

# **APPLICATION TO AMEND THE ZONING BY-LAW**

**To permit the development of a 3-storey building with ground floor retail and office uses above.**

**6029 MAYFIELD ROAD AND 11903 AIRPORT ROAD**

**City of Brampton File: OZS-2024-0026**

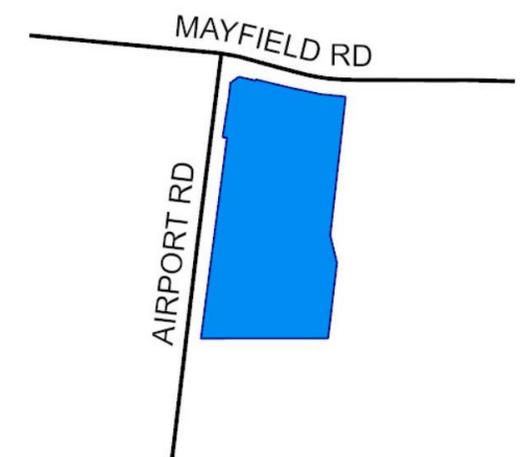
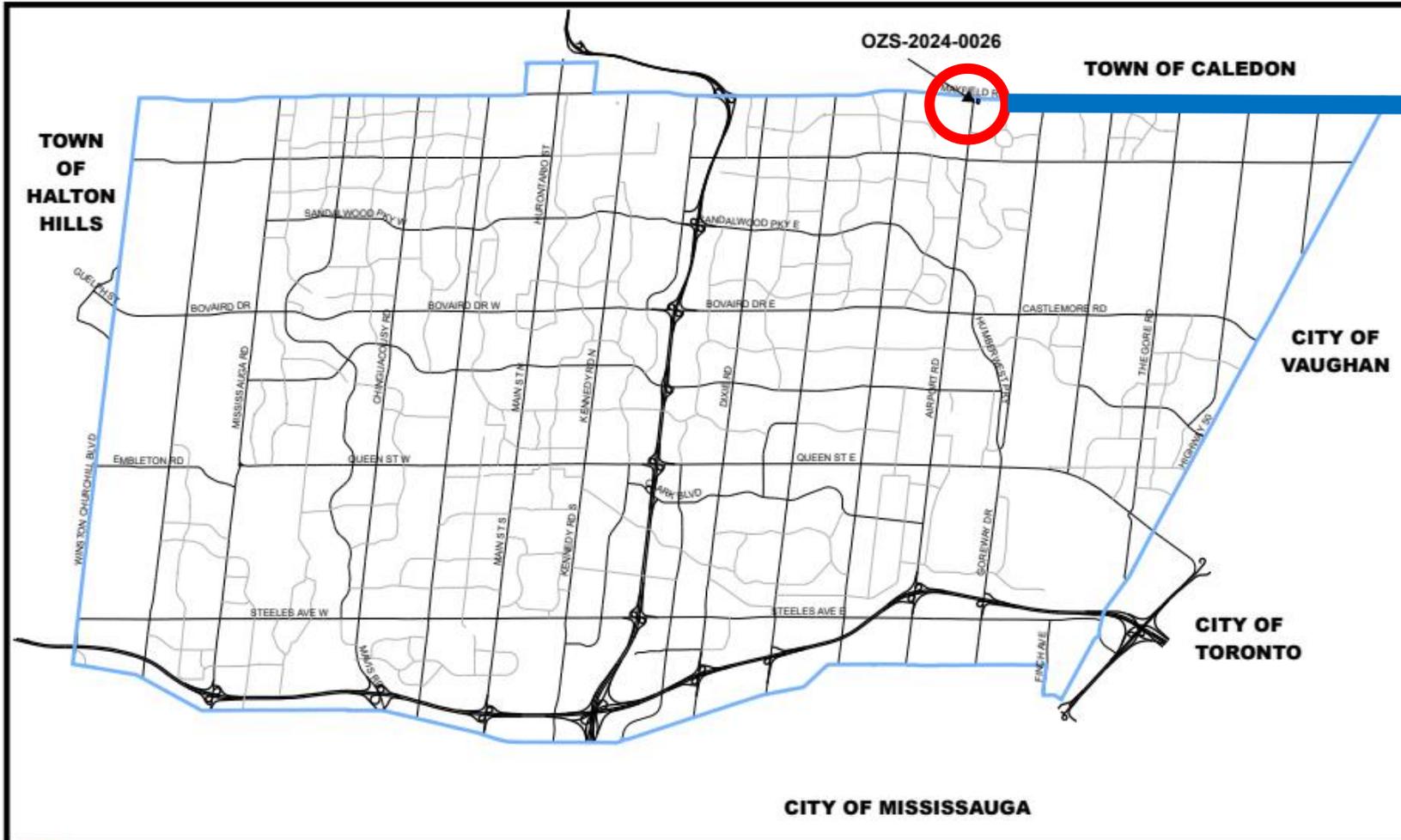
**Application by:**

**WESTON CONSULTING on behalf of Mayfield Commercial Centre Ltd.**

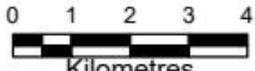
**WARD : 9**

**REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR  
CITY COUNCILLOR / DEPUTY MAYOR: HAKIRAT SINGH**

# LOCATION OF SUBJECT PROPERTY



 **BRAMPTON**  
Flower City  
brampton.ca  
PLANNING, BUILDING AND GROWTH MANAGEMENT



0 1 2 3 4  
Kilometres

**CITY FILE: OZS-2024-0026**  
**PUBLIC MEETING: Aug 12, 2024**

# AREA CONTEXT

- North:** Mayfield Road, beyond which is the Town of Caledon;
- South:** Vacant lands and an industrial operation;
- East:** Low-rise residential subdivision;
- West:** Airport Road, beyond which is a Place of Worship and gas station, and vacant lands

### Legend

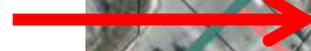
- Agricultural
- Commercial
- Institutional
- Open Space
- Residential
- City Limit
- Subject Lands



thoimagery, Fall 2024

# Aerial Photo

Subject Lands



# Site Photos



View looking south from Mayfield Road.

# Site Photos



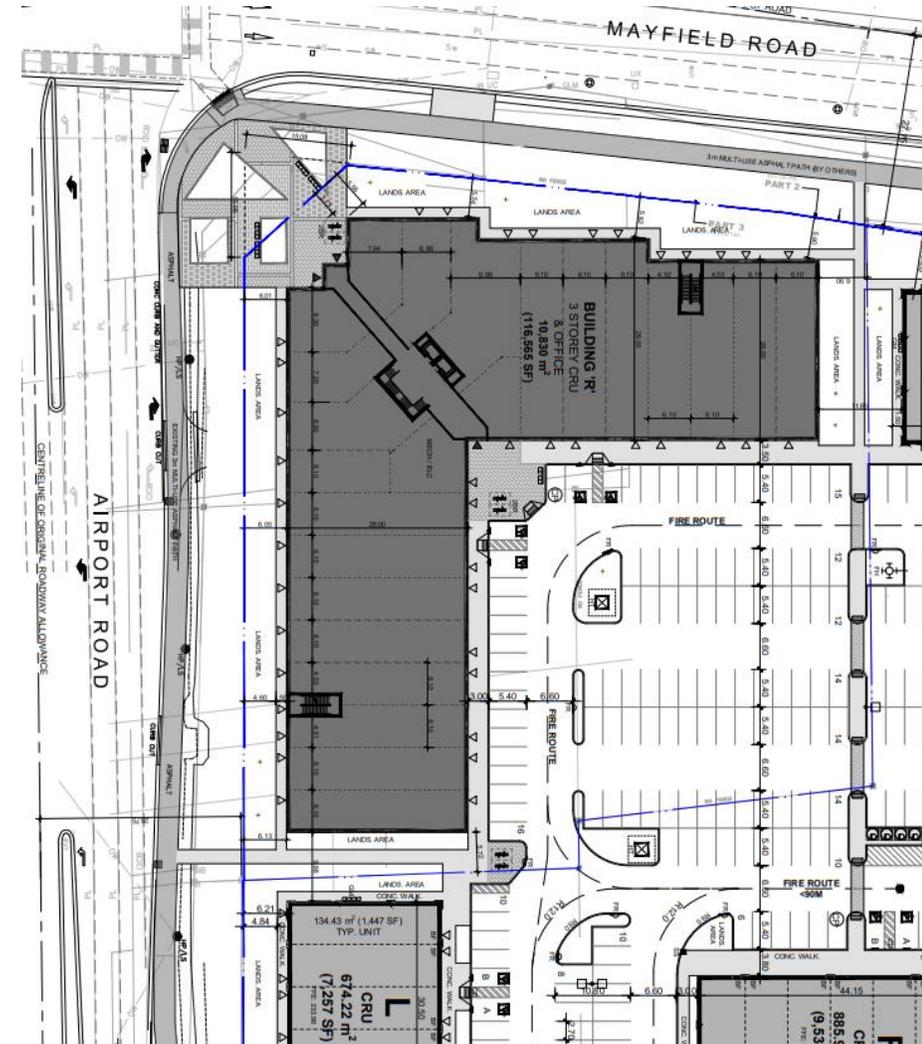
View looking east from Airport Road.

# DEVELOPMENT PROPOSAL

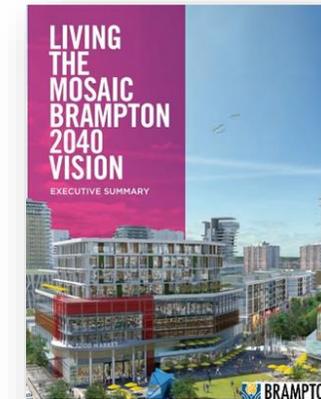
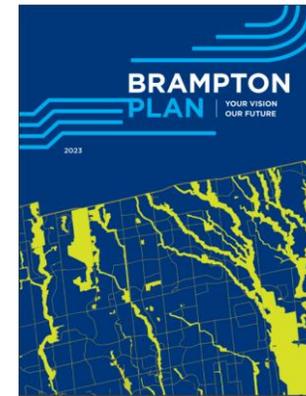
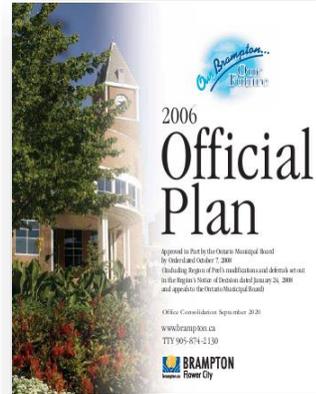
## An Application to Amend the Zoning By-law:

To facilitate the development of the site with a 3-storey building with ground floor retail and office uses above. Details include:

- Net Site Area: 0.83 hectares (2.05 acres)
- Gross Floor Area: 2,449.31 m<sup>2</sup>
- Gross Commercial Floor Area: 10,830 m<sup>2</sup>
- Building Coverage: 29.57%
- Vehicular Parking
  - Vehicular spaces: 97 spaces
  - Adjacent Site – Building A – Q: 870 spaces
  - Total Combined Parking Spaces: 967 spaces
- Bicycle Parking: 76 spaces



# PLANNING FRAMEWORK SUMMARY



## The application will be evaluated based on:

- The *Planning Act*
- Provincial Planning Statement (2024)
- Growth Plan for the Greater Golden Horseshoe (2020)
- City of Brampton Official Plan (2006)
- The Vales of Castlemore North Secondary Plan Area (SPA 49)

## Also following the principles of:

- Brampton 2040 Vision

# CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN (2006)



- MAJOR WATERCOURSES
- CEMETERY
- BUSINESS CORRIDOR
- OPENSOURCE, UTILITY/OPENSOURCE
- RESIDENTIAL
- Subject Lands



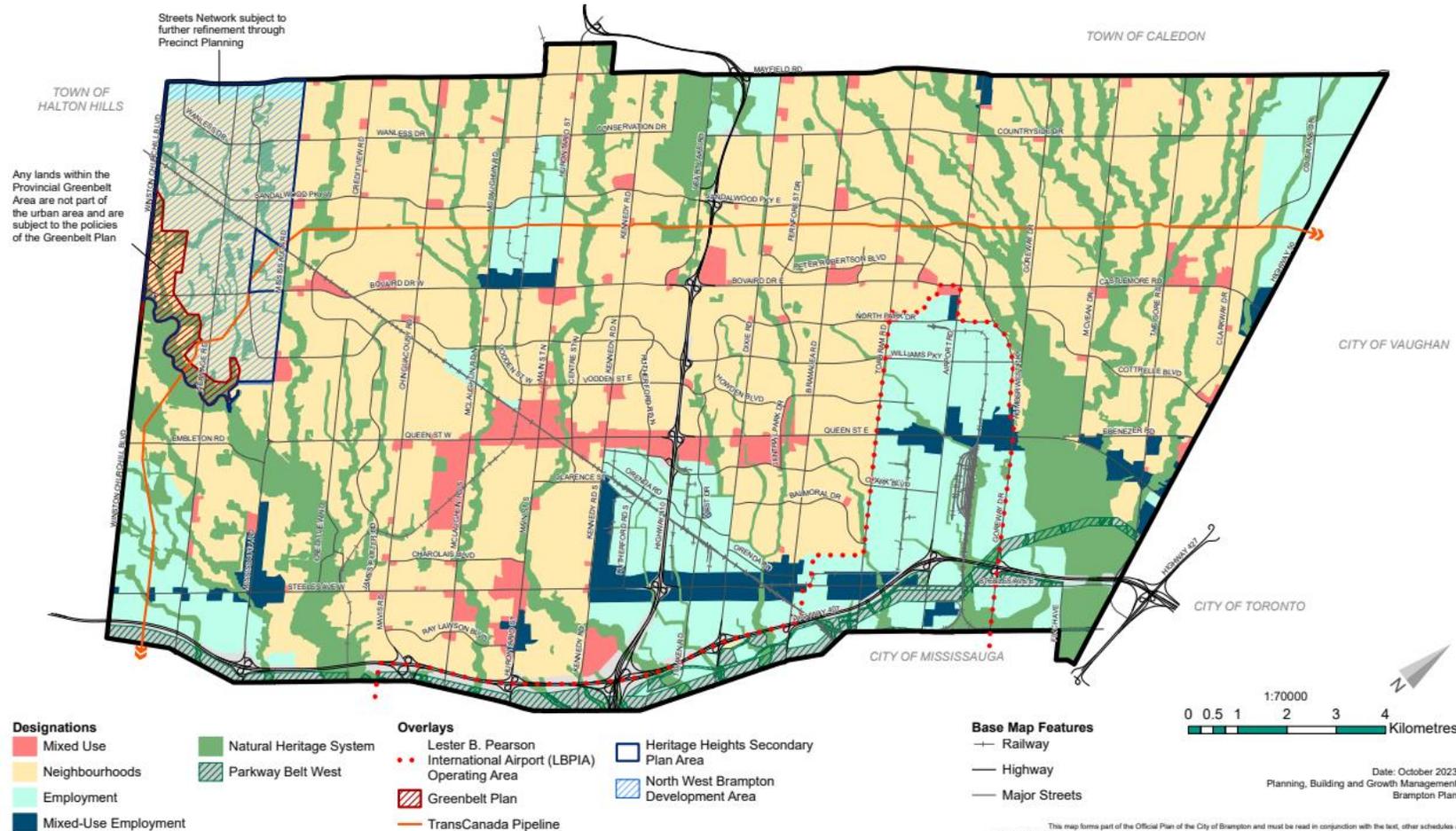
**OP Land Use Designation:** Business Corridor  
(Schedule A – General Land Use Designations)

**Permitted Uses:** The Business Corridor designation permits a broad range of employment and employment-related uses. Certain lands within the Business Corridor designation are planned to accommodate a broad range of business, service, and institutional uses.

An amendment to the Official Plan is **not** required for the proposed development.

# PLANNING CONTEXT: BRAMPTON PLAN (2023)

- Designated 'Mixed-Use Employment' within Schedule 2 – Designations of the Brampton Plan



Schedule 2 – Designations

# CURRENT PLANNING CONTEXT: SECONDARY PLAN

OZS-2024-0026



## Vales of Castlemore North Secondary Plan Area (SPA49)

### Land Use Designations:

- Highway / Service Commercial

An amendment to the Secondary Plan is **not** required to facilitate the proposed uses.

<b>RESIDENTIAL</b>	<b>INSTITUTIONAL</b>	<b>COMMERCIAL</b>	<b>OPEN SPACE</b>	<b>TRANSPORTATION</b>	<b>HERITAGE</b>
EXECUTIVE RESIDENTIAL	ELEMENTARY SCHOOL	NEIGHBOURHOOD RETAIL	WOODLOT	COLLECTOR	A CATEGORY A
LOW DENSITY RESIDENTIAL 1	CEMETERY	HIGHWAY / SERVICE COMMERCIAL	VALLEYLAND	MINOR ARTERIAL	B CATEGORY B
LOW DENSITY RESIDENTIAL 2	MIXED INSTITUTIONAL	SERVICE COMMERCIAL	NEIGHBOURHOOD PARK	POTENTIAL TRAIL LOCATION	SECONDARY PLAN BOUNDARY
RESIDENTIAL SPECIAL POLICY AREA	INSTITUTIONAL - SPECIAL POLICY AREA	SERVICE EMPLOYMENT	STORM WATER MANAGEMENT FACILITY	FULL MOVES ACCESS	
		COMMERCIAL / INSTITUTIONAL			

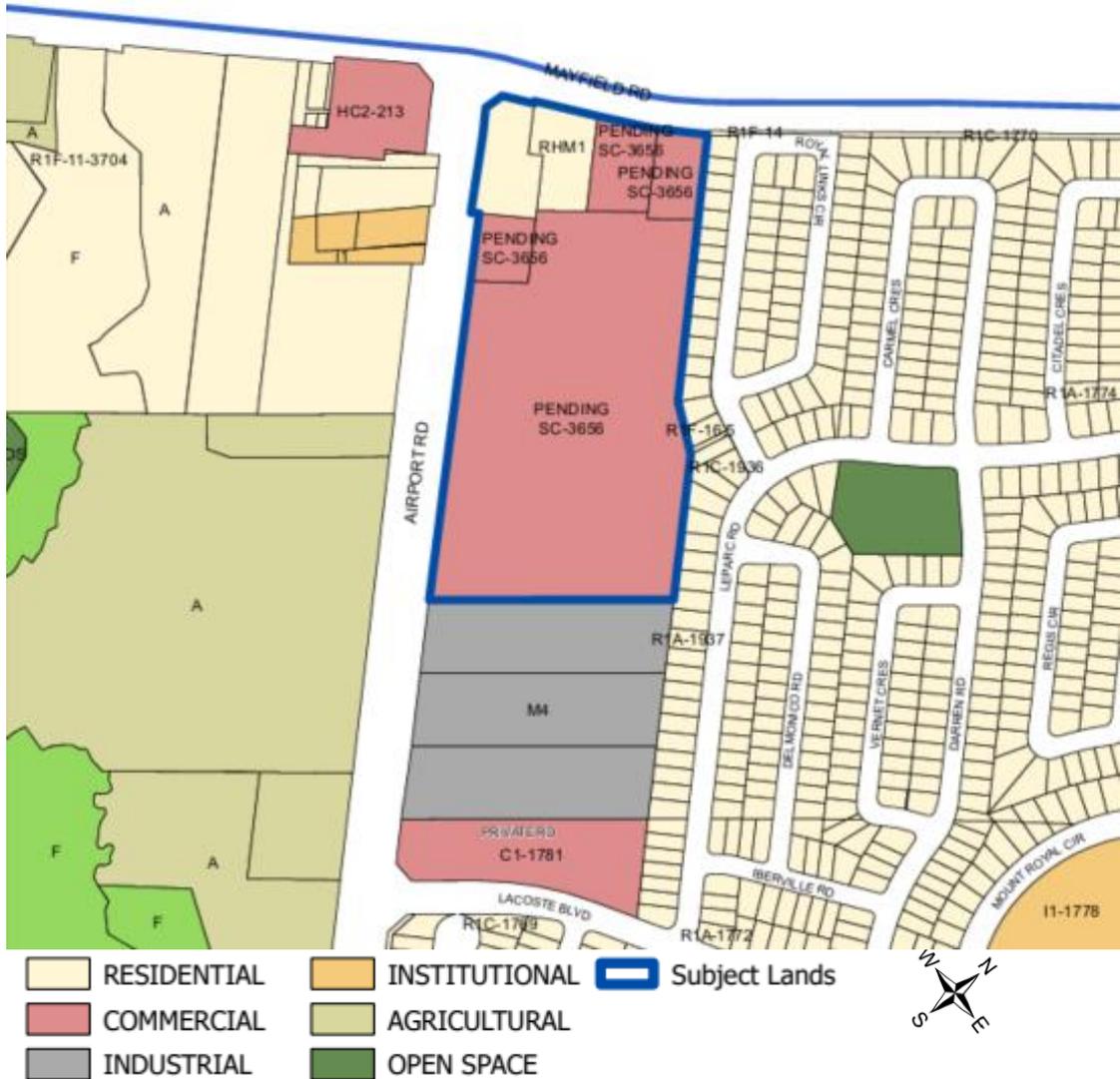
# CURRENT PLANNING CONTEXT: ZONING BY-LAW

## Current Zone: Residential Hamlet One (RHm1)

### Residential Hamlet One (RHm1) Land Use Permissions:

- A single detached dwelling
- Supportive Housing Residence Type 1
- Purposes accessory to the other permitted purposes
- A park, playground, recreational area and community centre established and operated by a public authority or its agent
- Place of worship
- A public or private school
- A cemetery
- A nursing home
- A greenhouse or nursery

An amendment to the Zoning By-law is required.



# PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-Law Amendment will rezone the subject site from “Residential Hamlet One (RHm1)” to “Service Commercial – Section XXXX [SC-XXXX].

Proposed Zone	Permitted Uses	Requirements and Restrictions
Service Commercial – Section XXXX [SC-XXXX]	<ul style="list-style-type: none"> <li>• Permitted Uses:               <ul style="list-style-type: none"> <li>• a retail establishment having no outside storage</li> <li>• a service shop</li> <li>• a personal service shop</li> <li>• a bank, trust company and finance company</li> <li>• an office, including medical, dentist and a drugless practitioner</li> <li>• a dry cleaning and laundry distribution station</li> <li>• a laundromat</li> <li>• a dining room restaurant, a convenience restaurant, a take-out restaurant</li> <li>• a printing or copying establishment</li> <li>• a health or fitness centre</li> <li>• A garden centre sales establishment</li> <li>• a parking lot</li> <li>• a community club</li> <li>• a grocery store</li> <li>• a convenience store</li> <li>• a custom workshop</li> <li>• an animal hospital</li> <li>• a place of worship</li> <li>• a day nursery</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Minimum Rear Yard Depth: 5.5 metres;</li> <li>b) Minimum landscaped open space:               <ul style="list-style-type: none"> <li>i. 5.0 metres along Mayfield Road and 5.0 metres along Airport Road, except at the property line abutting the daylight triangle, whereby a minimum of 3.5 metres is required;</li> </ul> </li> <li>c) Notwithstanding Section 20.3, the following minimum parking standards shall apply:               <ul style="list-style-type: none"> <li>i. one parking space per 108 square metres of gross commercial floor area or portion thereof;</li> <li>ii. parking spaces are permitted to be shared with the lands zoned SC-3656</li> </ul> </li> <li>d) Bicycle parking space rate: a minimum of 12 bicycle parking spaces shall be provided.</li> <li>e) Loading and Unloading:</li> <li>f) For the purpose of this zone, the lands zoned SC-XXXX shall be considered one lot for zoning purposes.</li> </ul>

# KEY ISSUES / CONSIDERATIONS

## Site Access:

- Ensuring appropriate access arrangement are made between the applicant and Region of Peel on Airport Road and Mayfield Road

## Shared Parking Arrangements:

- The proposal includes an additional 97 parking spaces. The adjacent commercial plaza contains 870 parking spaces. These parking spaces are proposed to be shared for the entire commercial plaza.

## Gateway Policies:

- The subject properties are identified as a 'Gateway' in the Vales of Castlemore North Secondary Plan. Gateways are intended to be major entry points into the community and act as an identifier that provides a sense of entrance, arrival and movement by the built form. 'Gateway' intersections shall be coordinated with the City's Gateway Beautification Program.



# PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application – May 8th, 2024

Circulation to commenting departments and agencies

Notice of statutory Public Meeting

## **Public Meeting (We Are Here)**

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final Report

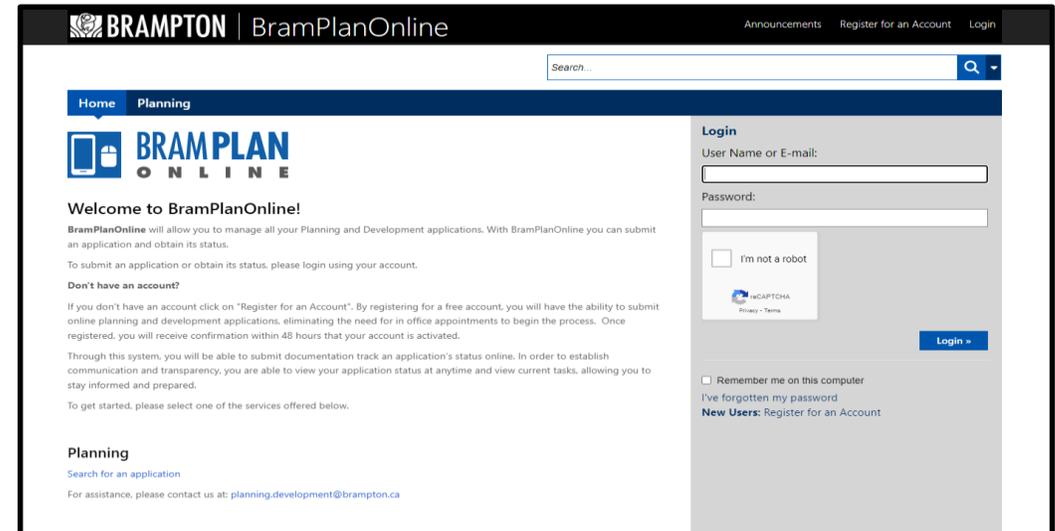
Appeal Period

# ACCESSING MORE INFO ABOUT THE PROPOSAL

More info on the proposed development, including full plans and supporting studies submitted by the applicant, are publicly available on the **BramPlan Online** portal:

1. Click [here](#) to access **BramPlan Online**.
2. Click the “Planning” tab, and search for the file number: **OZS-2024-0026**.
3. On the [OZS-2024-0026 file page](#), click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.



File OZS-2023-0042:  
OPA ZBA Subdivision  
Status: Submitted

File Info ▾  
Documents

**For any document that gets uploaded:**

1. All submitted documents must be named and categorized according to the City of Brampton Document naming and saving Protocol. [Please follow this link to find the document naming and saving conventions](#)
2. You must save the documents prior to continuing with the application. After you save the document, you cannot remove it.

**Resubmission:**

1. When making a resubmission, please email the planner on file once you have uploaded all necessary documentation.
2. All Precinct Plans, Draft Plans of Subdivisions (10 residential units or more), "Full" Site Plans, and Zoning By-law amendments to facilitate the above require the submission of a Sustainability Score & Summary. This includes each re-submission. Visit [www.brampton.ca/measuring-sustainability](http://www.brampton.ca/measuring-sustainability) for more details.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
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# CONTACT INFORMATION

The presentation associated with tonight's meeting can be found online at [www.brampton.ca](http://www.brampton.ca) on the **MEETINGS** and **AGENDAS** page.

- **City Planner contact:**

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City of Brampton

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**Applicant information:**

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Thank you!