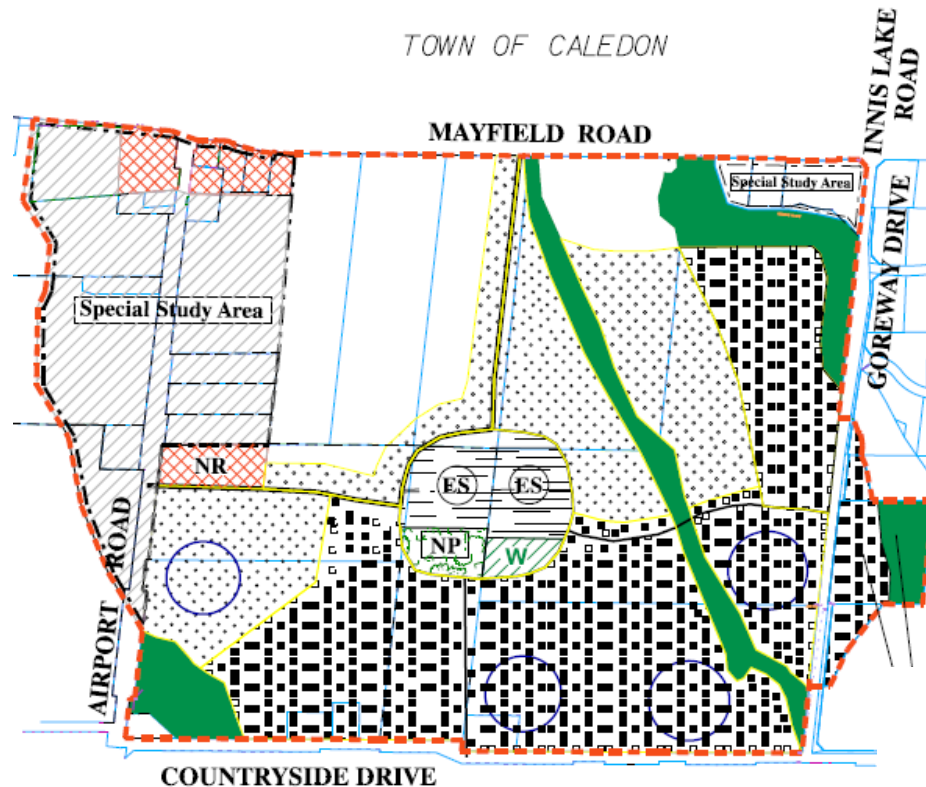


North Airport Road/Industrial Special Study Area & Mayfield Road/Goreway Drive Special Study Area



PUBLIC OPEN HOUSE #3 – April 19, 2012

Agenda

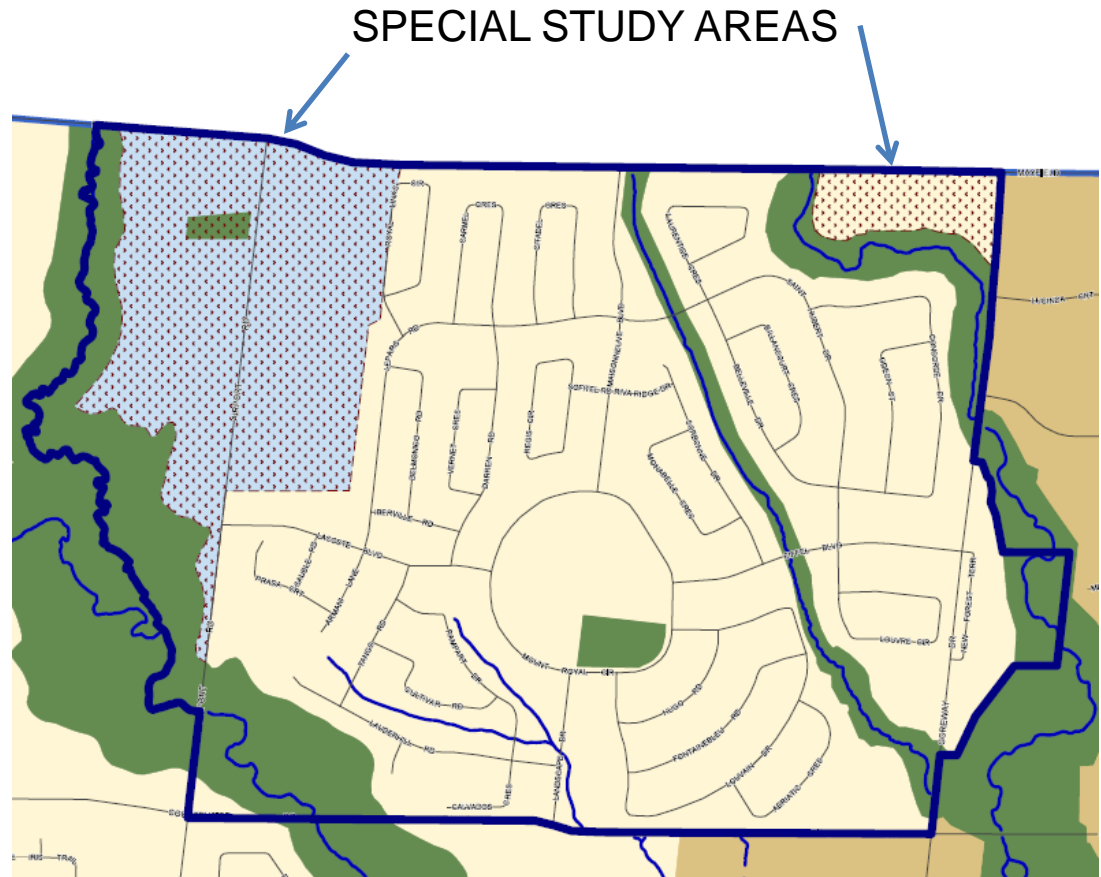
- **Vales North Special Study Areas – Update of Events since 2008**
- **Preliminary land use concept for public comment**
- **Next Steps**
- **Questions/Answers**

Agenda

- **Your feedback on the preliminary land use concept is very important**
- **No decisions have been made by Council on the preliminary land use concept**

Vales North Special Study Areas

- **North Airport Road/Industrial Special Study Area**
- **Mayfield Road/Goreway Drive Special Study Area**



Planning History

January 2006

- City retains Hemson Consulting to undertake a planning study that includes market, transportation and urban design components.

May 2006/November 2007

- Hemson presents several land use options at public open houses.
- Residents express the need for additional retailing in the area and opposition to industrial uses.

March 2008

- Council directs staff to assess the need for long term employment use in the North Airport Road/Industrial Special Study Area through the City's Growth Plan Conformity exercise.
- Planning for Special Study Areas put on hold at that time.

Planning History

- **The City's Employment Lands Study (part of the Growth Plan Conformity work) looked specifically at the Airport Road Special Study Area and found:**
 - **challenges to attracting traditional employment uses**
 - **Employment potential limited by adjacent housing**
 - **Opportunities for small locally oriented businesses**
 - **Commercial interest due to visibility/traffic**
 - **local-serving office uses (including medical/dental), potentially suitable for population-related employment uses, including retail that serves the local area.**

January 2012

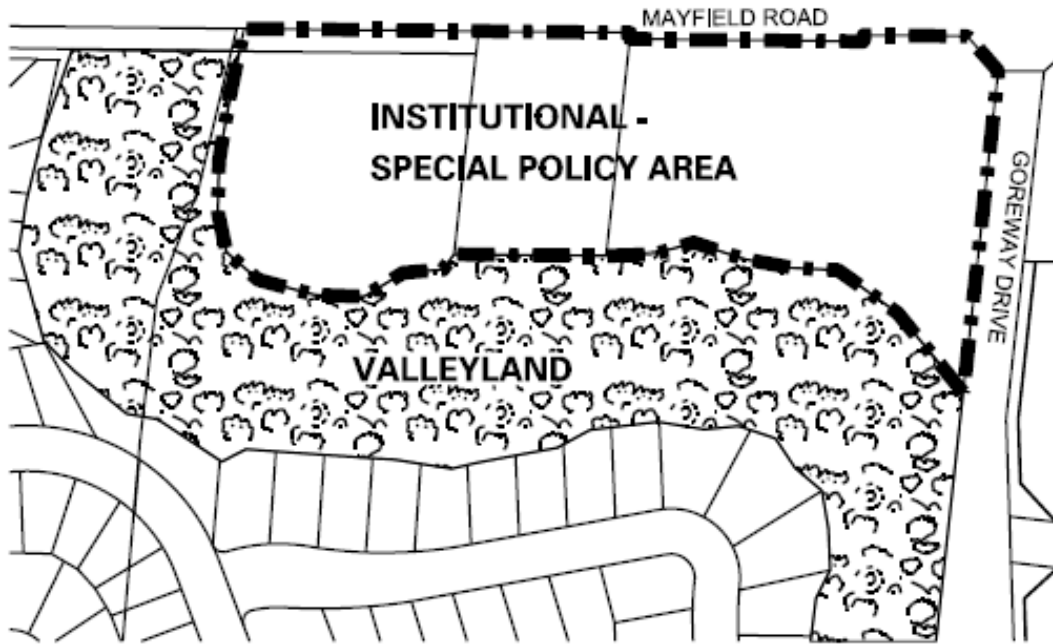
- **staff directed to re-start planning for the Vales North Special Study Areas.**

City's Growth Plan Review (OP2006-43)

- **The Province has directed municipalities in the Greater Golden Horseshoe to implement the principles and policies of the Growth Plan, primarily through Official Plans.**
- **City of Brampton Growth Plan Official Plan contains policy direction based on the Employment Lands study.**
- **recognize that there is a potential for the North Airport Road/Industrial Special Study Area to accommodate local serving and population related employment activity.**
- **OP2006-43 proposes to re-designate the Airport Road Special Study Area from "Industrial" to "Business Corridor" in the Official Plan.**

Mayfield Road/Goreway Drive S.S.A.

- Proposed uses could include institutional (eg. place of worship, day care facility or private school) and limited specialty retailing)
- Draft OPA will set out performance standards and policies to guide development, with regard to access, landscaping, lighting and integration of the existing heritage resource, etc.

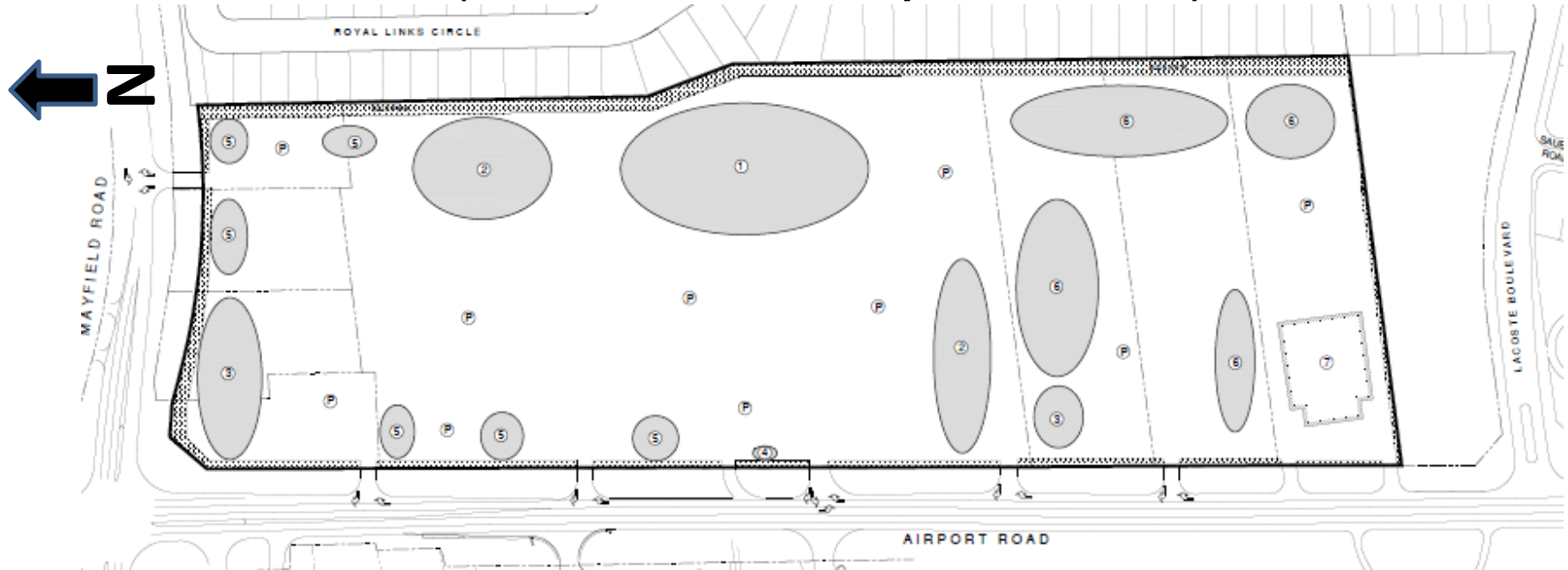


North Airport Road/Industrial S.S.A.

East Side

- A conceptual development plan was submitted on behalf of several of the owners on the east side of Airport Road. The concept shows how all the properties south of Mayfield Road and east of Airport Road could be developed with a mix of retail, offices and service employment uses.
- A Planning Justification Report, Retail Market Demand Analysis and Industrial Needs Assessment were submitted to the City in support of the concept.
- Studies concluded that there is sufficient demand for commercial uses on the subject lands, and only limited opportunities for industrial.

Concept submitted by Landowners Group (east side of Airport Road)



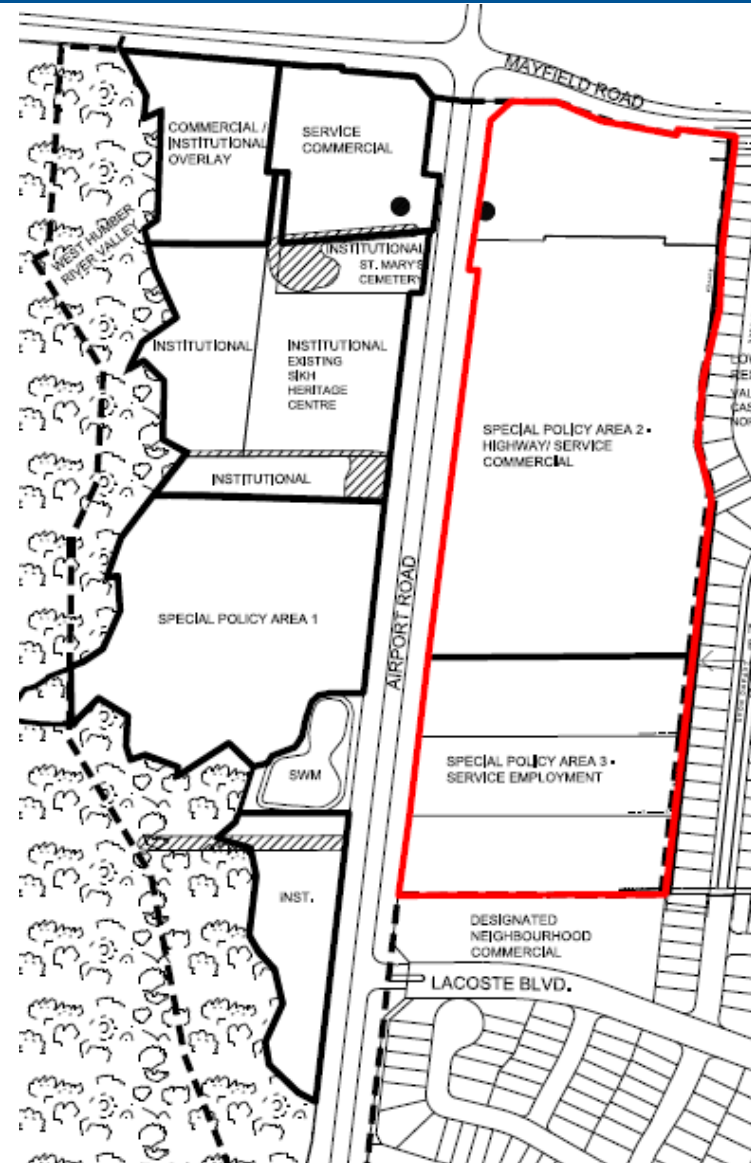
P	Parking
1	Large Format Retail
2	Medium Format Retail
3	Retail/Office/Restaurant (2 storey)

4	Gas Station
5	Small Format Retail/Bank/Restaurant/
6	Service Commercial/Employment
7	Existing One Story Industrial Building

North Airport Road/Industrial City's Proposed Land Use Plan

East Side

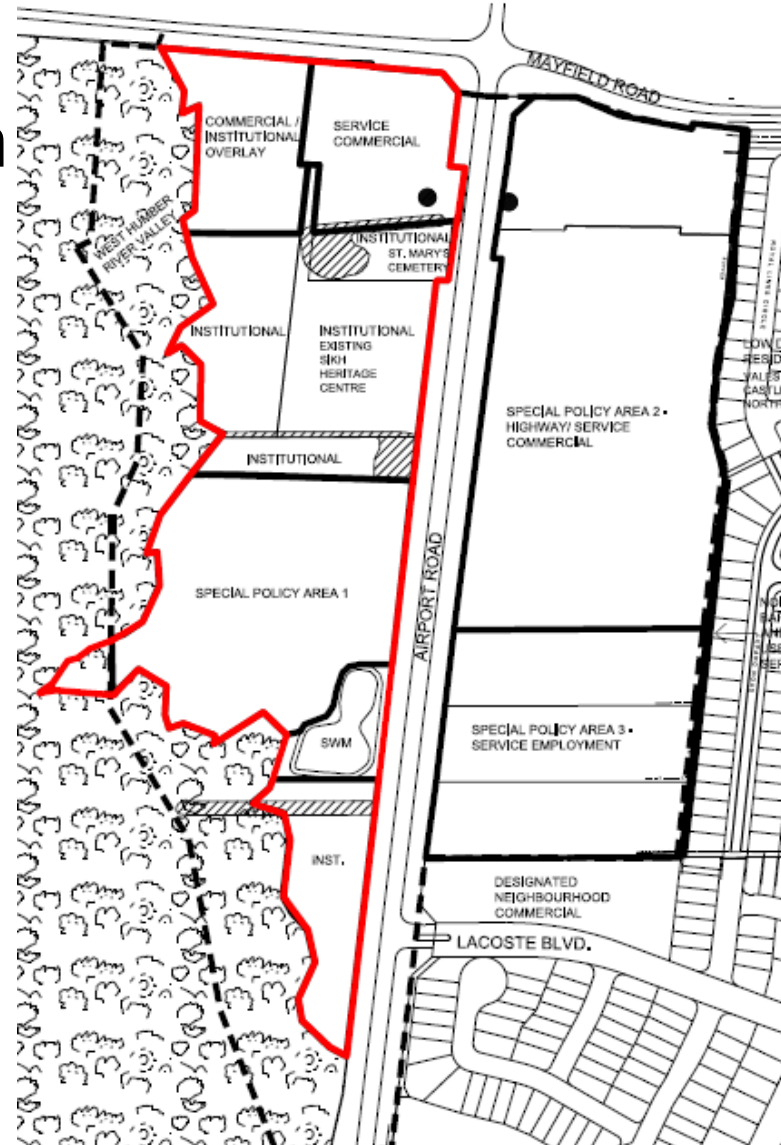
- **Special Policy Area 2 – proposed commercial with small scale retail buildings such as retail/office, restaurants and banks as well as two larger format retail users.**
- **Special Policy Area 3 – proposed Service Employment: wine making, yoga/dance/martial arts studios, gyms, pool supplies, computer repair.**
- **Staff has completed a preliminary review of the conceptual development plan submitted on behalf of the landowners and agree that it generally represents appropriate land uses for the site.**



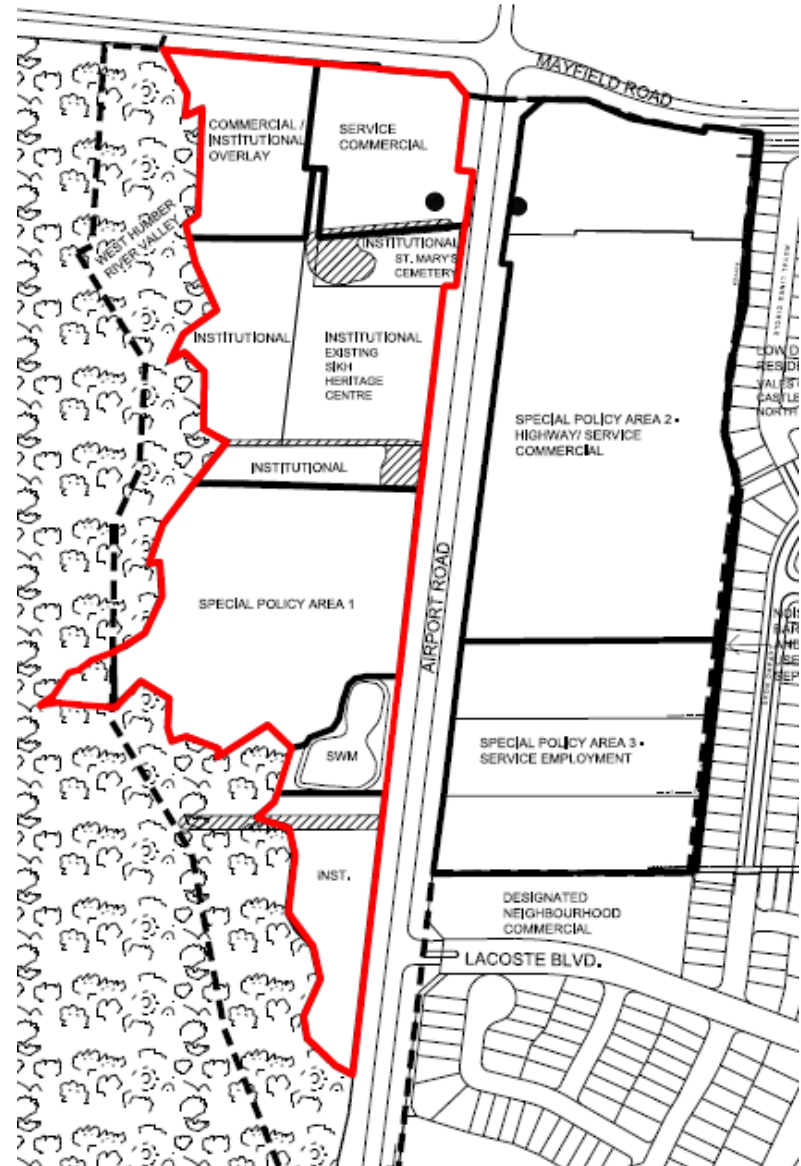
North Airport Road/Industrial City's Proposed Land Use Plan

West Side

- southwest corner of Mayfield Road and Airport Road: range of small scale convenience retail and local serving offices, permission for the existing highway commercial use (gas bar) to remain, with no additional highway commercial uses permitted.
- Institutional designation for existing Sikh Heritage Centre and property to the south.
- Institutional for the southern parcel may permit place of worship, day care, private school, retirement housing.



- Planning study recommended that the lands north of the stormwater management pond be designated Employment/Commercial.
- Limited potential for employment in this location considering site characteristics. More suitable for residential uses in the long term.
- Provincial Growth Plan policies state that conversion of employment lands to non-employment may only be permitted through a Municipal Comprehensive Review
- Special Policy Area 1 designation: opportunity for these lands to be reviewed for residential as part of the next Official Plan Review.



Next Steps

- **Revise land use concept based on comments received at this open house.**
- **Draft implementing policies (Draft Official Plan Amendment).**
- **statutory public meeting later this year to present draft Official Plan Amendment.**
- **Recommendation Report – late 2012.**
- **Council adoption – early 2013**