

RETAIL / COMMERCIAL AND INSTITUTIONAL STUDY

Purpose	Primary Goal
<i>Identify the need and opportunity for retail/commercial space and determine the type and number of institutional uses within the Mount Pleasant SPA including the Village Core area of the Fletcher’s Meadow Secondary Plan Area.</i>	<i>Determine the amount, type, location and hierarchy of retail/commercial uses and the number, type, and location of institutional uses that should be considered in future years. As well, to provide recommendations to direct policy formulation for the Mount Pleasant Secondary Plan.</i>

The study follows an iterative process of analysis, meetings, input, and feedback and responds to population and employment forecasts, market need and opportunity, trends, existing policy direction, and developer initiatives. Working closely with the City of Brampton, the Steering Committee, various public departments, institutional representatives, land owners, and other project consultants in order to provide a consistent and cohesive approach, the study was carried out in two phases:

- Phase 1:      Need and Opportunity Analysis
- Phase 2:      Space Allocation Analysis

The **Retail/Commercial and Institutional Need and Opportunity Study:**

- Establishes the need and opportunity for retail/commercial space;
- Determines the appropriate distribution of retail/commercial space by major type of use for the Village Core and for the balance of the Secondary Plan Area;
- Determines an appropriate composition of retail/commercial space by role, function, form and format relating to a hierarchy of retail/commercial land uses;
- Establishes locational criteria and determines appropriate locations for the recommended retail/commercial space;
- Determines the type and number of institutional uses required to adequately serve the Mount Pleasant Secondary Plan Area; and,
- Establishes locational criteria and determines appropriate locations for the required institutional uses.

*A full range of **retail/commercial space** within a retail hierarchy of shopping formats will be required in Mount Pleasant Secondary Plan Area along with a range of **institutional uses** including schools, places of worship, library, and day care facilities. This retail/commercial and institutional allocation reflects the community vision to be a **compact, complete, and connected community** with a transit orientation and provides the opportunity for the planning of a unique community with the Mount Pleasant GO Station as the centrepiece.*