

2247, 2257 & 2271 MAYFIELD ROAD  
LOT 17, CONCESSION 2, WEST OF HURONTARIO  
STREET

CITY OF BRAMPTON REGION OF PEEL

OSZ-2020-0038/OZ-20-038B

# PUBLIC MEETING

MARCH 8, 2021

APPLICATION FOR AMENDMENTS TO THE OFFICIAL PLAN AND ZONING  
BY-LAW

## IMJ KEYSTONE HOLDINGS INC.

- AMENDMENT TO THE OFFICIAL PLAN AND ZONING BY-LAW
- CITY FILE No. OSZ-2020-0038/ OZ-20-038B
- MARCH 2021





SUBJECT  
PROPERTY

MAYFIELD ROAD

ELEVATION HILL DRIVE

CLOCKWORK DRIVE

CHINGUACOUSY ROAD

REMEMBRANCE ROAD

MARY DRIVE

MCLAUGHLIN ROAD

WHITEPOPPY DRIVE

VAN KIRK DRIVE

# Aerial Context

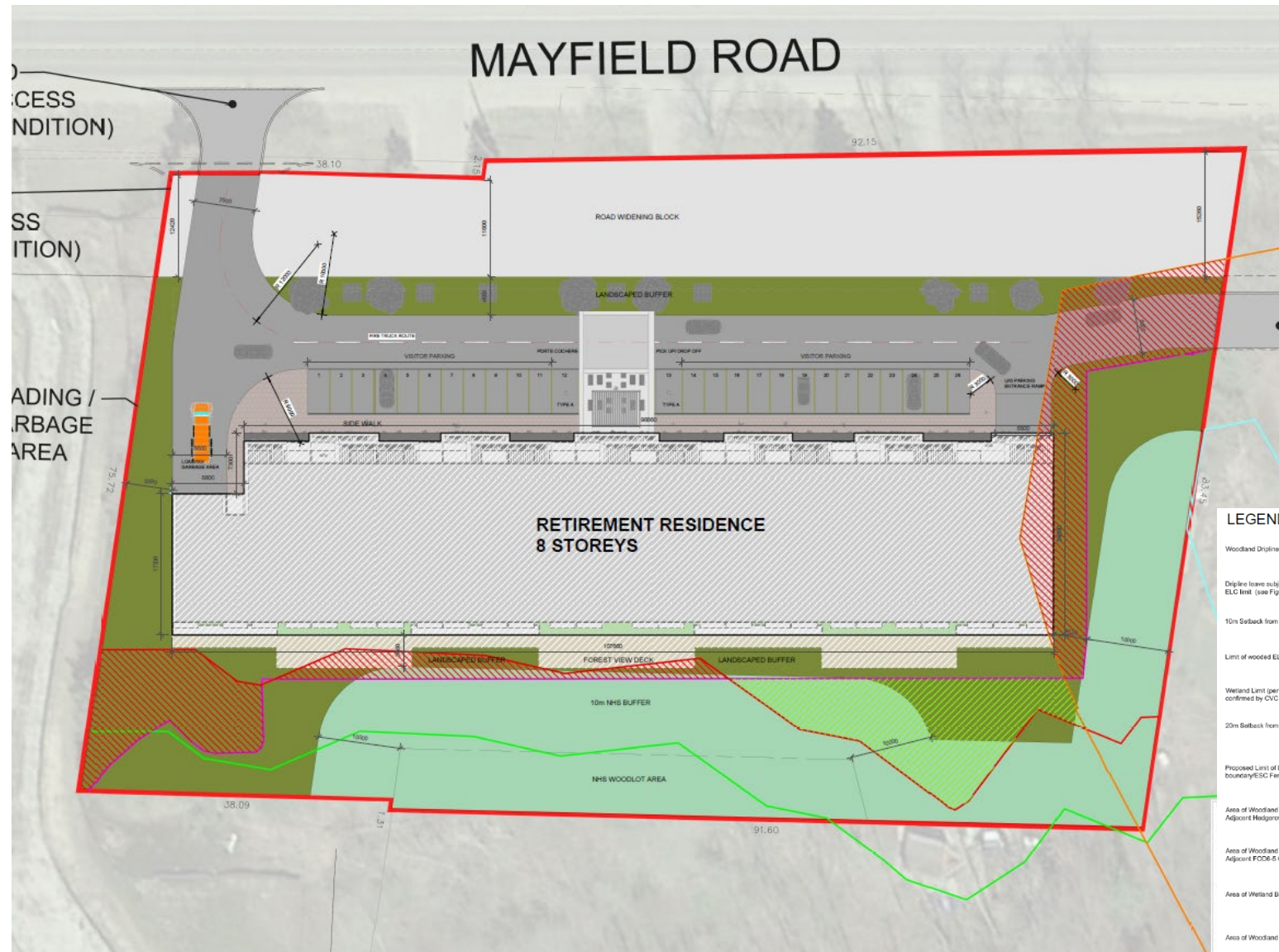
FILE: OSZ-2020-0038/ OZ-20-038B



SUBJECT PROPERTY



# PROPOSED 8 STOREY DEVELOPMENT



Proposed Site Plan – 2247,2257 & 2271 MAYFIELD ROAD

FILE: OSZ-2020-0038/ OZ-20-038B

# ON- SITE AMENITIES



## Proposed Main Floor Plan

FILE: OSZ-2020-0038/ OZ-20-038B

NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



Proposed Building Elevations

FILE: OSZ-2020-0038/ OZ-20-038B





Proposed Building Conceptual Rendering – North East Perspective

FILE: OSZ-2020-0038/ OZ-20-038B





Proposed Building Conceptual Rendering- North West Perspective  
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## CITY OF BRAMPTON SENIOR'S HOUSING STUDY (DECEMBER 2018)

- Identifies potential areas within the built-up area of Brampton suitable for seniors housing development.
- Criteria to identify potential seniors housing locations (Section 7.2):
  - Minimum site size requirements;
  - Land use compatibility;
  - Walkability;
  - Proximity to transit and amenities such as shopping, recreation and health care.

## CITY OF BRAMPTON AGE-FRIENDLY STRATEGY AND ACTION PLAN (JUNE 2019)

### Challenges identified in *Section 3- Community Dimensions*:

- Requirement for more diverse housing options, including smaller and more affordable residential units;
- Requirement for more accessible and supported housing to meet the needs of older residents; and
- Requirement for housing to be located near community services, amenities, and other destinations.



- Proposed development is consistent with Provincial and Regional policies with respect to urban growth, development, and intensification in Designated Greenfield Areas.
- Proposed development conforms with the Region of Peel's North West Brampton Urban Development Area- proposing residential development with a variety of on-site amenities and activities that will permit older adults to 'age in place' with access to planned multi-use trails and existing public transit infrastructure.
- Proposed built form represents a higher-density development which will contribute to complete communities and achieving the Region's density targets
- Proposed development conforms with existing planning policy and contributes a different form and density integrated within the Natural Heritage System

# THANK YOU