

Date: 2023-10-23

Subject: **Information Report – City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan, Ward 10**

Secondary Title: **Airport and Mayfield Tertiary Plan**

Contact: Tristan Costa, Policy Planner, Integrated City Planning
Shannon Brooks, Manager, Integrated City Planning

Report Number: Planning, Bld & Growth Mgt-2023-822

Recommendations:

1. That the report from Tristan Costa, Policy Planner, Official Plan and Growth Management to the Planning and Development Committee Meeting of October 23, 2023, **Information Report – City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan, Ward 10** be received; and,
2. That Planning staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation.

Overview:

- **This report is in relation to the lands located at the southwest quadrant of Airport Road and Mayfield Road (Airport and Mayfield Tertiary Plan), which are currently designated Business Corridor, Residential and Open Space on Schedule A and Employment, Communities and Open Space on Schedule 1 of the 2006 Official Plan and located within the Vales of Castlemore North Secondary Plan (SPA 49), which contain a combination of employment, residential and institutional land uses.**
- **The Secondary Plan identifies the need for a Tertiary Plan to be conducted for the lands on the east and west side of Airport Road south of Mayfield Road to ensure an efficient and logical development pattern which contributes positively to the area, recognizing the existing cultural anchors and environmental constraints.**

- **By early April 2022, the City had received several development applications for the lands and employment land conversion requests had been submitted to the Region of Peel as a part of the Region's Municipal Comprehensive Review.**
- **As a result, in April 2022, a charrette exercise was conducted with City staff, landowners, Region of Peel, and Town of Caledon staff to develop a holistic vision for the area, resulting in a draft land use concept.**
- **On April 28, 2022, the Region of Peel approved two employment conversions for lands located within the tertiary plan area.**
- **The objective of the land use concept is to introduce new land uses and develop a comprehensive land use plan, in the form of a Tertiary Plan, which will assist the City in assessing future development applications.**
- **The tertiary plan will ensure new uses are compatible with existing and surrounding uses and provide guidance for the relevant infrastructure required to support proposed development, such as road connections access, stormwater management and municipal servicing.**
- **Staff is proposing amendments to Schedule A and Schedule 1 of the Official Plan to recognize the Employment Land Conversions approved by the Region of Peel, as well as Schedule 49(a) of the Vales of Castlemore North Secondary Plan to re-designate lands at the southwest quadrant of Airport Road and Mayfield Road as 'Airport and Mayfield Tertiary Plan' on Schedule 49(a) and introduce new Schedule 49(b) – Airport and Mayfield Tertiary Plan. In addition to the Schedule amendments, staff propose amendments to the Secondary Plan to integrate the associated policy framework.**
- **Staff will report to Committee the results of the public meeting and follow up with any additional engagement, if needed, prior to bringing forward a Recommendation Report.**

Background:

Official Plan Designation

The lands are currently designated Business Corridor, Residential and Open Space on Schedule A – 'General Land Use Designations', and Employment, Communities and Open Space on Schedule 1 – 'City Concept' of the 2006 Official Plan.

Secondary Plan Designations

The lands at Airport Road and Mayfield Road are located within the Vales of Castlemore North Secondary Plan (SPA 49) and contain a combination of land use designations in accordance with Schedule SP49(a) of the secondary plan. These

designations include Service Commercial, Commercial/Institutional, Cemetery, Mixed Institutional, Residential Special Policy Area and Open Space.

Historical Context

In April 2022, staff conducted a four-day virtual charrette exercise for the lands located at the southwest quadrant of Airport Road and Mayfield Road. The charrette was prompted by the volume of development applications submitted to the City by various landowners within the site boundaries. See Figure 1 for boundaries of the subject area.

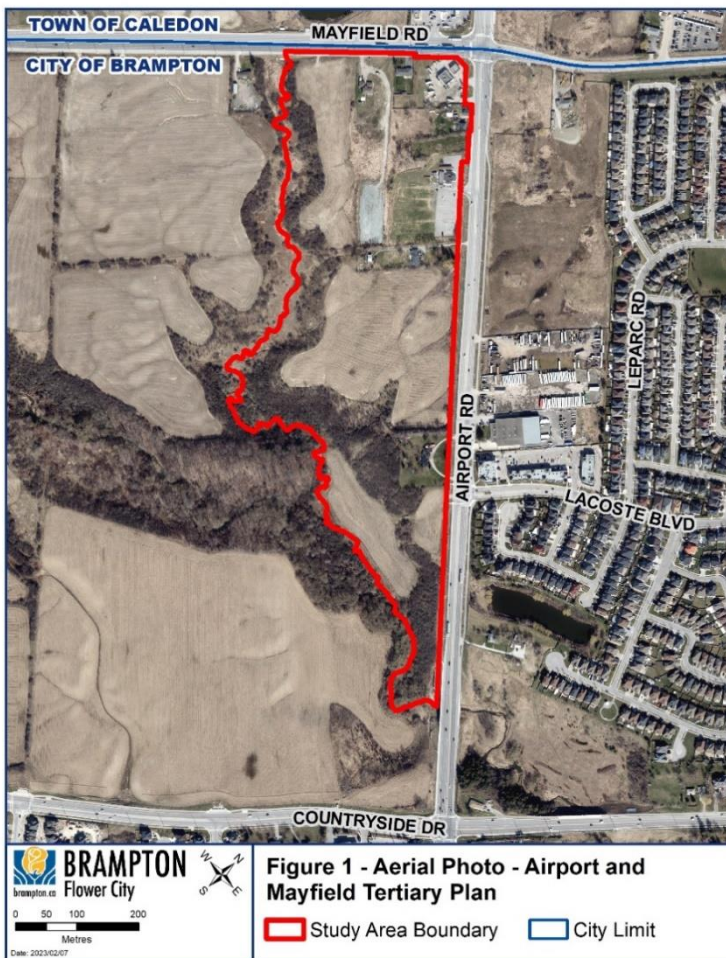


Figure 1: Aerial Photo – Airport and Mayfield Tertiary Plan.

Staff engaged with landowners, Regional staff, Town of Caledon staff and internal staff across four days, including over fifteen virtual meetings, stakeholder interviews and working sessions to produce a draft concept for the area.

A series of employment conversion requests for sites within the subject area were also proposed and submitted to the Region of Peel, which were approved through the

Region of Peel Municipal Comprehensive Review (MCR) process ([Resolution Number: 2022-348 and 2022-349](#)).

The purpose of this staff report is to present the proposed amendments to the 2006 Official Plan and Vales of Castlemore North Secondary Plan resulting from the April charrette exercise and to conform with the approved employment conversions and conversion provisions.

Current Situation:

Based on the outcomes of the April charrette, staff propose to designate all lands at the southwest quadrant of Airport Road and Mayfield Road as 'Airport and Mayfield Tertiary Plan' on Schedule 49(a) and revise the Vales of Castlemore North Secondary Plan to include Schedule 49(b) – Airport and Mayfield Tertiary Plan and the associated policy framework. See Attachment 1 – Draft Official Plan Amendment.

The City's current Official Plan identifies the lands located at the southwest corner of Airport Road and Mayfield Road for predominantly employment and institutional uses, with limited residential uses. As a result of a Municipal Comprehensive Review completed by the Region of Peel on April 28, 2022 ([Resolution Number: 2022-348 and 2022-349](#)) and supported by the City of Brampton, additional residential uses can be integrated in this area.

This report provides an overall planning vision for the area, and guiding principles to establish as part of the Tertiary Plan process.

Tertiary Plan Vision

The vision expressed in the land use concept is a result of the April 2022 workshop and reflects feedback and comments submitted by landowners, municipalities, government agencies and internal staff. The general intent of the Tertiary Plan is to introduce new land uses and to ensure future development is compatible and well-integrated into the site. Certain modifications will be required to reflect the current and changing contexts.

To maintain a high number of jobs within the area and ensure the employment yield as part of a mixed-use development vision is equal to, or greater than, what is contemplated under the current single employment use designations, Mixed-Use and Office Mixed-Use designations are proposed. Given the supply of commercial uses on the east side of Airport Road the proposed designations aim to deliver on jobs beyond these commercial uses.

The intersection of Airport Road and Mayfield Road is identified as a Gateway on Schedule 49(a) of the Vales of Castlemore North Secondary Plan. This area serves as a gateway from Caledon into north-east Brampton, providing a relevant transition from the lands in Caledon, designated for Industrial and Prestige Industrial uses, as you proceed south into the city. Gateways are prominent sites located at the entry points

into the City and nodes and districts. The Office Mixed-Use designation along Mayfield Road is intended to reflect denser scale employment options that provide an appropriate transition from the lands on the northern side in Caledon, commercial lands on the east side of Airport Road and institutional and residential uses to the south. These designations will be reinforced through the proposed policy regime.

The Airport Road and Mayfield Road Tertiary Plan area should continue to be anchored by the Sikh Heritage Centre, with all new development reinforcing the envisioned residential and mixed-use character of the area. It should be a key focus of the Tertiary Plan to facilitate and ensure development is achieved in a cohesive and coordinated manner.

Key Principles and Policy Elements:

Mid-Rise Residential

The Mid-Rise Residential designation represents one of the core changes to the land use designations in this area. The uses will develop with a mix of semi-detached, townhouse units, apartments, or other denser built form, with a maximum height of six storeys.

Mixed-Use

Development within the Mixed-Use designation should be medium scale, no more than 6 storeys in height and compatible with other residential uses in terms of form and architectural style. Uses should generally be commercial (retail or other services) and/or office, with residential uses above. Buildings should be oriented to address the streetscape, with parking at the rear or side of the building.

Office Mixed-Use

The sites located at the northwest corner of Airport Road and Mayfield Road are designated Office Mixed-Use and intends to support employment uses, focusing on major office as the predominant use and office-supported, commercial and retail uses at grade.

Understanding the intersection of Airport Road and Mayfield Road is a major entry point into the City, development will be of a superior urban design with respect to the built form and streetscape. As identified in the Tertiary Plan vision, the Gateway designation aims at creating a sense of place and arrival into the area to emphasize the importance of the focal points as per the 2006 Official Plan.

Natural and Culture Heritage

A Natural Heritage System (NHS) is identified as part of the Tertiary Plan. The detailed delineation of natural heritage features will occur through the development approval process in accordance with applicable Official Plan and Secondary Plan policies. The

Tertiary Plan intends to serve as a guide to illustrate potential development constraints of the area and opportunities for enhancement and connectivity. The Tertiary Plan considers conceptual pedestrian trails and connections within the NHS to be implemented in a sustainable manner. A conceptual stormwater management pond is located at the southern end of the Tertiary plan area.

St. Mary's Anglican (Tullamore) Cemetery is a heritage cemetery designated under Part IV of the *Ontario Heritage Act*. Future development proposals must consider the heritage character of the cemetery, and buffer zones determined by the City.

The Tullamore Village Blacksmith shop is located at 11903 Airport Road and is a listed resource on the City of Brampton's Municipal Register of Cultural Heritage Resources. Appropriate mitigation and protection measures will be undertaken as part of future development within the Tertiary Plan area.

Finalization of these concepts will be defined through technical studies as part of the development process.

Road Network and Access

A significant role of the Tertiary Plan is to ensure a coordinated street network and approach to access is provided, meeting the Region of Peel and City of Brampton standards, and to ensure optimization of development opportunity.

Opportunities to extend and connect to the adjacent street network on the east side of Airport Road, as well as providing connections to the Sikh Heritage Centre, should be a priority.

The Tertiary Plan contemplates a series of conceptual accesses and internal street network to encourage the future functionality of the site. The exact location, alignment and design of streets will be determined and refined through future development processes. The draft policy framework will encourage landowners to coordinate and ensure a cohesive and well-connected internal street network is established.

Public Consultation

A workshop was held by the City in April 2022 which engaged landowners within the site area, as well as Region of Peel and Town of Caledon staff. Landowners within the site area attended the charrette and participated in both group sessions and one-on-one meetings with City staff. The results of the charrette are contained within Schedule D of Attachment 1 – Draft Official Plan Amendment.

The public meeting notice was advertised in the Brampton Guardian containing the details of this report. The report and notice have also been posted on the City's website.

Staff will follow up with a subsequent public meeting or open house to share a revised plan and policies responding to feedback received on the draft concept and associated draft policies, and report to Council the nature of changes requested.

Corporate Implications:

Financial Implications:

There are no financial implications at this time.

Other Implications:

Other technical planning and development implications will be discussed within the future Recommendation Report.

Strategic Focus Area:

This report and associated recommendations support the Strategic Focus Area “Growing Urban Centres & Neighbourhoods” by creating strong and connected communities and “Health & Well-being” by focusing on citizens’ belonging, health, wellness, and safety.

Conclusion:

The nature of changes to land uses in the Airport Road and Mayfield Road Tertiary Plan area arising from April 2022 charrette with landowners, Regional and municipal staff require an update to the Vales of Castlemore North Secondary Plan (SP 49). Staff is seeking direction to report to Committee the results of the public meeting and bring forward a future Recommendation Report for adoption of the City-initiated Official Plan Amendment. The report introduces a policy framework for the area subject to the Schedule 49(b) – Airport and Mayfield Tertiary Plan for public review and comment.

Authored by:

Reviewed by:

Tristan Costa, MCIP, RPP
Policy Planner, Integrated City
Planning

Henrik Zbogar, MCIP, RPP
Director, Integrated City Planning

Submitted by:

Approved by:

Steve Ganesh, MCIP, RPP
Commissioner, Planning, Building &
Growth Management Department

Marlon Kallideen,
Chief Administrative Officer

Attachments:

- Attachment 1 – Draft Official Plan Amendment Schedules A to D
- Attachment 2 – Detailed Planning Analysis