

Chapter 37: The Airport Road/Highway 7 Business Centre Secondary Plan Area**1.0 Purpose****2.0 Location****3.0 Land Use**

This chapter provides for the establishment of a broad range of OFFICE, BUSINESS, PRESTIGE INDUSTRIAL, MIXED INDUSTRIAL/COMMERCIAL, HIGHWAY COMMERCIAL, and HIGHWAY SERVICE COMMERCIAL and related land uses.

This plan establishes a strategy for office development to take place. Three sites have been designated in the secondary plan area for both intermediate and higher density OFFICE CENTRES to take full advantage of the area's proximity to major transportation facilities.

Lands designated for BUSINESS purposes shall be used for a wide range of service and retail commercial uses to provide support to the surrounding office and industrial community.

The PRESTIGE INDUSTRIAL category of land use is intended to produce a high standard of amenity and building design for industrial and related development in a landscaped setting.

A MIXED INDUSTRIAL/COMMERCIAL land use category is established to provide for activities that combine commercial enterprises with industrial processes.

The HIGHWAY COMMERCIAL designation in the secondary plan area is restricted to automobile related land uses.

The HIGHWAY AND SERVICE COMMERCIAL designation is intended to provide the orderly development of a broad range of highway commercial, service commercial, or industrial uses with a commercial component.

3.1 Office Centres

3.1.1 Schedules SP37(A) symbolically designates three specific locations for OFFICE CENTRE Development; in particular:

- (i) the north-east quadrant of Highway Number 7 and Airport Road,
- (ii) the south-east quadrant of Highway Number 7 and Airport Road, and;

(iii) the north-west quadrant of Highway Number 7 and Goreway Drive.

3.1.2 The permitted uses within the OFFICE CENTRE designation include business, professional or administrative office buildings. For lands located at the north-east quadrant of Highway Number 7 and Airport Road, the uses permitted in the underlying BUSINESS designation shall also be permitted subject to Section 3.2 of this chapter.

3.1.3 In addition to the principal permitted uses set out in policy 3.1.2, the following accessory uses shall be permitted only within an office building, provided that the floor area devoted to these uses does not exceed 15 percent of the total gross floor area of the office building:

- (i) Banks, trust companies and financial institutions;
- (ii) Retail establishments;
- (iii) Personal service shops;
- (iv) Dry cleaning and laundry establishments;
- (v) Dining room restaurants;
- (vi) Convenience stores; and,
- (vii) Recreation facilities or structures.

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The lands designated as Office Centre and District Retail located at the north-east quadrant of Highway Number 7 and Airport Road shall permit retail establishments including a supermarket.

3.1.4 In accordance with section 7.3.7 of the Official Plan, the OFFICE CENTRE designation contained within a circle is intended to be symbolic. In this manner their extent and location may be interpreted flexibly in accordance with the other policies and intent of this plan. More precise locations for OFFICE CENTRES shall be defined in subsequent stages of the development approval process.

3.1.5 OFFICE CENTRES may be developed at a Maximum Floor Space Index of 1.0. INTERMEDIATE OFFICE CENTRES may be developed at a Maximum Floor Space Index of 0.75 and include the accessory uses prescribed by section 3.1.3. Such accessory uses may be permitted in INTERMEDIATE OFFICE CENTRES in individual structures or a complex of buildings and structures provided that the floor area does not exceed 15 percent of the total gross floor area of the office building(s).

3.2 Business To be designated Service Commercial

3.2.1

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Lands designated for BUSINESS purposes on Schedule SP37(A) shall be used for a wide range of service and retail uses to provide support to the surrounding industrial and office community. In this regard, the permitted uses shall include:

- (i) office uses to a maximum gross floor index of 0.5;
- (ii) banks, trust companies or financial institutions;
- (iii) retail establishments provided that where any retail establishment is proposed to sell in excess of 929 m² (10,000 ft²) of food, a market impact analysis satisfactory to the City will be provided prior to the enactment of a zoning by-law to determine whether or not the proposed retail establishment will effect the viability of existing nearby retail commercial centres;
- (iv) personal service shops;
- (v) dry cleaning and laundry establishments;
- (vi) dining room, standard and take-out restaurants;
- (vii) convenience stores;
- (viii) community clubs;
- (ix) recreation facilities or structures;
- (x) hotels or motels; and,
- (xi) banquet halls.

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3.2.8

OP93-161

Notwithstanding the permissions listed in Section 3.2.1, the lands designated BUSINESS, and which abut both Humberwest Parkway and the future extension of Sun Pac Boulevard, may include a Retail Warehouse having a minimum gross floor area of 465 square metres.

3.2.9

OP93-263

Notwithstanding the permissions listed in Section 3.2.1, the lands designated Business and which are located in the north-west quadrant of Regional Road #107 (Queen Street East) and Maritime Ontario Boulevard may include an Automotive Sales, Leasing, Servicing and Body Shop establishment. To be designated Service Commercial and Special Policy Area 7

An Automobile Servicing and Body Shop shall only be permitted when it is accessory to an Automobile Sales and Leasing establishment.

3.3 Prestige Industrial Prestige Employment

3.3.1 The uses permitted on lands designated PRESTIGE INDUSTRIAL on Schedule SP37(A) shall be:

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- (i) manufacturing, processing, assembling, packaging, fabricating, warehousing and storage within wholly enclosed buildings;
- (ii) public and utility uses and structures;
- (iii) research and development facilities;
- (iv) recreation facilities or structures;

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- (v) accessory retail uses which are directly associated with a permitted industrial operation ~~and which occupy no more than 15% of the total gross floor area of the permitted industrial operation provided that such gross floor area is typically separated from the permitted industrial operation; and~~
- (vi) day nurseries.

3.3.2 ~~The permitted uses within the PRESTIGE INDUSTRIAL designation shall be established on landscaped lots in a park-like setting as established by Table 4.1. A high standard of conceptual building design shall be required, and undeveloped portions of lots shall be landscaped to achieve the intended prestige image. In this regard,~~ no outside storage shall be permitted, except for lands which are zoned for industrial uses and directly abut the Canadian National Railway right-of-way, north of Highway Number 7.

3.3.3

OP93-222

~~The lands located at the north-east corner of Nevets Road and Airport Road having an area of approximately 0.49 hectares (1.23 acres), designated for "Prestige Industrial", may be used for motel purposes, in addition to the uses permitted under the prestige industrial designation. To be designated Prestige Industrial~~

3.4 Mixed Industrial/Commercial Mixed Employment Commercial

3.4.2 The uses permitted within the MIXED INDUSTRIAL/COMMERCIAL designation include:

- (i) manufacturing, processing, assembling, packaging, repairing, fabricating, warehousing and storage within wholly enclosed buildings;
- (ii) retail warehousing (and other space-extensive retailing) limited to those which are not engaged in the selling of food and which by their function are not accommodated by the retail hierarchy for non-

industrial areas as set out in section 2.2 of the Official Plan and which require exposure to major transportation facilities;

- (iii) home furnishings, and home improvement retail warehouses;
- (iv) recreation facilities or structures;
- (v) community clubs;
- (vi) automobile sales dealerships/establishments;
- (vii) garden centre sales establishments;
- (viii) public or utility uses;
- (ix) service shops; and,
- (x) banquet halls.

3.4.9

OP93-161

~~Notwithstanding the permissions listed in Section 3.4.2, the lands located north of Regional Road 107 and east of the CNR rail spur line, which are designated MIXED INDUSTRIAL/COMMERCIAL and which abuts the PRESTIGE INDUSTRIAL designation, may include Outside Storage, and the Repair, Rental, and Storage of Heavy Equipment as permitted uses, subject to appropriate screening measures. To be designated Mixed Employment Commercial~~

3.4.10

OP93-258

The lands designated MIXED INDUSTRIAL/COMMERCIAL and bound by Goreway Drive to the east, Regional Road 107 to the north, Auction Lane to the west, and having a southerly boundary located about 140 metres south of Regional Road 107, shall be subject to the following site specific policies: To be designated Mixed Employment Commercial and Special Site Area 8

OP93-258

- i) Uses permitted are those in Section 3.4.2 and, in addition, for lands located within 180 metres of Goreway Drive, office, restaurant, retail and service commercial related uses, a bank, a motel, a service station with associated car wash, but shall exclude a garden center sales establishment and an automobile sales dealership/establishments.

OP93-258

- ii) Within each retail establishment or retail warehouse use, the maximum gross commercial floor area shall be 929 square metres (10,000 square feet) for retailing engaged in the selling of food.

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- iii) ~~Notwithstanding the Landscaped Open Space policies in Section 4.2.1, landscape open space as set out in the zoning by-law shall reflect the specific design requirements approved for these lands which may include reduced landscaping adjacent to streets for Commercial and Industrial uses.~~

OP93-258

~~iv) Notwithstanding the Controlled Access Highway Restrictions in Policies 5.1.3(i) and 5.4.2, vehicular access to Regional Road 107 (Queen Street) and to Goreway Drive, in locations satisfactory to the applicable road authority are permitted.~~

OP93-258

~~v) Notwithstanding the General Development Standards in Section 4.3 and contained in Table 4.1 are permitted within 180 metres of Goreway Drive:~~

~~a) Minimum Lot Area~~

~~Commercial: 1.0 acre;~~

~~Industrial: 1.5 acres;~~

~~b) Maximum Lot Coverage~~

~~Commercial: 35%;~~

~~Industrial: 50%;~~

~~c) Minimum Lot Frontage~~

~~50 metres, except for a gas station in which case the minimum lot frontage shall be 40.0 metres.~~

~~d) Maximum Floor Space Index for Office use: 0.5.~~

3.4.10.1

OPA06-051

The lands designated Mixed Industrial/Commercial and bounded by Delta Park Boulevard to the west, Queen Street East to the north and Tracey Boulevard to the south and having an easterly boundary located approximately 72 metres east of Delta Park Boulevard, may permit the uses in Section 3.4.2 plus the following additional uses: To be designated Special Site Area 9

- a) A retail establishment having no outside storage;
- b) An office;
- c) A bank;
- d) A trust company;
- e) A financial institution;
- f) A dry cleaning and laundry distribution station;
- g) A dining room restaurant;
- h) A takeout restaurant;
- i) A commercial school
- j) Technical school;
- k) Recreational school; and
- l) Shall exclude an automobile sales dealership/establishment

~~(2) Notwithstanding the Landscape Open Space policies in Section 4.2.1 landscaped open space shall be established in the zoning by-law based in urban design considerations.~~

3.5 Highway Commercial

3.5.1

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Lands designated for HIGHWAY COMMERCIAL purposes on Schedule SP37(A) shall be used for automobile service stations, gas bars and related activities.

3.5.2

MOD 5

~~Proposals for automobile service stations beyond these sites designated on Schedule SP37(A) shall be evaluated on a site specific basis in accordance with the criteria set out in section 2.2 of the Official Plan.~~

3.5.3

~~Development Approval under the Highway Commercial designation shall be subject to the Urban Design Guidelines and General Development Standards and Guidelines established by sections 4.2 and 4.3 of this chapter.~~

3.6

Highway and Service Commercial

3.6.1

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Land designated for HIGHWAY and SERVICE COMMERCIAL purposes on Schedules SP37(A) are intended to be used for retail and service establishments designed to service passing vehicular traffic.

3.6.2

The uses permitted within the HIGHWAY and SERVICE COMMERCIAL designation include:

- (i) building supplies outlet;
- (ii) garden centre sales establishments;
- (iii) retail warehousing (and other space extensive retailing) limited to those which are not engaged in the selling of food;
- (iv) home furnishings and home improvement retail warehouses;
- (v) automobile service stations and repair facilities;
- (vi) dining room, standard or take-out restaurants;
- (vii) convenience stores;
- (viii) personal service shops;
- (ix) office uses to a maximum gross floor index of 0.5;
- (x) banks, trust companies or financial institutions;
- (xi) retail establishments provided that where any retail establishment is proposed to sell in excess of 929 m² (10,000 ft²) of food, a market impact analysis satisfactory to the City will be provided prior to the enactment of a zoning by-law (except with respect to Zoning By-law 173-94) to determine whether or not the proposed retail establishment

will effect the viability of existing nearby retail commercial centres;

(xii) hotels/motels.

3.6.3 ~~Development of the HIGHWAY and SERVICE COMMERCIAL areas shall be subject to the following:~~

- ~~(i) Direct access to arterial roads shall be restricted wherever practical. Access to such sites will be achieved primarily from the internal road system, subject to final review by the appropriate road authority;~~
- ~~(ii) Development of lands for commercial purposes shall be subject to site plan control. In this regard, a high degree of visual amenity shall be achieved with regard to siting, the massing and conceptual design of buildings, parking provisions and amenities; and,~~
- ~~(iii) Development of lands for commercial purposes shall be encouraged on the basis of joint sharing of facilities such as access and parking so that preference shall be given to developments proposing the grouping of these facilities, rather than individual site development.~~

~~3.6.4 Development approval for lands designated HIGHWAY AND SERVICE COMMERCIAL shall proceed only when Council is satisfied that all necessary services and utilities are adequate.~~

3.6.5 Council shall ensure that adequate off-street parking and loading facilities are provided and that the design of the facilities will be in accordance with the City's traffic engineering standards. Further, Council will ensure that the design and location of the facilities will be such a manner as to reduce the adverse influence of noise, glare of lights, traffic hazards upon adjacent uses.

3.6.6 The City shall ensure that appropriate measures will be taken to regulate the location, size and type of signs, subject to section 4.2.4 of this plan.

3.6.7 Development approval under the HIGHWAY and SERVICE COMMERCIAL Designation shall be subject to the Urban Design Guidelines and General Development Standards and Guidelines established by sections 4.2 and 4.3 of this chapter.

~~3.6.8 The lands located at the north-east corner of Regional Road 107 and Sun Pac Boulevard having an area of approximately 4.4 hectares (10.8 acres) designated for HIGHWAY AND SERVICE COMMERCIAL, may be used for a dry cleaning and laundry establishment and distribution station, a community club, a recreation facility and structure and a banquet hall, in addition to the uses permitted under the HIGHWAY AND SERVICE COMMERCIAL designation. To be designated Highway and Service Commercial~~

OP93-236

3.7 **Open Space/Hazard Lands Natural Heritage System**

3.8 Special Policy Areas

3.8.2. ~~Special Policy Area 2 applies to two separate woodlots located in the Highway 7 and Goreway Drive Area. Woodlots have been removed~~

3.8.3 Special Policy Area 3 applies to the lands designated on Schedule SP37(A) which are currently used for residential purposes, shall have a 15 metre buffer zone on lands abutting the limits of their lot lines in order to minimize the adverse effects of the surrounding non-residential development. The buffer zone is not to be utilized for industrial and business purposes until the existing residential lots are rezoned for non-residential purposes in accordance with Schedule SP37(A). To be designated Special Policy Area 12

MOD 5
 OPA 206A

OP 93-119

3.8.4 ~~Special Policy Area Number 4 applies to those lands designated "Intermediate Office Centre" on Schedule SP37(A) which are located east of Airport Road on the south side of Highway No. 7. These lands are intended to develop primarily for office purposes. However, these lands may also be used for "auto mall uses" and for a motel; a standard restaurant; a take-out restaurant, a fast food restaurant; and, a banquet hall in accordance with Section 3.8 of this Plan, provided that the following conditions are satisfied: To be designated Hwy and Service Commercial~~

MOD 6

3.8.5 ~~Special Policy Area Number 4A applies to lands designated "Mixed Industrial/Commercial" as identified on Schedule SP37(A). These lands are subject of the following policies: To be designated Mixed Employment Commercial~~

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- OPA 206A
- (i) ~~Lands located south of Tracy Boulevard, north of the drainage channel, and west of the CNR line, shall be included as part of the Airport Road/Highway No. 7 Business Centre Secondary Plan as "Special Policy Area No. 4A" and designated "Mixed Industrial/Commercial" on Schedule SP37(A).~~
 - (ii) ~~The development of these lands designated for "Mixed Industrial/Commercial" uses shall be in accordance with Section 3.4 of this Plan.~~

3.8.6 ~~Special Policy Area Number 5 applies to those lands designated "Highway and Service Commercial" on Schedule SP37(A), which are located at the northwest corner of Goreway Drive and Highway Number 7. These lands and those immediately to the north shall not be subject to the provisions of Policy 5.1.5 of this Plan. Until the completion of the Humberwest Parkway and Street "A", access to Goreway Drive from the subject lands shall be permitted subject to the following policies: Policy no longer needed~~

OPA 206A

3.8.7

MOD 6

OPA 206A

~~Special Policy Area Number 6 applies to those lands designated "MIXED Industrial/Commercial" on Schedule SP37(A), which are located at the north side of Highway Number 7, east of the CNR line. As a condition of commercial development approval, a supplementary analysis shall be prepared by a qualified traffic engineer and submitted to the City to indicate the traffic impact generated by the commercial uses on the capacity of the adjacent road network as originally determined by the Airport Road/Highway Number 7 Secondary Plan Transportation Study completed in May 1991. Analysis to be submitted as part of a development application~~

3.8.8

OP93-102

~~Special Policy Area No.7 at the north-east corner of Chrysler Drive and Highway Number 7 applies to those lands designated HIGHWAY AND SERVICE COMMERCIAL on Schedule SP 37(A). In addition to the uses permitted in the HIGHWAY AND SERVICE COMMERCIAL designation, these lands may also be developed for the uses in the BUSINESS designation in accordance with policies contained in Section 3.2. However, these lands will not be used for supermarket or department store purposes, or for more than two dining room restaurants. So as not to significantly detract from the role of the Central Area a maximum of 3% of the total gross commercial floor area on the site shall comprise retail establishments less than 465 square metres. To be designated Hwy and Service Commercial~~

3.8.9

OP93-120

~~Special Policy Area No.8 applies to those lands designated "PRESTIGE INDUSTRIAL" on Schedule SP37(A) on the north side of Queen Street East (previously Hwy. 7), between the Canadian National Railway right-of-way and the property limit located approximately 330 metres east of Airport Road. In addition to the uses permitted in the "PRESTIGE INDUSTRIAL" designation, these lands may also be developed for a transport terminal with associated warehouse and office purposes. In this regard, outside storage shall be permitted, subject to the following criteria: To be designated General Employment 2~~

- ~~(i) limited to only the storage of trucks, trailers, and intermodal containers and chassis; and,~~
- ~~(ii) appropriately set back and screened from public roads, and adjacent properties, except where the lands directly abut the Canadian National Railway right-of-way, in which case outdoor storage may be permitted immediately adjacent to the Canadian National Railway right-of-way.~~

3.9 District Retail

3.9.1

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The lands designated as District Retail and Office Centre located at the north-east quadrant of Highway Number 7 and Airport Road shall be developed in the form of a District Power Centre that may accommodate up to 46,450 square metres (500,000 square feet) of commercial and office floor space. Additional floor space for office uses at the corner of Airport Road and Queen Street East may be accommodated at the discretion of the City of Brampton, without an amendment to this plan. District Retail

4.0 Other Special Policies

4.1 Parking Requirements Within The Airport Road/Highway Number 7 Secondary Plan Area

4.2 Urban Design Guidelines

4.2.3 Streetscape Policies

4.2.4 Signage Policies

4.3 General Development Standards and Guidelines

4.4 Aircraft Noise

4.4.1 Aircraft noise may affect certain industrial, hotel, retail and office uses which shall be subject to the aircraft noise policies of section 1.8.1 of the Brampton Official Plan. In this regard, noise analysis reports may be required to support applications for development approval. Noise studies to be required for development applications

4.5 Airport Height Limitations

4.5.1 Height restrictions pertaining to the Lester B. Pearson International Airport Zoning Regulations from Transport Canada shall apply to development within the secondary planning area.

5.0 The Transportation Network

5.1 The Road Network

5.2 Transportation Capacity, Monitoring and Staging

5.2.2 Monitoring

5.2.3 Control and Staging

5.3 Railways

5.4 Road Access

- | **6.0** **Engineering Services**
- | **6.1** **Storm Water Management**
- | **6.2** **Sanitary Sewage and Water Supply**
- | **7.0** **Implementation and Interpretation**