

**Summary of Meeting Minutes for the Vales North Special Study Area  
1<sup>st</sup> Public Information Session held May 16, 2006  
Castlemore Golf and Country Club**

Welcome and opening session remarks were made by Councillor Sprovieri and Councillor Manning, followed by a presentation by the consultants (Hemson Consulting, iTRANS and Joseph Bogdan Associates).

*Italics* note staff response to questions and comments:

- When will the sewers be built along Mayfield Road? *The main trunk is under Airport Road and then connected by way of feeder lines.*
- Residents concerned about the low water pressure recently experienced by many residents. They do not want the future development to compound the problem of water pressure. *Water pressure to be addressed with the development of the Region's new water reservoir, to be built to the north in Caledon.*
- Are the options set out by the consultants set in stone? When will retail uses come to the area? The area needs restaurants and more opportunities to go shopping, not more schools. *The schools being considered are not public schools, but rather private schools, like a Montessori, and retailing at a neighbourhood level is being examined. The market work completed by the City's consultants indicates that retailing at a level higher is not feasible.*
- Will there ever be a large mall built near by? *Studies show limited potential for large-scale retail within the study area but the consultants agreed to look at the possibilities through further study.*
- Will there be medical uses? Why is the residential always built first? *Retail and commercial uses are developed after the residential is built so that a market already is present for the retail services.*
- Where and when is the liquor store coming? *Proposed at the southwest corner of Airport Road and Bovaird Drive.*
- Will the residence be able to walk to retail development if it is incorporated in the study area? *The intention of the plan will be to make the area pedestrian friendly, so that people can walk to the neighbourhood level retail.*
- Is it possible to have a structured policy that would restrict truck engine brakes from being used when driving by the area? *Currently restricting truck engine brakes is done on a volunteer basis by the drivers. It is very difficult to legally restrict the use of truck engine brakes. Noise mitigation is achieved through the use of berms, acoustic walls and by having air conditioning units in homes backing onto major roads.*

- Can truck traffic be restricted all together? *Truck traffic cannot be restricted since Airport Road is a major arterial road that provides access to Caledon and industrial opportunities north of Mayfield Road.*
- Can there be traffic lights at LaCoste Boulevard? *The Region of Peel can study this.*
- Some of the industrial uses in the area have trucks. Will there be an increase in truck traffic if industrial uses are permitted on Airport Road? *The uses being considered for Airport Road are smaller employment use.*
- If a distribution centre is built in Caledon on Airport Road, what route will their trucks use? *They will use major arterials like Airport Road and Mayfield Road.*
- Can the area accommodate larger corporate offices such as a Microsoft or Royal Bank centre? *The market study does not indicate demand for that type of use in this area, head offices want to locate near a 400 series highway.*
- Trucks use engine brakes at LaCoste Boulevard, can this be prevented through enforcement? *The Region of Peel can install signs asking trucks not to use engine brakes, but this is a courtesy. The Region of Peel can also do a speed study in this area.*
- Residents feel that high quality building should be required rather than encouraged. Feels that the City should be very strict on that matter. *City will use Citywide Design guidelines to ensure development is attractive and consistent with the principles and intent of the Guidelines*
- Concerns over too much access to Airport Road. *There will be restrictions on full access, but there is a need for good access to encourage and maintain viable retail uses for the area.*
- Concern with the possibility of a Gas Station being located on the corner of Mayfield and Airport Rd. *Staff identified the corner as a future gateway to the City, which does not include a gas station or similar highway commercial uses.*
- Where is the nearest recreation centre to be located and is there a possibility to include one in the study area? *The study area is too small to accommodate a recreation centre, but one is planned for the McVean and Castlemore area and there will be a recreation centre at Sandalwood Parkway and Dixie Road (now under construction).*
- What will happen at Mayfield Road and Goreway Drive? *This is a small area that is planned to be developed comprehensively, and uses will likely permit limited retail and institutional uses.*
- Is the stone house located at the corner of Mayfield and Goreway considered a heritage feature? *The home is classified as a Class A Heritage feature according to the City's Heritage inventory.*

- Will there be a chance to comment on whether Places of Worship will be able to locate in the area? *If a rezoning application is submitted for a place of worship, the property will be signed and residents can speak with their local area or Regional Councillor, send comments to the City and also appear at the Planning Committee meeting to communicate their opinion on the proposal.*
- Is it possible to keep the study area entirely as residential? *No, the area is designated in the Official Plan for employment related uses.*
- What is the timing of the 4 lane widening of Airport Road, and of the 6 lane widening? *The 4 lane widening will happen by the end of this year, timing of the 6 lane widening is not known but is designated in the Region of Peel Official Plan.*
- Will there be more public open space in the Study Area for local residence to use? *No, the City is not planning any parks within the study area.*
- What area was circulated for this meeting? *Notices were mailed to all property owners within 120m in Caledon and within 900m in Brampton. As well, notice was published in the Brampton Guardian.*
- Will noise and air pollution have an affect on property values? Resident was concerned about potential uses that may cause their property values to decrease. *The answer was no*
- Resident was concerned about the damage that construction had on the valley feature that traverses the east portion of the Vales North SPA. *Staff to look into the matter.*
- How much weight/input does the public really have on the outcome of what happens in the study area? *Public has the opportunity to provide input throughout the consultation period of this study. Resident's thoughts and feelings on the outcome will be thoroughly considered to create a land-use plan that staff recommend to Council for consideration.*
- Is there opportunity for restaurants along Airport Road? *There is opportunity, but we must be careful about the prevalence of drive-throughs in the area.*

The next steps will be to finalize the preferred land use concept, prepare urban design guidelines and prepare a transportation strategy. The next public information session will be during the summer of 2006. The study is expected to be finalized by the end of the year.

At the conclusion of the meeting, residents were encouraged to send their comments directly to the City or to contact their Councillor. A copy of the presentation and meeting minutes will be posted on the City's website.

The meeting ended around 9:00 pm.