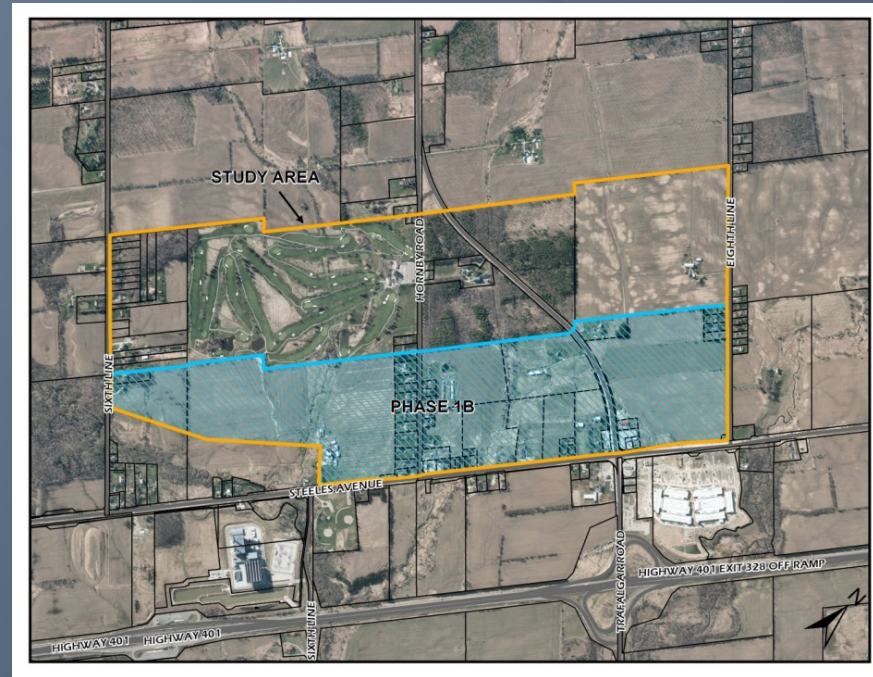


Premier Gateway Phase 1B Employment Area



Integrated Planning Project

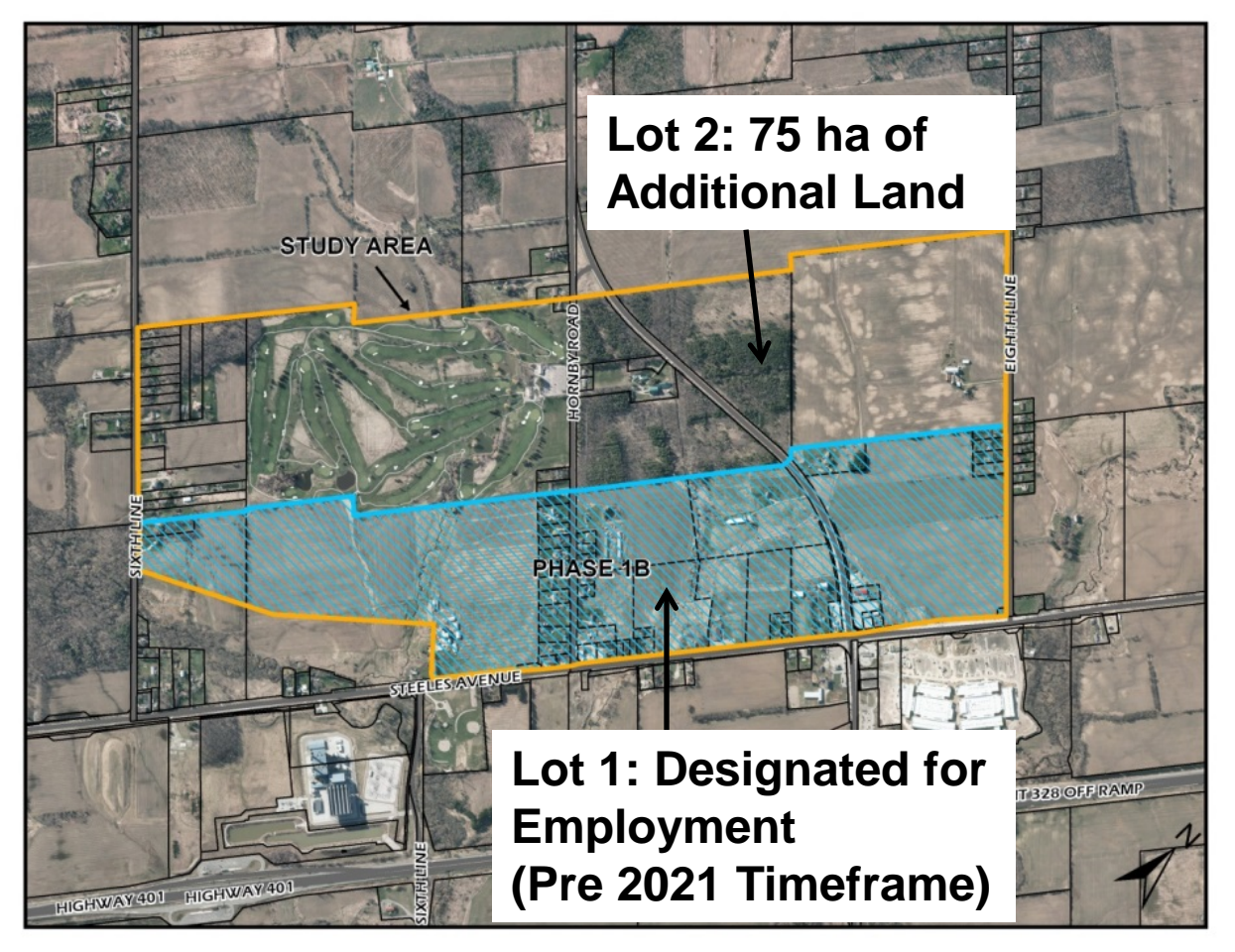


Purpose of the Study

- To plan the Study Area for future Employment Uses
- More Specifically:
 - Secondary Planning Study to develop land use policies, designations, and zoning for Phase 1B lands
 - Will also identify and include up to 75 ha (180 acres) of additional employment land to replace total land lost to corridor protection from Lot 2 in the Study Area.
- “Employment Uses” may include: Warehousing, Manufacturing, Office Uses, Supporting Commercial Uses (hotel, restaurants etc.)



Study Area



Integrated Planning Project

- Two main components:
 Planning Study & Scoped Subwatershed Study
- The study will also fulfill Phases 1 and 2 of the Environmental Assessment Act for transportation, water and waste water planning.
- Deliverables Include:
 - Secondary Plan
 - Scoped Subwatershed Study
 - Regional & local Official Plan Amendments to add the additional 75 ha (or portion thereof) to Urban Area
 - A Zoning By-law Amendment to zone the lands in accordance with the Secondary Plan
 - Urban Design Guidelines



Project Timing

- Timeframe: 24-36 months to complete (December 2017).
- Consultant Team led by Macaulay Shiomi Howson Ltd. with Amec Foster Wheeler, Brook McIlroy and other sub consultants.



Study Phases

Completed

Phase 1 –
Project
Initiation

Project Charter

Work Program

Project Initiation

Completed

Phase 2A –
Existing
Conditions

Background
Conditions

* Identify Location
of up to 75 ha of
Additional
Employment
Land

Initiation of
ROPA/OPA to
add Additional
Land to Urban
Area

Underway

Phase 2B –
Scoped
Subwatershed
Study

Scoped
Subwatershed
Study

Underway

Phase 3 –
Planning
Study

Supporting
Studies

Underway

Phase 4 –
Land Use
Planning

4A -
Recommended
Land Use Option

4B - Preferred
Land Use Plan

5A - Draft OPA,
ZBA, Urban
Design
Guidelines

5B - Final
Approval of Plan
& Amendments

*Phase 4



Lot 2: Identification of Additional Lands

- Up to 75 ha of additional employment land to be selected from Lot 2 in the Study Area and added to Phase 1B Area.
- This 75 ha is a direct one to one replacement of land lost to corridor protection for GTA West Corridor
 - Land that is currently designated and zoned for Employment Uses on south side of Steeles Ave., east of Toronto Premium Outlets.
- GTA West Corridor EA was suspended by Province in December 2015 with an announcement promised in Spring 2016.
- Province recently announced the establishment of an Advisory Panel to review the GTA West (one year term).
- Selection of the 75 ha being shifted to Phase 4 of the Study to allow for comprehensive planning of the area.



Community Engagement

- Newspaper Ads
- Website
- Contact List/Email Notification
- 3 Public Open Houses/Workshops
- Steering Committee
 - Residents: Erik Kowal, Ken Lawday, John Roskam, 2 Landowners, Mayor & Ward Councillors, Town & Regional Planning Staff, Heritage Halton Hills and Sustainability Committee reps.
- Statutory Public Meeting – Fall 2017



Workshop Format

- This is a workshop to provide input on the Draft Land Use Concepts
- Please mark up the drawings with your ideas, likes and dislikes.
- No decisions have been made or are being made at this point in the process!



Next Steps:

- Summer 2016 – Review comments received and finalize Land Use Concept
- Fall 2016 – Submit Recommended Land Use Concept Plan to Council for approval.
- Spring 2017 – Next Open House
 - Draft Secondary Plan
 - Draft Zoning By-law
 - Draft Urban Design Guidelines



Your Input is Important

Curtis Marshall

Sr. Planner – Policy

905-873-2601 ext. 2253

curtism@haltonhills.ca

Steve Burke

Manager of Planning Policy

905-873-2601 ext. 2254

stevebu@haltonhills.ca



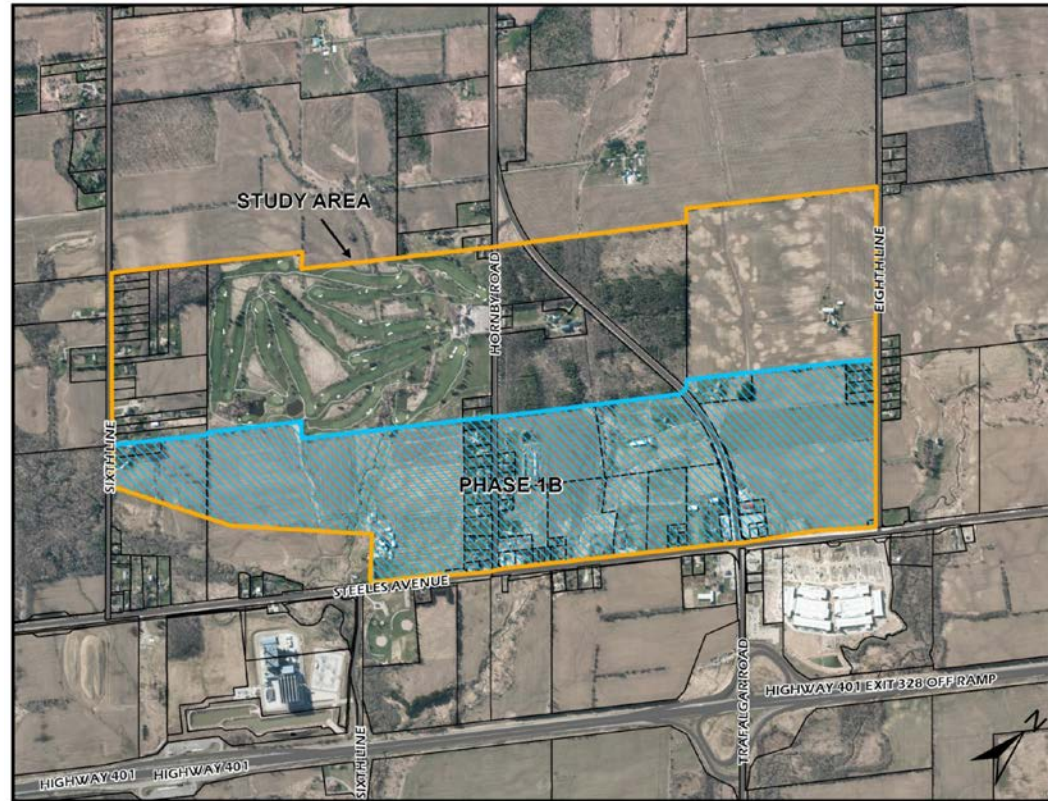
PREMIER GATEWAY PHASE 1B SECONDARY PLAN STUDY



June 22, 2016
Public Workshop

Presentation Overview

1. Technical Report Updates
2. Preliminary Land Use Concepts

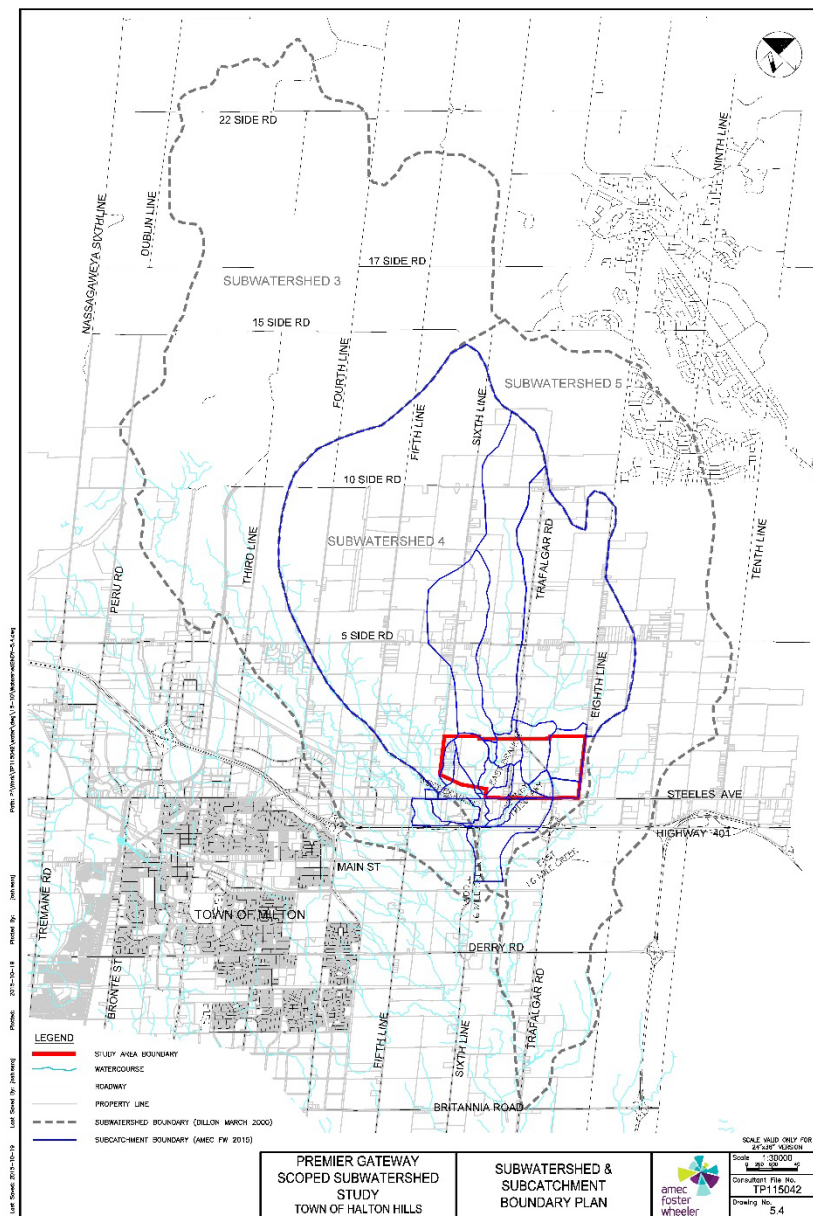


Scoped Subwatershed Study:

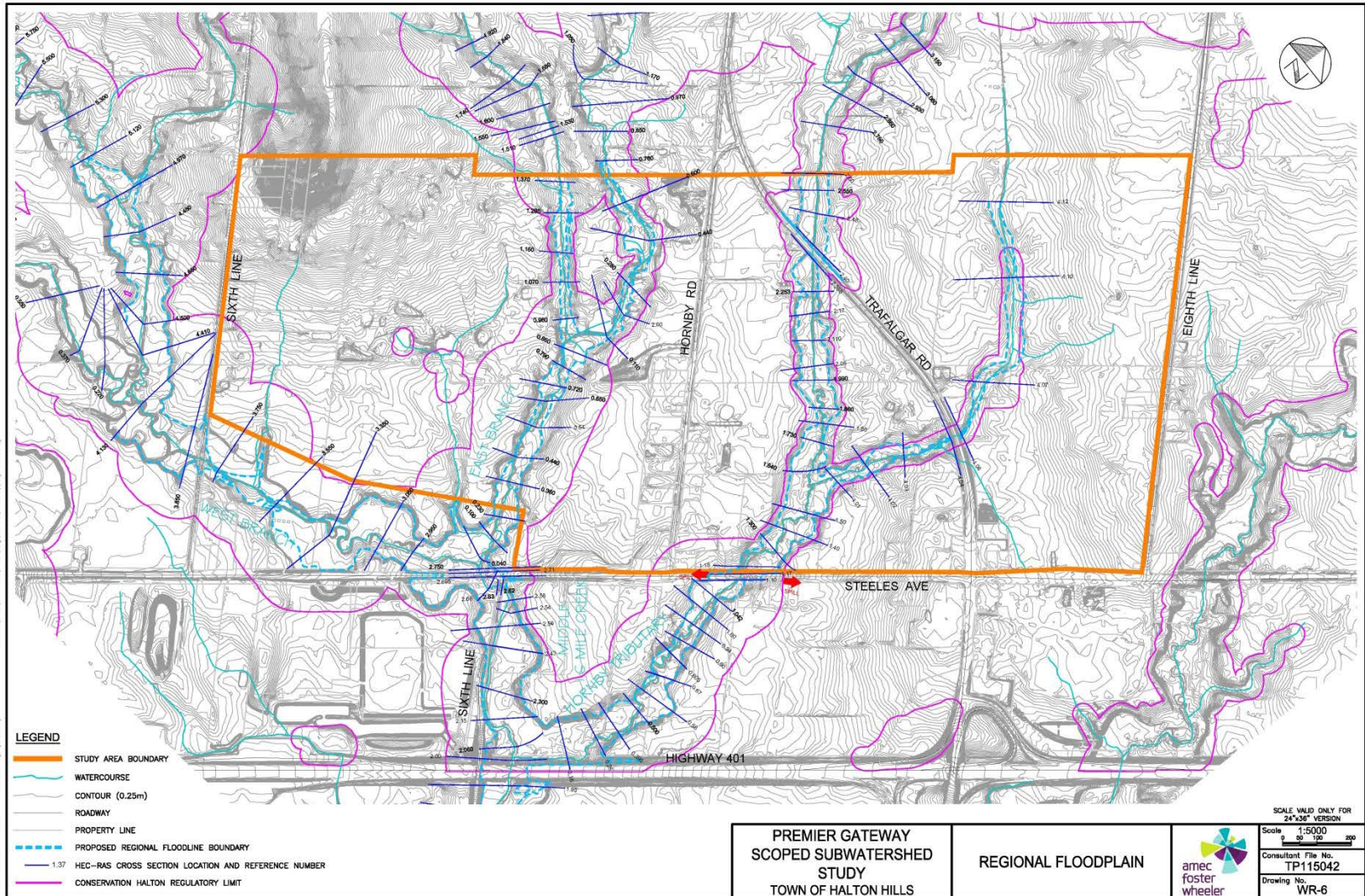
- Investigation to support potential urbanization of lands; includes:
 - Inventory of natural features (woodlots, wetlands, creeks, flora, fauna)
 - Determination of natural functions
 - Assessment of the role of water (surface and ground) in supporting natural features (i.e. creeks and wetlands) and water resources (aquifers and floodplains)
 - The integrated characterization of the various features and functions serves as a base to develop land use alternatives, and assess potential impacts and establish appropriate management strategies.
-

Scoped Subwatershed Study: Study Area context in 16 Mile Creek Watershed

- Assessment of study area needs to consider upstream and downstream land uses and drainage systems.

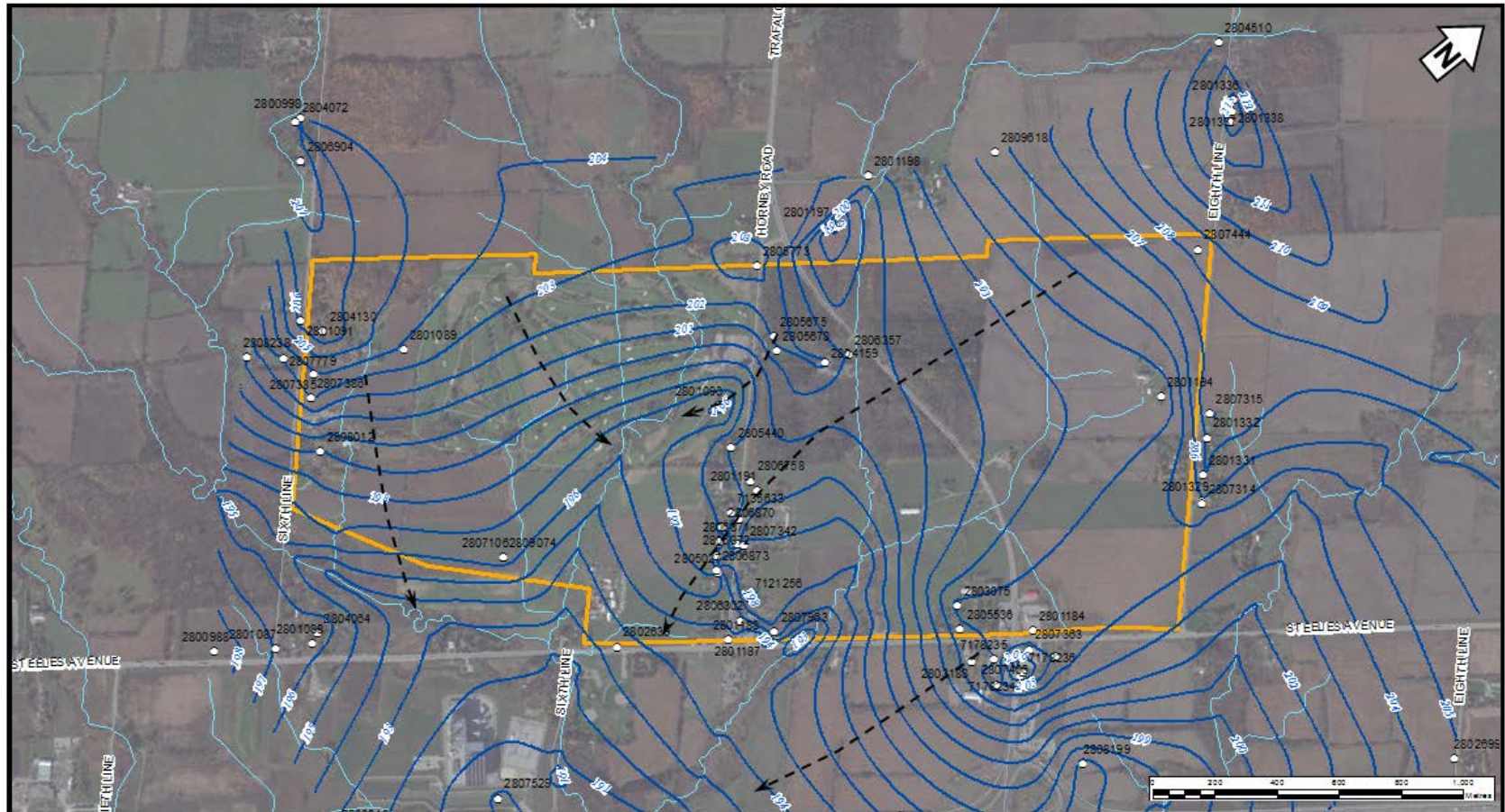


Scoped Subwatershed Study: Floodplains



Project: 2016-02-18
 Prepared By: John Wain
 Lead Designer: John Wain

Scoped Subwatershed Study: Water Tables in Study Area



- LEGEND**
- Static Water Level Observation
 - Equipotential (m asl), 1 m Contour Interval
 - Road Network (ORN, 2012)
 - ▶ Inferred Direction of Groundwater Flow
 - Watercourse (OHN, 2012)
 - ▭ Study Area

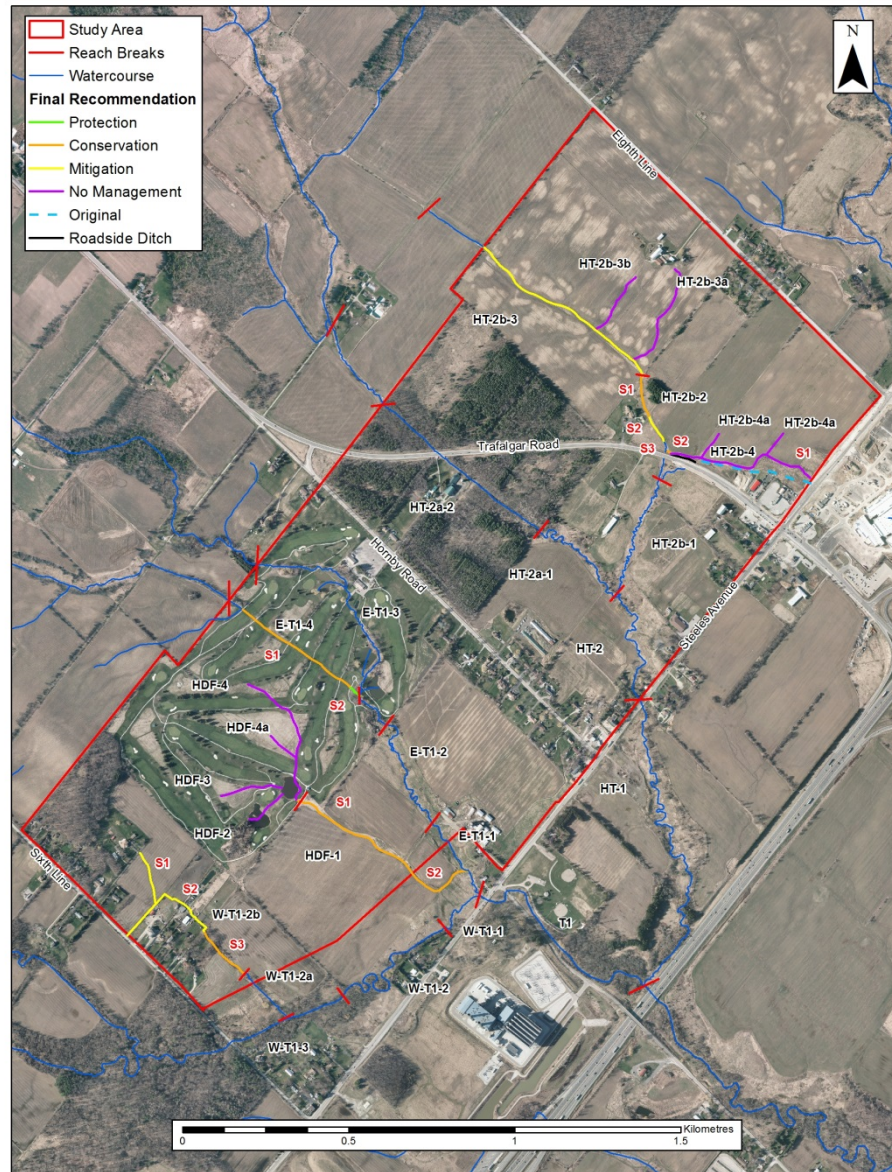


Premier Gateway Subwatershed Study

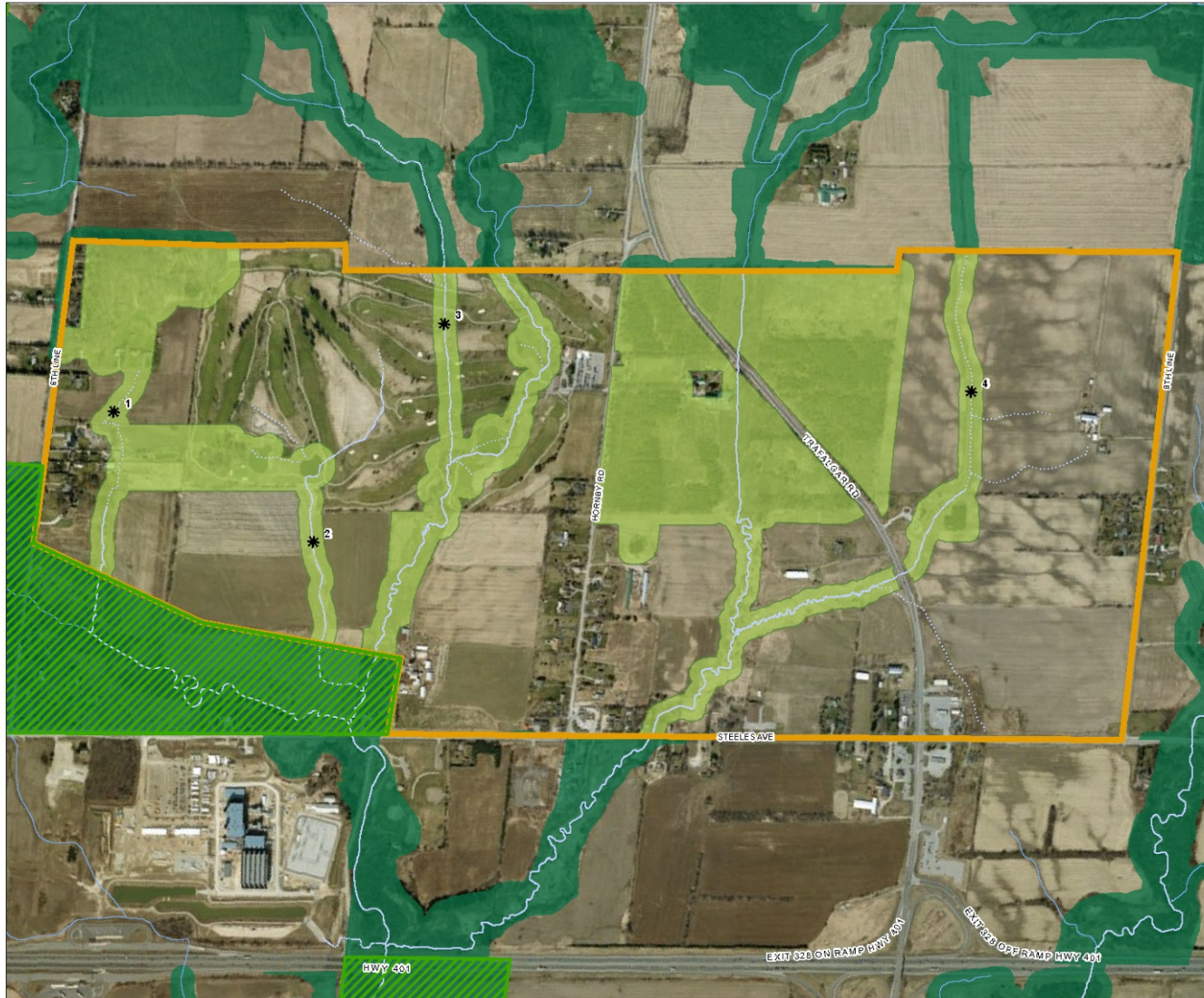
**Water Table (Wells Screened ≤ 20 m bgs)
and Shallow Groundwater Flow**

Date: February 17, 2016	Project: 21510-522	Technical: L. Weaver	Reviewer: W. Blackport	Drawn: L. Weaver
<small>Disclaimer: The information contained herein may be compiled from numerous third party materials that are subjected to periodic change without prior notification. While every effort has been made by Matrix Solutions Inc. to ensure the accuracy of the information presented at the time of publication, Matrix Solutions Inc. assumes no liability for any errors, omissions, or inaccuracies in the third party material.</small>				Drawing: GW6

Scoped Subwatershed Study: Headwater Drainage Feature



Scoped Subwatershed Study: Natural Heritage



Drawing E7

Halton Hills Premier Gateway Natural Heritage System

Legend

- Subject Area
- Natural Heritage System
- Regional Natural Heritage System (Halton Region)
- Greenbelt
- * Area of further discussion

- 1 - North-south linkage based on headwater drainage feature. Depending on HDF assessment, may move linkage. Suggest moving linkage further east to avoid residential area.
- 2 - North-south linkage based on HDF. Depending on HDF assessment, may move linkage. Consider lengthening east-west linkage towards linkage to east.
- 3 - North-south linkage based on HDF. Depending on HDF assessment, may move linkage. Consider consolidating with linkage to east.
- 4 - North-south linkage based on HDF assessment, may move linkage. Consider moving linkage to west to provide enhanced buffer of Coulson Tract.

NATURAL RESOURCE SOLUTIONS INC.
Aquatic, Terrestrial and Wetland Biologists

Map Produced by Natural Resource Solutions Inc. This map is proprietary and confidential and must not be duplicated or distributed by any means without express written permission of NRSI. Data provided by MNR/Copyright: Queen's Printer Ontario. Imagery: First Base Solutions Inc. (2010).

Project 1624 Date: January 21, 2016	NAD83 - UTM Zone 17 Scale: 1:51,577 1:5,500
--	---



Cultural Heritage Assessment

- 8 cultural heritage resources identified as strong candidates for conservation in the Secondary Plan area and heritage attributes should be integrated into future developments
- 6 are adjacent to the Secondary Plan area and potentially affected by future development in the Secondary Plan

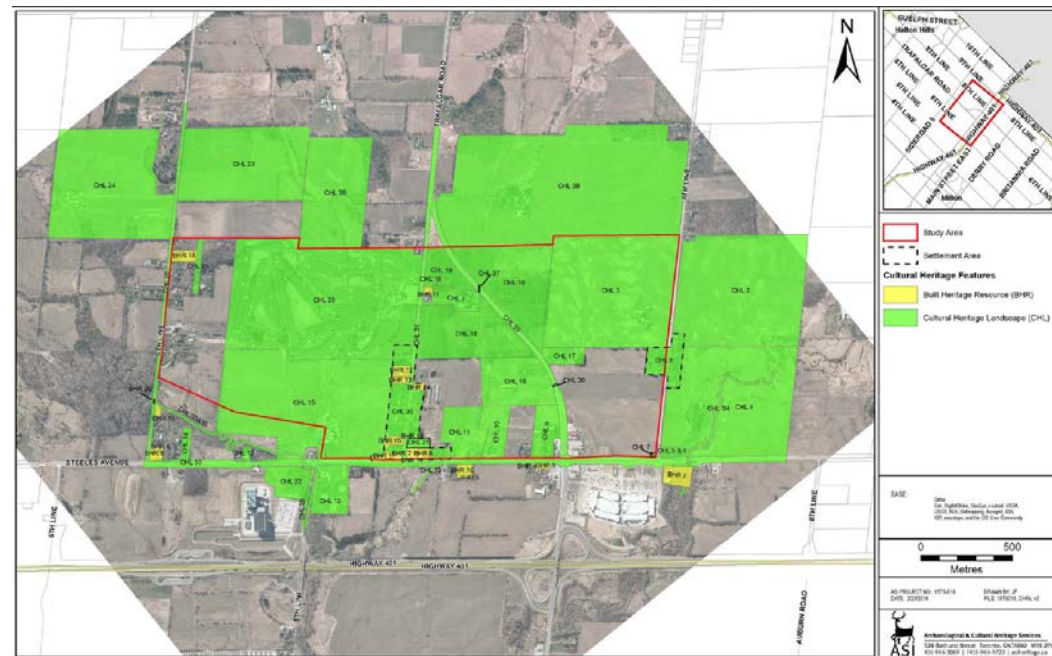
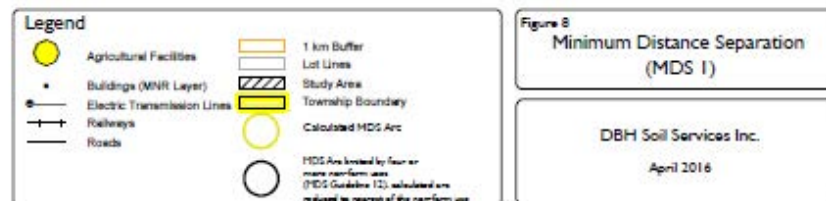


Figure 14: Location of identified built heritage resources (BHR) and cultural heritage landscapes (CHL) within the study area.

Agricultural Impact Assessment

- Production of field crops occupies 39% of the Secondary Plan area – no specialty crops noted
- 6 potential livestock facilities were identified in the Secondary Plan area with 19 within the larger study area
- MDS circles shown on map



Supportive Commercial Needs Assessment

- Commercial uses that support the employment area are permitted in Prestige Industrial and Gateway designations
- Amount of commercial that is warranted is 200 to 400 sq ft of commercial per acre of employment
- Results in 88,000 to 176,000 sq ft of commercial or 9 to 18 acres (3.6 to 7.2 hectares)



Supportive Commercial Needs Assessment

- Supportive commercial uses should be located along Steeles Ave
 - One or more hotels and associated uses such as a convention centre are warranted in the area. Hotel(s) should be focused along Steeles Ave and could occur on either side of Trafalgar Rd
 - Can be in Gateway designation or an added permission in Prestige Industrial
-

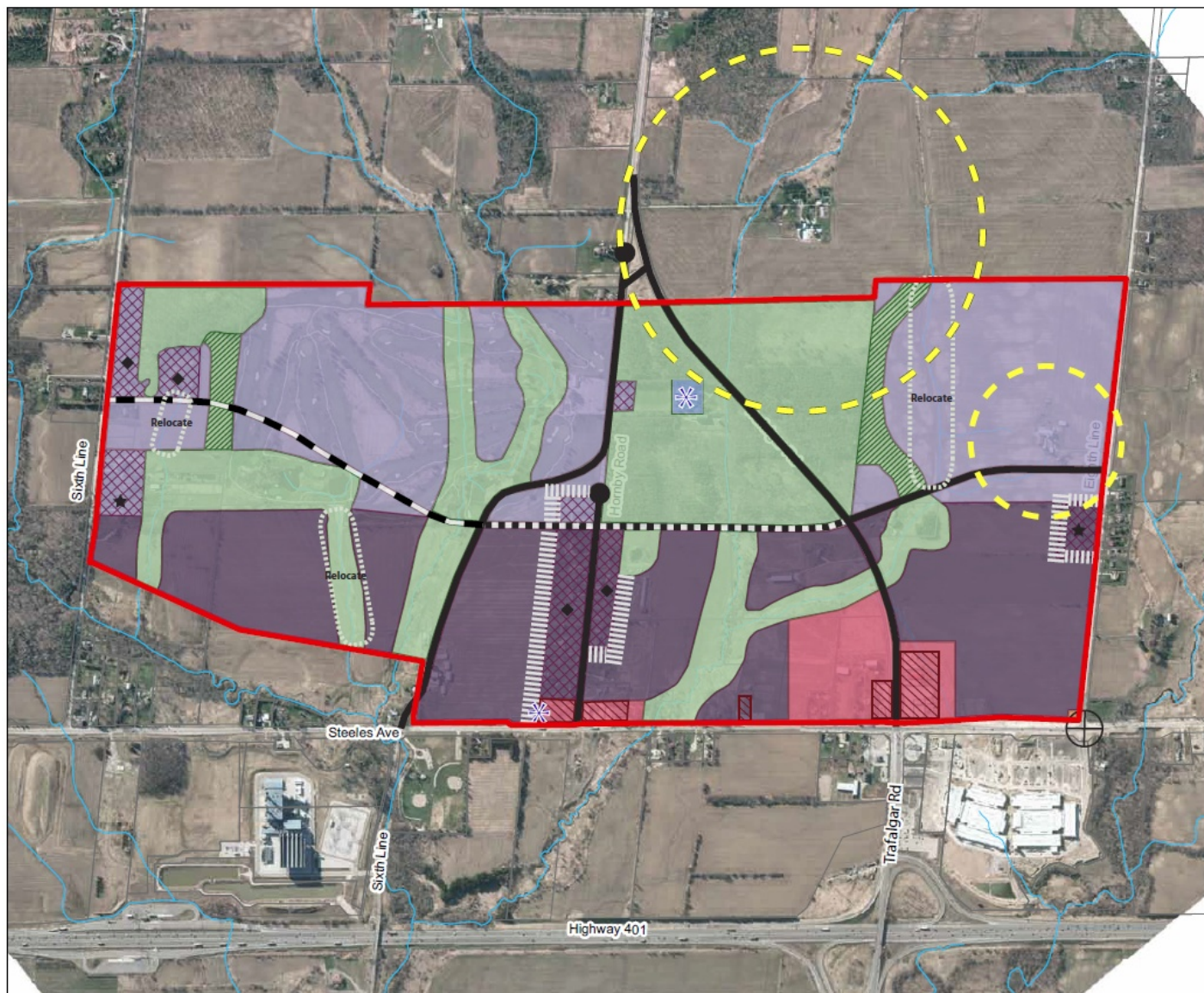
Technical Study Status




















- **Future Studies**
 - Transportation/Traffic
 - Functional Servicing
 - Fiscal Impact
 - Land Use Compatibility
 - Part of the evaluation in determining the Recommended Land Use Option
 - Region will initiate the area servicing plan study once there is a preferred land use concept
-

Draft Land Use Concept

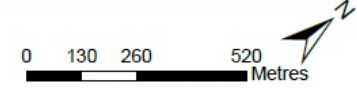
Halton Hills Premier Gateway Secondary Plan **DRAFT**

LAND USE CONCEPT OPTION 1



-  Study Area
-  Preliminary Natural Heritage System
-  Proposed Relocated Drainage Feature
-  Employment
-  Potential Employment (to a maximum 75ha)
-  Employment which permits Existing Residential
-  Supportive Commercial
-  Existing Commercial
-  Special Policy Area
-  Cemetery
-  Roads
-  Option, for further discussion
-  Long Term Future Road Connection
-  Buffer for existing residential uses
-  Intersection realignment subject to further analysis
-  Heritage Property
-  Special Policies Apply
-  Special Policies Apply
-  Minimum Distance Separation (MDS)

All areas provided are approximate, are shown for information purposes only and are subject change

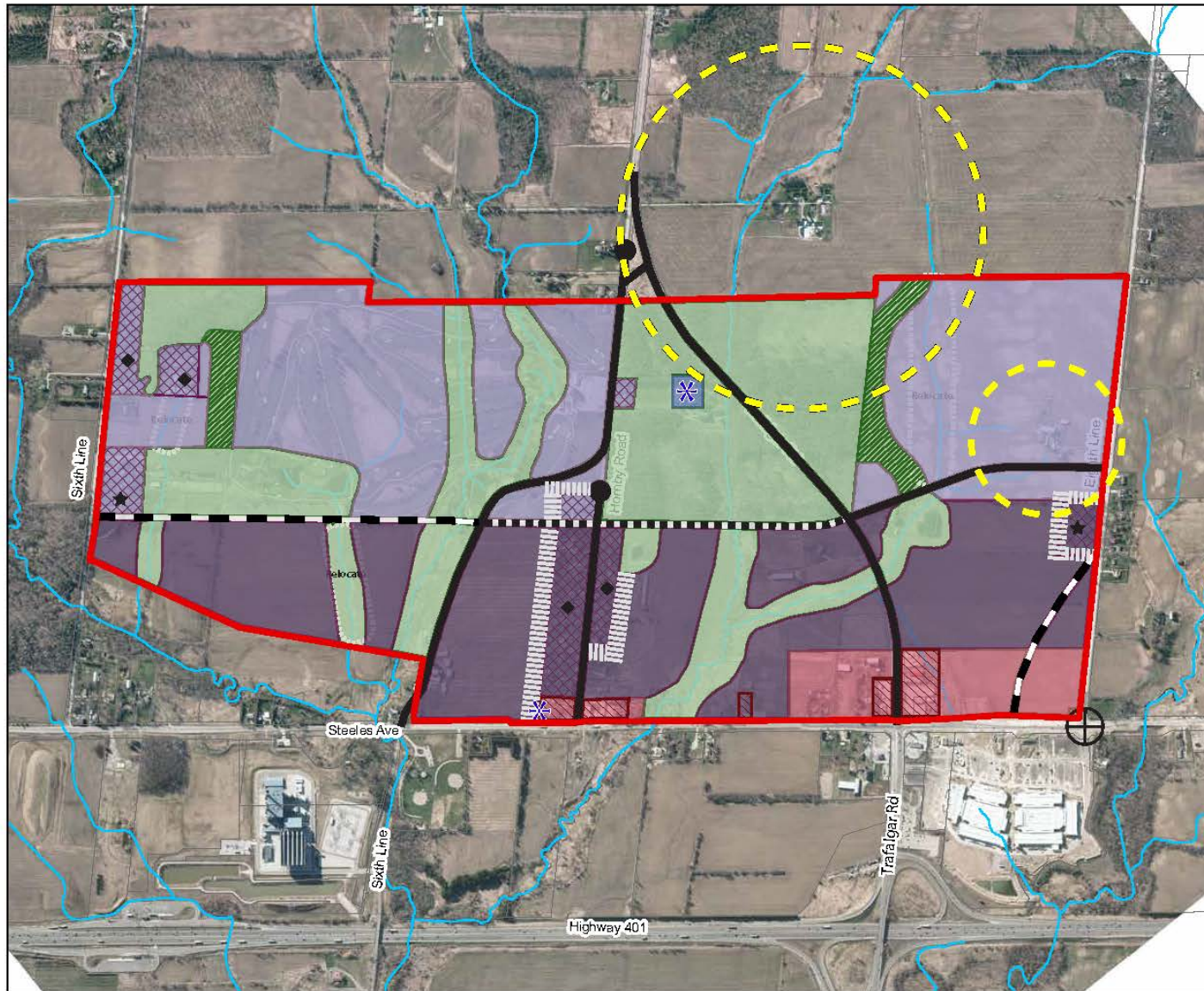


Date: June 16, 2016

Draft Land Use Concept

Halton Hills Premier Gateway Secondary Plan DRAFT

LAND USE CONCEPT OPTION 2



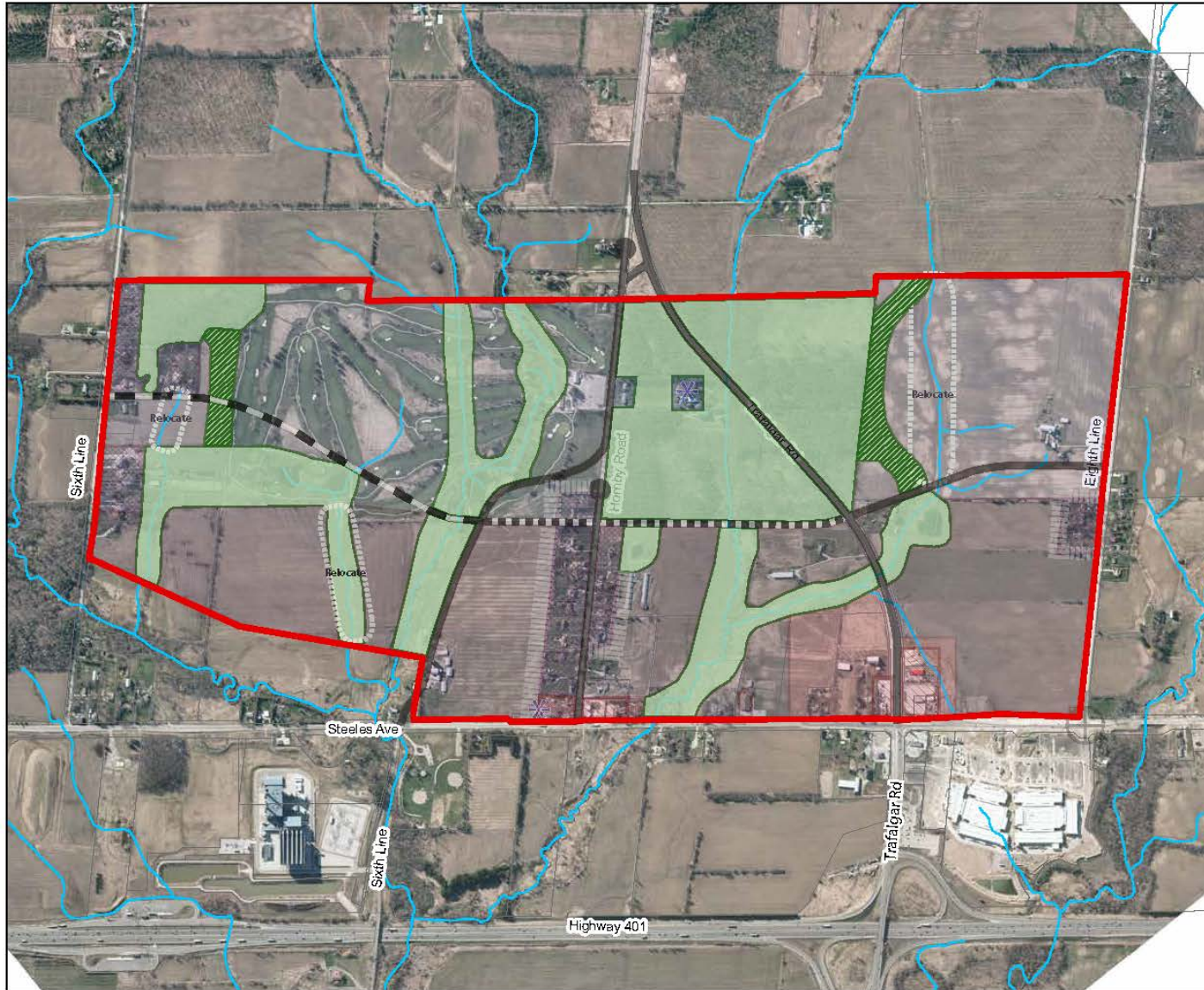
- Study Area
- Preliminary Natural Heritage System
- Proposed Relocated Drainage Feature
- Employment
- Potential Employment (to a maximum 75ha)
- Employment which permits Existing Residential
- Supportive Commercial
- Existing Commercial
- Special Policy Area
- Cemetery
- Roads
- Option, for further discussion
- Long Term Future Road Connection
- Buffer for existing residential uses
- Intersection realignment subject to further analysis
- Heritage Property
- Special Policies Apply
- Special Policies Apply
- Minimum Distance Separation (MDS)

All areas provided are approximate, are shown for information purposes only and are subject change



Date: June 16, 2016

Natural Heritage



Halton Hills Premier Gateway Secondary Plan DRAFT

LAND USE CONCEPT OPTION 1

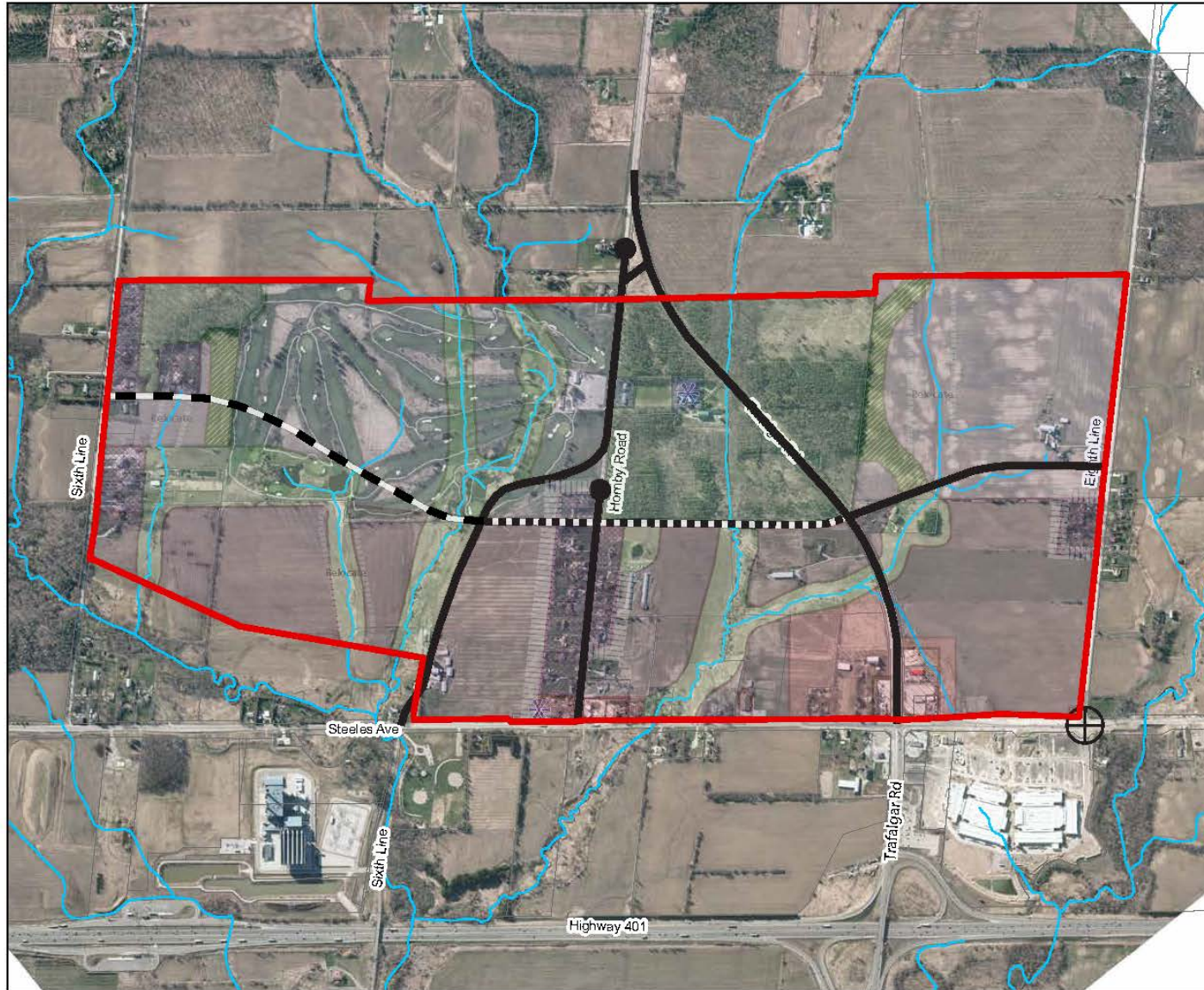
-  Study Area
-  Preliminary Natural Heritage System
-  Proposed Relocated Drainage Feature
-  Employment
-  Potential Employment (to a maximum 75ha)
-  Employment which permits Existing Residential
-  Supportive Commercial
-  Existing Commercial
-  Special Policy Area
-  Cemetery
-  Roads
-  Option, for further discussion
-  Long Term Future Road Connection
-  Buffer for existing residential uses
-  Intersection realignment subject to further analysis
-  Heritage Property
-  Special Policies Apply
-  Special Policies Apply

All areas provided are approximate, are shown for information purposes only and are subject change





















Date: June 16, 2016

Road Network



Halton Hills Premier Gateway Secondary Plan **DRAFT**

LAND USE CONCEPT OPTION 1

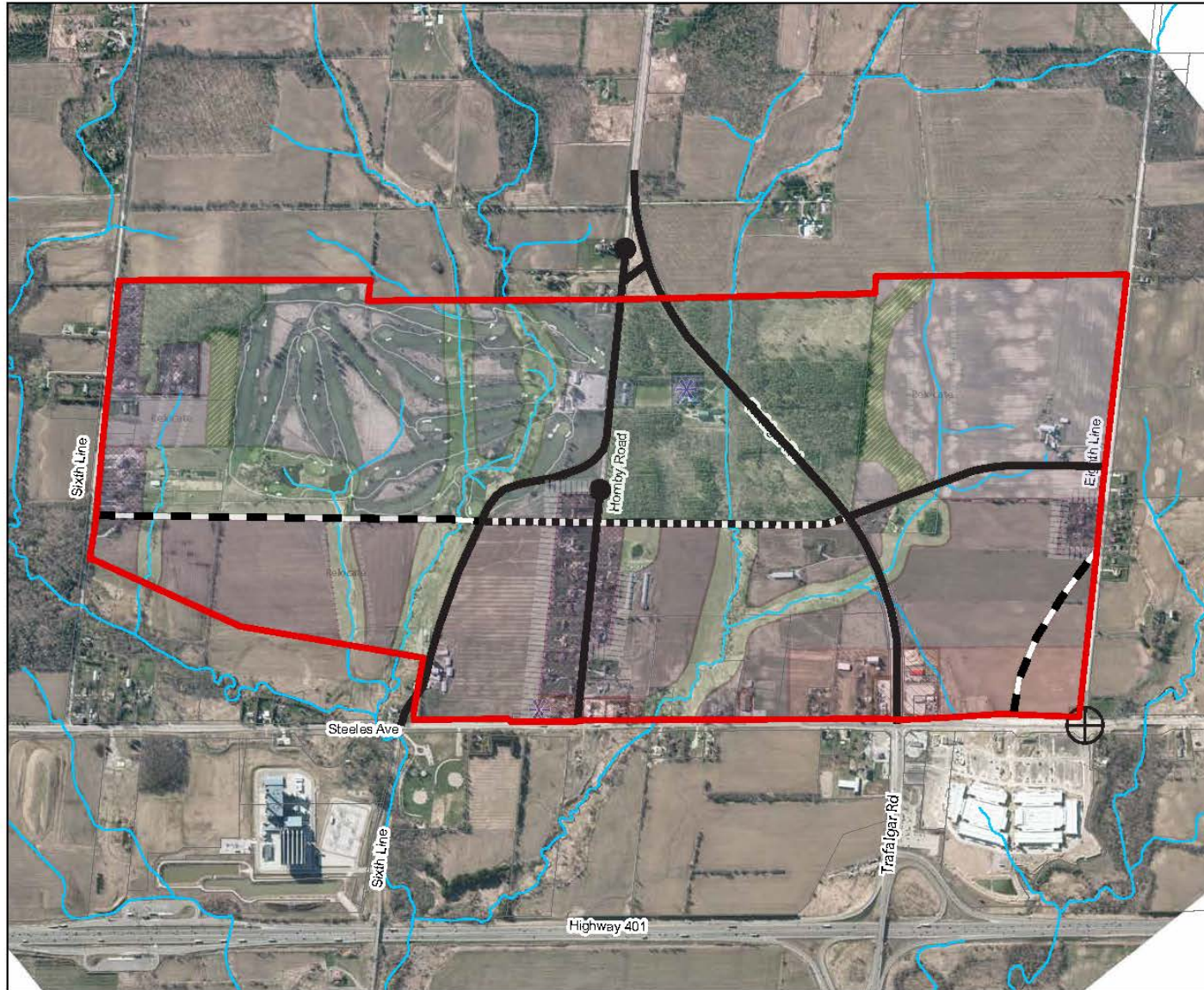
-  Study Area
-  Preliminary Natural Heritage System
-  Proposed Relocated Drainage Feature
-  Employment
-  Potential Employment (to a maximum 75ha)
-  Employment which permits Existing Residential
-  Supportive Commercial
-  Existing Commercial
-  Special Policy Area
-  Cemetery
-  Roads
-  Option, for further discussion
-  Long Term Future Road Connection
-  Buffer for existing residential uses
-  Intersection realignment subject to further analysis
-  Heritage Property
-  Special Policies Apply
-  Special Policies Apply

All areas provided are approximate, are shown for information purposes only and are subject change

0 130 260 520 Metres



















Date: June 16, 2016

Road Network



Halton Hills Premier Gateway Secondary Plan DRAFT

LAND USE CONCEPT OPTION 2

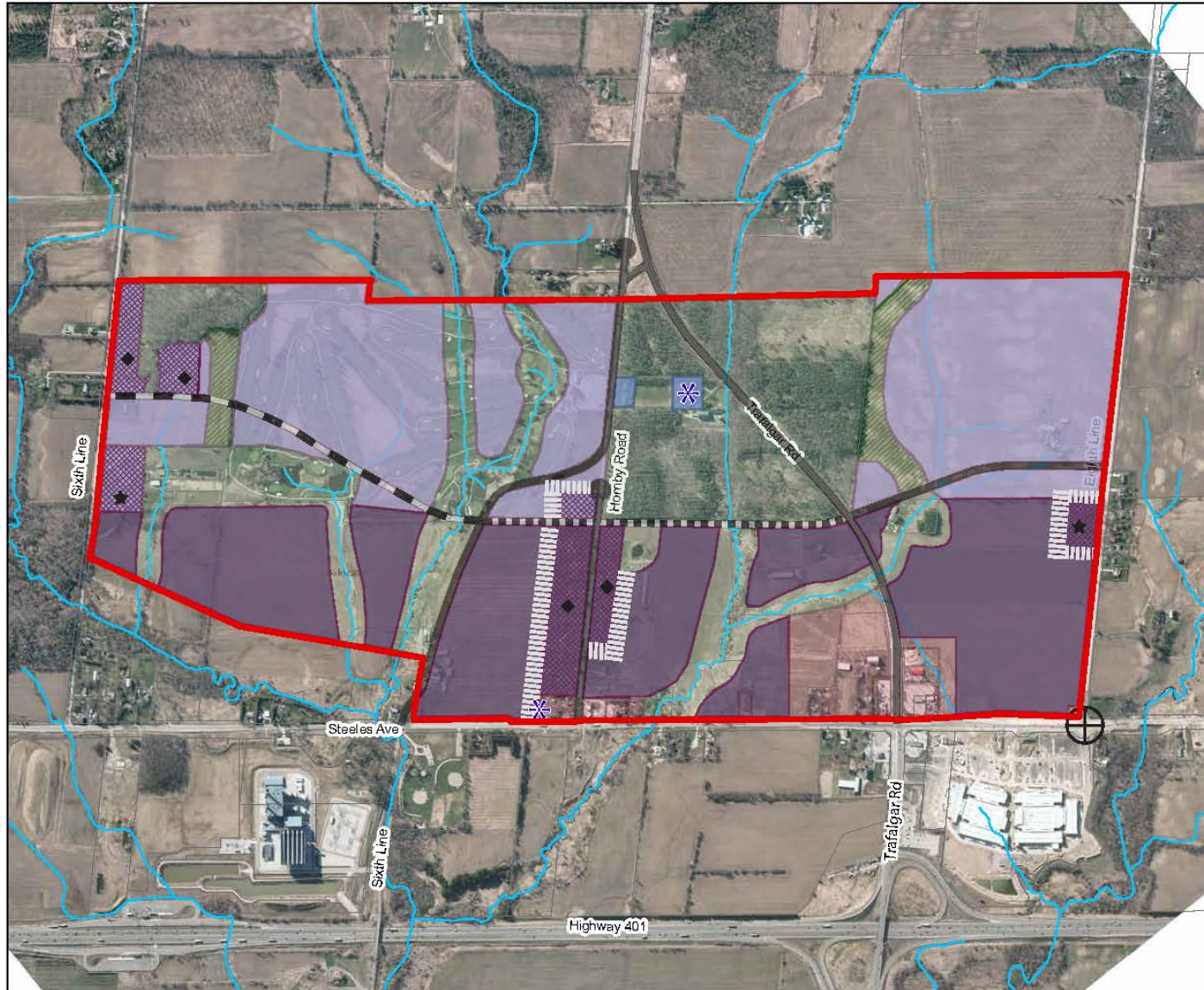
-  Study Area
-  Preliminary Natural Heritage System
-  Proposed Relocated Drainage Feature
-  Employment
-  Potential Employment (to a maximum 75ha)
-  Employment which permits Existing Residential
-  Supportive Commercial
-  Existing Commercial
-  Special Policy Area
-  Cemetery
-  Roads
-  Option, for further discussion
-  Long Term Future Road Connection
-  Buffer for existing residential uses
-  Intersection realignment subject to further analysis
-  Heritage Property
-  Special Policies Apply
-  Special Policies Apply

All areas provided are approximate, are shown for information purposes only and are subject change





















Date: June 16, 2016

Employment



Halton Hills Premier Gateway Secondary Plan DRAFT

LAND USE CONCEPT OPTION 1

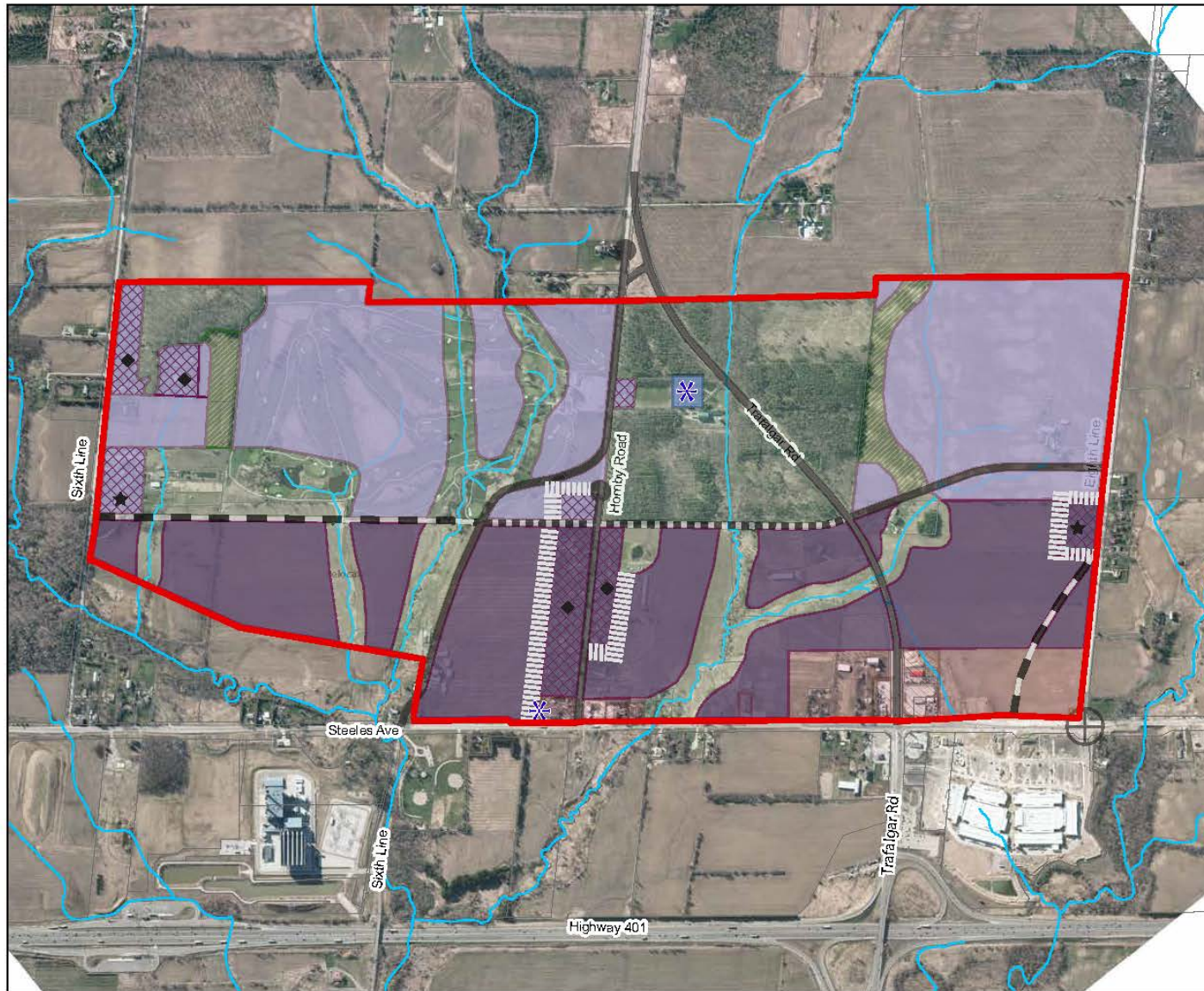
-  Study Area
-  Preliminary Natural Heritage System
-  Proposed Relocated Drainage Feature
-  Employment
-  Potential Employment (to a maximum 75ha)
-  Employment which permits Existing Residential
-  Supportive Commercial
-  Existing Commercial
-  Special Policy Area
-  Cemetery
-  Roads
-  Option, for further discussion
-  Long Term Future Road Connection
-  Buffer for existing residential uses
-  Intersection realignment subject to further analysis
-  Heritage Property
-  Special Policies Apply
-  Special Policies Apply

All areas provided are approximate, are shown for information purposes only and are subject change

0 130 260 520 Metres



















Date: June 16, 2016

Employment



Halton Hills Premier Gateway Secondary Plan DRAFT

LAND USE CONCEPT OPTION 2

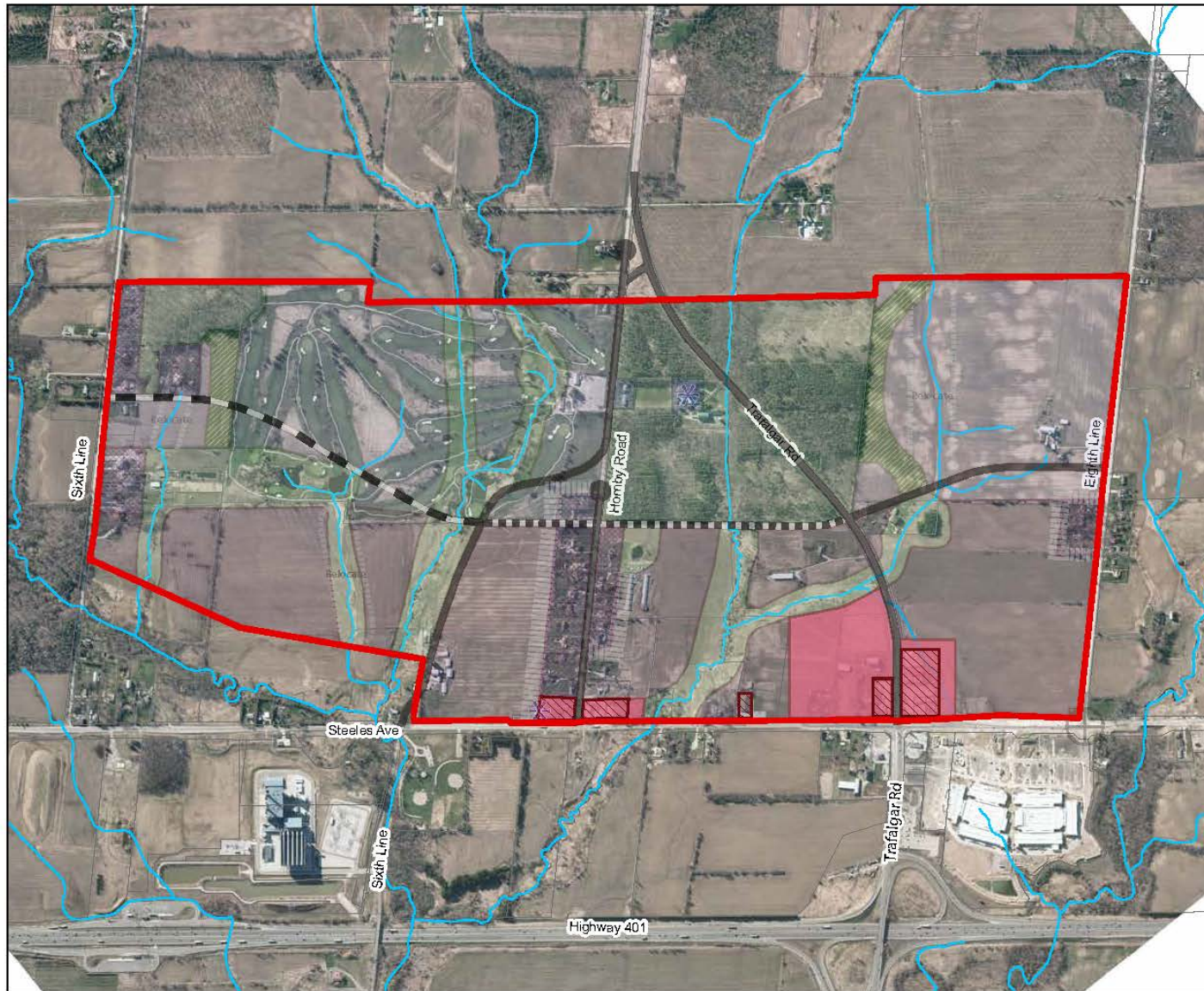
-  Study Area
-  Preliminary Natural Heritage System
-  Proposed Relocated Drainage Feature
-  Employment
-  Potential Employment (to a maximum 75ha)
-  Employment which permits Existing Residential
-  Supportive Commercial
-  Existing Commercial
-  Special Policy Area
-  Cemetery
-  Roads
-  Option, for further discussion
-  Long Term Future Road Connection
-  Buffer for existing residential uses
-  Intersection realignment subject to further analysis
-  Heritage Property
-  Special Policies Apply
-  Special Policies Apply

All areas provided are approximate, are shown for information purposes only and are subject change




















Date: June 16, 2016

Supportive Commercial



Halton Hills Premier Gateway Secondary Plan DRAFT

LAND USE CONCEPT OPTION 1

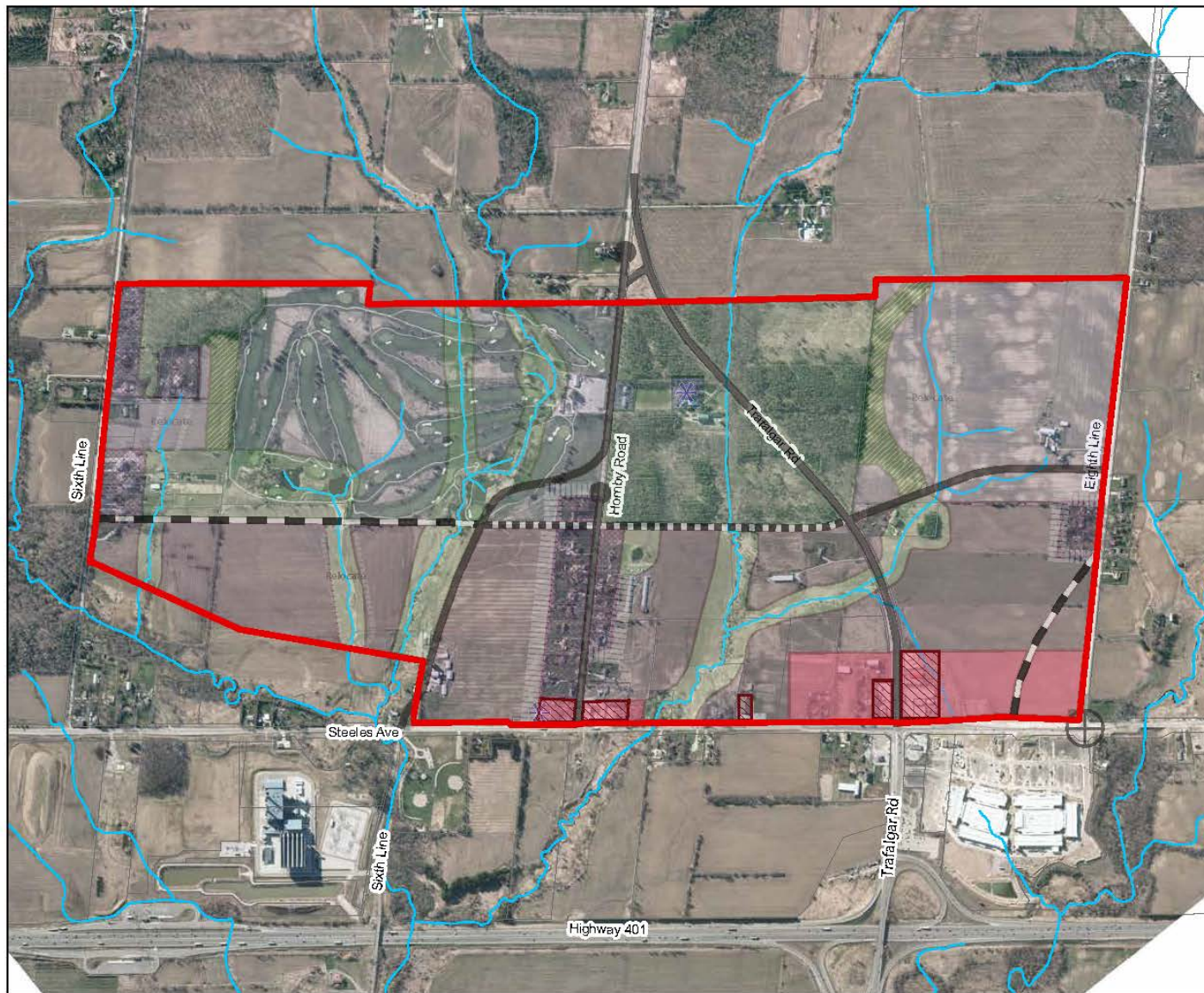
-  Study Area
-  Preliminary Natural Heritage System
-  Proposed Relocated Drainage Feature
-  Employment
-  Potential Employment (to a maximum 75ha)
-  Employment which permits Existing Residential
-  Supportive Commercial
-  Existing Commercial
-  Special Policy Area
-  Cemetery
-  Roads
-  Option, for further discussion
-  Long Term Future Road Connection
-  Buffer for existing residential uses
-  Intersection realignment subject to further analysis
-  Heritage Property
-  Special Policies Apply
-  Special Policies Apply

All areas provided are approximate, are shown for information purposes only and are subject change

0 130 260 520 Metres



















Date: June 16, 2016

Supportive Commercial



Halton Hills Premier Gateway Secondary Plan DRAFT

LAND USE CONCEPT OPTION 2

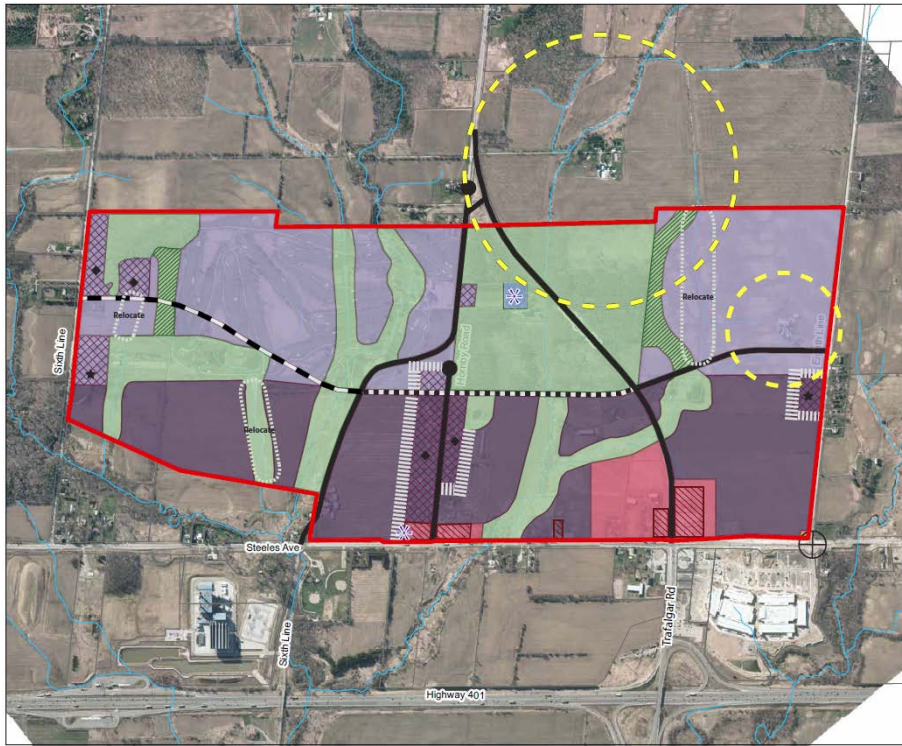
-  Study Area
-  Preliminary Natural Heritage System
-  Proposed Relocated Drainage Feature
-  Employment
-  Potential Employment (to a maximum 75ha)
-  Employment which permits Existing Residential
-  Supportive Commercial
-  Existing Commercial
-  Special Policy Area
-  Cemetery
-  Roads
-  Option, for further discussion
-  Long Term Future Road Connection
-  Buffer for existing residential uses
-  Intersection realignment subject to further analysis
-  Heritage Property
-  Special Policies Apply
-  Special Policies Apply

All areas provided are approximate, are shown for information purposes only and are subject change

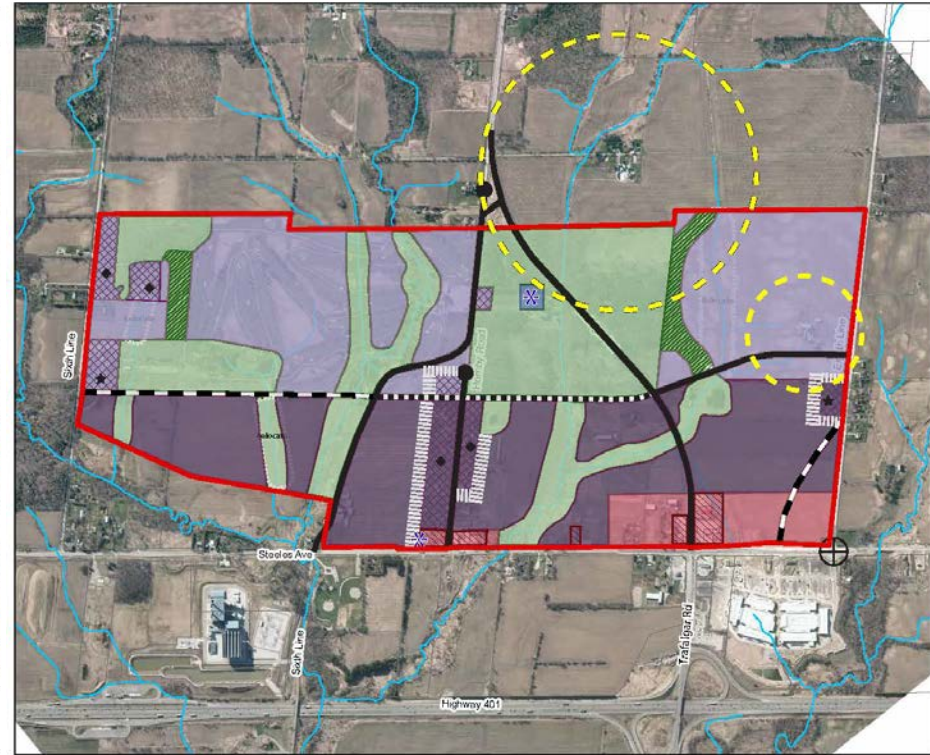


Date: June 16, 2016

Draft Land Use Concepts



Land Use Option 1



Land Use Option 2

QUESTIONS?
