

## Commercial development envisioned for Tullamore

By Bill Rea

A 23.5-acre site in Tullamore is being eyed as a possible location for a Smart Centres.

Bousefields Inc., on behalf of Airfield Developments Inc. is seeking a rezoning and Official Plan amendment for the property on the northeast corner of Airport Road and Mayfield Road to facilitate the development of the proposed retail and service commercial development. The development is slated to take up about 260,000 square feet.

The proposal was the subject of a recent public information meeting. Rob Hughes, development manager for the Town, said the effect of the applications would refine the boundaries of the highway commercial designation and expand the range of permitted commercial uses there.

There are also plans for a conceptual road network in Tullamore.

Michael Bissett of Bousefields said they are envisioning a wide range of retail and service uses. There will likely be a supermarket as the anchor store, as well as home improvement stores, automotive businesses, restaurants, banks and small retailers.

He said there had been plans to put up a gas station and hotel there, but that was about 10 years ago. They have decided something more contemporary is in order.

The current idea is to have smaller buildings close to the roads, with the larger ones set back further on the site. There are also plans to have a gateway corner element there, as well as pedestrian routes, trees and landscaping throughout.

The main access point to the site will be to the north, but Bissett said right-in, right-out accesses are proposed for both Mayfield and Airport Roads.

He added the access issues were still being discussed with the Town and Peel Region.

Other benefits Bissett pointed to is this development could act as a catalyst to advance development of the Tullamore area. He also said it would be compatible with the residential development to the south in Brampton. The development will create about 500 new full and part-time jobs and generate about \$1.5 million annually in municipal tax revenue. It would also result in about \$6 million in development charges being paid.

There were no questions raised by members of the public.

Councillor Rob Mezzapelli was curious about the proposed road network. Hughes told him it was always included in the Tullamore Secondary Plan.

Planners will be preparing a report on the application for Caledon council to consider.