

Halton Hills

# PREMIER GATEWAY PHASE 1B SECONDARY PLAN STUDY

Public Open House  
Summary Report

November 2015

BrookMcIlroy/

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An aerial photograph of a golf course. In the foreground, there is a large, light-colored clubhouse building with a flat roof, surrounded by trees and a parking lot. A paved path winds through the green fairways, which are interspersed with sand traps and clusters of trees. In the background, a small farm with several buildings is visible, followed by rolling green hills under a clear sky.

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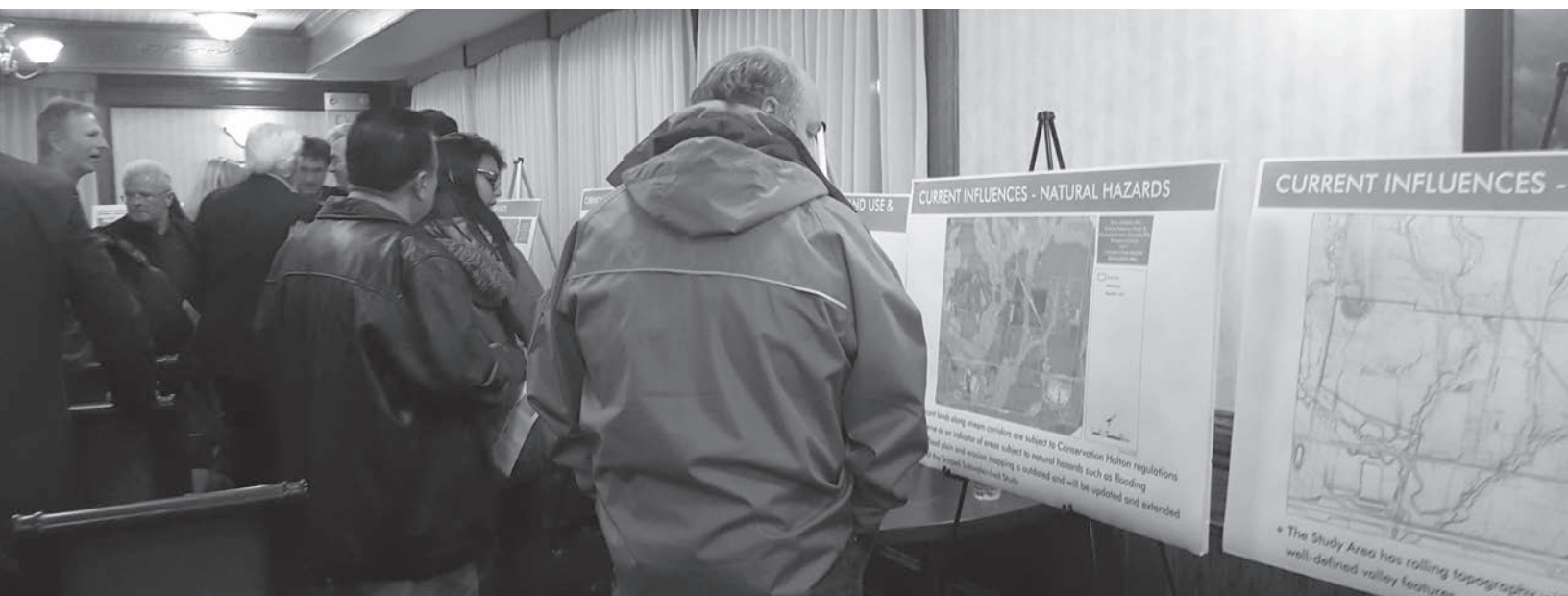
# 1. OVERVIEW



## 1.1 Study Overview

The Premier Gateway Employment Area is currently the Town of Halton Hills' major employment area. It is located between Steeles Avenue and Highway 401. The Town, in conformity with the Halton Region Official Plan, had proposed through Town Official Plan Amendment 10 (OPA 10) to designate an additional 340 gross hectares (840 acres) of land for employment uses on the north side of Steeles Avenue. However, the Region and the Town have since had to reconsider the location of the proposed expansion of the Employment Area as a result of the introduction of corridor protection for the GTA West Transportation Corridor.

The Premier Gateway Phase 1B Employment Area Secondary Plan Study will develop appropriate land use designations and policies for the Phase 1B Employment Area and identify the location of up to 75 hectares of additional land to be designated for employment and added to the Premier Gateway Employment Area to replace the shortfall of designated employment lands to the current 2021 planning horizon in the Town. A Subwatershed Study is also being undertaken as part of the project to address the predicted impacts from planned urbanization and establish a preferred stormwater and environmental management strategy.



Participants reviewing presentation panels.

## 1.2 Study Area

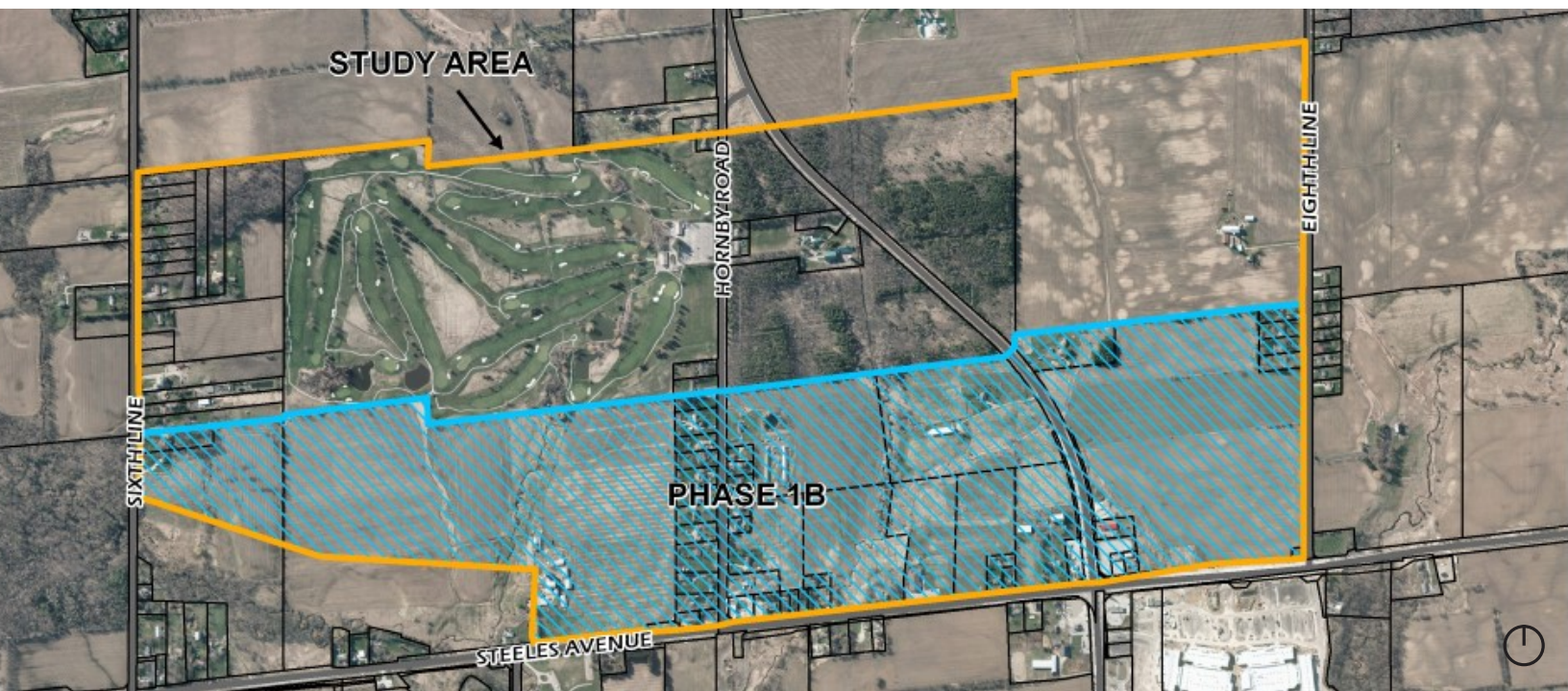
The Study Area is illustrated on the map below, including the Phase 1B Area and the lands which are to be considered for the location of up to 75 hectares of additional employment land.

## 1.3 Meeting Overview

On November 26, 2015, the first in a series of Public Open Houses and Workshops was undertaken for the Premier Gateway Phase 1B Employment Area Secondary Plan Study. The meeting, which was scheduled from 7:00pm to 9:00pm, was held at the Hornby Glen Golf Club, at 8286 Hornby Road in the Town of Halton Hills.

A total of approximately 80 persons attended the meeting, including local residents, stakeholders, members of the Project Team and Steering Committee, and members of Town Council. Doors opened at 7:00pm, at which time participants were asked to sign-in, and were provided with information handouts, post-it notes, and pencils. Between 7:00pm and 7:15pm, participants were asked to review a series

- Premier Gateway Employment Area Study Area Boundary
- Phase 1B Study Area Boundary



of presentation panels, which were distributed throughout the meeting room, and document their top three priorities for the study, using the post-it notes and pencils which were provided. Members of the Project Team were available to answer questions, facilitate discussion, and collect completed post-it note exercises.

From 7:15pm to 7:45pm, members of the Project Team conducted a presentation which introduced the study process, provided an overview of existing available background information, outlined potential options for the selection of up to 75 hectares of additional employment land to be included in the Premier Gateway Phase 1B Secondary Plan Study, and summarized next steps in the study process.

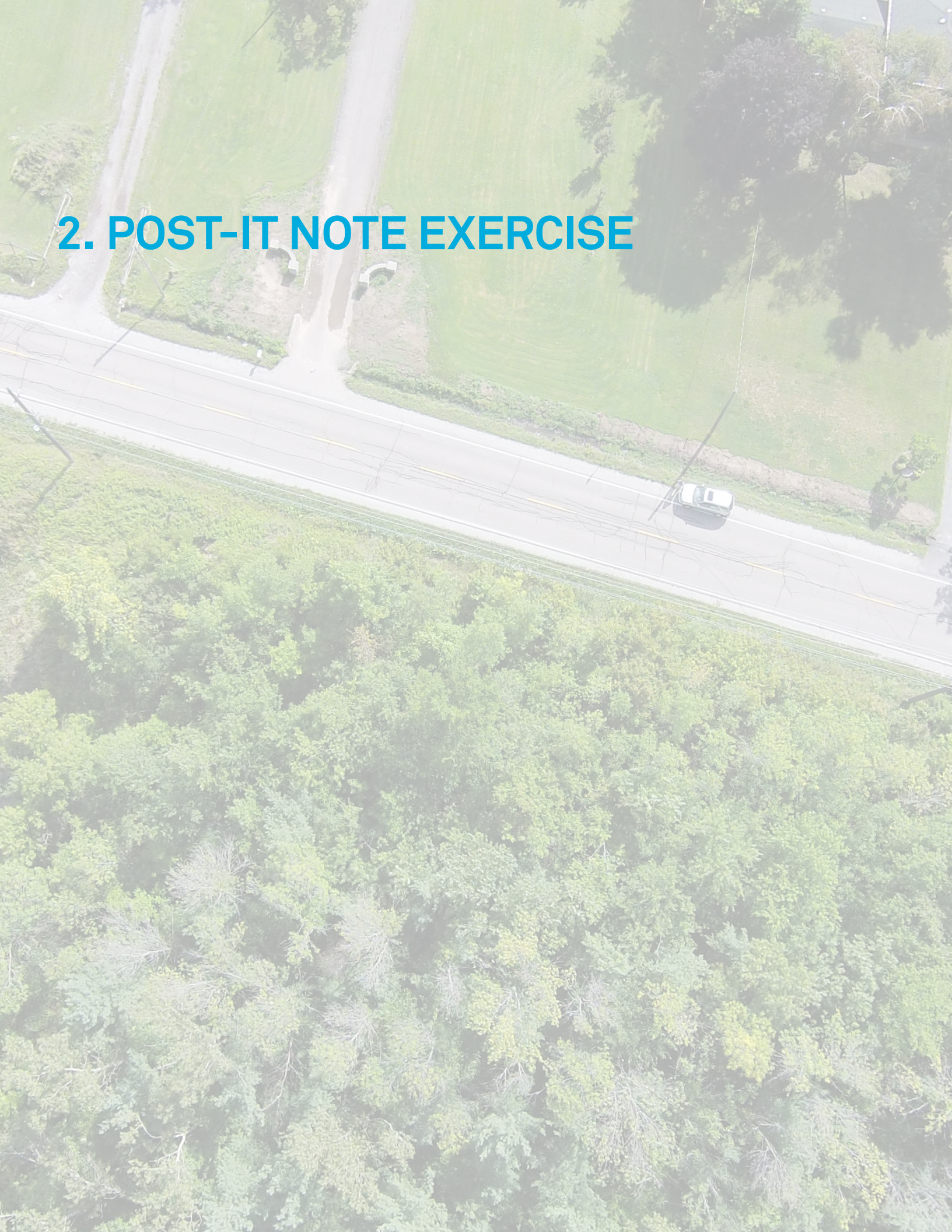
From 7:45pm to 7:55pm, the Project Team presented back the key findings of the post-it note exercise. These findings were organized thematically from a total of 75 responses. The results of this exercise are outlined in Section 2.0 of this report.

From 7:55pm to 8:30pm, the Project Team facilitated a question and answer period with participants. A number of important questions were raised, which will be considered and addressed throughout the course of the study process. These questions are outlined in Section 3.0 of this report.



Participants engaging in discussions pertaining to the preliminary study findings.

## 2. POST-IT NOTE EXERCISE





## 2.1 Exercise Overview

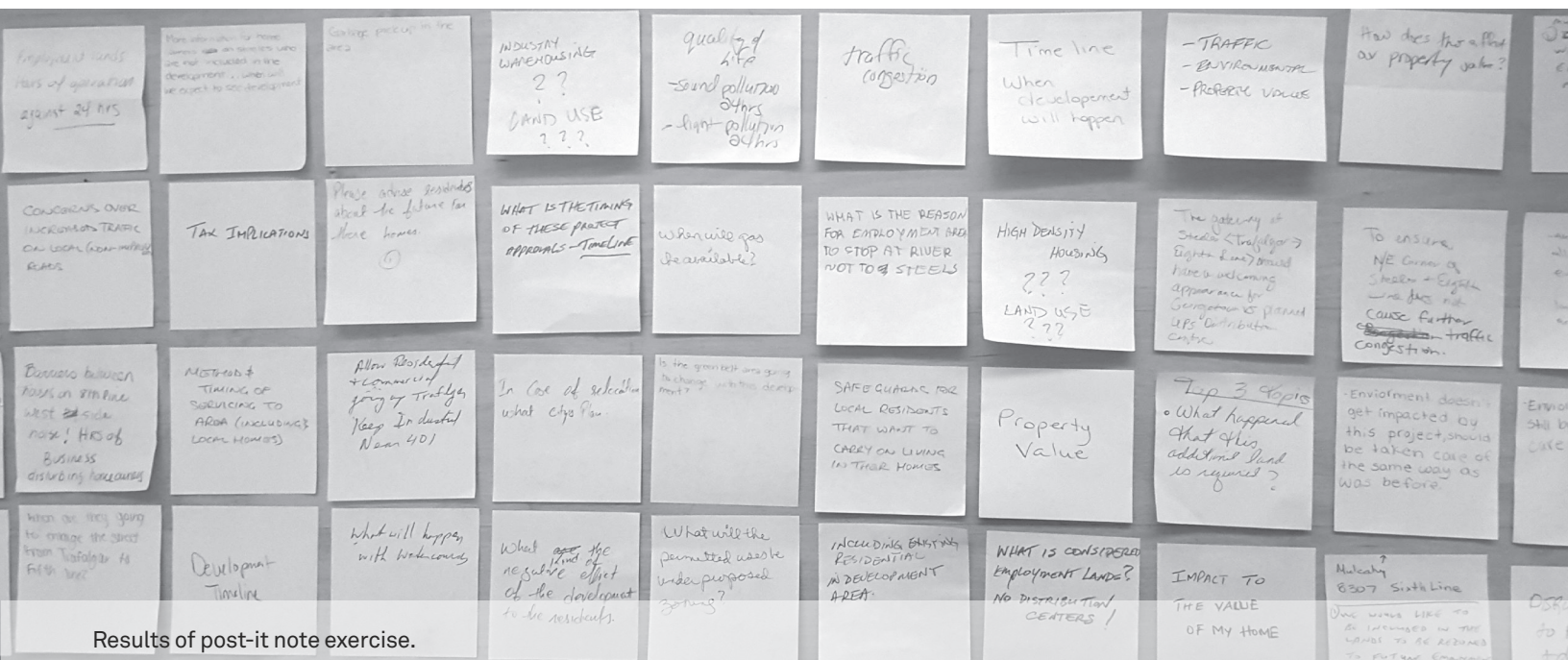
Between 7:00pm and 7:15pm, participants were asked to document their top three priorities for the study, using the post-it notes and pencils which were provided. Members of the Project Team were available to collect completed post-it note exercises.

From 7:45pm to 7:55pm, the Project Team presented back the key findings of the post-it note exercise. These findings were organized thematically from a total of 75 responses. The following paragraphs summarize the findings of the post-it note exercise.

## 2.2 Key Findings

### Public Realm Considerations

- Ensure that Trafalgar Road and other major arterial roads are upgraded and re-designed not only to address additional traffic volumes, but to create a safe and enjoyable environment for pedestrians and cyclists through the provision of sidewalks, bicycle trails, and landscaped boulevards.
- Augment the existing arterial road network by establishing internal collector and local roads to establish an urban structure framework to guide future development.
- Ensure that future development incorporates public and/or publicly accessible parks and open spaces with amenities to benefit existing residential uses.
- Properly identify, define and preserve important natural heritage features, including watercourses, wooded areas, and open space linkages.



Results of post-it note exercise.

- Augment important natural heritage features by exploring opportunities for adjacent pedestrian, bicycle and/or multi-use trails to be used in combination with on-street pedestrian and cyclist facilities.
- Promote on-site storm water management by incorporating storm water management facilities and retention ponds where appropriate.
- Ensure that sufficient municipal infrastructure, including stormwater and sanitary sewers, and natural gas is provided in advance of development to mitigate potential strain on existing residential uses.
- Ensure that sufficient municipal services including waste and recycling removal are provided in keeping with new development.

### Private Realm Considerations

- Phase development in an appropriate and logical manner to mitigate potential disruptions to existing residential uses.
- Balance the desire for future development with the need to maintain the quality of life of existing residents.
- Consider potential property tax and land value implications of future development on existing residents.
- Clarify the rights of land owners.
- Ensure that future development is contextually appropriate, and complementary and sensitive to existing adjacent residential uses.
- Ensure that future development reflects high quality architectural and urban design standards.



Participants reviewing presentation panels.

- Seek opportunities to retain and enhance the existing rural character of the study area.
- Consider expanding or altering the potential boundaries of the Phase 1B lands to incorporate remanent residential uses which are currently identified as being located outside of the potential employment area expansion.
- Consider the potential for commercial, mixed-use and residential development in key locations, including the major intersections of arterial roads, particularly along Trafalgar Road.
- Ensure that potential noise and light pollution impacts on residential uses are mitigated.
- Do not permit uses including distribution centres, warehouses, manufacturing or heavy industrial uses.
- Do not permit outdoor on-site storage.
- Ensure that local residents are consulted, and provided with opportunities to participate, on a regular basis throughout the course of the study.



Participants reviewing presentation panels.

# 3. PARTICIPANT QUESTIONS & COMMENTS



From 7:55pm to 8:30pm, the Project Team facilitated a question and answer period with participants. A number of important questions were raised, which will be considered and addressed throughout the course of the study process. The following summarize the questions which were raised:

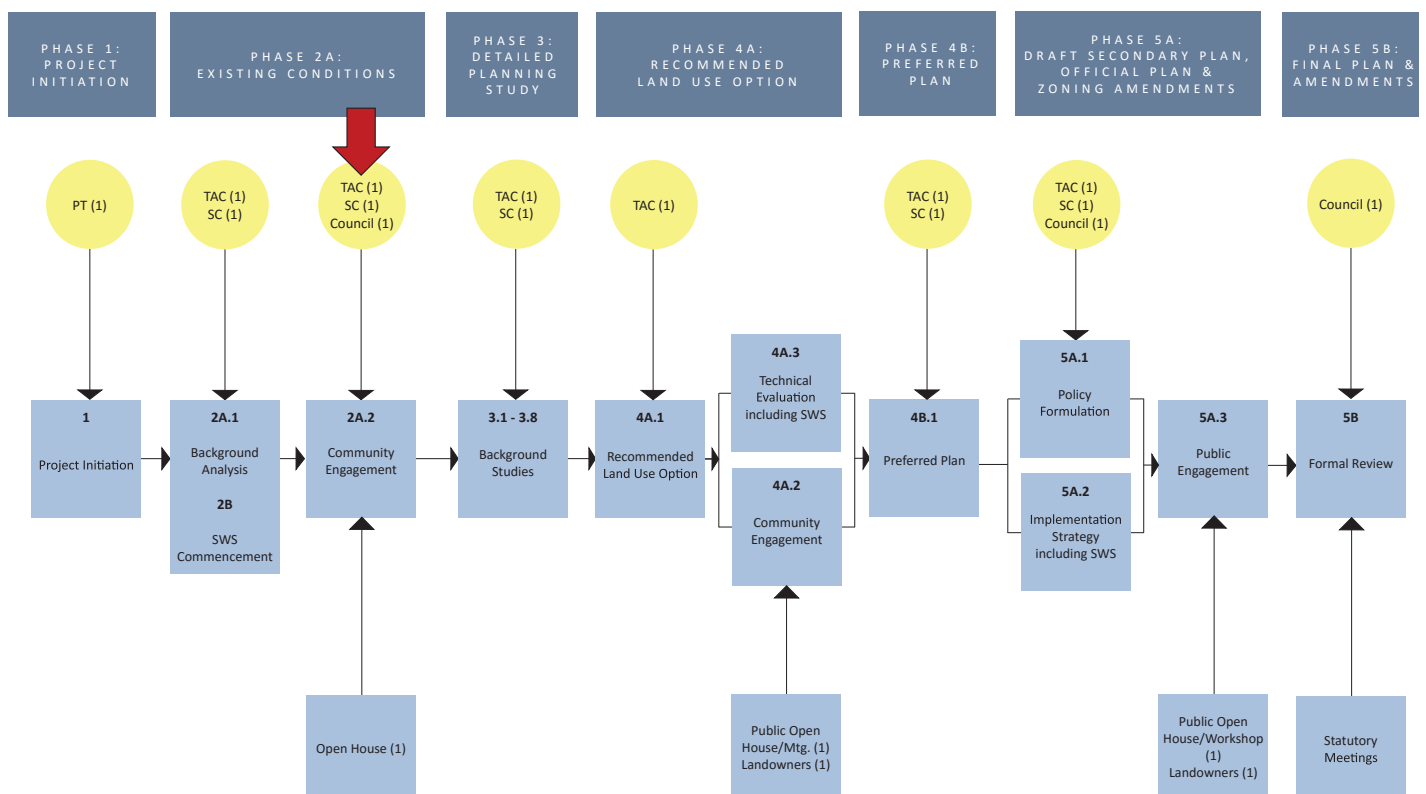
1. How do you define employment lands?
2. What is the deliverable of the study for 2017?
3. Who are the members of the Steering Committee?
4. Residential Lots - concern for compensation, expropriation, eviction and rights?
5. Number of errors noted on the maps – Water courses, natural features are the maps final? Will there be site visits to verify/update the information?
6. Concern with the ROPA 38 NHS? Question that the areas are larger than what was presented earlier. Ask staff to compare existing mapping with ROPA 38 mapping.
7. What is the difference between the study and construction?
8. What happens to my house at the end of the study and in the future? Is this being addressed in the follow-up sessions?
9. Where do you look next if at the end of the study there isn't enough land to meet the identified shortfall.
10. What happens if the land owners aren't interested in selling/developing their lands?
11. Concern of quantity/quality of water supply for existing residents in the area. Concern how new development will affect their wells. How will new development be serviced?
12. Concern with residents being surrounded by industrial uses. Who will want to buy their land for residential uses if they want to sell?
13. Can existing residential lots be granted alternative land uses (offices?)
14. Concern with potential lands uses not being compatible with existing residential uses.
15. How quickly can development break ground once study is complete?

# 4. NEXT STEPS



The following summarize the next steps in the study process:

1. Review public and agency input.
2. Finalize Background Report outlining the results of the background analysis and identifying the preferred location for additional employment lands.
3. Submit Background Report to Town Council for review and consideration.
4. Initiate review of related Official Plan Amendments.
5. Initiate detailed Secondary Plan studies.



Project Schedule.

