



# 1. Welcome to the: Premier Gateway Employment Area Zoning By-law and Urban Design Review Virtual Public Open House

June, 2020

Please visit [www.letstalkhaltonhills.ca](http://www.letstalkhaltonhills.ca) to download these display panels and other information related to this project including the draft Urban Design Guidelines.

## 2. Purpose of this Video

### ▶ 2.1 Virtual Public Open House Purpose

To provide the public and other stakeholders an opportunity to provide input to the Premier Gateway Employment Area Zoning By-law and Urban Design Review.

### ▶ 2.2 Presentation Organization

- ▶ Study Purpose, Area and Process
- ▶ Policy Framework
- ▶ Zoning Options and Directions
- ▶ Urban Design Directions

## 3.1 Study Context

### ► 3.1 Study Purpose

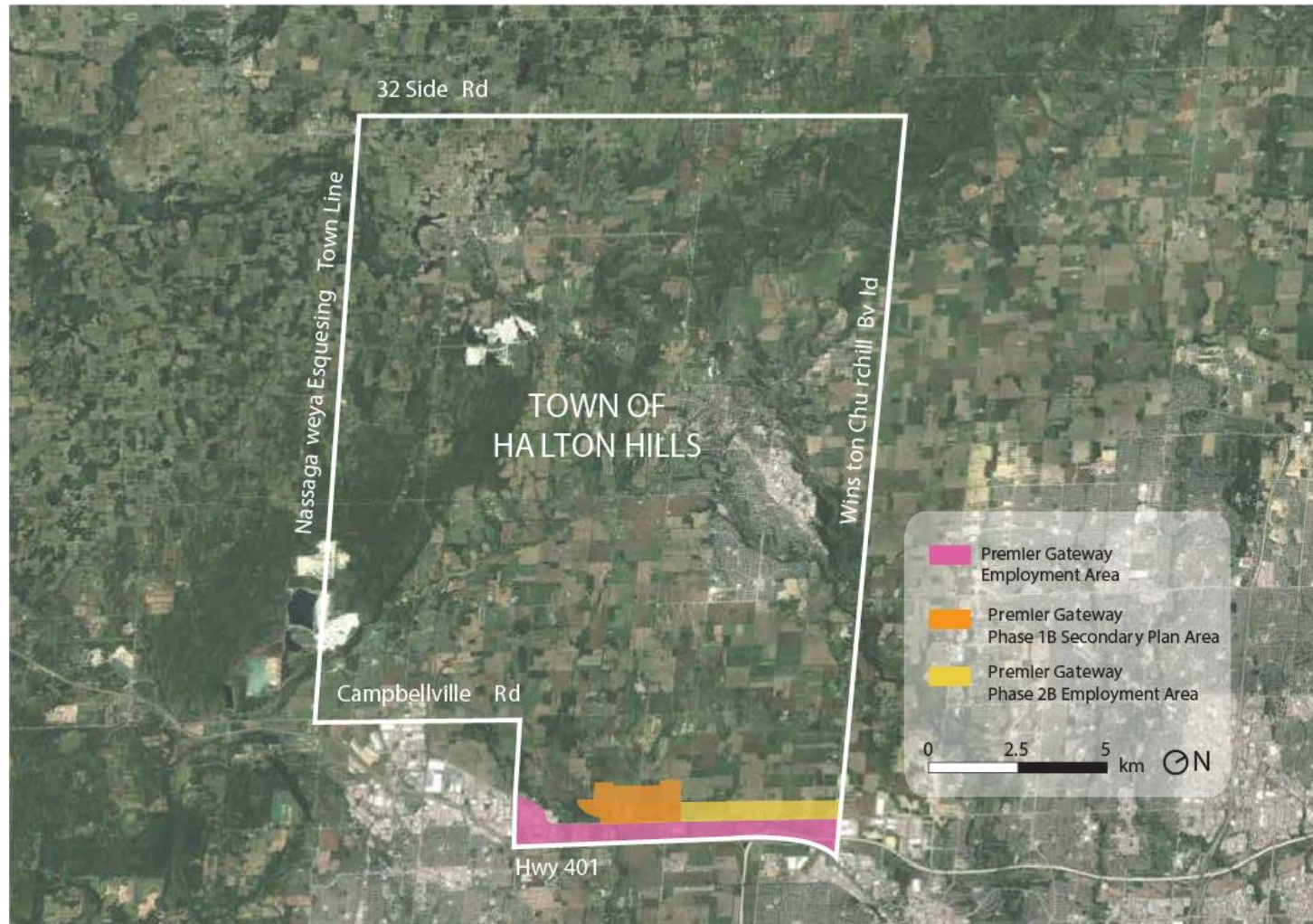
The purpose of this study is to review and update the applicable zoning standards in Zoning By-law 2000-0138 and the Urban Design Guidelines for the Premier Gateway Employment Area to ensure the standards will continue to achieve desirable development and are responsive to the needs of business.



## 3.2 Study Area

Zoning Bylaw Study Area: Premier Gateway Employment Area

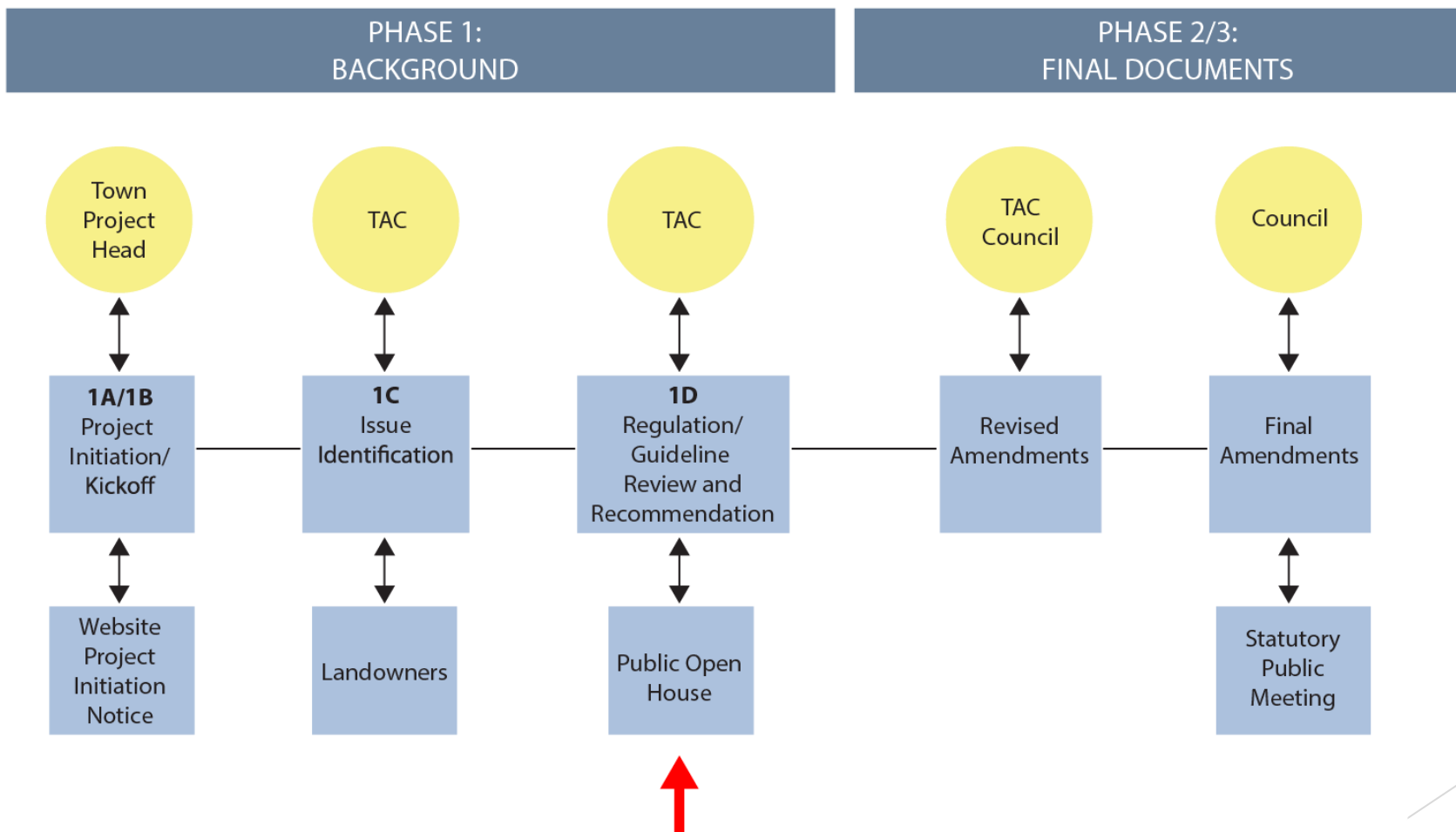
UDG Study Area: Premier Gateway Employment Area and Phase 1B Study Area





## 4. Study Process

### PREMIER GATEWAY EMPLOYMENT AREA ZONING BY-LAW AND URBAN DESIGN REVIEW WORK PROGRAM





## 5.1 Planning Policy Framework

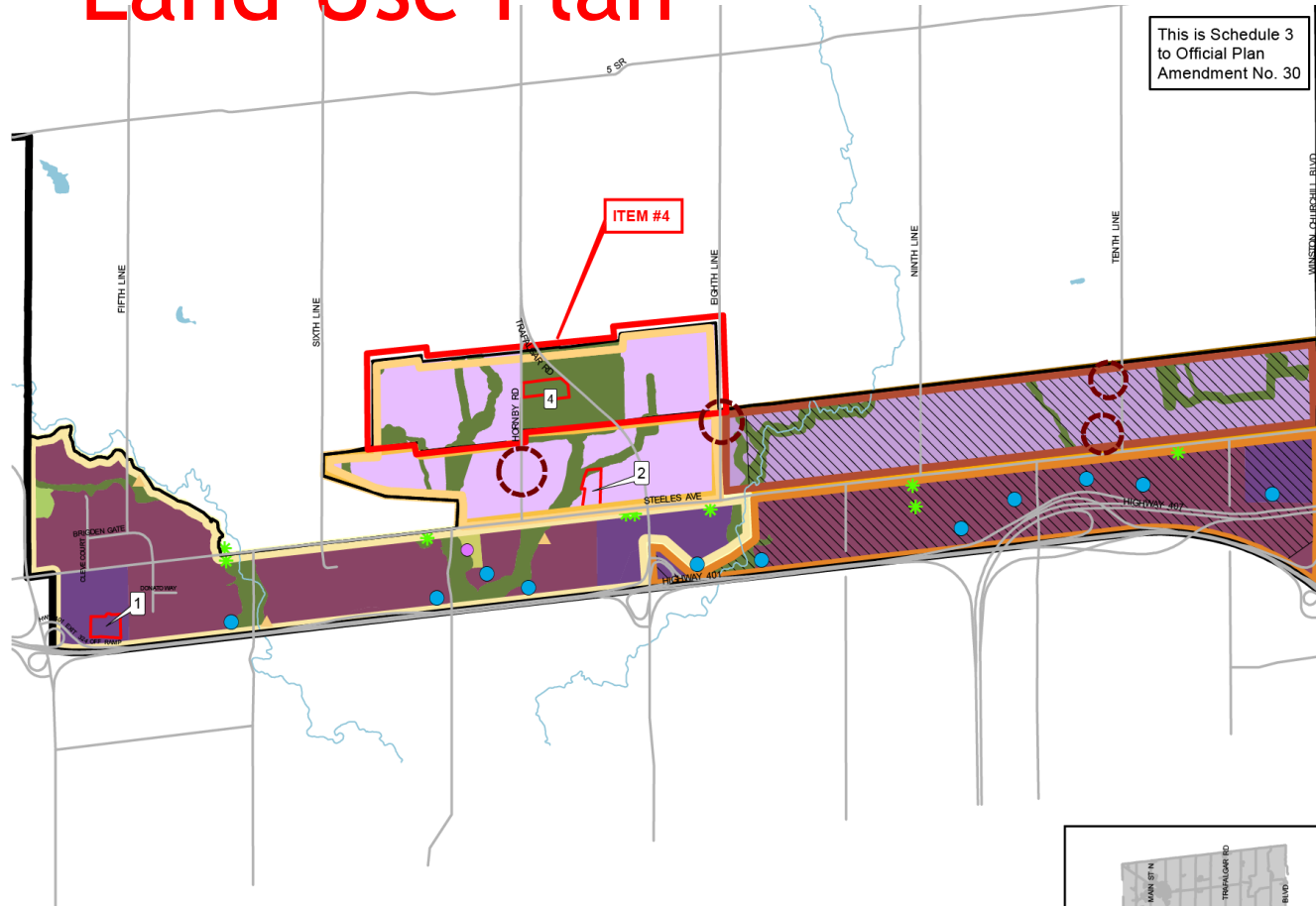
### ► 5.1 General

Provincial, Regional and Town planning policies provide a strong and consistent framework for the review of the Zoning By-law and Urban Design Guidelines with respect to development form.

The Zoning By-law implements planning policies by translating them into regulations.

The Urban Design Guidelines build on planning policy to provide greater direction with respect to site planning.

# 5.1.1 Premier Gateway Employment Area Land Use Plan

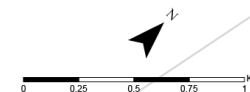
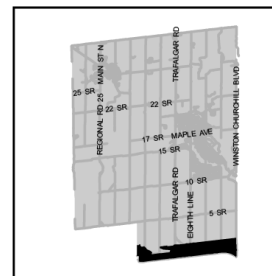


This is Schedule 3  
to Official Plan  
Amendment No. 30

- Phase 1B Employment Area
- Phase 2B Employment Area
- Prestige Industrial Area
- Gateway Area
- Major Parks and Open Space Area
- Private Open Space Area
- Greenlands
- Employment Phase 1A
- Employment Phase 1B
- Employment Phase 2A (Regional Phasing 2021-2031)
- Employment Phase 2B (Regional Phasing 2021-2031)
- Existing Rural Residential Concentration
- Special Policy Area
- HFBAT's GTA West Corridor Protection Area
- Town of Halton Hills Boundary
- Urban Boundary
- Waterbody
- Watercourse
- Community Park
- Building with Historic Significance
- Stormwater Management Pond
- Potentially Unstable Slopes

SCHEDULE A8  
PREMIER GATEWAY EMPLOYMENT  
AREA LAND USE PLAN

NOTE:  
This schedule forms part of the Official Plan and  
must be read together with the text.  
Parts of this Schedule are currently pending approval.  
Please Refer to Figure 1 in the Preamble.



# 5.1.2 Existing 401 / 407 Corridor Zoning By-law 00-138



401 / 407 Corridor  
Zoning By-law 00-138

- 401 Corridor Prestige Industrial (M7) Zone
- Holding 401 Corridor Prestige Industrial ((H)M7) Zone
- Holding 401 Corridor Gateway ((H)G) Zone

- Holding 401 Corridor Gateway Special ((H)GS-1) Zone
- Conservation Special (03-1) Zone
- 401 Corridor Development (MD) Zone



Produced by:  
Town of Halton Hills  
Planning, Development &  
Sustainability Department

## 5.2 Planning Policy Framework (cont'd)

### ► 5.2 General Development Form Directions

The policy framework provides the following general directions:

- Efficient land use and development patterns;
- Transit-supportive, compact form;
- Priority on active transportation (e.g. walking and biking) and transit and improving corridors for goods movement;
- Mix of uses;
- Increased densities;
- Minimize surface parking;
- Protect natural heritage system;
- Protect heritage resources; and,
- Direct development away from natural or human-made hazards.

## 5.3.1 Planning Policy Framework (cont'd)

### ► 5.3 Specific Development Form Directions

- Design that is representative of gateway location and sensitive to the character of the area;
- High standard of building and subdivision design and site planning;
- Incorporate existing natural and heritage features into new development where feasible;
- Access restrictions to Steeles Ave. and Fifth Line;
- Minimum 25 metre setback from Highways 401 and 407 rights-of-way;
- Lot line and building setbacks required from Greenlands;



## 5.3.2 Planning Policy Framework (cont'd)

- ▶ 5.3 Specific Development Form Directions (cont'd)
  - ▶ Employment buildings to be well-designed on “landscaped lots in a visually attractive environment”;
  - ▶ Secondary commercial uses are to have a high quality of building and landscaping design;
  - ▶ In the Employment Area, maximum height of four storeys and six storeys within 150 metres of Highways 401 and 407 and north of Steeles maximum height of two storeys;
  - ▶ No maximum height in the Gateway area but development to be visually attractive; and,
  - ▶ All new lots to be set back a minimum of 7.5 metres from stable top of bank of a valley or from the dripline of woodlots.



## 6.1 Zoning Options and Directions

### ▶ 6.1 General Approach

- ▶ The key consideration for the Town with respect to zoning for this area is how to establish regulations which strike the appropriate balance between:
  - ▶ achieving the Town's objective of ensuring high quality, economically viable development occurs in the Premier Gateway Employment Area, and
  - ▶ development which is also compatible with the remaining residential/institutional uses and which protects the environment.
- ▶ To address this with respect to the issues related to the applicable zones (M7 and G Zones), general direction or options have been provided for review and consideration.



## 6.2 Proposed Zoning Modifications

- ▶ **Issue:** *Lot Size*
- ▶ **Discussion:**
- ▶ The By-law provides for a minimum lot size of:
  - ▶ 1 ha abutting Highways 401 and 407 in the M7 Zone
  - ▶ 0.5 ha elsewhere in the M7 Zone
  - ▶ 0.4 ha in the Gateway (G) Zone
- ▶ Development of existing undersized lots is permitted if the lot can meet other zoning standards.
- ▶ **Direction:**
- ▶ Given flexibility for existing lots, is there a need to reduce minimum lot sizes for new lots?



## 6.3 Proposed Zoning Modifications

- ▶ Issue: *Built Form*
- ▶ Discussion:
  - ▶ The M7 and G regulations currently provide for a maximum building height of:
    - ▶ 6 storeys within 150 m of Highway 401 and 407;
    - ▶ 4 storeys beyond the 150 m setback south of Steeles Ave; and,
    - ▶ 2 storeys to a maximum total height of 10.6 metres north of Steeles Ave.
  - ▶ Variances have been requested because the maximum of 10.6 metres is not sufficient to allow for the stacking of pallets in warehouses.
- ▶ Direction:
  - ▶ Should the total height of 10.6 metres be increased and, if so, is an increase to 14 metres sufficient?



## 6.4.1 Proposed Zoning Modifications

- ▶ Issue: *Parking*
- ▶ Discussion:
  - ▶ The parking standards should reflect current market/industry standards. In particular, recognizing that number of employees can vary significantly depending on the actual use of industrial buildings.
- ▶ Direction:
  - ▶ Consideration should be given to incorporating the more current parking standards of the Town's Comprehensive Zoning By-law 2010-0050 into By-law 00-138.



## 6.4.2 Proposed Zoning Modifications

- Issue: *Parking (cont'd)*
- Examples of proposed changes to parking standards for key uses

Use	Current By-law (per square metre of Gross Floor Area (m <sup>2</sup> ))	By-law2010-0050 (net floor area)
Industrial Use/ Manufacturing Use	1/100 m <sup>2</sup>	1/30 m <sup>2</sup> for first 1000 m <sup>2</sup> 1/100 m <sup>2</sup> between 1,000 and 5,000 m <sup>2</sup> 1/200 m <sup>2</sup> in excess of 5,000 m <sup>2</sup>
Industrial Mall	1/40 m <sup>2</sup>	1/40 m <sup>2</sup>
Business Office	1/30 m <sup>2</sup>	1/30 m <sup>2</sup>
Warehouse Use	2 spaces, plus 1/100 m <sup>2</sup>	Up to 7,000 m <sup>2</sup> - 1/90 m <sup>2</sup> 7,000 -20,000 m <sup>2</sup> - 78 spaces plus 1/145 m <sup>2</sup> net floor area Over 20,000 m <sup>2</sup> 168 spaces plus 1/170 m <sup>2</sup> net floor area
Banquet Hall	1 /4 persons permitted capacity	1/5.8 m <sup>2</sup>



## 6.5 Proposed Zoning Modifications

- ▶ Issue: *Servicing and Loading*
- ▶ Discussion:
  - ▶ The loading requirements are the same for all permitted uses. However, the requirements for commercial and industrial uses differ.
- ▶ Direction:
  - ▶ Consideration should be given to differentiating between the industrial and commercial uses. A suggested standard for commercial uses would be:

▶ 0-1,850 sm	0 Loading Space minimum
▶ 1,851-9,250 sm	1
▶ 9,251-14,800 sm	2
▶ 14,801 and above	3



## 6.6 Proposed Zoning Modifications

- ▶ **Issue:** *Coverage Increase*
- ▶ **Discussion:**
- ▶ Review coverage requirements to permit greater coverage.
- ▶ **Direction:**
- ▶ An increase in coverage is in keeping with Provincial policy particularly directions for more efficient use of land and should be considered.
- ▶ It is proposed to remove the maximum coverage requirement. This reflects the fact that the ultimate coverage will be determined based on a range of factors including stormwater management and landscaped open space.



## 6.7.1 Proposed Zoning Modifications

- ▶ **Issue:** *Minimum Setbacks*

- ▶ **Discussion:**

- ▶ Setbacks reflect the assumption of a regular shaped property but in many cases that is not the situation.
- ▶ Setbacks appear to have been established assuming a rural development framework and the provision of extensive landscaped open space surrounding the development. This results in an inefficient development form, and does not support future transit other transportation modes.

- ▶ **Direction:**

- ▶ Evaluate setbacks recognizing that it is not possible to provide for all eventualities with respect to specific site configurations and to promote efficient development form, while still recognizing the ultimate vision for the area.

## 6.7.2 Proposed Zoning Modifications

### ► Issue: *Minimum Setbacks M7 Zone*

Setback	Current	Proposed
<b>Minimum Front Yard/Exterior Yard</b>		
Abutting Steeles Ave and Fifth Line North of Steeles	20 m	10 m
All other Front Yards/Exterior Yards	10 m/9.5 m	7.5 m
<b>Minimum Side Yard</b>		
Abutting Fifth Line north of Steeles Ave.	20 m	10 m
<b>Minimum Rear Yard</b>		
Abutting Steeles Ave. and Fifth Line north of Steeles	20 m	10 m



## 6.8 Proposed Zoning Modifications

- ▶ **Issue:** *Ministry of Transportation (MTO) Setbacks*
- ▶ **Discussion:**
- ▶ MTO setbacks are established by the MTO and are significant but may vary depending on the site.
- ▶ **Direction:**
- ▶ Given the impacts associated with the volumes and speeds of traffic along Provincial Highways 401 and 407, consideration should be given to maintaining or slightly reducing the minimum required setback.



# 7.1 Urban Design Directions

## ▶ 7.1 Background and Approach

- ▶ The 401 Corridor Integrated Planning Project Design Guidelines (2000) currently apply to the Premier Gateway Employment Area.
- ▶ A review of issues related to the Guidelines was carried out and fundamental issues were identified with the approach including the establishment of a regulatory direction more appropriate in a zoning by-law.
- ▶ As a result, new Guidelines have been developed which establish a physical design framework for the area to ensure that new built form demonstrates sustainability and high-quality design that is sustainable and reflects building practices that are appropriate to the area.
- ▶ The Vision, Guiding Principles and key guidelines are summarized in the following slides. The draft document can be found at [www.letstalkhaltonhills.ca](http://www.letstalkhaltonhills.ca).



## 7.2 Urban Design Directions

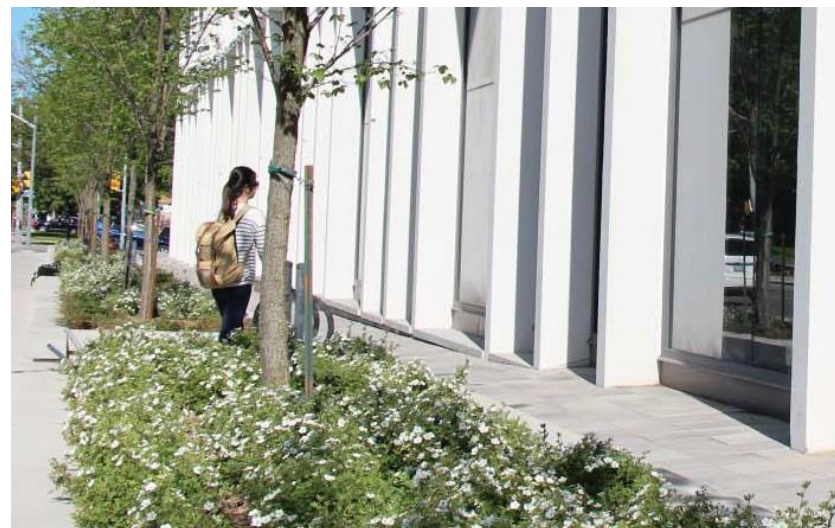


- ▶ The Premier Gateway Employment area should:
  - ▶ Reflect an urban character, including animated and comfortable streetscapes, support for public transit and alternative transportation, and buildings that address primary streets.
  - ▶ Aim to incorporate cultural and natural heritage and should provide physical and visual connections to Greenlands and Major Parks & Open Space.
  - ▶ Be given special architectural and landscaping treatments to create aesthetically pleasing and prominent entrances into Employment Area and the Town as a whole.

## 7.3 Urban Design Directions

### ► Guiding Principles

1. Enhance Natural Features
2. Achieve a Strong Visual Identify for Trafalgar Road and Steeles Avenue
3. Develop Nodes at Three Gateway Areas
4. Ensure a High Quality of Built Form and Landscape Development
5. Provide Flexible Development to Accommodate Evolving Needs
6. Encourage the protection and Adaptive Reuse of Heritage Elements
7. Encourage the Construction of Sustainable Buildings





## 7.4 Urban Design Directions

- ▶ Key Guidelines
  - ▶ The Guidelines are divided into:
    - ▶ Section 3.0 Site Plan
    - ▶ Section 4.0 Built Form
    - ▶ Section 5.0 Environment and Open Space Guidelines



## 7.5 Urban Design Directions

- ▶ Section 3.0 Site Plan Design Guidelines
  - ▶ Special attention is paid to Special Streets and Gateway Areas for Site Plan Design Guidelines.
    - ▶ Special Streets: Steeles Avenue; Trafalgar Road; and Highway 401 Frontage
    - ▶ Gateway Areas: Steeles Avenue, at Winston Churchill Boulevard; Steeles Avenue, at Trafalgar Road; and Steeles Avenue, at James snow Parkway
- ▶ Section 3.0 Includes Design Guidelines:
  - ▶ 3.1 Block Layout and Street Design
  - ▶ 3.2 Building Location and Orientation
  - ▶ 3.3 Open Space and Landscaping
  - ▶ 3.4 Access and Circulation
  - ▶ 3.5 On-Site Parking
  - ▶ 3.6 Servicing, Loading and Storage
  - ▶ 3.7 Stand-Alone Signage
  - ▶ 3.8 On-Site Lighting



## 7.6 Urban Design Directions



### ► 4.0 Built Form Design Guidelines

- Built form guidelines which emphasize the need to frame public streets and open spaces to create a well-defined street edge.
- Special attention is paid to Special Streets and Gateway Areas for Site Plan Design Guidelines

### ► Section 4.0 Includes Design Guidelines for:

- 4.1 Height and Massing
- 4.2 Street-Oriented Design
- 4.3 Secondary Elevations

### ► 4.4 Heritage

- 4.5 Access and Entrances
- 4.6 Signage and Lighting



## 7.7 Urban Design Directions



- ▶ 5.0 Environment and Open Space Guidelines
  - ▶ Guidelines for the protection and regeneration of the natural landscape as they relate to site planning and design
- ▶ Section 5.0 Includes Design Guidelines for:
  - ▶ 5.1 Sustainability
  - ▶ 5.2 Greenlands
  - ▶ 5.3 Major Parks & Open Space
  - ▶ 5.4 Stormwater Management Ponds



## 8. Next Steps

- ▶ The input received through the Virtual Open House will be carefully reviewed and considered.
- ▶ Based on this input a proposed Zoning By-law Amendment and Urban Design Guidelines will be finalized for review at a statutory public meeting under the *Planning Act*. The documents will also be circulated to agencies for review.
- ▶ Input received will be considered and a final Zoning By-law Amendment and Urban Design Guidelines submitted to Council for adoption.

Thank you