

PUBLIC INFORMATION MEETING

City-Initiated Official Plan Amendment to the Vales of Castlemore Secondary Plan (Area 49)

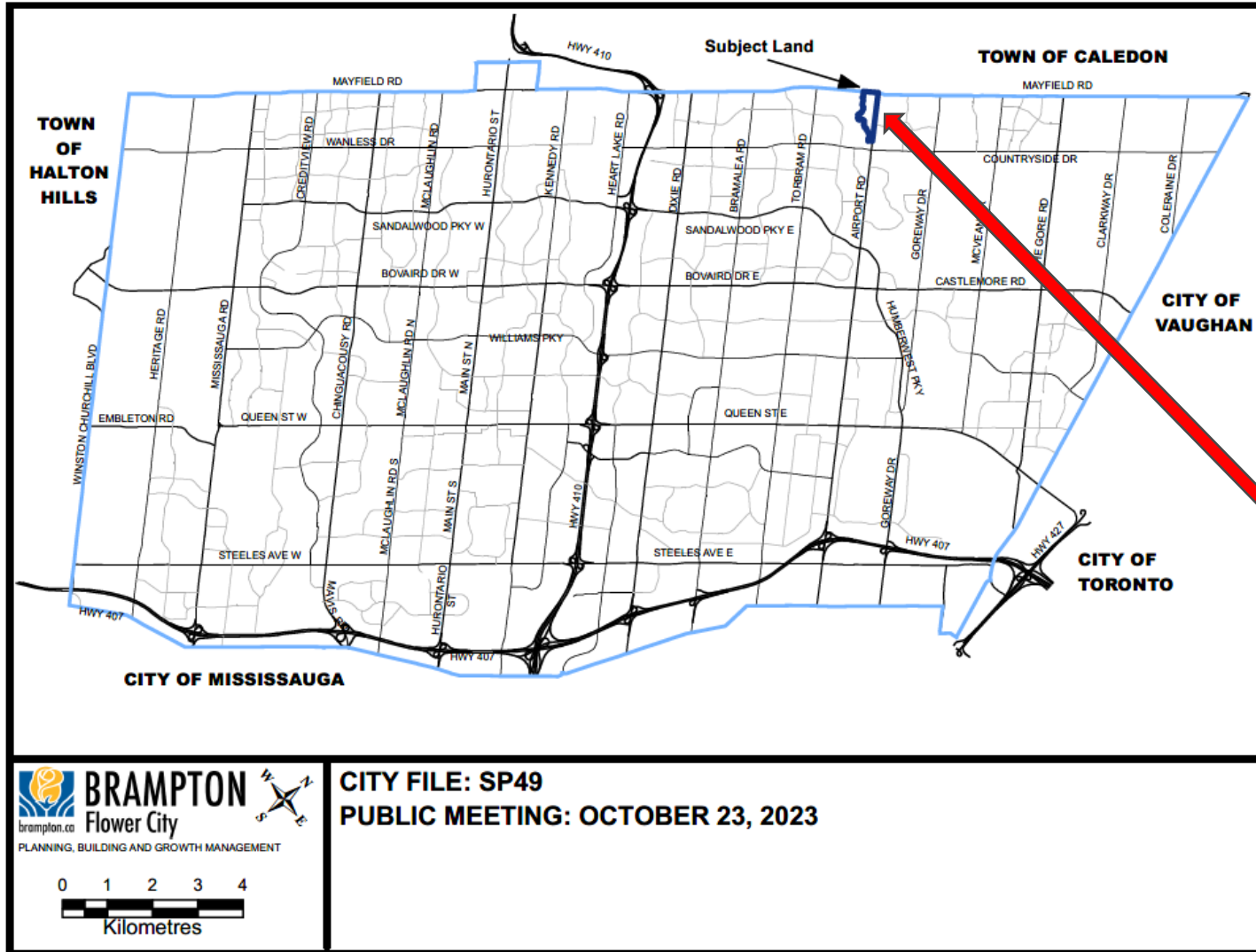
Airport and Mayfield Tertiary Plan

WARD : 10

REGIONAL COUNCILLOR: Gurpartap Toor

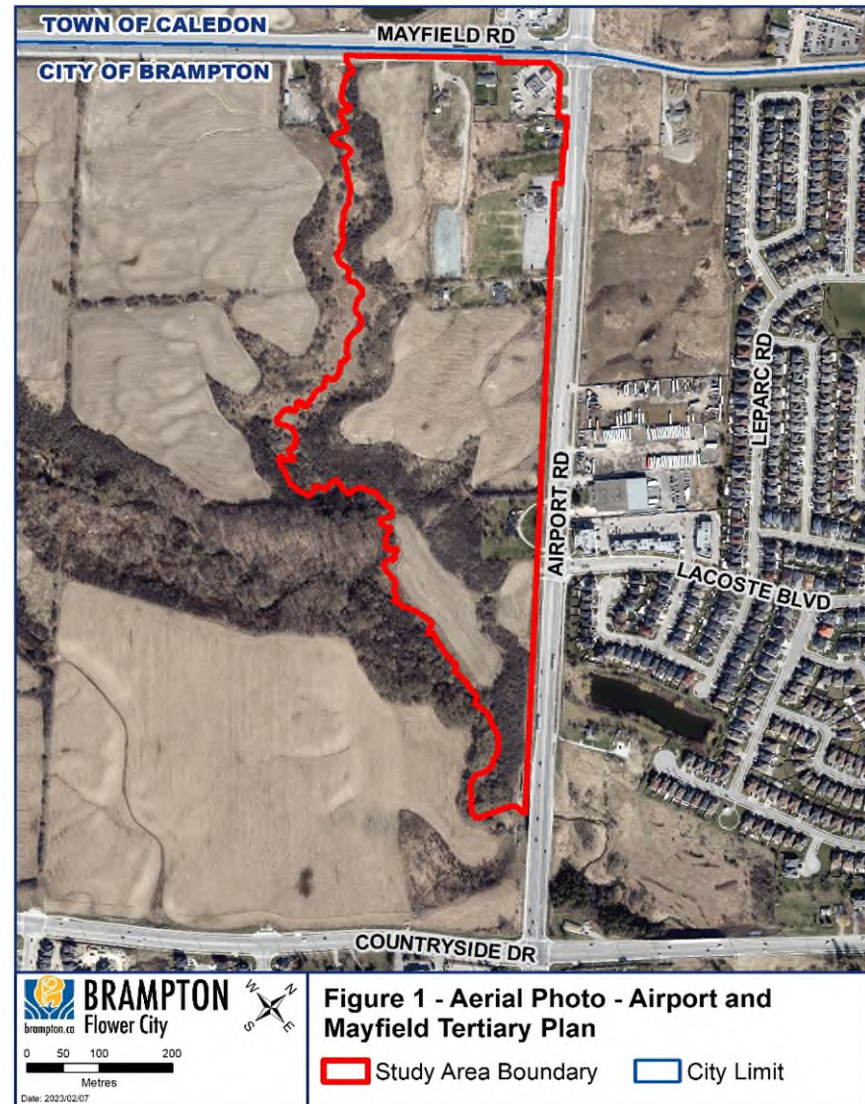
CITY COUNCILLOR: Harkirat Singh

Location of Subject Lands

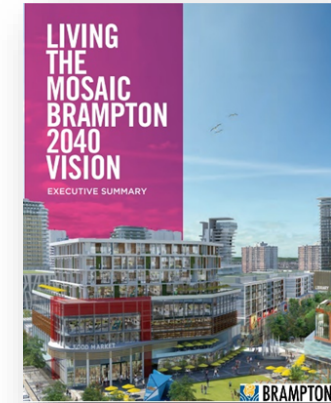
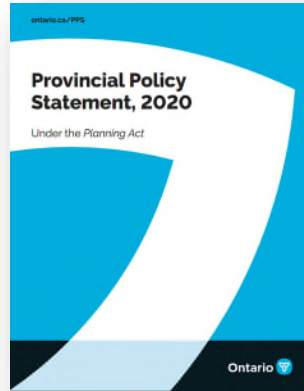


Airport and Mayfield
Tertiary Plan Area

Area Context



Planning Framework Summary



The Official Plan Amendment has been evaluated based on:

- The Planning Act
- Provincial Policy Statement (2020)*
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Downtown Brampton Secondary Plan

Also following the principles of:

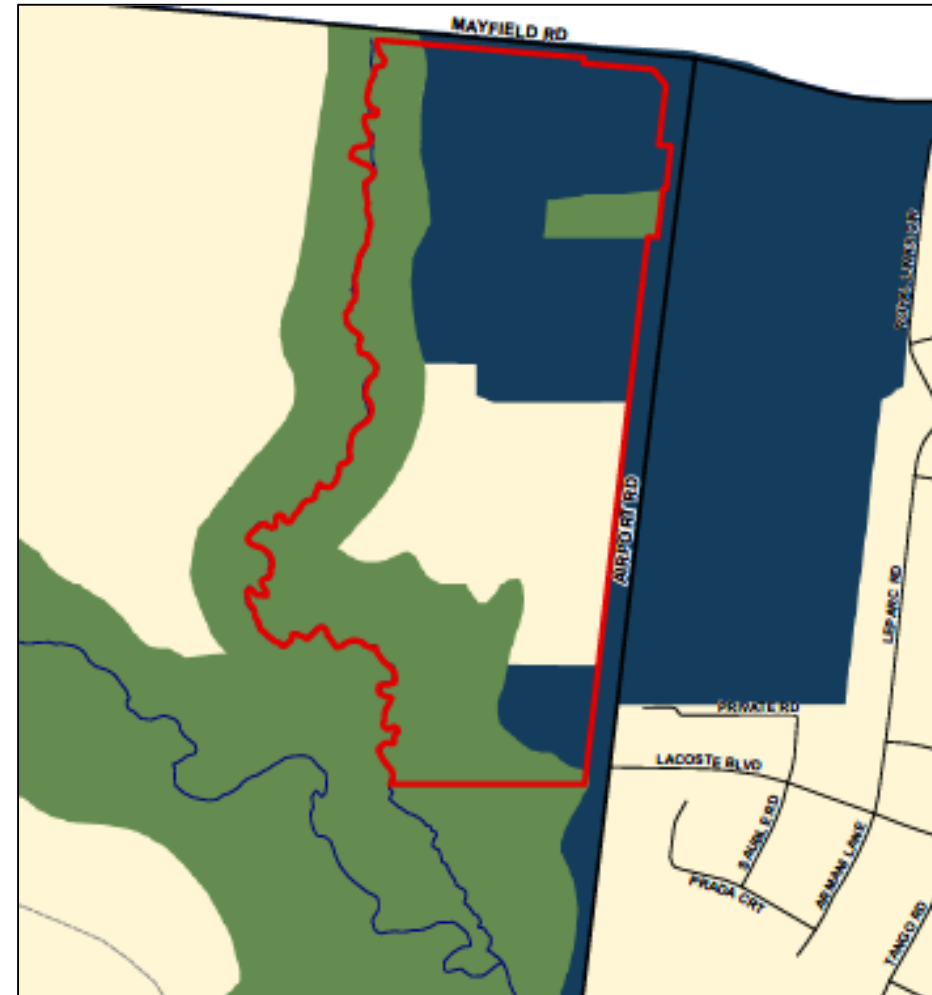
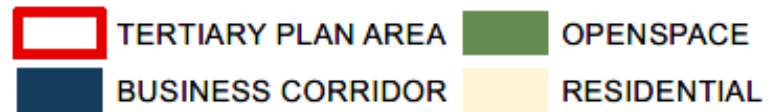
- Brampton 2040 Vision

*Subject to the status of the proposed PPS, 2023

Current Planning Context: 2006 Official Plan

The subject area has **three land use designations** on Schedule A – General Land Use Designations of the 2006 Official Plan:

- Business Corridor
- Residential
- Open Space



Current Planning Context: Secondary Plan

Vales of Castlemore North Secondary Plan Area 49

Designations include:

- Commercial/Institutional
- Service Commercial
- Mixed Institutional
- Residential SPA
- Valleyland
- Cemetery

RESIDENTIAL

- EXECUTIVE RESIDENTIAL
- LOW DENSITY RESIDENTIAL 1
- LOW DENSITY RESIDENTIAL 2
- RESIDENTIAL SPECIAL POLICY AREA

OPEN SPACE

- WOODLOT
- VALLEYLAND
- NEIGHBOURHOOD PARK
- STORM WATER MANAGEMENT FACILITY

INSTITUTIONAL

- ELEMENTARY SCHOOL
- CEMETERY
- MIXED INSTITUTIONAL
- INSTITUTIONAL - SPECIAL POLICY AREA

TRANSPORTATION

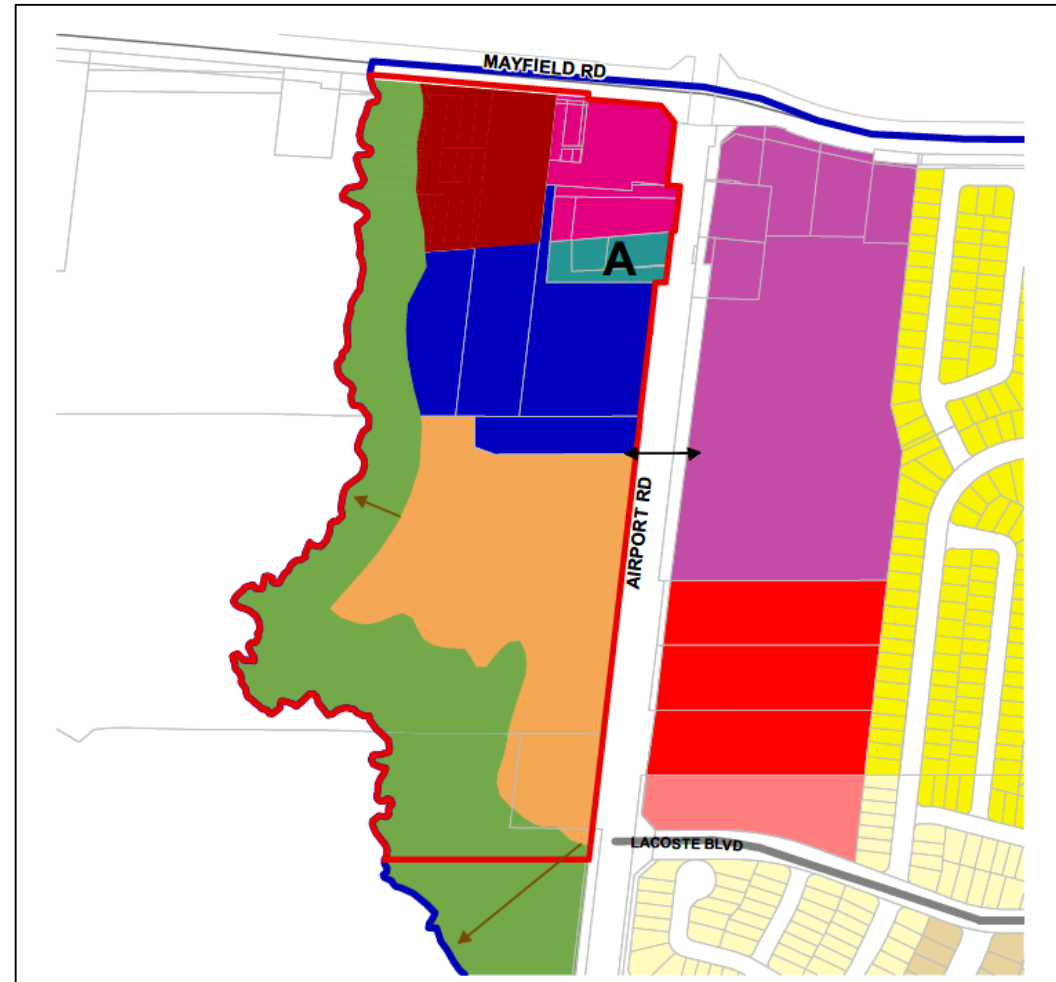
- COLLECTOR
- MINOR ARTERIAL

COMMERCIAL

- NEIGHBOURHOOD RETAIL
- HIGHWAY / SERVICE COMMERCIAL
- SERVICE COMMERCIAL
- SERVICE EMPLOYMENT
- COMMERCIAL / INSTITUTIONAL

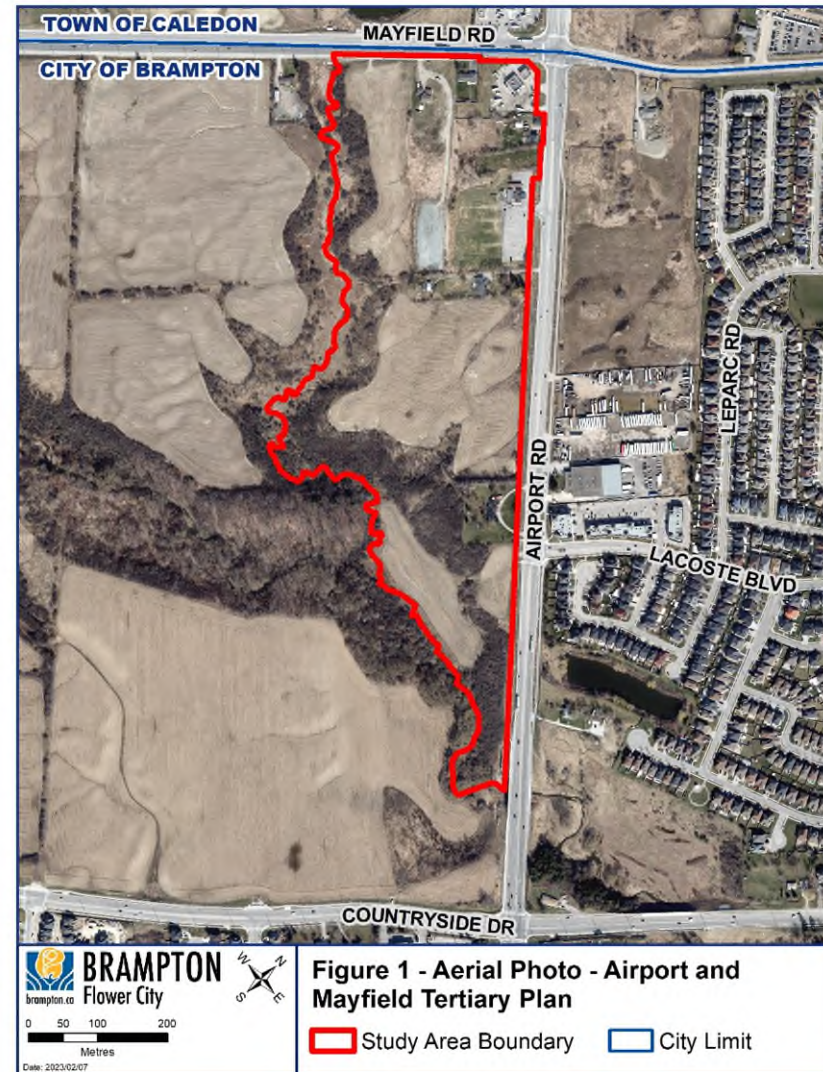
HERITAGE

- A CATEGORY A
- B CATEGORY B
- SECONDARY PLAN BOUNDARY



Background

- In April 2022, City staff conducted a four-day virtual workshop for the lands located at the southwest quadrant of Airport Road and Mayfield Road.
- The exercise was prompted by the volume of development applications submitted to the City by various landowners within the site boundaries.
- Existing Secondary Plan policies require a tertiary plan to be developed for these lands.
- Staff engaged with landowners, Regional staff, Town of Caledon staff and internal staff to produce a draft concept for the area.
- Following the workshop, employment conversion requests were approved through the Region of Peel Municipal Comprehensive Review (MCR) process (Resolution Number: 2022-348 and 2022-349).



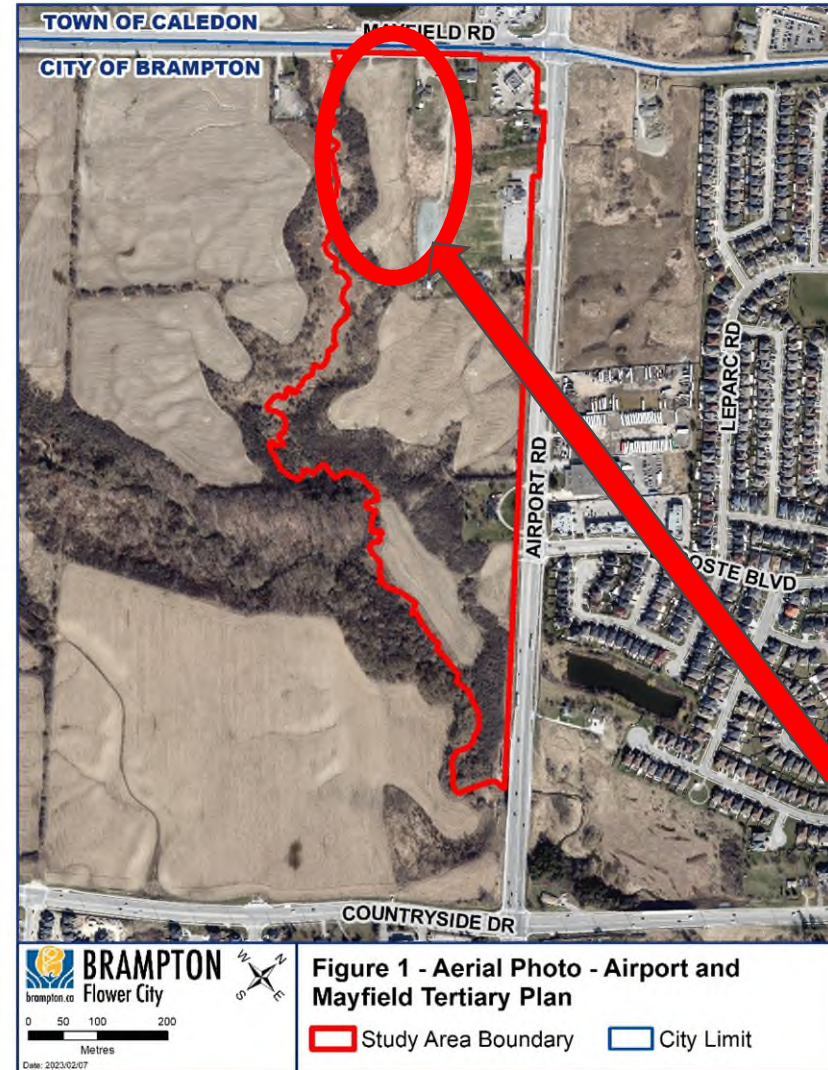
Background

Employment Conversion

- Approved by Regional Council on April 28, 2022, with the caveat that the employment yield would be the same or greater.

Grounds for approved conversions:

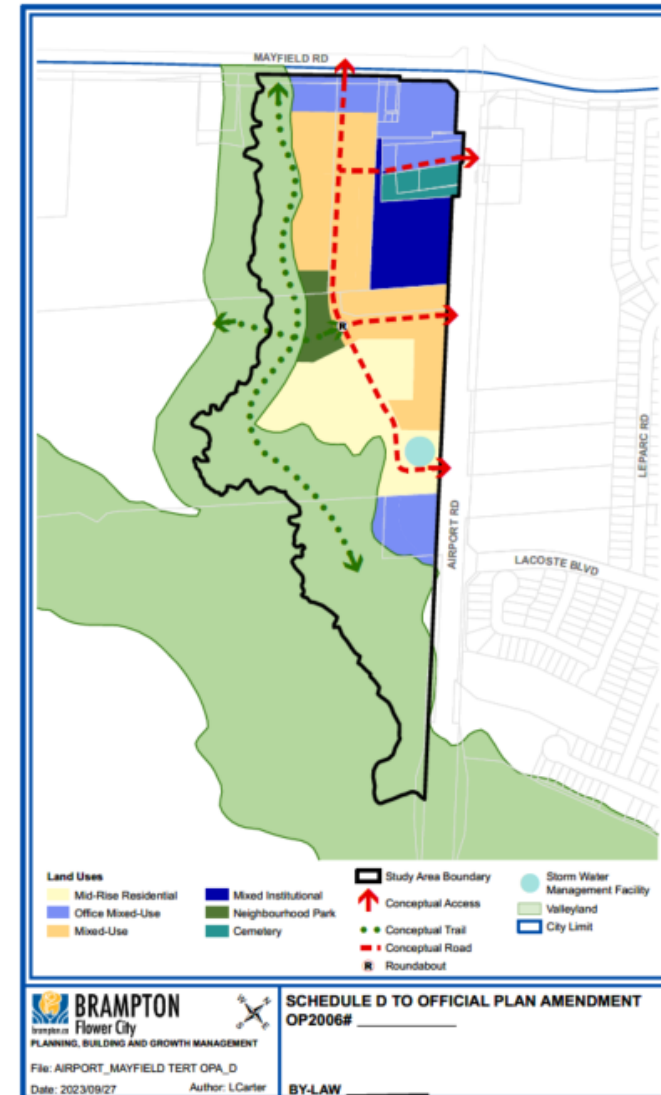
- “The City of Brampton will strive through the precinct planning process to ensure that employment yield as part of a mixed-use development vision is equal to, or greater than, what is contemplated under current single employment use designations;
- And whereas, through the precinct planning process the City of Brampton will work with the Town of Caledon to ensure respective ultimate land use visions along Mayfield Road are compatible”.



Conversion Lands

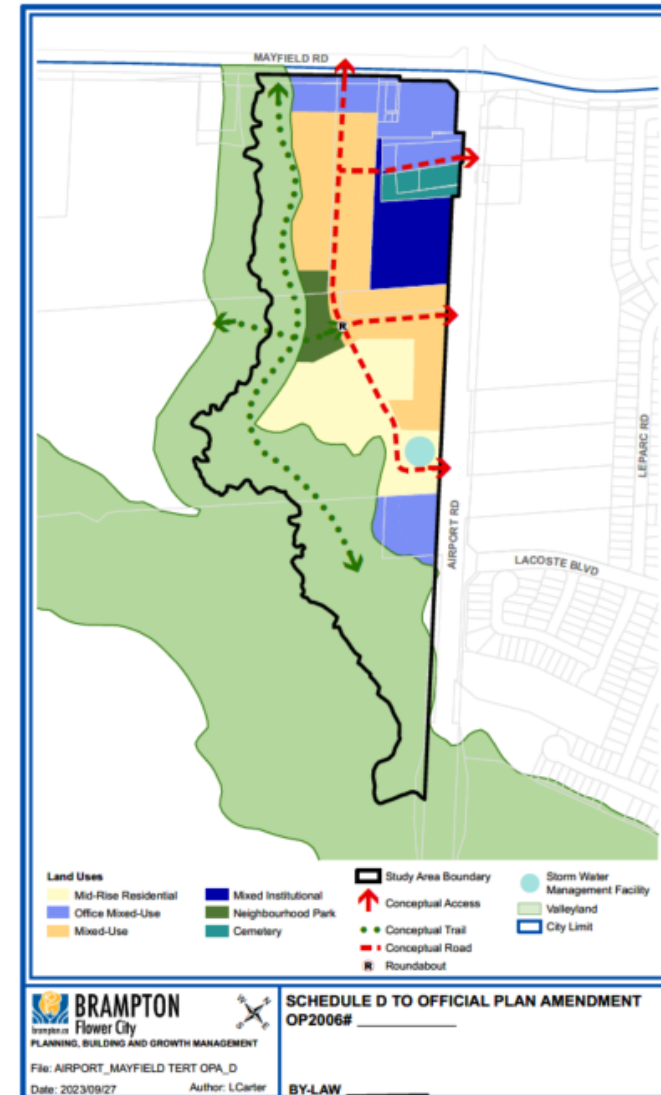
Airport and Mayfield Tertiary Plan

- Revisions to the draft Schedule 49(b) and the associated draft policy framework aim to meet the intent of the employment conversion and respond to feedback received during the workshop and following the workshop process:
 - Include additional Mixed-Use and Office Mixed-Use designations along periphery of site to support major office development, specifically fronting on Mayfield Road;
 - Remove Live-Work designation and replace with Mixed Use;
 - Revise the conceptual street pattern; and
 - Revise draft policies to align with draft Brampton Plan terminology and policy directions.



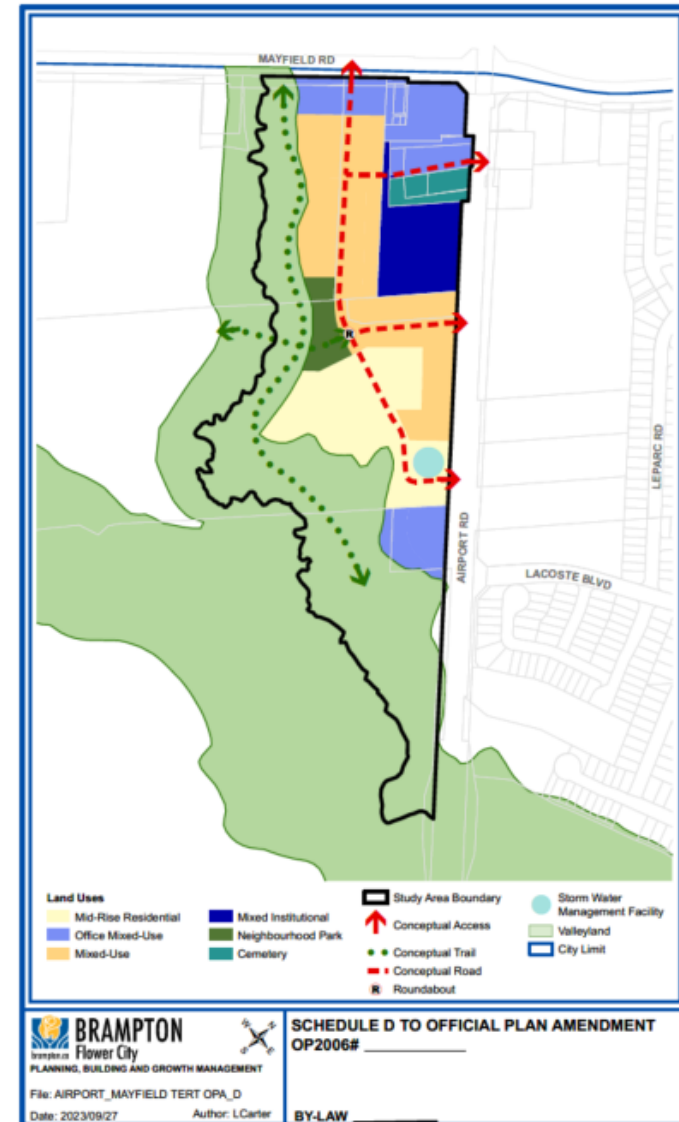
Airport and Mayfield Tertiary Plan

- The City-Initiated Official Plan Amendment proposes the following:
 - Designate subject lands as 'Airport and Mayfield Tertiary Plan' on Schedule 49(a);
 - Add new Schedule 49(b) – 'Airport and Mayfield Tertiary Plan' to SP49 and associated policy framework;
 - Add new land use designations – 'Mixed-Use', 'Office Mixed-Use' and 'Mid-Rise Residential' and associated policies.
 - Remove 'Residential Special Policy Area'; and
 - Revise 2006 Official Plan Schedules to reflect approved employment conversions.



Next Steps

- Ongoing engagement with stakeholders, landowners and community members on the tertiary plan.
- Work to address and integrate comments received from the Statutory Public Meeting.
- A Recommendation Report will follow after incorporating Council, public and landowner feedback.



Next Steps

April 2022 Workshop

First Draft Land Use Concept – Q4 2022

Stakeholder Discussions/Revisions – Q1 and Q3 2023

Notice of Public Meeting – September 2023

Public Meeting (We are here)

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period

Additional Information

The report and presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

- City staff contact:

Tristan Costa

Planner III

Integrated City Planning

Planning, Building and Growth Management

tristan.costa@brampton.ca

Thank you!