



MEMORANDUM

TO: Mayor Bonnette and Members of Council

FROM: Melissa Ricci, Senior Policy Planner

DATE: June 17, 2022

MEMO NO.: PD-2022-0004

SUBJECT: Premier Gateway Secondary Plan Status Update

PURPOSE OF THE MEMORANDUM:

This memorandum is intended to provide Council with an update on the progress to date of the Premier Gateway Phase 2B Secondary Plan Project and advise on next steps.

BACKGROUND:

The Premier Gateway Phase 2B area is located north of Steeles Avenue, between Eighth Line and Winston Churchill Boulevard and is the last phase of development within the Premier Gateway Employment Area with a currently approved planning horizon to 2031. ROPA 49, which was adopted by Regional Council on June 15, 2022, proposes to extend the planning horizon out to 2041.

The Phase 2B Integrated Planning Project was initiated in May 2020 and is expected to be completed by early 2023. The main purpose of the project is twofold:

- to provide a detailed development framework including appropriate land use designations, policies and urban design guidelines for the Phase 2B Employment Area; and,
- to 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.

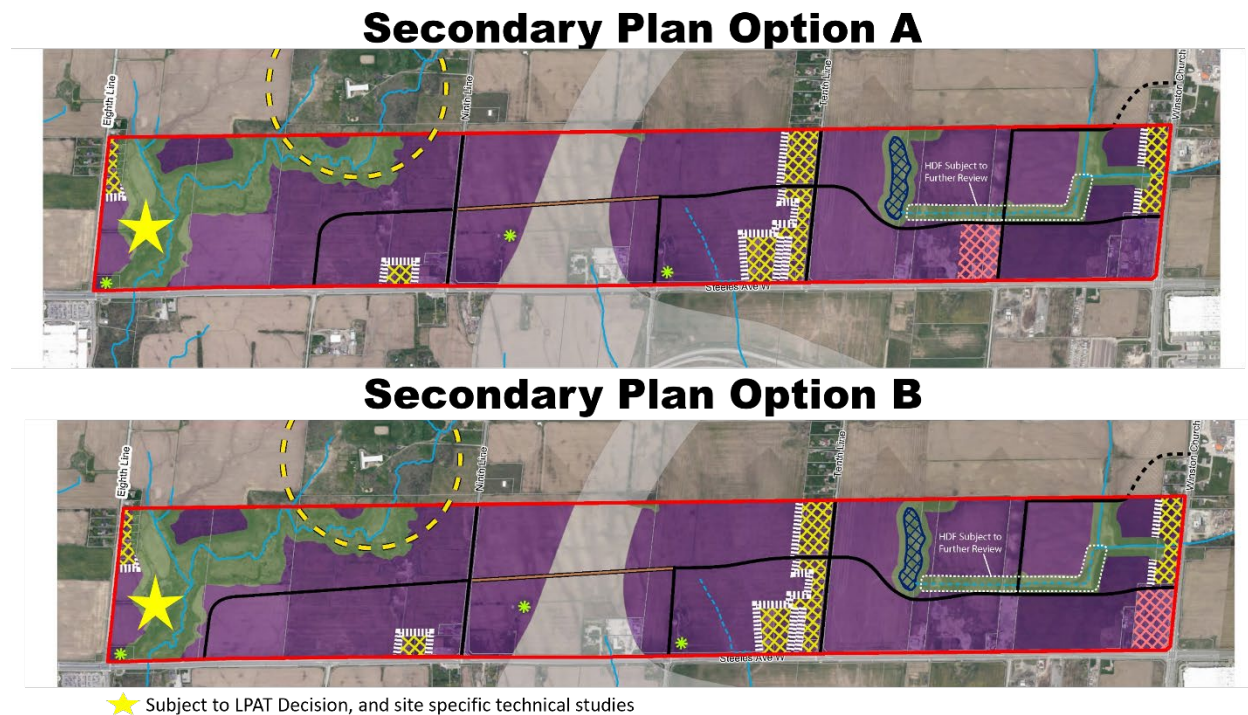
COMMENTS:

On October 16th, 2020, a Virtual Public Open House was held to introduce the project to the public and gather their initial feedback. Approximately 40 stakeholders attended the event which included a presentation, and an opportunity for participants to ask questions and to provide input related to key aspects of the project.

In the fall of 2020, the Consulting Team led by MSH Planning prepared a Background Report that summarized the relevant provincial, regional, local and conservation authority policies, guidelines, and standards for the Study Area.

Following the preparation of the Background Report, a Public Open House was hosted on June 28, 2021, to present the Background Report findings and two Land Use Options (see Figure 1). In addition, virtual public consultation on the two land use options took place through the Let's Talk Halton Hills platform from June to September 2021. A summary and video of the two public open houses are available on [Let's Talk Halton Hills](#).

Figure 1: Land Use Options



The consulting team has also prepared the following technical reports which will support the development of a Preferred Land Use Plan and Secondary Plan policies:

- Agriculture Impact Assessment /Cultural Heritage Impact Assessment
- Scoped SWS Phase 1 Characterization Report
- Scoped SWS Phase 2 Impact Assessment and Management Strategy Report
- Fiscal Impact Assessment
- Noise/Air Quality Land Use compatibility

- Transportation Report
- Area Servicing Plan

To date, all reports have been circulated to the Technical Advisory Committee (TAC) and the Steering Committee except for the Transportation Report which is currently being revised to address comments received from the Region of Halton Transportation team and the Scoped SWS Phase 2 Impact Assessment and Management Strategy Report which is currently under review by the TAC. On May 19, 2022, a Scoped Subwatershed Study TAC meeting was held to present the results of the Phase 2B Impact Assessment and Management Report to Conservation Halton, Credit Valley Conservation and the Region of Halton. The Phase 2 Impact Assessment and Management Report was circulated following the TAC meeting for agency review. In addition, work is ongoing on the Scoped Subwatershed Study and completion of the Preferred Land Use Plan Report.

GTA West Transportation Corridor Environmental Assessment

The GTA West Environmental Assessment (EA) Study, now referred to as Highway 413, was reactivated in 2019 by the Ministry of Transportation (MTO). The purpose of the study is to plan for future infrastructure needs and consider options to provide better movement of people and goods throughout the Greater Golden Horseshoe. Previously in 2014, Corridor Protection policies were put in place through ROPA 43 and OPA 21 to ensure sufficient lands were protected to allow for the planning of a multimodal transportation corridor.

In 2020, the GTA West team released a Technically Preferred Route (TPR) which intersects the Premier Gateway Phase 2B (PGP2B) lands between Ninth Line and Tenth Line. Through the preparation of the background reports, the Premier Gateway Phase 2B consulting team has considered the refined Focused Analysis Area (FAA) and confirmed TPR released by the GTA West team in the summer of 2020. The GTA West team has continued to advance work on the preliminary design of Highway 413 and staff continue to participate in the process through the Highway 413 Municipal Advisory Group. In addition, Staff have worked continuously with the Region of Halton to advance opportunities to reduce the amount of land within PGP2B that is subject to the Corridor Protection policies contained in Regional Official Plan No. 43 and OPA No. 21¹.

Through the Regional Official Plan Review Process, the Region is proposing to refine the existing Corridor Protection Area for Highway 413. ROPA 49 which was adopted by Regional Council on June 15, 2022, includes new corridor protection policies to protect a Primary Corridor (which aligns with the Technically Preferred Route), a Secondary

¹ ROPA 43 remains under appeal at the Local Planning Appeal Tribunal. OPA 21 is being held in abeyance by Halton Region at the request of Town Council.

Corridor (which aligns with the Focus Analysis Area); and, the Halton Peel Boundary Area Transportation Study (HPBATS) improvement Area (required to provide an east/west connection as per the recommendations of the HPBATS and signed Memorandum of Understanding between the impacted municipalities). Appendix A includes Map 3 of the Draft ROPA which highlights the proposed HPBATS and GTA West Corridor Protection Areas. It is anticipated that through the Regional process, corridor protection policies will be removed from the lands outside of the refined Focused Analysis Area allowing development to proceed within the planning horizon. Ensuring that there are no constraints to development once the Secondary Plan is approved is critical for the Phase 2B lands to develop in an expeditious manner to meet employment land demand in the Town by the 2031 planning horizon.

Servicing

The Town continues to experience a strong demand for shovel-ready employment lands in the Premier Gateway Phase 2B Employment Areas. The landowners, representing most of the ownership of the lands within the Phase 2B Secondary Plan Area, are actively involved in the project through the Steering Committee and regular communication with Town staff. Land ownership within Phases 2B includes major land developers, such as First Gulf, Sigma Group, Crestpoint Investments and QuadReal as well as large corporations such as Maple Lodge Farms.

With the completion of Phase 2B Secondary Plan anticipated for early 2023, it is crucial that the Town of Halton Hills and Halton Region work collaboratively towards a solution, both permanent and interim, that will ultimately get the Premier Gateway Phase 2B lands serviced. Landowners and potential investors are awaiting the completion of the Phase 2B Secondary Plan to submit their respective development applications. It is crucial that regional services are in place in alignment with the completion of the Secondary Plan.

The Town is working with Halton Region to ensure that a workplan is developed to facilitate the installation of the required water and wastewater infrastructure within a reasonable timeframe. A timeframe that responds to and facilitates current and anticipated investment demand, as well as aligns with the completion of the Phase 2B Secondary Plan.

CONCLUSION:

Work is ongoing to finalize the Transportation Report, the Preferred Land Use Concept Report and the Scoped Subwatershed Study Report. Once the final technical reports are completed, the team will begin to prepare the draft Secondary Plan policies and Design Guidelines. Online engagement on the draft Preferred Land Use Plan will take place starting in June 2022 through September 2022. We anticipate hosting a TAC Meeting in the fall of 2022 and a Steering Committee meeting in early 2023 to present the draft Preferred Land Use Plan and draft Secondary Plan policies. Early in 2023, we

will also host a Public Open House to present the draft Preferred Land Use Plan and draft Secondary Plan policies. In late spring, we will host the Statutory Public Open House and Statutory meeting as required by the Planning Act and a recommendation report will be presented to Council for the final adoption of the Secondary Plan.

It is critical to work closely with the Region through the finalization of the Secondary Plan to expedite the process of allowing the removal of Corridor Protection policies from those areas outside of the refined FAA. In addition, the immediate need to service the Premier Gateway Phase 2B lands to ensure that the lands are shovel ready following the completion of the Secondary Plan must be prioritized in order to realize the anticipated economic development benefits for the Town and the Region of Halton.

Reviewed and approved by,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning and Development

Jon Rehill, Acting Chief Administrative Officer