment Areas are not land use designations but represent a constraint to development. Refer to Sections 139.6 and 139.7 of this Plan.





Excerpt from the Region of Halton Official Plan Map 1C – Future Strategic Employment Areas

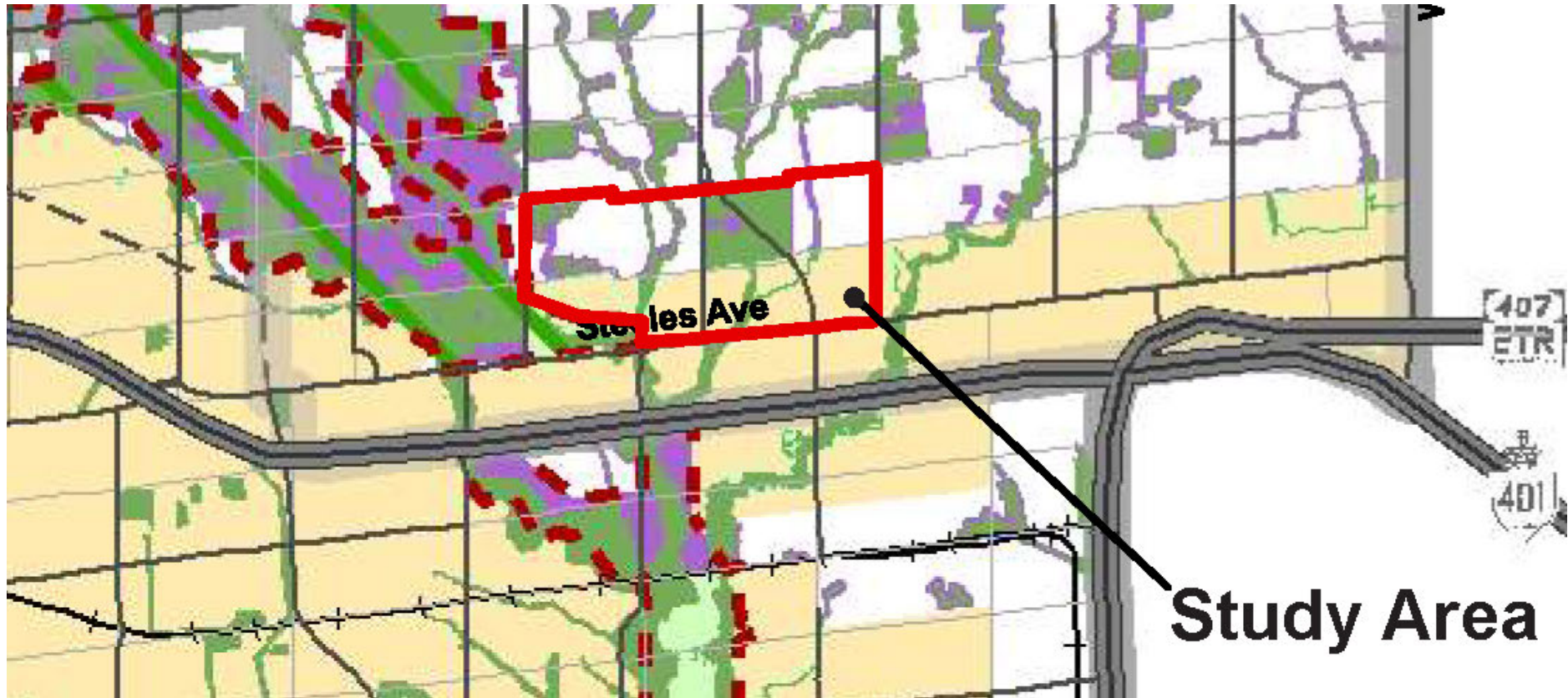
Map 1G
Key Features within the Greenbelt and
Regional Natural Heritage Systems
 Approved 2015-09-28



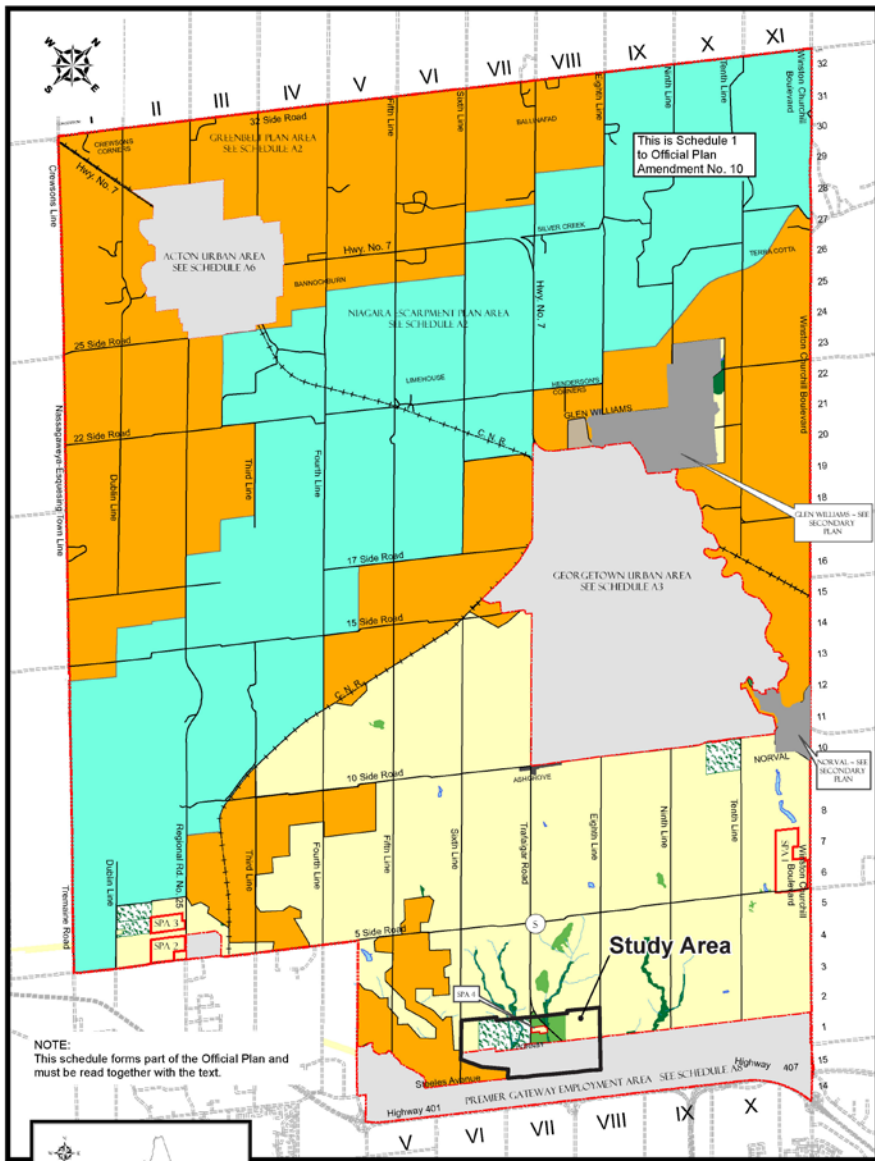
This map should be viewed and interpreted in conjunction with the text of the Official Plan.



- Rail Line
- - - Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- - - Greenbelt Plan Boundary
- Urban Area
- Hamlet
- Key Features
- Enhancement Areas, Linkages and Buffers
- Prime Agricultural Areas in NHS Enhancements/Linkages/Buffers
- Greenbelt NHS
- Mineral Resource Extraction Area
- North Aldershot Policy Area



Excerpt from the Region of Halton Official Plan Map 1G – Key Features within the Greenbelt and Regional Natural Heritage Systems

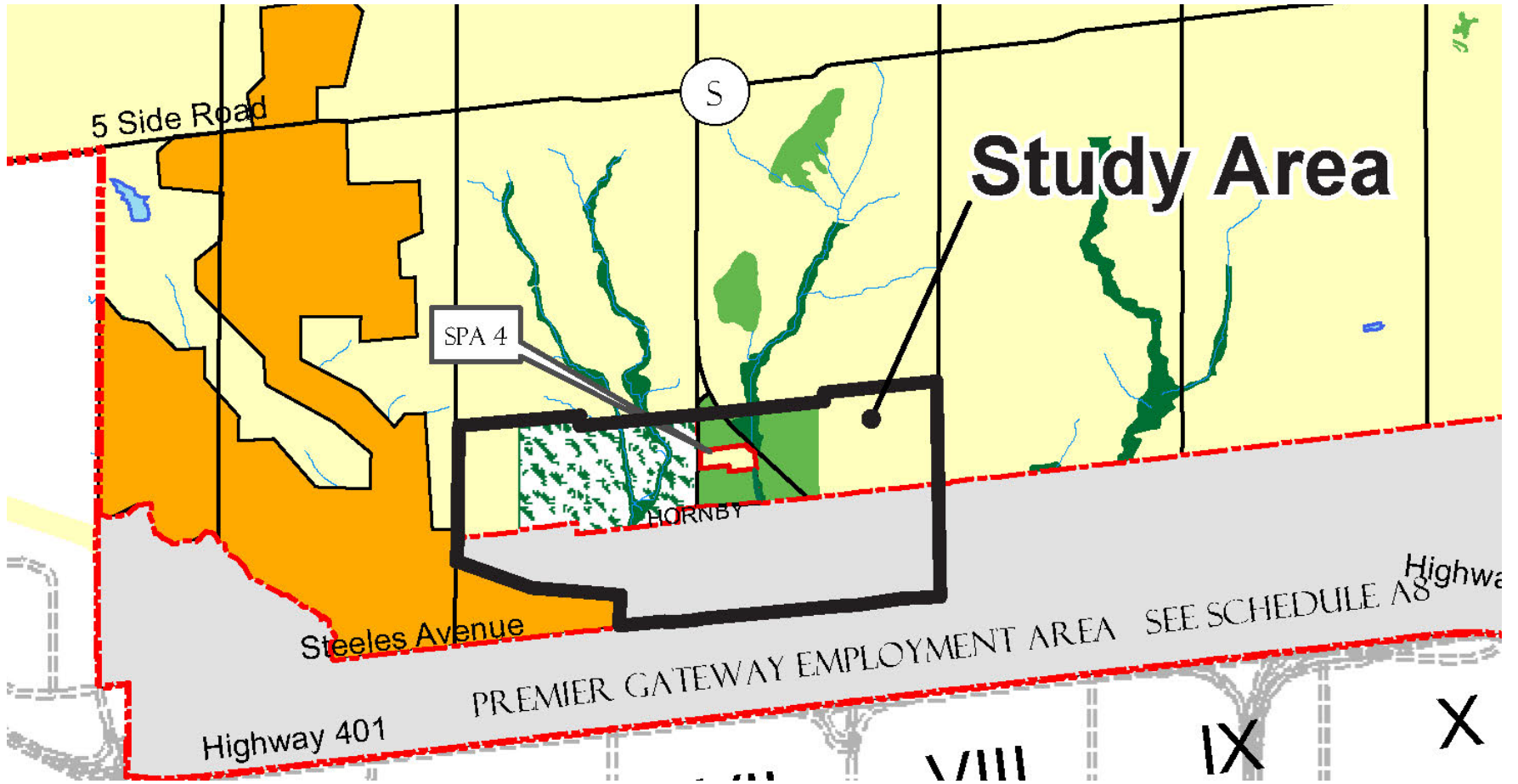


NOTE:
This schedule forms part of the Official Plan and must be read together with the text.

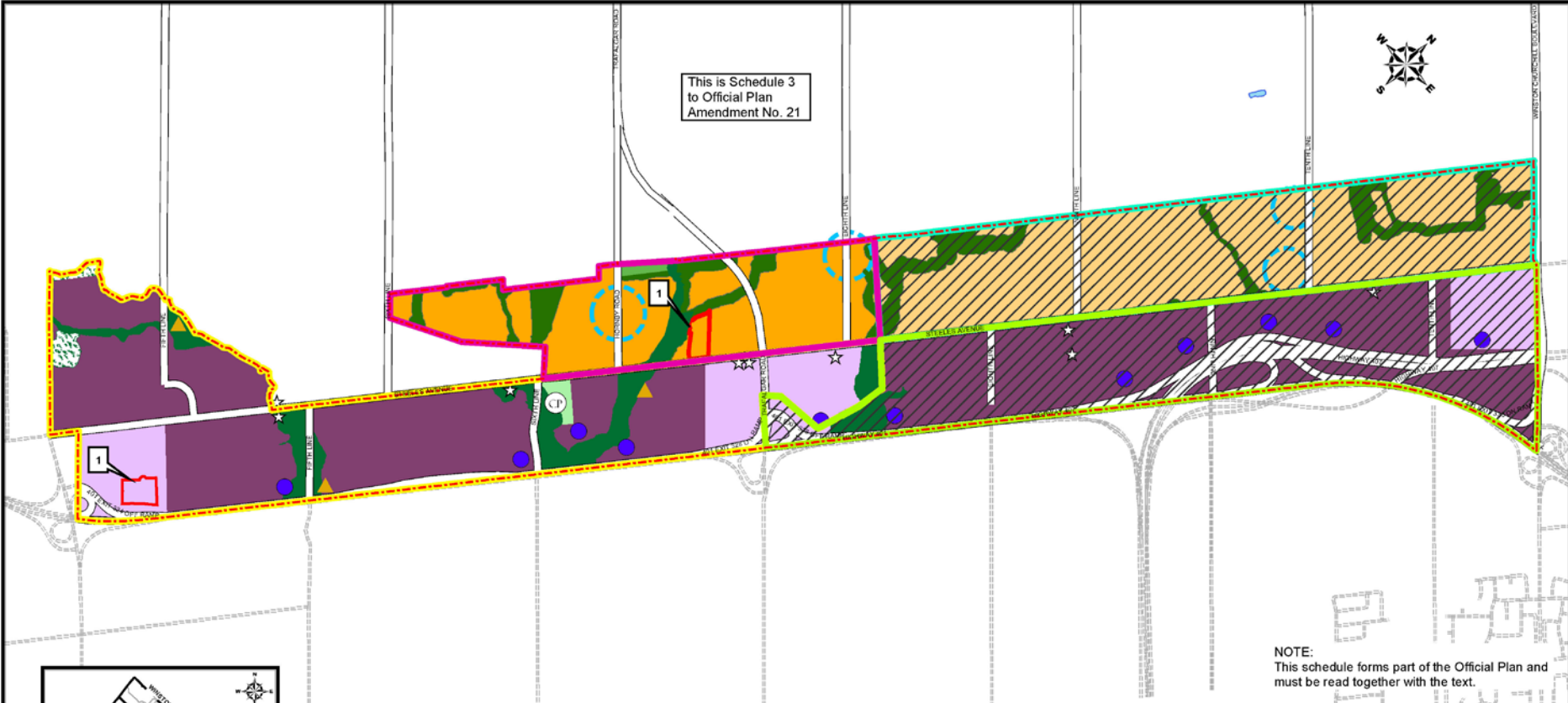


- LEGEND**
- GREENLANDS A
 - GREENLANDS B
 - PRIVATE OPEN SPACE
 - AGRICULTURAL AREA
 - MAJOR INSTITUTIONAL AREA
 - URBAN AREA
 - HAMLET AREA
 - RURAL CLUSTER AREA
 - GENERAL EMPLOYMENT AREA
 - GREENBELT PLAN AREA - SEE SCHEDULE A2
 - PROTECTED COUNTRYSIDE AREA
 - NIAGARA ESCARPMENT PLAN AREA
 - SCHOOL
 - BOUNDARIES
 - TOWN OF HALTON HILLS BOUNDARY
 - SPECIAL POLICY AREA





Excerpt from the Town of Halton Hills Official Plan Map A1 – Land Use Plan



NOTE:
This schedule forms part of the Official Plan and must be read together with the text.



LEGEND

- | | | |
|---|---|--|
| <p>EMPLOYMENT AREA</p> <ul style="list-style-type: none"> GATEWAY PRESTIGE INDUSTRIAL PHASE 1B EMPLOYMENT AREA PHASE 2B EMPLOYMENT AREA <p>ENVIRONMENT & OPEN SPACE</p> <ul style="list-style-type: none"> MAJOR PARKS & OPEN SPACE PRIVATE OPEN SPACE GREENLANDS A GREENLANDS B | <ul style="list-style-type: none"> CP COMMUNITY PARK ● STORMWATER MANAGEMENT POND ▲ POTENTIALLY UNSTABLE SLOPE ☆ BUILDING WITH HISTORIC SIGNIFICANCE URBAN BOUNDARY SPECIAL POLICY AREA EXISTING RURAL RESIDENTIAL CONCENTRATIONS | <ul style="list-style-type: none"> HPBATS/GTA WEST CORRIDOR PROTECTION AREA <p>EMPLOYMENT AREA PHASING</p> <ul style="list-style-type: none"> PHASE 1A PHASE 1B PHASE 2A PHASE 2B |
|---|---|--|

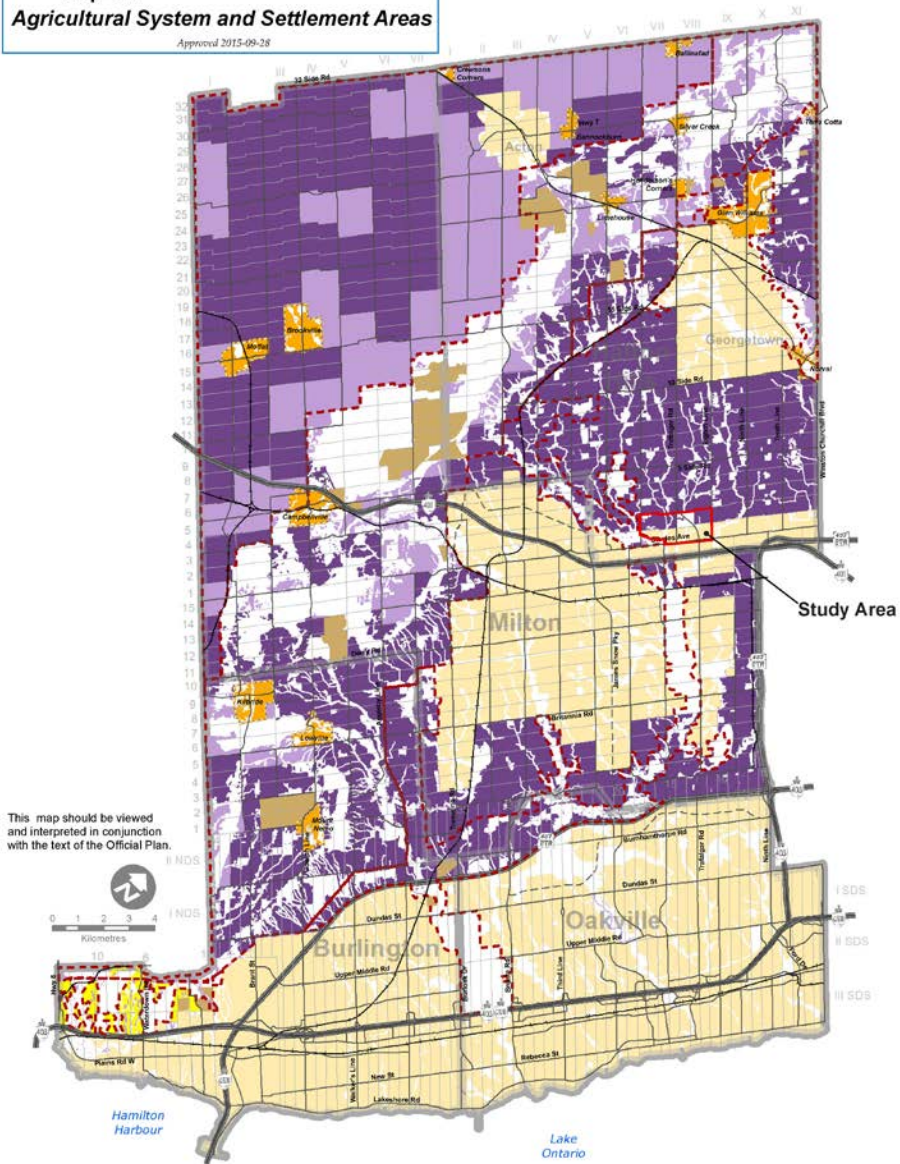
Policy Framework

- Existing Rural Residential Concentration – Hornby
 - Area unlikely to redevelop for employment uses in the short term
 - May be zoned to permit existing residential and related uses
 - Buffers to be provided between Hornby and future employment lands
 - Hornby to be considered in developing road network
-

Policy Framework

- Prime Agricultural Area
 - HROP identifies the majority of the lands outside the Urban Area as Prime Agricultural Lands
-

Map 1E
Agricultural System and Settlement Areas
 Approval 2015-09-28



This map should be viewed and interpreted in conjunction with the text of the Official Plan.



Kilometres

0 1 2 3 4

10

Harris Rd W

Hamilton Harbour

Lake Ontario

1800

1700

1600

1500

1400

1300

1200

1100

1000

900

800

700

600

500

400

300

200

100

0

100

200

300

400

500

600

700

800

900

1000

1100

1200

1300

1400

1500

1600

1700

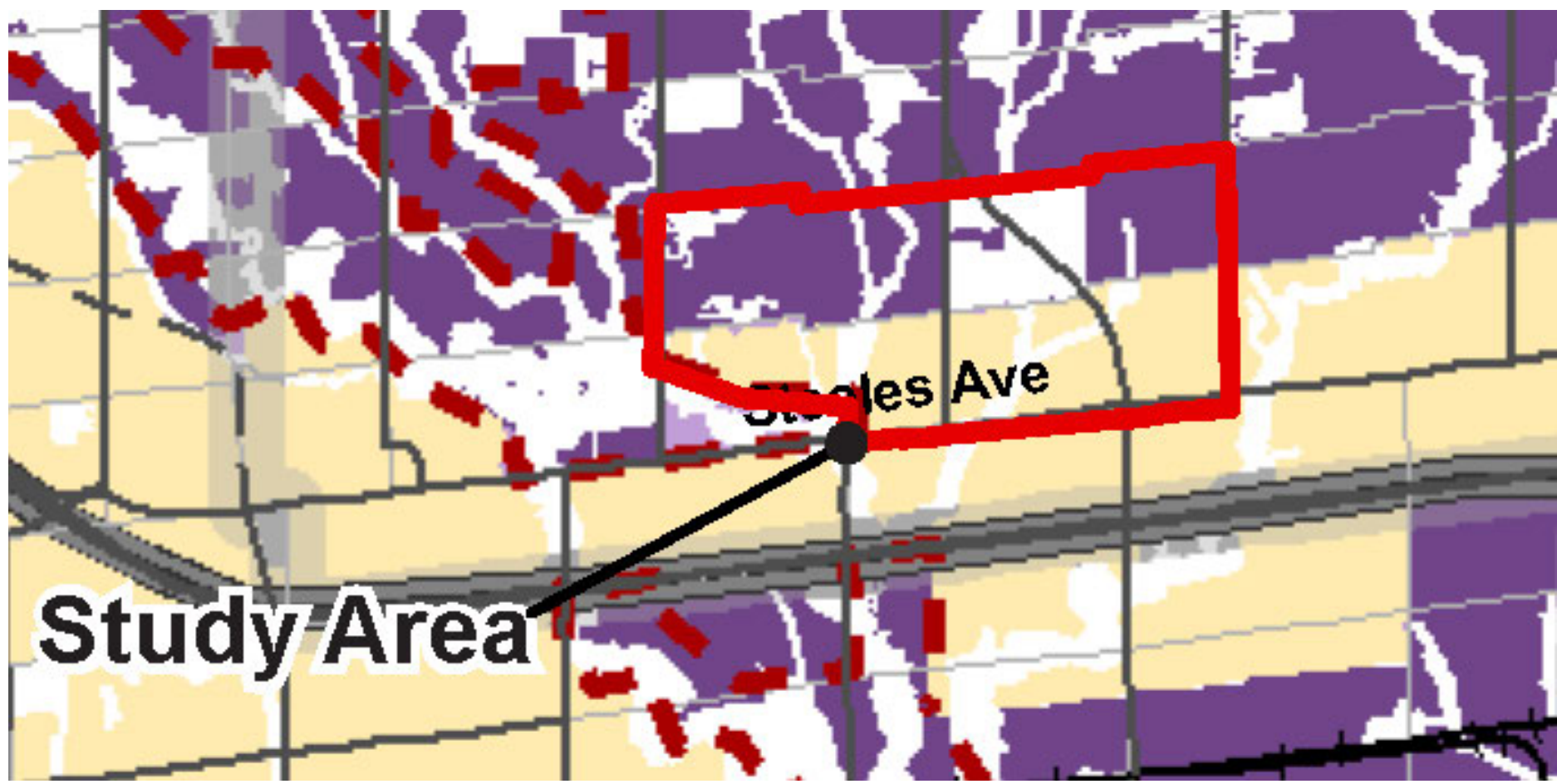
1800

- +— Rail Line
- - - Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary

- Settlement Areas**
- Urban Area
 - Hamlet
- Rural Clusters as defined in Local Official Plans

- Agricultural System**
- Prime Agricultural Areas
 - Agricultural System outside Prime Agricultural Areas

- Mineral Resource Extraction Area
- North Aldershot Policy Area
- Greenbelt Plan Boundary



Study Area

Stables Ave

Policy Framework

- Identified Mineral Resource Area
 - HROP identifies a small area in the northeast section of the Study Area
 - Such areas are generally required to be protected for future extraction
 - However, alternative development may be permitted if certain criteria are satisfied
 - In this case, the resource is a shale resource and there are extensive reserves of shale in Halton a factor in any determination of the need for protection
-

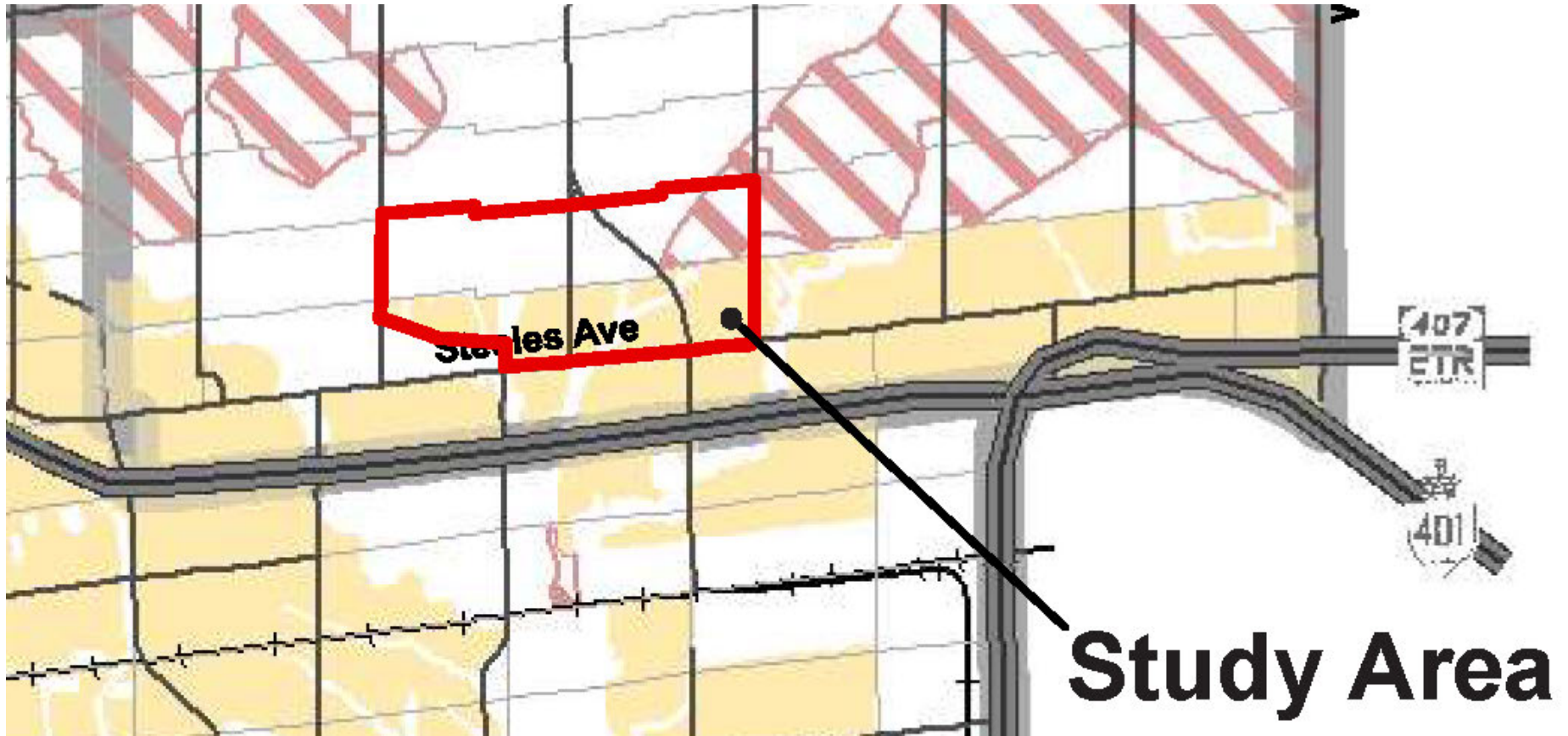
Map 1F
Identified Mineral Resource Areas
 Approved 2015-09-28



This map should be viewed and interpreted in conjunction with the text of the Official Plan.



- +— Rail Line
- - - Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Urban Area
- Hamlet
- Mineral Resource Extraction Area
- North Aldershot Policy Area
- Identified Mineral Resource Area



Excerpt from the Region of Halton Official Plan Map 1F – Identified Mineral Resource Areas

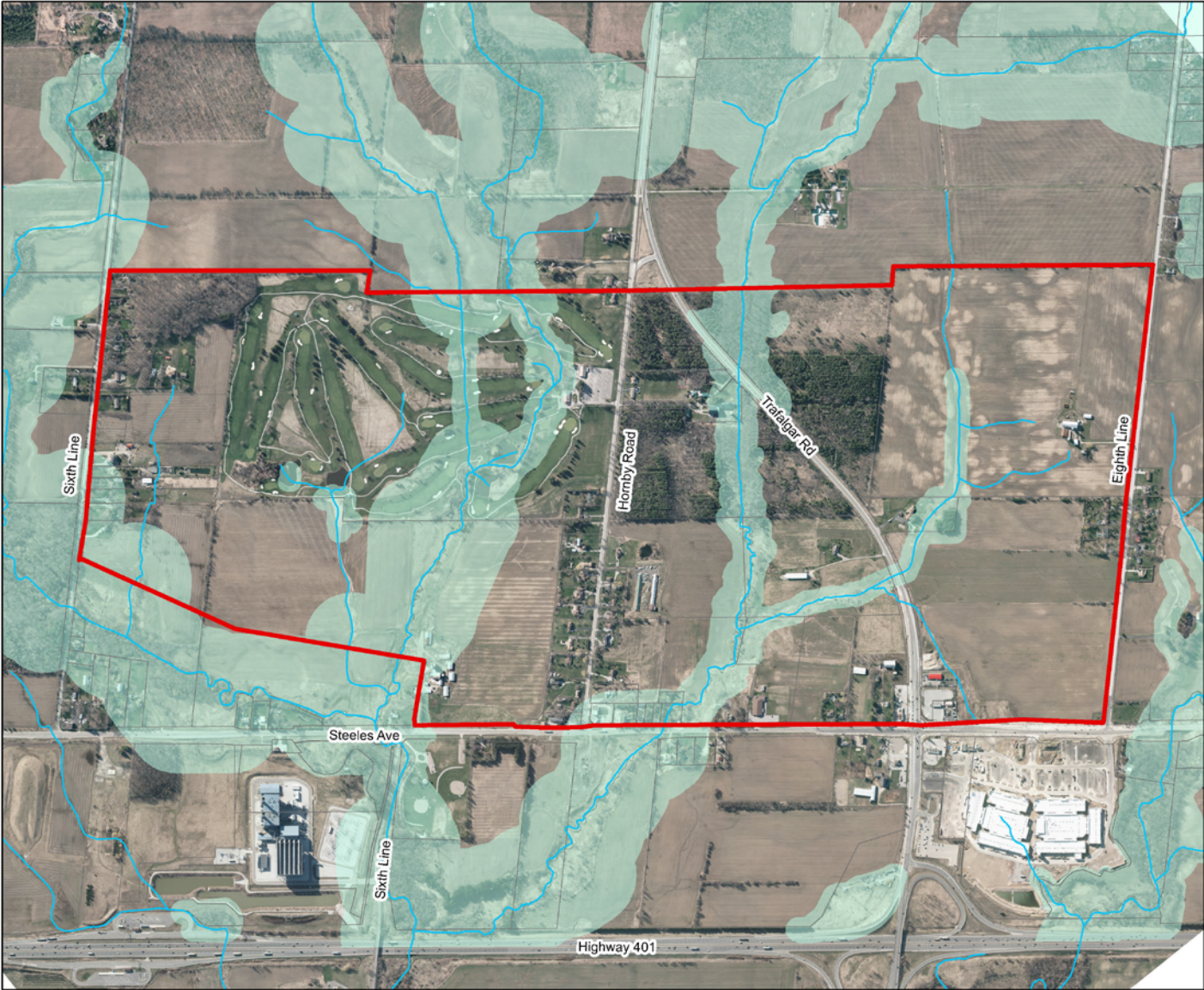
Technical Studies




- Detailed technical studies will be undertaken as part of the Secondary Plan
 - Scoped Subwatershed Study has commenced
 - Available information allows establishment of key current influences
 - These will be reviewed, revised and/or expanded as more detailed information becomes available
-

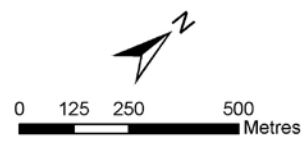
Current Influences

- Natural Hazards
 - Significant lands along stream corridors are subject to Conservation Halton regulations which serve as an indicator of areas subject to natural hazards such as flooding.
 - Existing flood plain and erosion mapping is outdated and will be updated and extended as part of the Scoped Subwatershed Study.
-

Town of Halton Hills
Premier Gateway Phase 1B
Employment Area Secondary Plan
Background Study
MAP 7
CONSERVATION HALTON
REGULATION AREA



-  Study Area
-  Watercourse
-  Regulation Limit

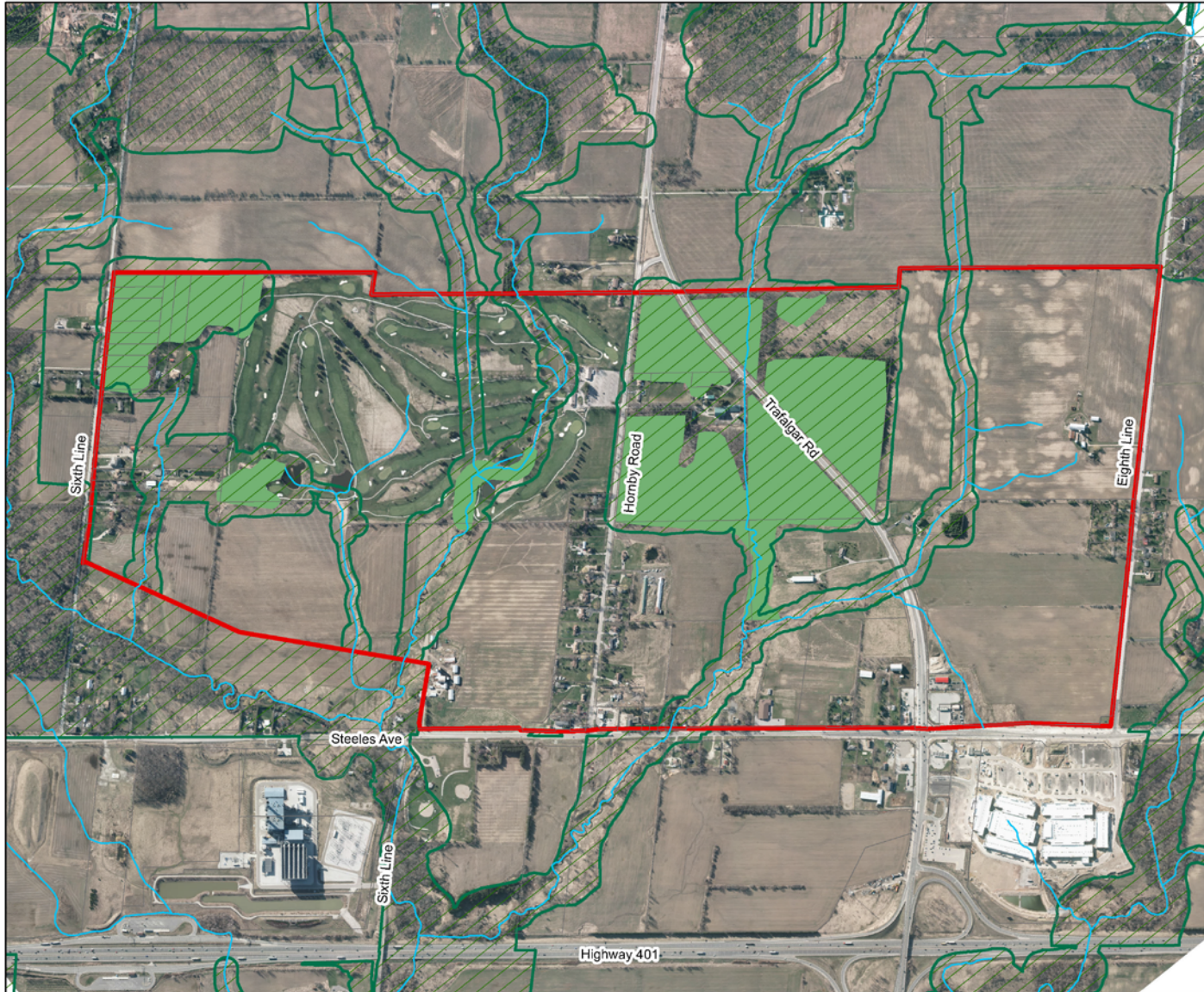






Current Influences

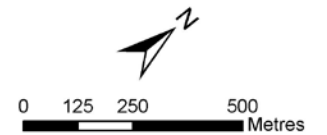
- Natural Heritage

Significant woodland and stream corridors as well as appropriate buffers and linkages form the basis for a natural heritage system in the Study Area

Town of Halton Hills
Premier Gateway Phase 1B
Employment Area Secondary Plan
Background Study
MAP 8
POTENTIAL SIGNIFICANT
WOODLANDS



-  Study Area
-  Watercourse
-  Potential Significant Woodlands
-  Natural Heritage System as identified in ROPA 38

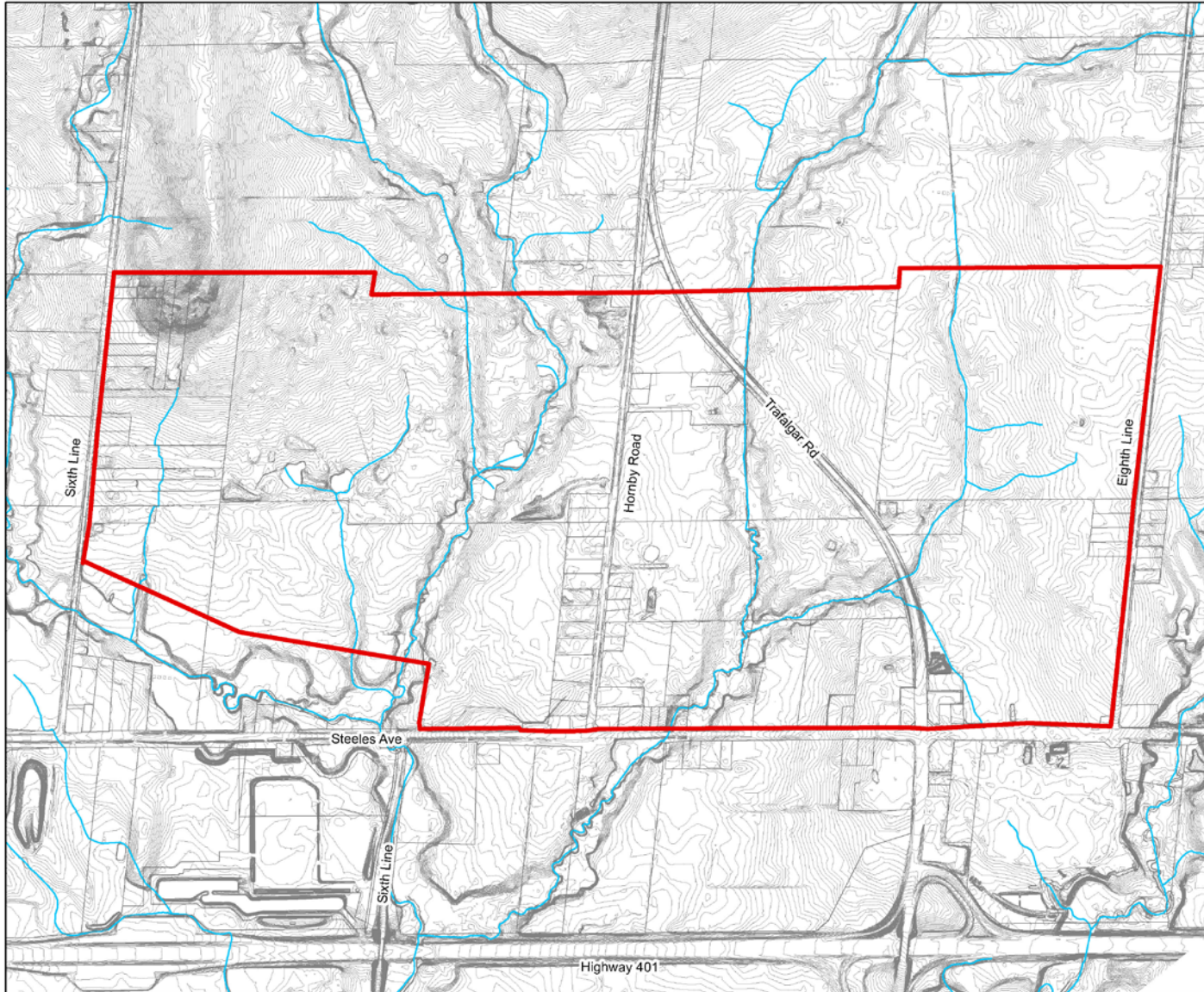




Current Influences

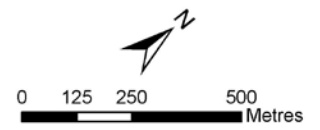
- Topography

The Study Area has rolling topography with relatively high gradient and some well-defined valley features

Town of Halton Hills
Premier Gateway Phase 1B
Employment Area Secondary Plan
Background Study
MAP 9
TOPOGRAPHY



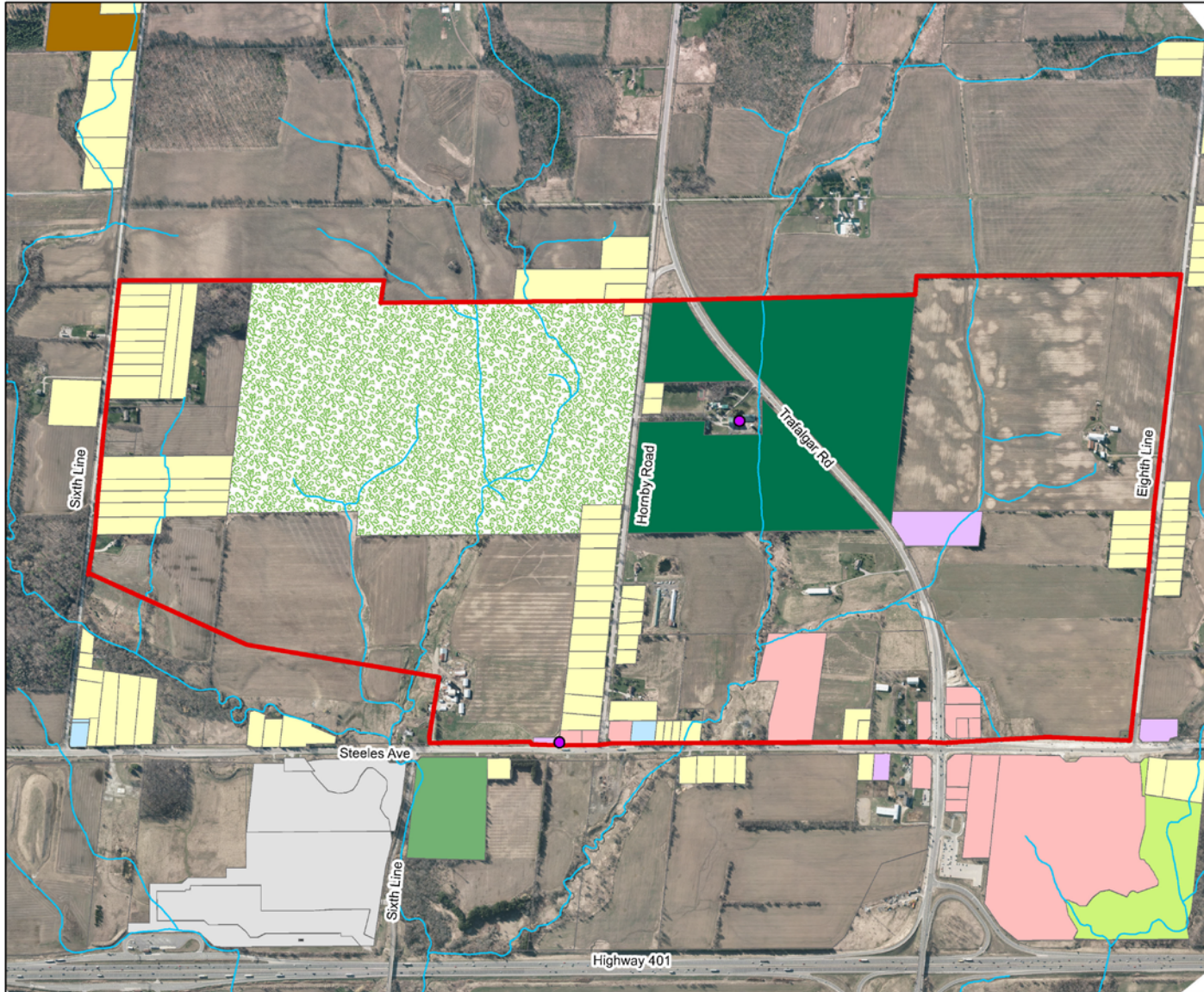
-  Study Area
-  Watercourse



Current Influences

- Existing Land Use
 - The majority of the larger parcels are used for agriculture.
 - The existing land uses are well established and unlikely to redevelop in the short term (e.g. Coulson Forest Tract, rural residential development).
 - Cultural Heritage Features
 - No designated properties but 2 sites listed on the Heritage Register – 8285 Hornby Road and 12927 Steeles Avenue
-

Town of Halton Hills
 Premier Gateway Phase 1B
 Employment Area Secondary Plan
 Background Study
 MAP 10
 EXISTING LAND USE

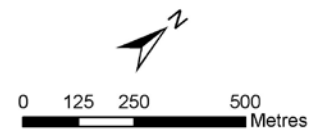


Study Area

Existing Land Use

- Agricultural/Vacant
- Rural Residential
- Institutional
- Commercial
- Employment
- Office
- Regional Forest
- Municipally Owned Valleylands
- Park
- Golf Course
- Utility
- Heritage Property

Note: Land Use Survey August 4, 2015



Current Influences

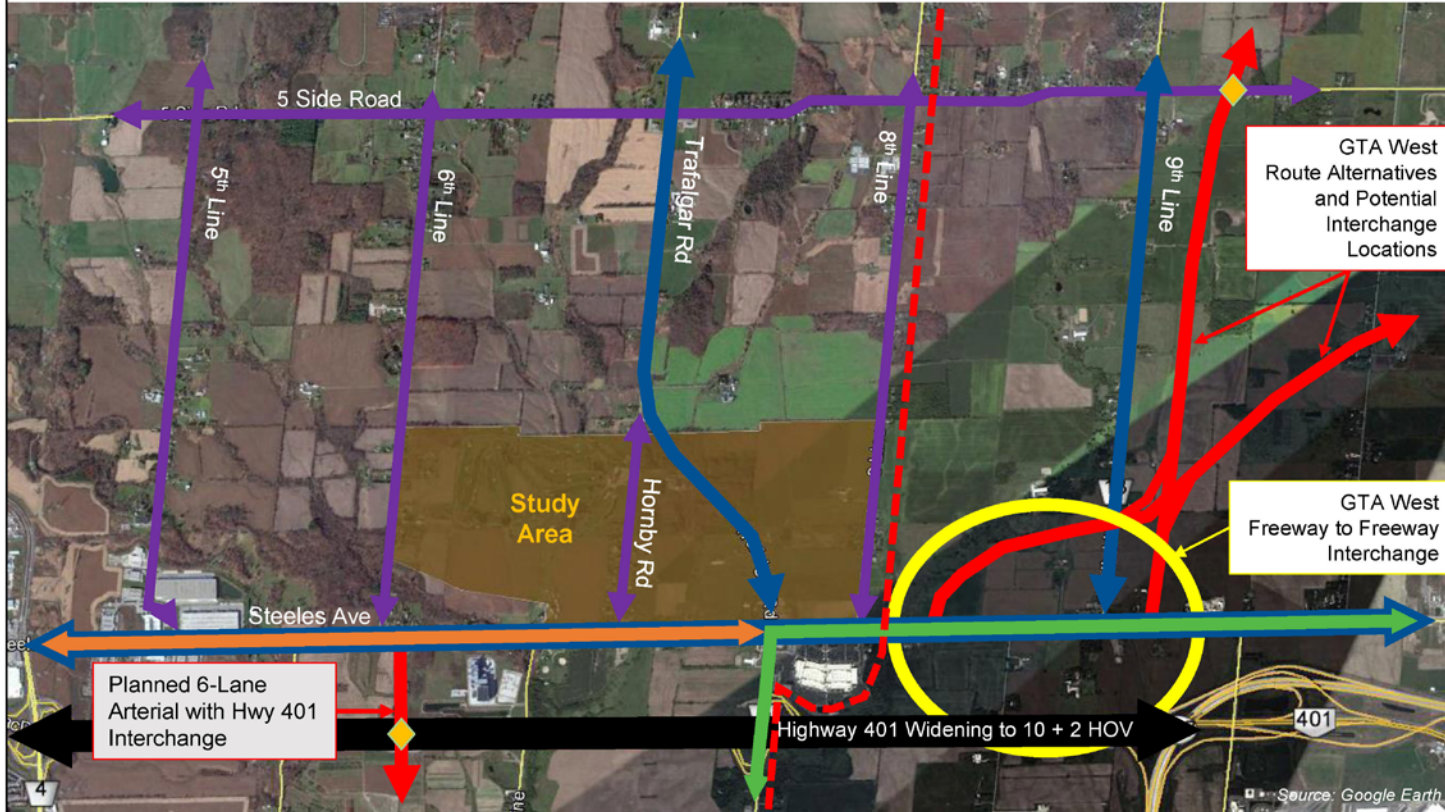
- Transportation








The Area is highly accessible for people and goods movement with substantive improvements planned for vehicular and cyclist traffic

- Servicing

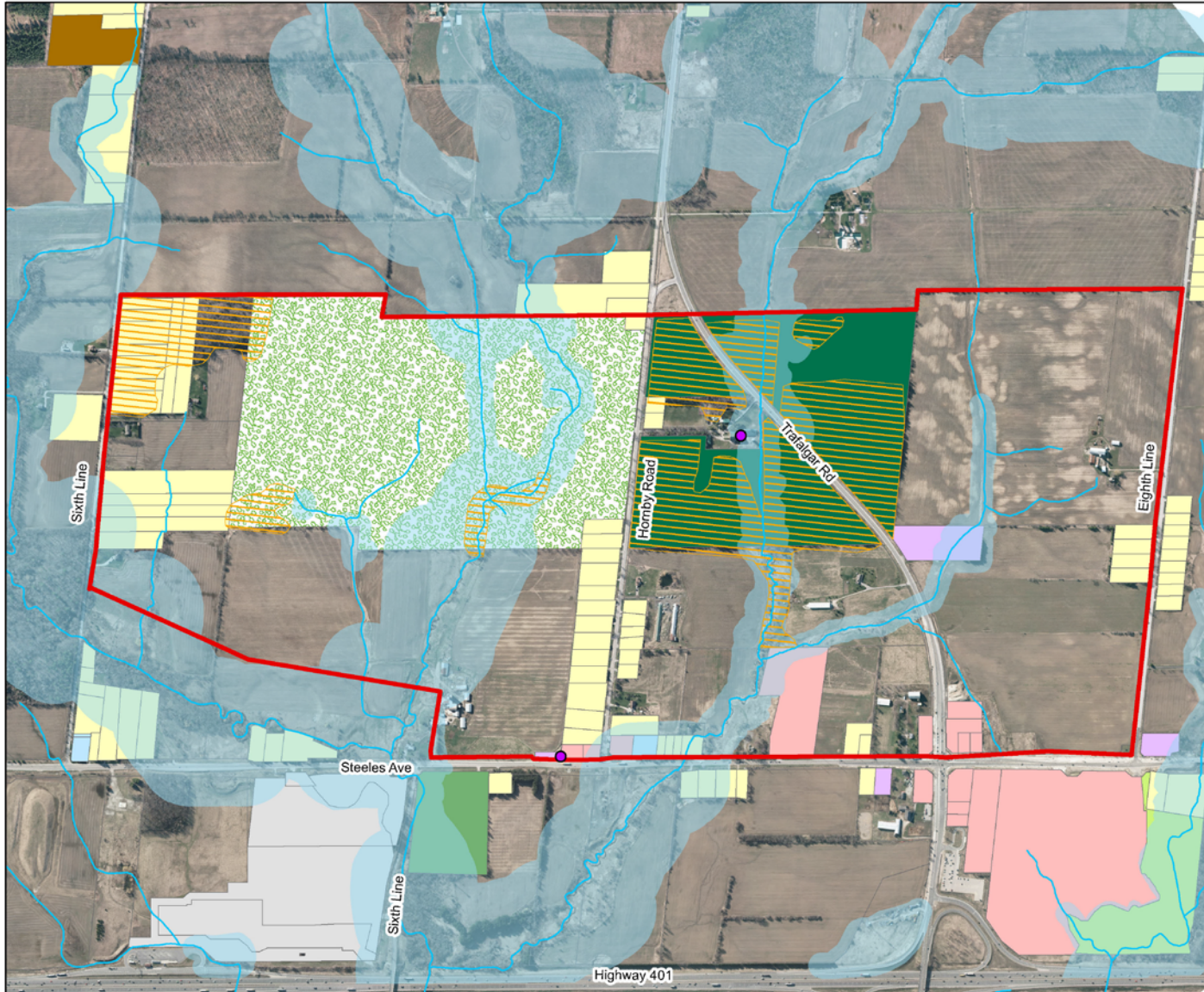
The Region has prioritized this area for timely preparation of an Area Servicing Plan, to complement the Town secondary planning exercise.

Town of Halton Hills
Premier Gateway
Employment Area
Secondary Plan
MAP 11
FUTURE ROAD NETWORK

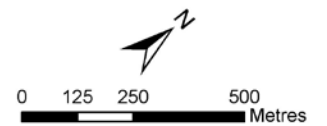


-  2-Lane Cross-Section
-  4-Lane Cross-Section
-  6-Lane Cross-Section
-  6-Lane (4 + 2 HOV) Cross-Section
-  GTA West Route Planning Study Area
-  Planned / Proposed Roads & Freeways
-  Planned / Proposed Interchanges

Town of Halton Hills
 Premier Gateway Phase 1B
 Employment Area Secondary Plan
 Background Study
 MAP 12
 CURRENT INFLUENCES



- Study Area
- Regulation Area
- Significant Woodland
- Existing Land Use**
- Agricultural/Vacant
- Rural Residential
- Institutional
- Commercial
- Employment
- Office
- Regional Forest
- Municipally Owned Valleylands
- Park
- Golf Course
- Utility
- Heritage Property



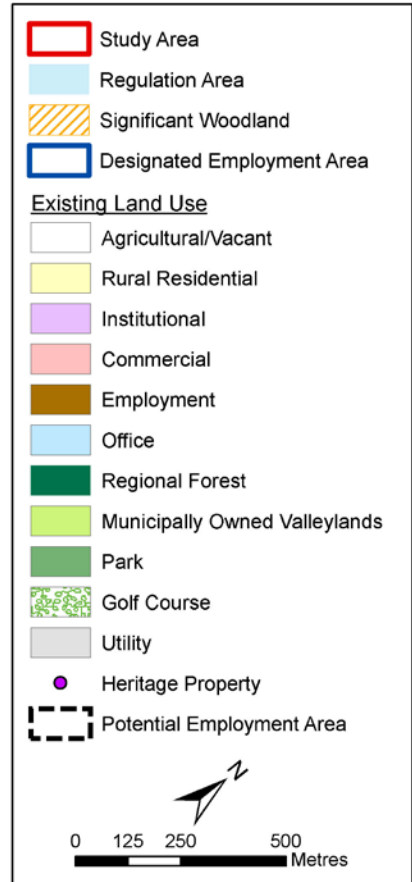
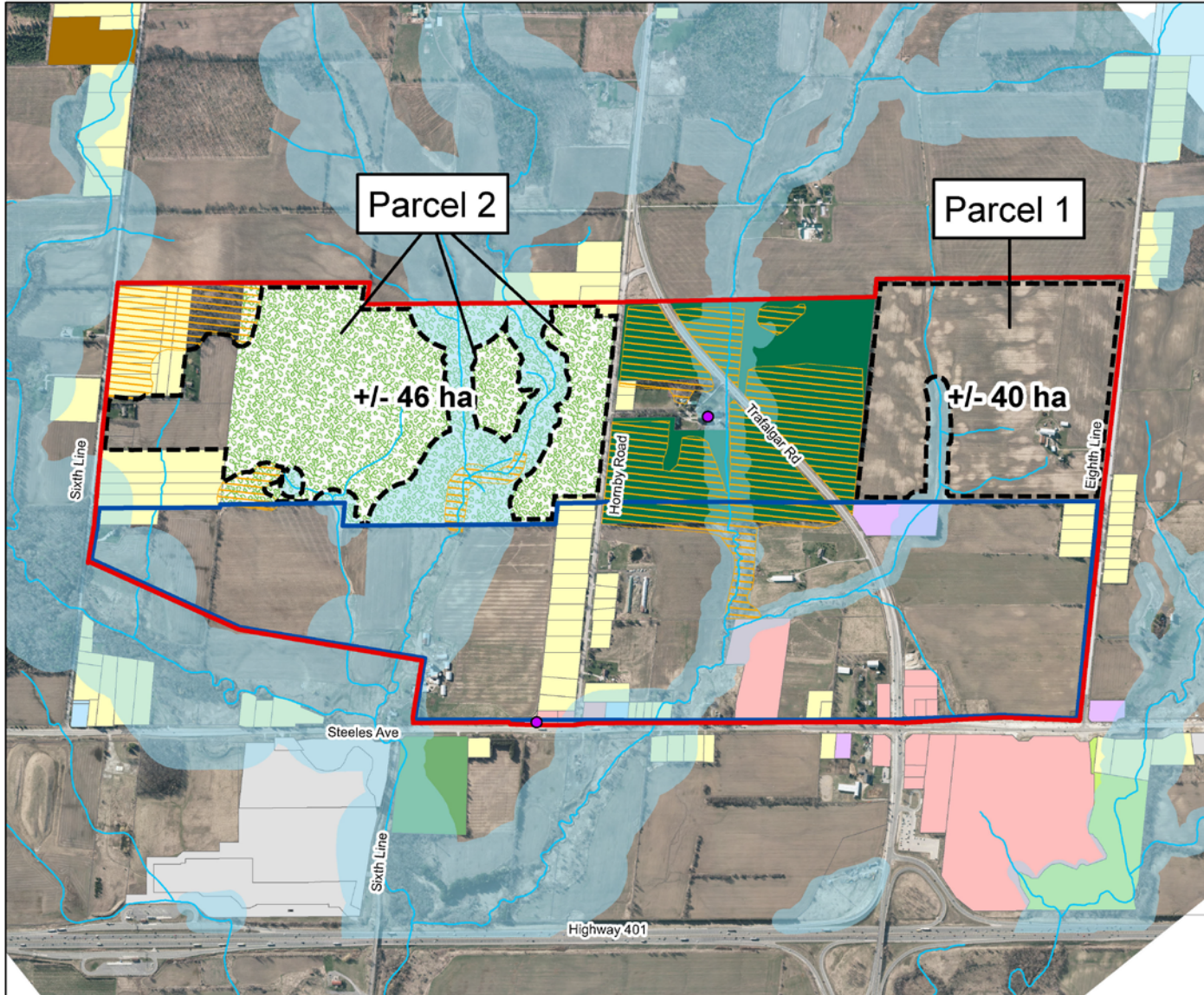
Potential Additional Land Area

- Only “Future Strategic Employment Areas” have potential for employment uses:
 - Contiguous to Phase 1B
 - Outside GTA West corridor protection
 - Parcel 1
 - West side of 8th Line/Northeast quadrant Study Area
 - Field Crops and former Dairy operation
 - Developable area +/- 40 hectares
-

Potential Additional Land Area

- Parcel 2
 - West side of Hornby Road just north of Hornby Rural Residential Concentration
 - Occupied by Hornby Glen Golf Course and adjacent lands to the west (including RNHS)
 - Developable area +/- 46 hectares
 - Developable area will be refined once more information is available
 - Former James Snow property east of Hornby Rd has potential for complementary uses
-

Town of Halton Hills
 Premier Gateway Phase 1B
 Employment Area Secondary Plan
 Background Study
 MAP 13
 POTENTIAL ADDITIONAL
 EMPLOYMENT LAND AREA



Next Steps

- Review of public and agency input
- Preparation of report outlining:
 - results of process and
 - identifying preferred location for additional employment lands
- Consideration by Council
- Initiation of review of related official plan amendments
- Initiation of detailed Secondary Plan studies

Additional Land



ROPA/LOPA



Final Secondary Plan Area

1st Quarter 2016

Secondary Plan/SWS



OPA/Zoning

2017

Questions
