



Report
Staff Report
The Corporation of the City of Brampton
5/12/2025

Date: 2025-04-17

File: OZS-2024-0026

Subject: **Recommendation Report– Application to Amend the Zoning By-Law**

To permit a three-storey mixed use commercial and office building
Mayfield Commercial Centre Ltd. – Weston Consulting
6029 Mayfield Road and 11903 Airport Road
East of Airport Road, South of Mayfield Road
Ward 10

Contact: Harjot Sra, Development Planner, Development Services & Design
Angelo Ambrico, Manager, Development Services & Design

Report number: Planning, Bld & Growth Mgt-2025-352

RECOMMENDATIONS:

1. That the report from Harjot Sra, Development Planner, Development Services and Design to the Planning and Development Committee Meeting of May 12, 2025, re: **Application to Amend the Zoning By-Law**, Mayfield Commercial Centre Ltd – Weston Consulting, File: OZS-2024-0026, 6029 Mayfield Road and 11903 Airport Road, Ward 10, be received;
2. That the Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd. – Weston Consulting, File OZS-2024-0026, Ward 10, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement and conforms to the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated April 17th, 2025;
3. That prior to advancing the Amending Zoning By-law to Council for enactment, clearance from the Region of Peel will be received in relation to the required Water and Wastewater Demand Table, or alternatively a Holding (H) Symbol will be used for this purpose.
4. That the amendments to the Zoning By-Law, as generally attached as Attachment 13 to this report be adopted.

OVERVIEW:

- The application will facilitate a three-storey commercial and office building, (retail at grade and office uses on the second floor). The building intends to have a total gross floor area of 10,830 square metres.
- A Statutory Public Meeting for this application was held on August 12th, 2024, and a Recommendation Report was taken to the Planning and Development Committee on November 4th, 2024. A motion, PDC199-2024 was passed on November 4th, 2024 to refer the application to a future Council meeting to address matters related to shared access for the adjacent properties (11903 Airport Road). These properties have since been consolidated into one ownership and will result in the development of one comprehensive development of a larger commercial/office development to the satisfaction of Planning staff.
- A second statutory public meeting is also scheduled to be held on May 12, 2025 (the same date this report will be considered) due to the expanded area that applies to the application, considering the lands at the intersection were acquired. If questions arise from the public meeting which are not able to be adequately responded to, Council may consider referring this matter back to staff.
- The property is designated as “Business Corridor” on Schedule A – General Land Use Designations of the Official Plan. The property is designated as “Highway/Service Commercial” on Schedule SP49(a) of the Vales of Castlemore North Secondary Plan (Area 49). The Official Plan and Secondary Plan permit the proposed development.
- The site is zoned “Residential Hamlet One (RHm1)” and “Residential Hamlet One – Section 1544 (RHm1-1544)” by By-law 270-2004, as amended. An amendment to the existing zoning is proposed to permit the commercial and office uses.
- The development proposal represents good planning, is consistent with the Provincial Planning Statement, and is in conformity with the City’s Official Plan and Brampton Plan.
- The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.

BACKGROUND:

The subject lands are located east of Airport Road and south of Mayfield Road. The lands are designated “Business Corridor” on Schedule ‘A’ of the Official Plan and “Employment” on Schedule ‘1’ of the Official Plan. The subject lands are also designated “Employment Area” and “Gateways” on Schedule 1A – City Concept Plan, and “Mixed-Use Employment” on Schedule 2 of the Brampton Plan. The property is designated as “Highway/Service Commercial” on Schedule SP49(a) of the Vales of Castlemore North Secondary plan (Area 49).

This application was submitted on March 25th, 2024 and it was deemed to be complete in accordance with the Planning Act on May 8th, 2024. The Statutory Public Meeting for the application was held at the August 12th, 2024 Planning and Development Committee Meeting. A Recommendation Report was brought forward to Planning and Development Committee on November 4th, 2024. As a result of this report, the following motion was passed by Council:

PDC199-2024

1. That the report from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Zoning By-Law, Mayfield Commercial Centre Ltd, Weston Consulting, 6029 Mayfield Road, Ward 10, File: OZS-2024-0026**, be **referred** to a future council meeting for matters to be resolved prior to the enacting zoning by-law; and,
2. That the delegation from Gurvir Gill, Brampton Resident, re: Application to Amend the Zoning By-Law, Mayfield Commercial Centre Ltd, Weston Consulting, 6029 Mayfield Road, Ward 10, File: OZS-2024-0026 to the Planning and Development Committee Meeting of November 4, 2024, be received.

Since then, the applicant acquired the adjacent lots municipally known as 11903 Airport Road and has proposed a new concept plan incorporating the corner lot at Airport Road and Mayfield Road to construct a larger building on the adjacent lands that were previously outside of their ownership.

The landowner for the subject site is also the developer of the abutting commercial plaza site to the east and south (approved via File:OZS-2020-0005/SPA-2021-0161), and this subject property will operate as part of the plaza lands, which consists of 17 commercial buildings, and 870 parking spaces. The concept plan for the entire commercial plaza could be found as Attachment 1.

A second statutory public meeting is scheduled to be held on May 12, 2025 (the same date this report will be considered) due to the expanded area that applies to the application, considering the lands at the intersection were acquired. If questions arise from the public meeting which are not able to be adequately responded to by staff, Council may consider referring this matter back to staff.

CURRENT SITUATION:

Proposal

The application to amend the Zoning By-law is required to permit the proposed three-storey commercial office building. In this regard, the existing “Residential Hamlet One (RHm1)” zoning designation does not permit the proposed use. The draft amendment to the Zoning By-law is attached to this report (Attachment 13).

Details of the proposal are as follows:

- Intended to be a condominium tenured commercial and office development (a Draft Plan of Condominium application will be required);
- One (1) three-storey building intended for ground for retail uses and office uses above;
- Gross floor area (GFA) of 10,830 square metres with a lot coverage of 29.57%; and;
- 97 parking spaces, in addition to the approved 870 parking spaces to the larger commercial plaza.

Property Description and Surrounding Land Uses

The site has the following characteristics:

- is located south of Mayfield Road and east of Airport Road;
- is currently vacant;
- is composed of a site area of 2.05 acres.

The surrounding land uses are described as follows:

North: Mayfield Road, beyond which are vacant lands currently in agricultural use within the Town of Caledon.

South: A temporary outdoor storage facility with transport trucks occupying a majority of the site.

East: A commercial plaza property (owned by the subject developer), and beyond is a low-density residential community (single-detached dwellings).

West: Airport Road, beyond which are a variety of uses including a gas station, convenience retail, residential, agricultural, Place of Worship, and a cemetery.

Access Arrangements to Mayfield Road and Airport Road

Staff are satisfied with shared access arrangements proposed in the concept plan which integrates with the existing recently approved commercial plaza reviewed under City File No: SPA-2021-0161.

Properties merged on title would not require the access easements that were originally contemplated through the previous application.

Shared Parking Rate

The applicant is proposing 97 parking spaces in the new proposal. The intent is for these additional parking spaces to be shared across the commercial plaza, resulting in a total of 967 parking spaces. Staff has received a Parking Study in support of the new parking rates. Prior to the enactment of the Zoning By-law, staff will confirm the appropriate parking rate for the entire commercial plaza and pass a new By-law reflecting the parking rate for the entirety of the commercial plaza which may include a new special section to the City's Comprehensive Zoning By-law 270-2004.

Region of Peel Clearance

This report recommends that prior to the enactment of the Zoning By-Law, Regional Staff confirm that they are satisfied with a required Water and Wastewater Demand Table. As a separate matter, Regional Staff have agreed to reviewing a modelling of the Demand Table through a future site plan application.

Summary of Recommendations

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Attachment 13.

PLANNING ANALYSIS SUMMARY

This proposal has regard for matters of provincial interest that are set out in the Planning Act. The application to amend the Zoning By-law is consistent with the Provincial Policy Statement, including the newly approved Provincial Planning Statement 2024, conforms to the goals and objectives of the City's Official Plan. The proposal represents good planning. Please refer to Attachment 10 "Detailed Planning Analysis" for additional details.

Matters of Provincial Interest

Planning Act, R.S.O, 1990

This development proposal has regard for the following matters of Provincial interest subject to the recommended holding provisions as set out in Section 2 of the Planning Act:

- The adequate provision of employment opportunities;
- The appropriate location of growth and development;
- The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
- The promotion of built form that:
 - Is well designed;
 - Encourages a sense of place; and
 - Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant

Provincial Planning Statement (PPS) (2024)

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Planning Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The application is consistent with the PPS, including with respect to the land designations, the environment and employment opportunities.

The proposed development supports livable, healthy communities by introducing additional commercial uses in a compact urban form on lands that are served by existing infrastructure and public services. The subject property is in close proximity to public transit services along Airport Road, representing an appropriate and supportable form of intensification that promotes efficient development patterns. The proposed development is located within a settlement area and optimizes existing land within built-up areas, is transit supportive, minimizes land consumption, and maximizes existing servicing infrastructure.

Staff is satisfied that the recommendations of this report for the development are consistent with the applicable sections of the Provincial Policy Statement (PPS).

Municipal Planning Documents

City of Brampton Official Plan (2006)

The City’s Official Plan and associated Secondary Plans are intended to guide development and infrastructure decisions on issues related to land use, built form, transportation and the environment. The proposal is consistent with the Official Plan as it meets the intent of the Official Plan designation.

The lands are designated 'Business Corridor' on Schedule A of the Official Plan. The business corridor designation permits a broad range of employment and employment-related uses. The applicant has demonstrated that the proposal meets the requirements of the Business Corridor designation.

Staff is satisfied that the recommendations of this report for the development conform with the City of Brampton Official Plan.

Brampton Plan (2023)

On May 16th, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan was scheduled to take effect on June 6th, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until the appeal is resolved.

The property is designated 'Employment' and 'Gateways' on Schedule 1A, and 'Mixed-Use Employment' in Schedule 2. The 'Employment' designation permits land uses such as warehousing, distribution, construction, light and heavy industrial uses, trades, outdoor storage, and other uses requiring a range of land parcel sizes. The Mixed-Use designation permits a broad range of office, business and business park, service and institutional uses to serve the general public and Employment Areas. Section 2.2.8.14 outlines that the predominant use in the Mixed-Use Employment designation will be Major Office with commercial and retail uses permitted to support the function of Employment Areas.

Staff is satisfied that the recommendations of this report for the development conform with the Brampton Plan.

Vales of Castlemore North Secondary Plan (Area 49)

The property is designated 'Highway and Service Commercial' in the Vales North Secondary Plan (Area 49). The 'Highway and Service Commercial' designation permits a range of Highway and Service Commercial uses including retail, supermarket, restaurant, pharmacy, office, and financial institutions. The proposed development is also identified as a "Gateway" to the City on Schedule 2 of the Official Plan. Gateways are intended to create a sense of entrance, arrival and movement as major entry points to the City. The proposed development will be required to fulfill cost sharing requirements prior to site plan approval, in accordance with section 7.1.45 – Airport and Mayfield Cost Sharing. The proposal conforms with the intended vision of the 'Highway and Service Commercial' designation and 'Airport and Mayfield Tertiary Plan' by complying with the permitted uses outlined in the Secondary Plan and policies regulating built form and urban design (see Attachment 10).

Staff is satisfied that the recommendations of this report for the development conform with the Vales of Castlemore North Secondary Plan (area 49).

City of Brampton Zoning By-Law

The subject property is zoned 'Residential Hamlet One (RHm1)' in By-Law 270-2004, as amended. Staff is satisfied with the recommended Zoning By-Law Amendment to rezone the subject lands to 'Service Commercial (SC) – Special Section XXXX' to permit a two-storey commercial building.

Results of Application Circulation

The application was circulated to City Departments, community agencies and property owners within 240 metres of the subject property, exceeding the Planning Act requirement of 120 metres for such applications. Notice signs were placed on the subject lands to advise members of the public that the application to temporarily amend the Zoning By-law was filed with the City. The statutory public meeting was held on August 12th, 2024, followed by a Recommendation Report of November 4th, 2024.

Results of the application circulation can be found in Attachment 12 – Results of Application Circulation.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications associated with this application. Revenue that is collected through the development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this application.

STRATEGIC FOCUS AREA:

This application to amend the Zoning By-law aligns with the strategic focus area "Growing Urban Centres & Neighborhoods." The proposal will add a new use to the area that will support the further intensification of the neighbourhood, and is designed to integrate into both the existing, and potential future urban fabric.

CONCLUSION:

Staff recommends approval of the Zoning By-Law Amendment (attached as Attachment 13) as the following has been satisfied:

- The application is consistent with the Provincial Planning Statement (2024);

- The application conforms with the principles and overall policy direction of the City of Brampton's Official Plan (2006) and the Brampton Plan (2023) and the Vales of Castlemore North Secondary Plan; and
- The provisions of the Zoning Bylaw amendment will facilitate compatibility with the abutting Residential neighbourhood.

As a result of the above, the proposed development represents good planning and is in the public interest.

Authored by:

Reviewed by:

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Attachments:

- Attachment 1— Overall Concept Plan
- Attachment 2— Concept Plan
- Attachment 3— Location Map
- Attachment 4— Official Plan Designations
- Attachment 5— Secondary Plan Designations
- Attachment 6— Zoning Designations
- Attachment 7— Aerial and Existing Land Uses
- Attachment 8— Heritage Resources
- Attachment 9— Brampton Plan Map
- Attachment 10— Detailed Planning Analysis
- Attachment 11— Results of the Public Meeting
- Attachment 12— Results of External Application Circulation
- Attachment 13— Draft Zoning By-law Amendment

- Attachment 14— Building Elevations