



INFORMATION UPDATE

**CITY WIDE
IMPLICATIONS**

To:	Mayor and Members City Council		
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Date:	November 6, 2008		
Re:	Airport Employment Growth District Phase 2 Terms of Reference (City Wide)		

Council Direction

City Council at its meeting held on June 25, 2008, received the Airport Employment Growth District (AEGD) Phase 1 Study and authorized and directed staff to continue working with Dillon Consulting and their Project Team for Phase 2 of the study subject to successful negotiations with the General Managers of the Planning and Economic Development Department and the Public Works Department.

Background

With the completion of Phase 1, staff of the Public Works and Planning and Economic Development have finalized the Terms of Reference for Phase 2 and is attached as Appendix A to this Information Update. The Study will include the preparation of a Secondary Plan and Financing Strategy/Phasing Plan, a Transportation Master Plan, a Sub-watershed Study, Master Drainage Plan and a Water/Wastewater Master Plan (Infrastructure Master Plans). Phase 2 of the study will develop land use options, recommend a preferred option and finalize the required planning and master planning documents. The two phase approach was recommended due to the complexities of development surrounding the Airport, and the need to build community support for the final land use/servicing plan.

The project will be completed in a coordinated fashion and will follow the requirements of the Planning Act for the Secondary Plan and the Municipal Engineers Association's Municipal Class Environmental Assessment (EA) Process (June 2000 as amended in 2007) for the Infrastructure Master Plans with comprehensive public and agencies consultation.

The Term of Reference for Phase 2 studies are based on the conclusions of the Phase 1 reports and were circulated to staff of Water & Wastewater Division, Capital Planning and Implementation Division of the Public Works Department and the Industrial Lands and Airport Development Division of the Planning and Economic Development for review and comment. All comments received from staff are incorporated. Public input and comments received have also been considered in the preparation of Terms of Reference.

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The goals of the Secondary Plan and Infrastructure Master Plans are to:

- Establish a policy framework to support the land-use designations and implementation strategy;
- Identify appropriate land use designations for the lands;
- Identify an internal and external transportation network and the City's overall Transportation Master Plan and transportation links to and from AEGD;
- Provide a comprehensive stormwater management/drainage plan for the lands, in accordance with the City's Stormwater Master Plan;
- Provide a comprehensive water and wastewater servicing strategy (including infrastructure location and sizing), in accordance with the City's Integrated Water and Wastewater Master Plan for the Lake Based Systems.

The objectives of the Secondary Plan and Infrastructure Master Plans are to:

- Meet Provincial legislation and regulations i.e. Places to Grow, Provincial Policy Statement, Bill 51;
- Prepare a background report, OPA/Secondary Plan, draft Zoning regulations, Urban Design Guidelines, a Transportation Master Plan, a Water/Wastewater Master Plan and a Subwatershed Study and Master Drainage Plan;
- Prepare a development phasing plan for the Airport Employment Growth District, identifying the optimum sequencing and timing of development;
- Prepare an implementation plan which includes a financing plan for the infrastructure;
- Apply the environmental assessment planning principles.

Key Study Outputs for Phase 2

Phase 2 of the Secondary Plan and Infrastructure Master Plans will develop:

1. Background Reports, to enhance the understanding of the AEGD in order to set the policy framework for development. – Analysis of the pros and cons of keeping the specialized areas and their uses within the AEGD. Refinement of Phase 1 analysis in order to recommend which areas should be removed from project scope and which areas should be left for development.
 - Further refinement of the Opportunities and Constraints of Phase 1.
 - Land Use Planning – Visioning of the AEGD and creation of development principles.
 - Urban design and ecological design for the employment lands.
 - Terrestrial Natural Environment.
 - Aquatic Natural Environment.
 - Agricultural Assessment.
2. A Secondary Plan containing policy direction relating to the amount of land, types of land uses and locations of specific land uses.
3. Zoning By-law Recommendations
4. Eco-friendly Industrial Park Design Guidelines
5. Revised Airport Economic Impact Analysis and Land Needs Assessment
6. Financing Strategy and Development Phasing Plan
7. Marketing Strategy
8. Stage I and II Archaeological/Cultural Heritage Assessment

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Scope of Services - Secondary Plan

The Secondary Plan shall conform to the requirements of the Planning Act. The project will develop a comprehensive secondary plan for the Airport Employment Growth District.

Land Use

The Airport Employment Growth District has been the subject of planning and transportation studies over the past number of years. Based on the scoping document prepared for Phase 1, Phase 2 requires the refinement, analysis and development of a preferred land use concept, including the development of urban design and landscaping concept; the creation of a development financing, phasing plan and a general marketing strategy; coordination of the study with the concurrent transportation, servicing and stormwater management studies; additional studies, including the refinement of the natural environment, cultural heritage and archaeological assessments; recommendations for appropriate zoning regulations surrounding the Airport and within the study area; development of a sustainability framework, including Eco-friendly Industrial Park Urban Design Guidelines; and to review and provide recommendations with respect to future actions required to address issues surrounding sensitive land uses, including agricultural, within the study area.

Scope of Services - Infrastructure Master Plans

The Master Plans will satisfy Phases 1 and 2 of the Municipal Class Environmental Assessment process in accordance with EA Act and Municipal Engineers Association's Municipal Class Environmental document 2000 as amended in 2007.

Transportation

As a part of this Project, the Consultant team will be responsible for the preparation of the Airport Employment Growth District Transportation Master Plan. The Transportation Master Plan will include a review and evaluation of the existing transportation system in the study area to determine overall transportation needs over the next 30 years and a "full build-out" scenario.

The study will be to develop an AEGD Transportation Master Plan and will include goods movement, traffic, transit, parking, bicycle, traffic data collection, proposed Niagara to GTA Corridor, new or direct connections between the Port and Airport, link between the AEGD and the Red Hill Valley Parkway, provincial highways, existing and future projected traffic volumes, transit service, other alternative forms of transit service, rail transportation route, current pedestrian network, Truck Route, pedestrian movement and includes financing requirements for any identified works and strategies to be implemented in conjunction with the Land Use - Secondary Plan study. The AEGD Transportation Master Plan must be in sync with the City-Wide Transportation Master Plan.

Stormwater Management and Subwatershed Planning

The study is to provide detailed information regarding the existing watercourses, related ecosystems, requirements for management of stormwater, storm drainage opportunities and constraints, concurrent land use, servicing and transportation, issues and studies identified in Phase 1, analysis of the existing storm drainage infrastructure consultation with the Conservation Authorities, land uses and redevelopment opportunities, A Scoping Document addressing any watershed or stormwater management issues, an implementation and financing plan for the infrastructure.

Water & Wastewater Servicing

This Project is to develop a comprehensive Water and Wastewater Servicing Master Plan for the AEGD. The work will include water demand and wastewater generation, water services, Fire Underwriters Guidelines, growth phasing alternatives, local servicing including sizing of local services, phasing, identification of triggers for upgrades, and cost implications, proposed location for the new airport sewage pumping station, and financial analysis, key facilities, staging, priorities, time frames, costs and funding sources.

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Next Steps

Staff has finalized a work plan and budget with Dillon for the completion of the second phase of this project. The project cost of \$1.2 Million is satisfactory to the General Managers of Public Works and Planning and Economic Development Departments and this cost is within the budget approved by Council for the completion of this study.

This Phase of the study will commence immediately and is scheduled to be completed in 12 months. The Secondary Plan will be subject to the statutory requirements under the Planning Act including an official plan amendment, public notice, public meetings, and appeal procedures. Similarly, the Infrastructure Master Plans will fulfill the requirements of EA Act by following the EA process in accordance with the Municipal Engineers Association's Municipal Class Environmental Assessment document 2000 as amended in 2007. Once Council approves the Infrastructure Master Plans, it will be filed on the public record for 30 days for review and comment where any person or party will also have the right to request a Part II Order (Bump-Up) to the Minister of Environment.



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