

STATUTORY PUBLIC MEETING

6029 MAYFIELD ROAD AND 11903 AIRPORT ROAD

CITY OF BRAMPTON

FILE NUMBER: OZS-2024-0026

MAY 12, 2025

WESTON
CONSULTING



SITE CONTEXT



Air Photo - Prepared by Weston Consulting

- **Location:** Southeast corner of Mayfield Road and Airport Road within the Vales of Castlemore neighbourhood.
- **Property Size:** 2.05 acres (0.83 ha) with frontage on Mayfield Road and Airport Road.
- **Current Use:** Vacant.

ADJACENT SUBJECT LANDS



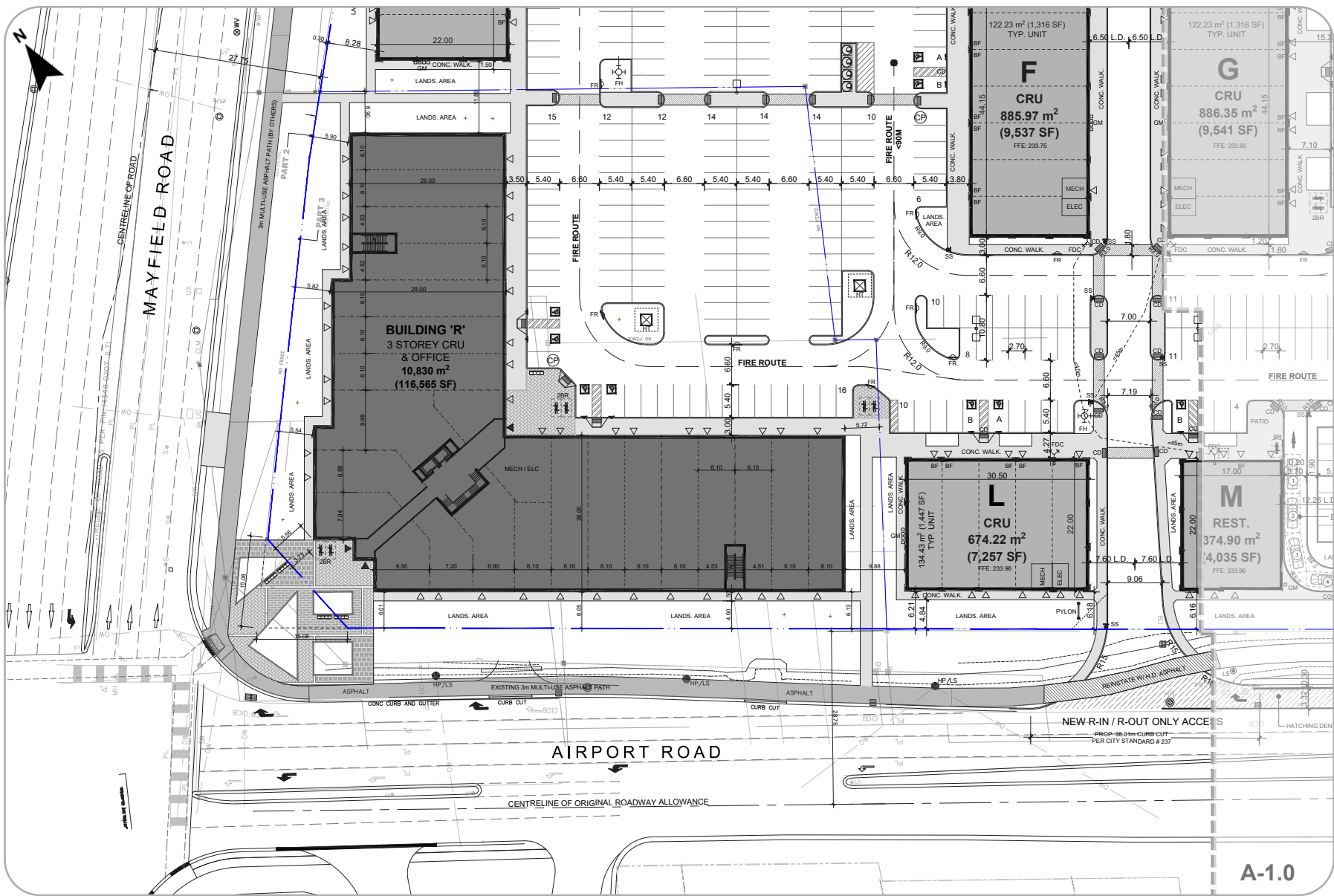
Surrounding Context - Prepared by Weston Consulting

- Commercial and office plaza development on adjacent lands is site plan approved and the plaza is constructed.
- The intent is for this proposal to act as an extension to the adjacent development contributing to the commercial and office plaza.
- The proposed Zoning By-law Amendment is intended to implement similar zoning for the subject property as that approved for the adjacent lands.

DEVELOPMENT OVERVIEW

Site Statistics	Proposed Development
Site Area	8,296.92 sq. m (2.05 acres)
Gross Floor Area (GFA)	10,830.00 sq. m
Height	3 storeys
Parking	97 surface spaces 12 bicycle spaces
Parking (Buildings A to R)	993 surface spaces

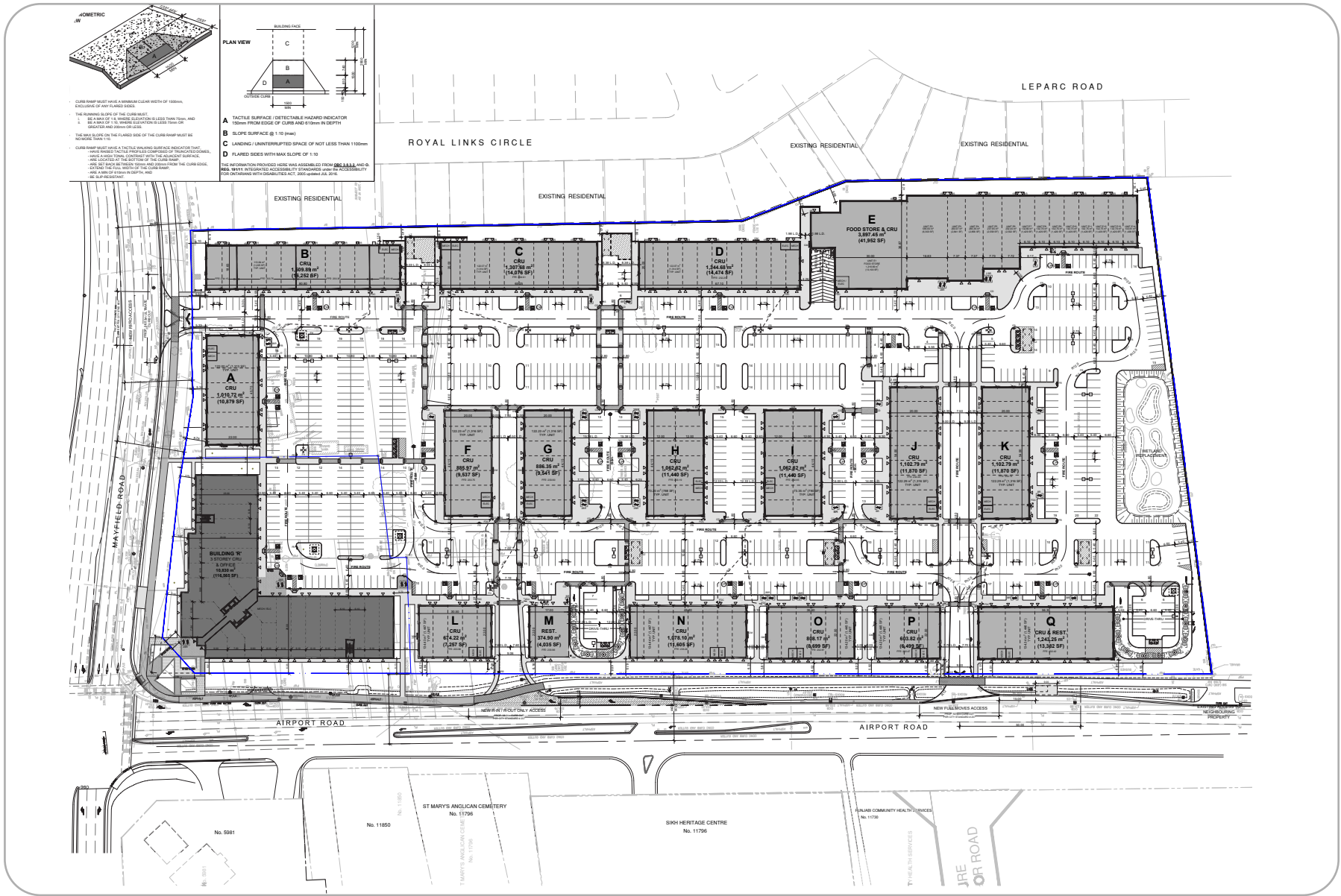
PROPOSED DEVELOPMENT



Site Plan - Prepared by Baldassarra Architects Inc.



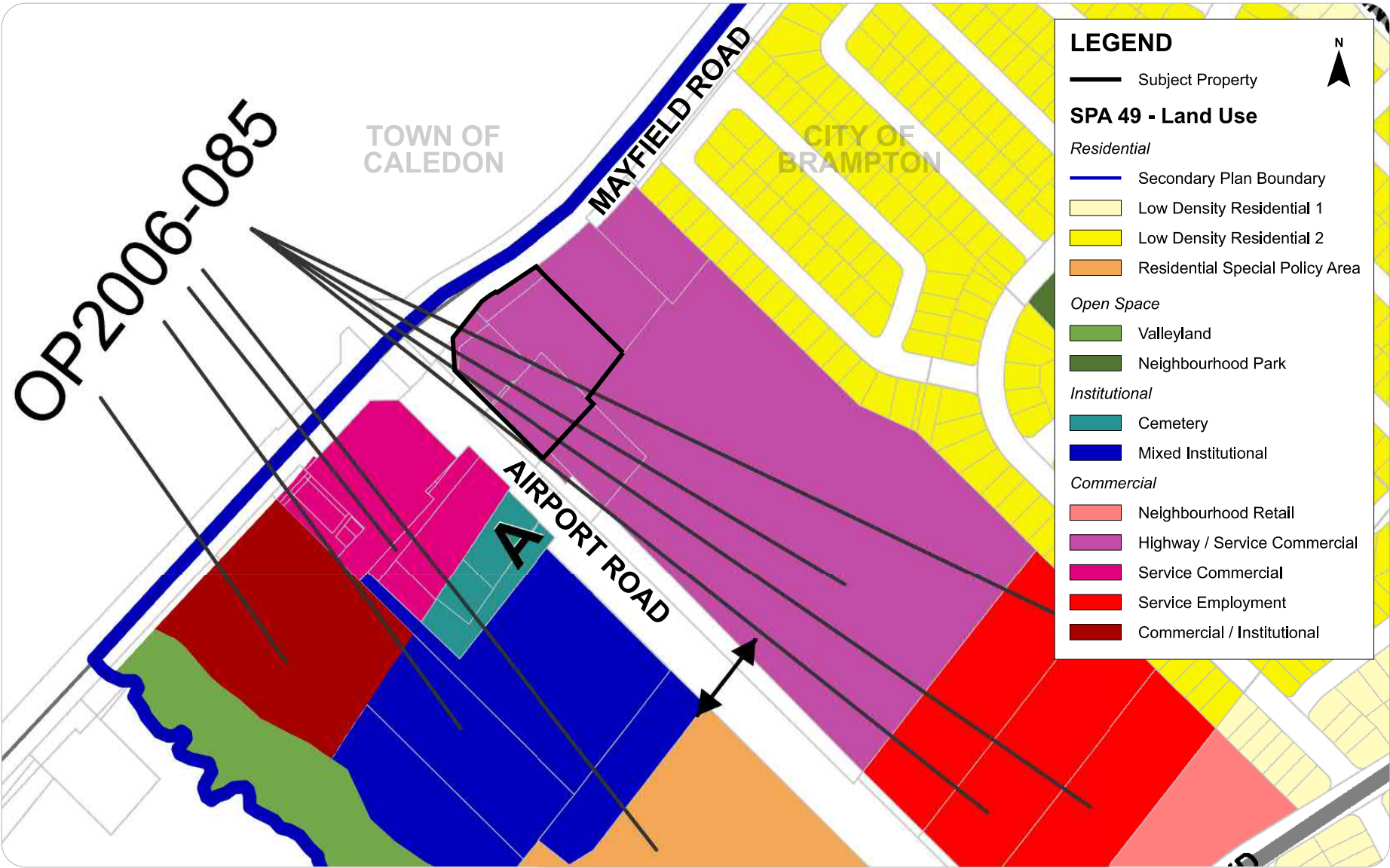
OVERALL SITE PLAN (BUILDINGS A TO R)



Site Plan - Prepared by Baldassarra Architects Inc.



PLANNING CONTEXT: VALES OF CASTLEMORE NORTH SECONDARY PLAN (2019)



- Designated Highway and Service Commercial.
- Permits various commercial uses such as retail establishments and restaurants and office uses.
- The proposed development conforms to the policies within the Vales of Castlemore North Secondary Plan.

Vales of Castlemore North Secondary Plan Land Use Schedule

PLANNING CONTEXT: CITY OF BRAMPTON ZONING BY-LAW 270-2004



- A Zoning By-law Amendment has been submitted as the zoning does not comply with the Highway and Service Commercial designation of the Secondary Plan.
- The Zoning By-law Amendment will bring the zoning for the subject property into conformity with the in-force policy framework and facilitate the proposed development.

Zoned - 'Residential Hamlet One (RHM1)

TIMELINE AND NEXT STEPS

- It is our intention to have the enacting by-law passed at the earliest possible Council Meeting to secure the zoning for the subject property.
- Our project team is working on a Site Plan Application which is to be submitted in the near future.

Thank You
Comments & Questions?

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