

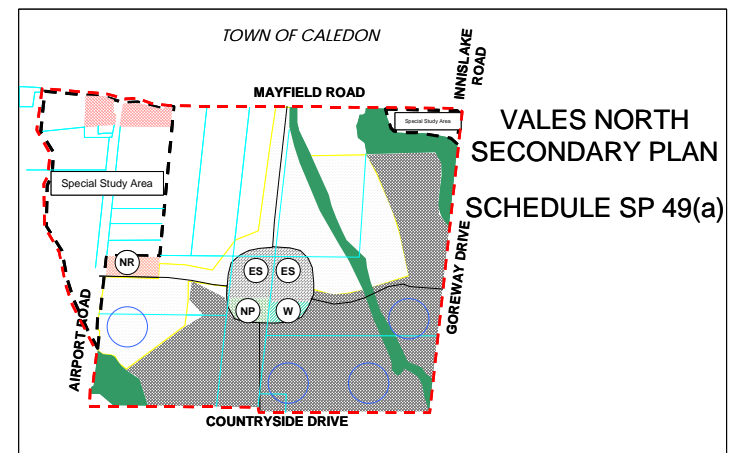
VALES NORTH SPECIAL STUDY AREA LAND USE STUDY

City of Brampton

Second Public Information Centre

November 21, 2007

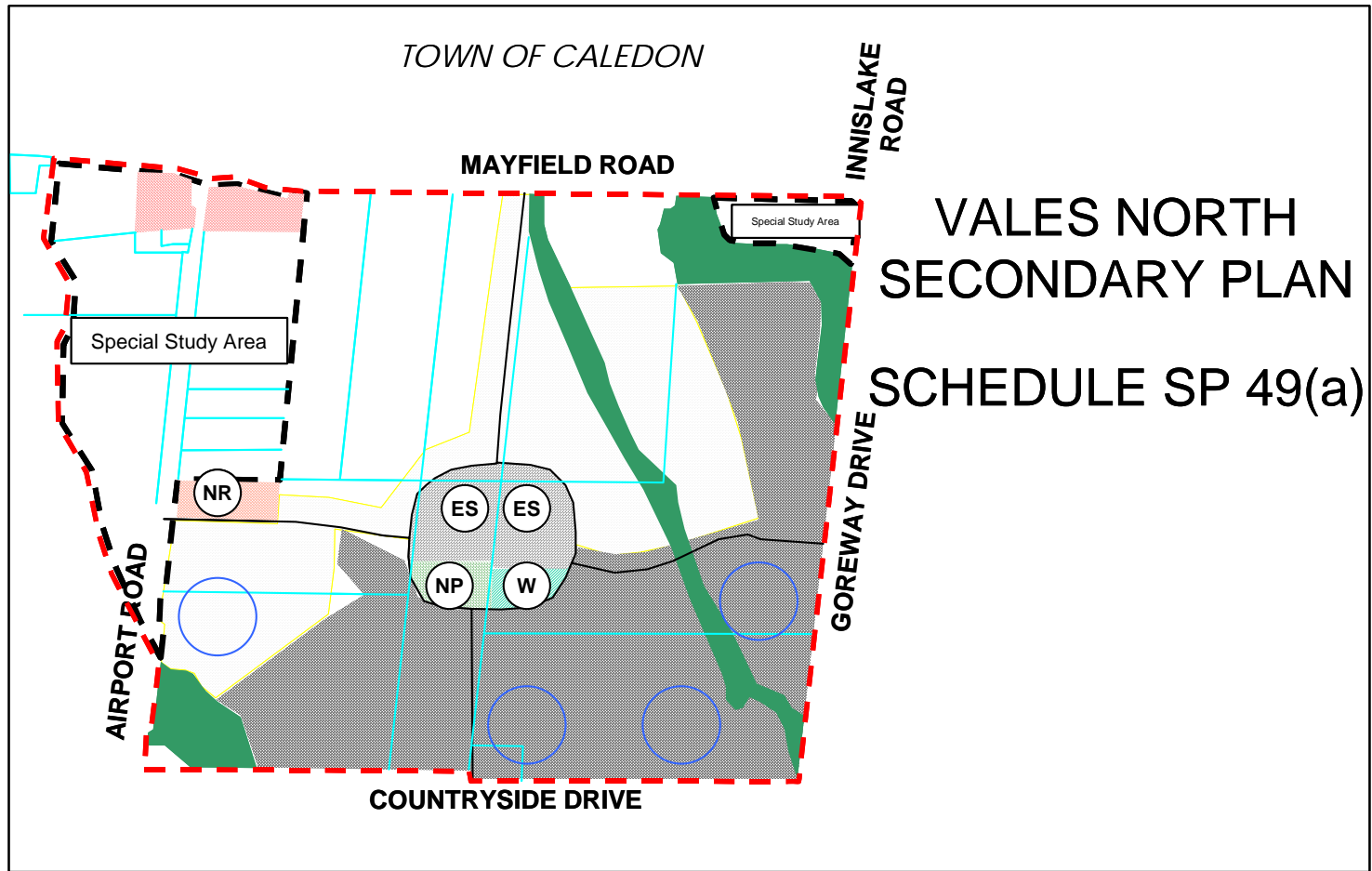
HEMSON Consulting Ltd.
Joseph Bogdan Associates Inc.
iTrans Consulting
Aquafor Beech Limited



PRESENTATION OUTLINE

- Study Background and Objectives
- Study Process
- Opportunities and Constraints
- Market Assessment
- Consulting Team Proposed Land Use and Transportation Concept and Urban Design Principles
- Goreway-Mayfield Study Area
- Next Steps

VALES NORTH SPECIAL STUDY AREAS



VALES NORTH
SECONDARY PLAN
SCHEDULE SP 49(a)

ORIGINAL STUDY OBJECTIVES

- Determine the Appropriate Type and Mix of Land Uses in the Vales North Special Study Areas
- Develop a Land Use Concept Plan and Urban Design Guidelines
- Prepare a Transportation Strategy

STUDY PROCESS

- Public Information Centre was held on May 16, 2006
 - Preliminary land use concepts were presented

- Feedback Summary
 - Desire for more retail in the area
 - Concerns regarding noise and traffic (attributed to Airport Road)
 - Will additional places of worship be permitted?
 - Planned development for Mayfield and Goreway?
 - Treatment of heritage features in the area
 - How does the public comment on development applications?

STUDY PROCESS

- Draft consultant reports were prepared in the Summer of 2006 and submitted to the City of Brampton for review.
- In August 2006, the Toronto & Region Conservation Authority (TRCA) identified the need to undertake further environmental work.
- City retained Aquafor Beech in November 2006 to prepare a Master Environmental Servicing Plan (MESP) update.

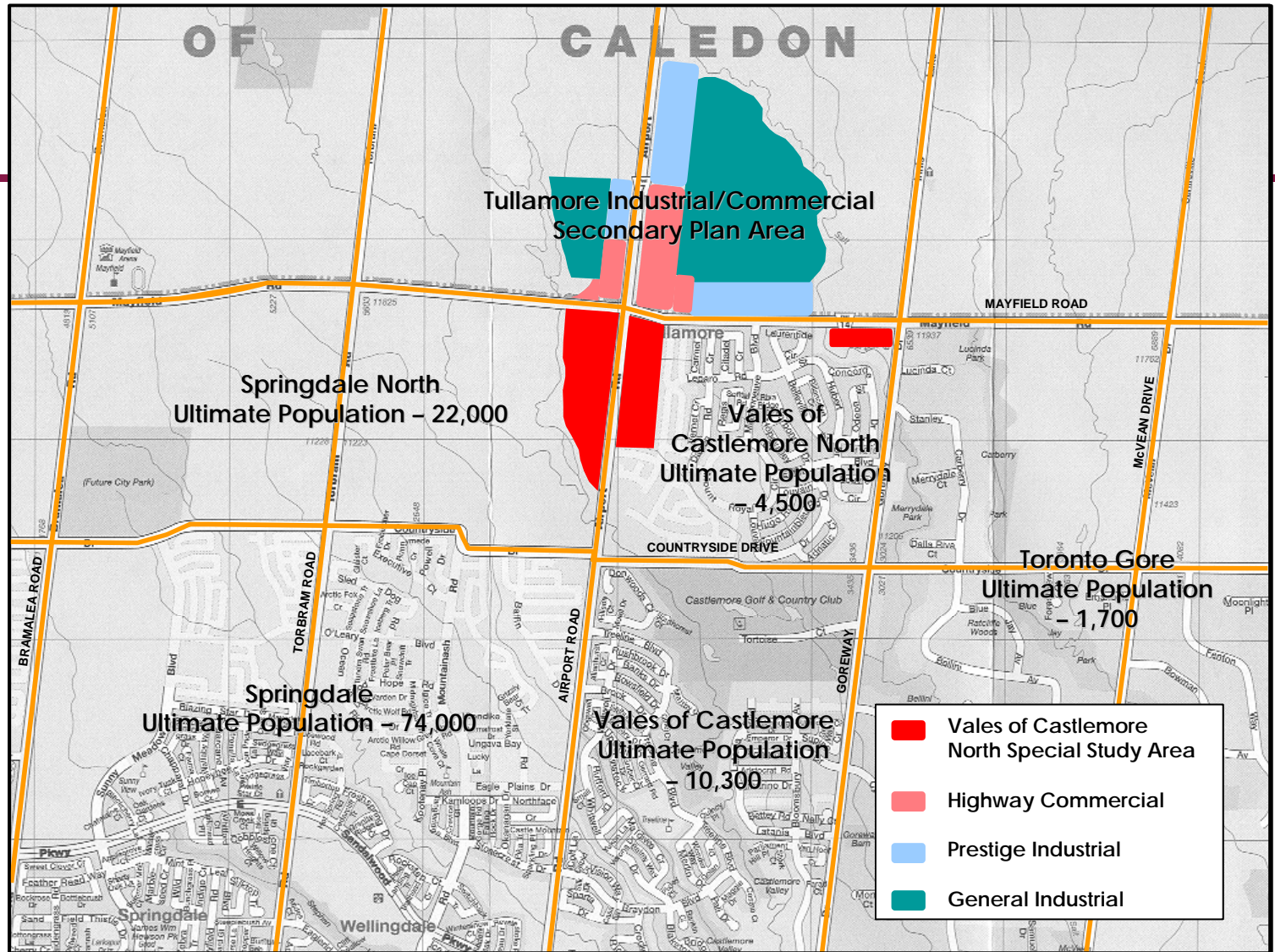
STUDY PROCESS

- MESP Work
 - Assessed existing environmental conditions
 - Defined development limits
 - Stormwater management strategy

- Consulting Team re-assessed land use concept options, including public input received at the May 16, 2006 PIC.

- The land use concept, proposed uses and guidelines for the Study Areas are being presented by the consulting team for public review and input.

REGIONAL CONTEXT – VALES OF CASTLEMORE NORTH SPECIAL STUDY AREA

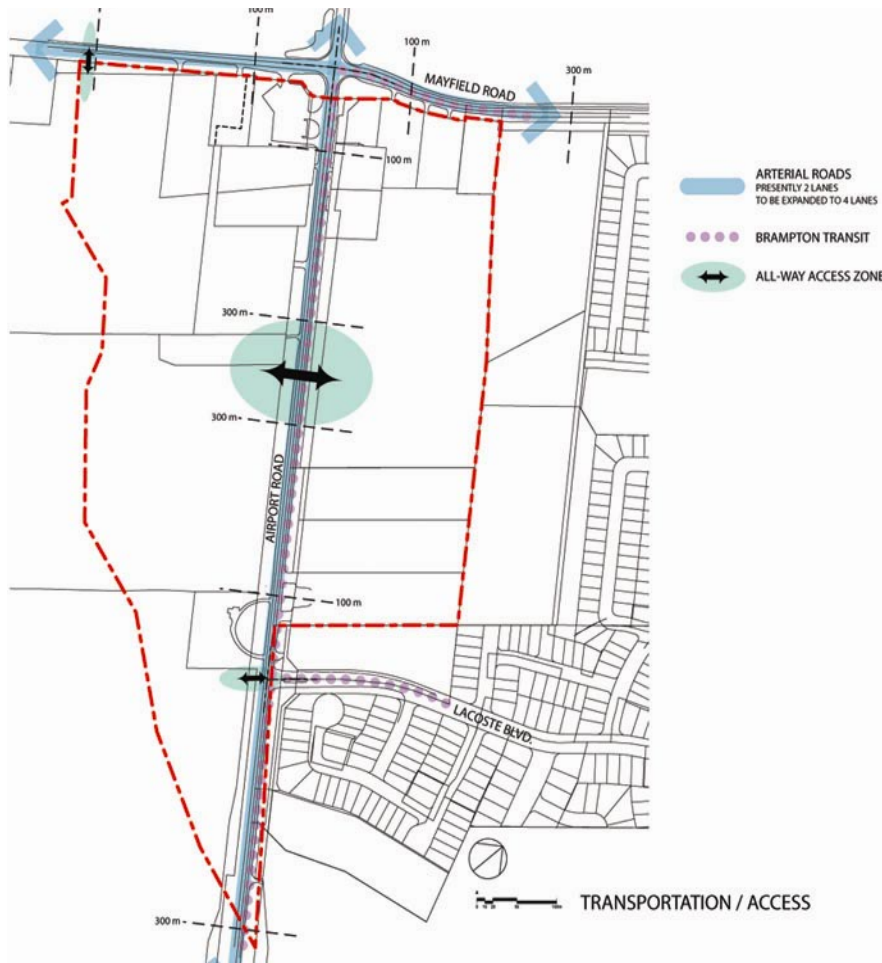


Source: Hemson Consulting Ltd. based on City of Brampton and Town of Caledon mapping.
Base map – MapArt Publishing Corporation, 2005

EXISTING FEATURES



TRANSPORTATION

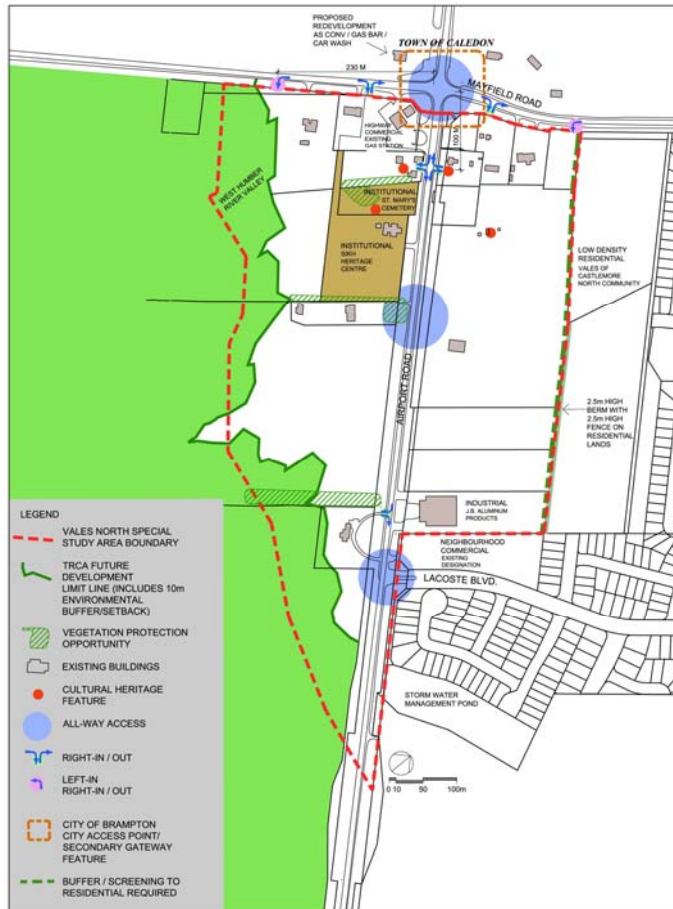


Mayfield Road



Airport Road

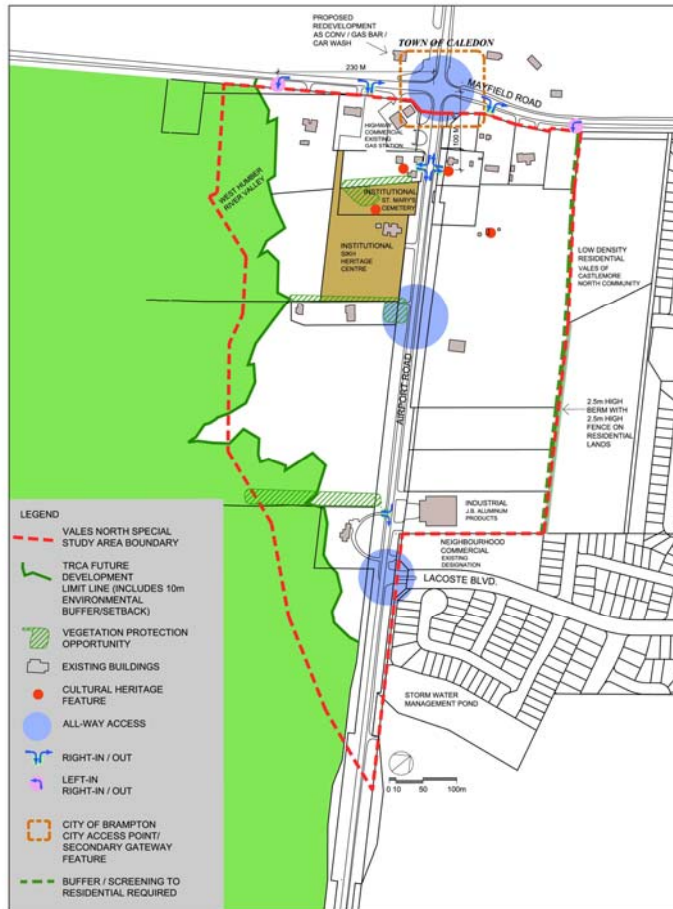
OPPORTUNITIES AND CONSTRAINTS



Opportunities

- Fast-growing nearby population and employment
- Emerging industrial and commercial area in Tullamore
- Airport Road is an important corridor
- Existing institutional, retail and industrial uses
- Heritage features
- Proximity to valley lands
- Flat table land ideal for development

OPPORTUNITIES AND CONSTRAINTS



Constraints

- East boundary shared with residential uses
- Access restrictions onto Airport Road
- Limited land base
- Environmental features limit developable land (west side)
- Property ownership patterns
- Existing uses located in mid-section of lands likely to remain in the long term
 - Cemetery
 - Sikh Heritage Centre

MARKET ASSESSMENT

- Planning Policy Context
 - Airport Road Study Area designated for industrial uses with Special Study Overlay
 - City and Region want to maintain employment in this location
 - PPS and Places to Grow have strong policies protecting designated employment lands from conversion
 - Area is adjacent to designated Executive Housing Special Policy Area

MARKET ASSESSMENT

- Key Site and Location Factors
 - Located on edge of urban area
 - Relatively small, linear area
 - Limited access
 - Need to be sensitive to surrounding uses

MARKET ASSESSMENT

- Growing surrounding residential communities and businesses will provide demand for uses typically accommodated in industrial/commercial multiples.
- Need for industrial incubator space in Brampton.
- Retail market analysis indicates demand for food store, personal services and other retail uses.
- Area could also attract institutional users.

MARKET ASSESSMENT

- **Proposed Land Uses**

- **Mix of employment uses**

- Small scale light industrial – e.g. industrial/commercial units
- Office – e.g. medical / local serving offices
- Retail – restaurants, stores, services
- Institutional – private schools, place of worship

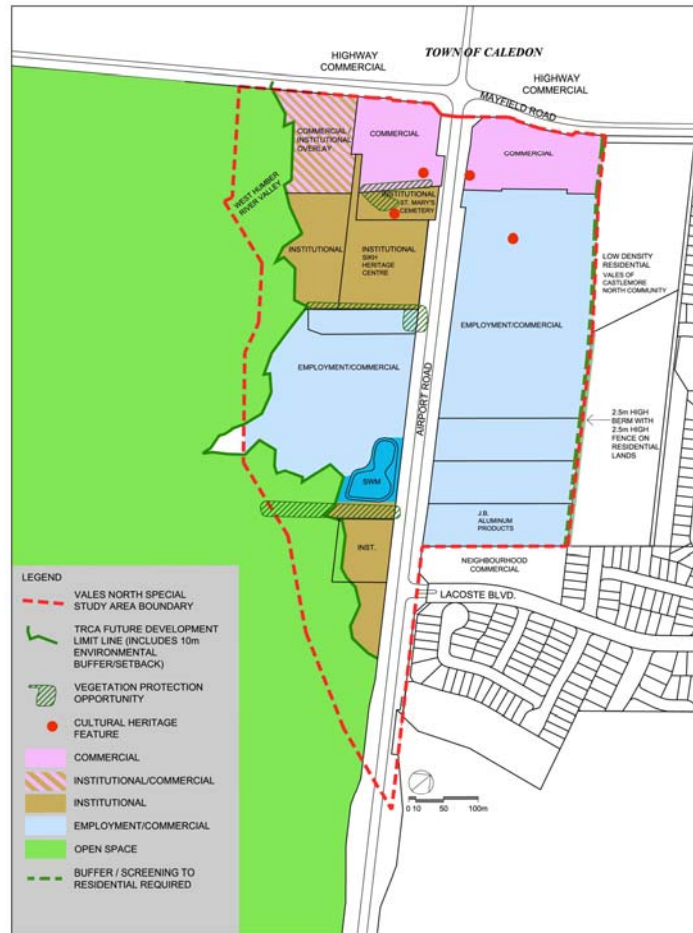
- **No outdoor storage**

- **No major warehousing**

- **Built Form**

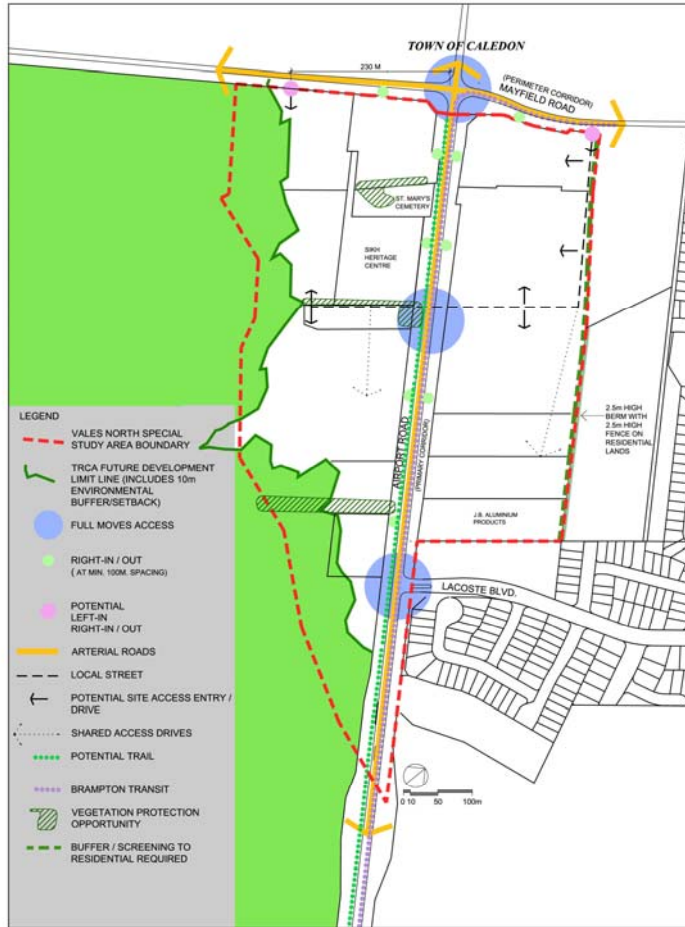
- **Mix of multiples and small scale single use buildings**
- **Allow area to be planned comprehensively**
- **Interface with residential will be addressed through buffering**
- **Accommodates Airport Road and Mayfield Road access restrictions**

PROPOSED LAND USE CONCEPT



- Commercial
 - Airport/Mayfield Roads
- Employment / Commercial
 - East and west side of Airport Road
- Institutional
 - Select areas on west side
- Commercial / Institutional
 - Western edge
- Storm Water Pond
 - West side

TRANSPORTATION CONCEPT



- Limited full-moves access along Airport Road
- Limited left-in access at west edge along Mayfield Road
- Development lots / internal street / driveways to be shared
- Advancement of Mayfield Road widening east of Airport Road is recommended

URBAN DESIGN PRINCIPLES



Site Planning, Built Form

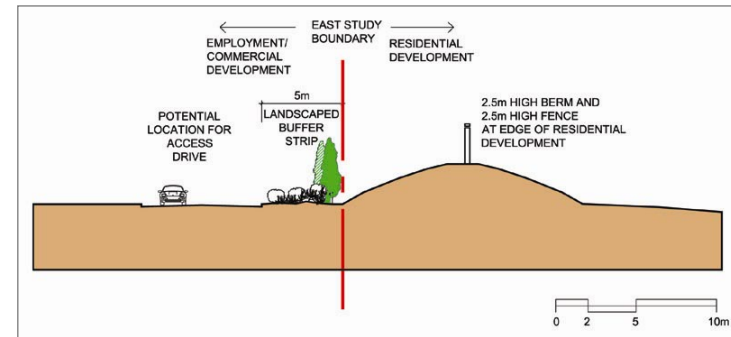
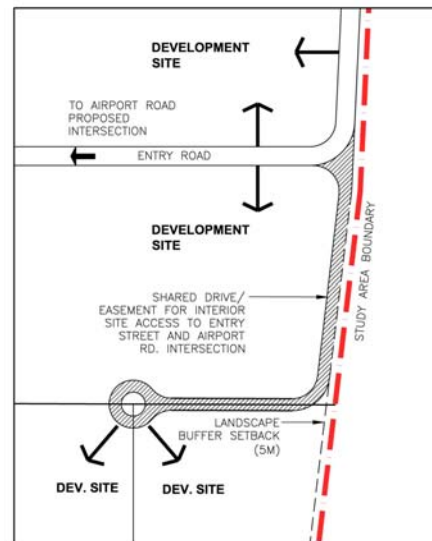
- Commercial – locate buildings to street edge with landscaping
- Encourage pedestrian scale at internal site areas
- Employment uses - plan for flexibility of lot patterning and access for single uses and multiples
- Encourage attractive building, landscaping and signage of high quality construction
- Ensure sensitivity to adjacent uses – screening, high quality building elevations
- Protect and enhance natural features – views and access

URBAN DESIGN GUIDELINES



Treatment at Residential Edge

- 5m landscaped buffer along residential rear lot fence / berm
- Possible location for road along buffer provides additional distance from residential edge
- Loading areas screened
- No outside storage
- Limited truck related uses
- Light spillover not permitted



GOREWAY-MAYFIELD STUDY AREA



- Area is relatively small and isolated from rest of Vales North
- Uses and built form need to be sensitive to nearby executive and estate residential areas
- Area to be planned comprehensively
- Proposed Uses
 - Private schools
 - Place of worship
 - Daycare facility
 - Small amount of specialty retail space (no highway commercial development)



NEXT STEPS

- Early 2008, finalize consultant reports based on input received from public and City review.
- City to refine the land use plan and begin drafting an OPA to implement Study recommendations.
- Report to Planning, Design & Development Committee in Spring 2008 at a statutory public meeting to present OPA for public review and comment.
- Spring 2008, circulation of draft OPA to agencies and stakeholders for review and comment.
- Fall 2008 report to PDD Committee on revised OPA, Council adoption in Fall 2008.