



Delegation Request

For Office Use Only:

Meeting Name:

Meeting Date:

Please complete this form for your request to delegate to Council or Committee on a matter where a decision of the Council may be required. Delegations at Council meetings are generally limited to agenda business published with the meeting agenda. Delegations at Committee meetings can relate to new business within the jurisdiction and authority of the City and/or Committee or agenda business published with the meeting agenda. **All delegations are limited to five (5) minutes.**

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2

Email: cityclerksoffice@brampton.ca Telephone: (905) 874-2100 Fax: (905) 874-2119

Meeting: ☐ City Council ☒ Planning and Development Committee
☐ Committee of Council ☐ Other Committee:

Meeting Date Requested: January 31, 2022 Agenda Item (if applicable): 5.3

Name of Individual(s): Weston Consulting c/o Alfiya Kakal

Position/Title: Senior Planner

Organization/Person being represented: 12769500 Canada Inc.

Full Address for Contact: 201 Millway Avenue, Suite 19,
Vaughan, Ontario L4K 5K8

Telephone: 905-738-8080 ext.308

Email: akakal@westonconsulting.com

Subject Matter to be Discussed: OZS-2021-0045

Action Requested: Agent presentation for proposed development applications

A formal presentation will accompany my delegation: ☒ Yes ☐ No

Presentation format: ☒ PowerPoint File (.ppt) ☐ Adobe File or equivalent (.pdf)
☐ Picture File (.jpg) ☐ Video File (.avi, .mpg)

☐ Other:

Additional printed information/materials will be distributed with my delegation: ☐ Yes ☒ No ☐ Attached

Note: Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date:**

- (i) 25 copies of all background material and/or presentations for publication with the meeting agenda and /or distribution at the meeting, and
- (ii) the electronic file of the presentation to ensure compatibility with corporate equipment.

Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate meeting agenda.

Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and/or the Planning Act, R.S.O. 1990, c.P.13 and will be used in the preparation of the applicable council/committee agenda and will be attached to the agenda and publicly available at the meeting and on the City's website. Questions about the collection of personal information should be directed to the Deputy City Clerk, Council and Administrative Services, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, tel. 905-874-2115.

STATUTORY PUBLIC MEETING

The Lotus @ Mayfield
11937 Goreway Drive and 6539 Mayfield Road
City of Brampton

Weston Consulting

Monday, January 31st, 2022
7:00 pm



AREA CONTEXT

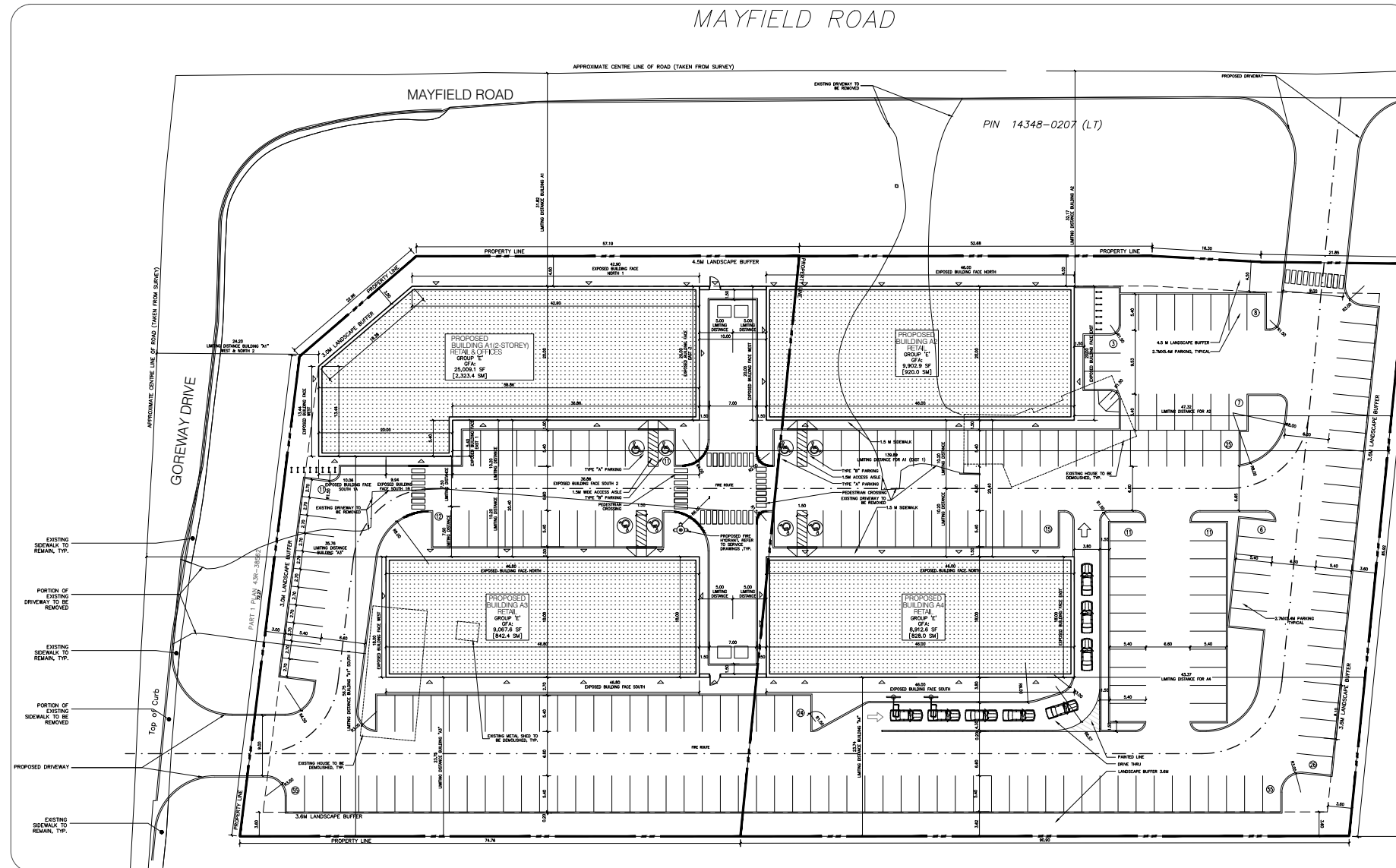


Rendering and Aerial Photo of the Subject Lands



- Located along the Brampton/Caledon border in the Vales of Humber neighbourhood
- **Site Area:** 14,122.48 m²
- **Frontage:** 72.3 metres along Goreway Drive and 148 metres along Mayfield Road

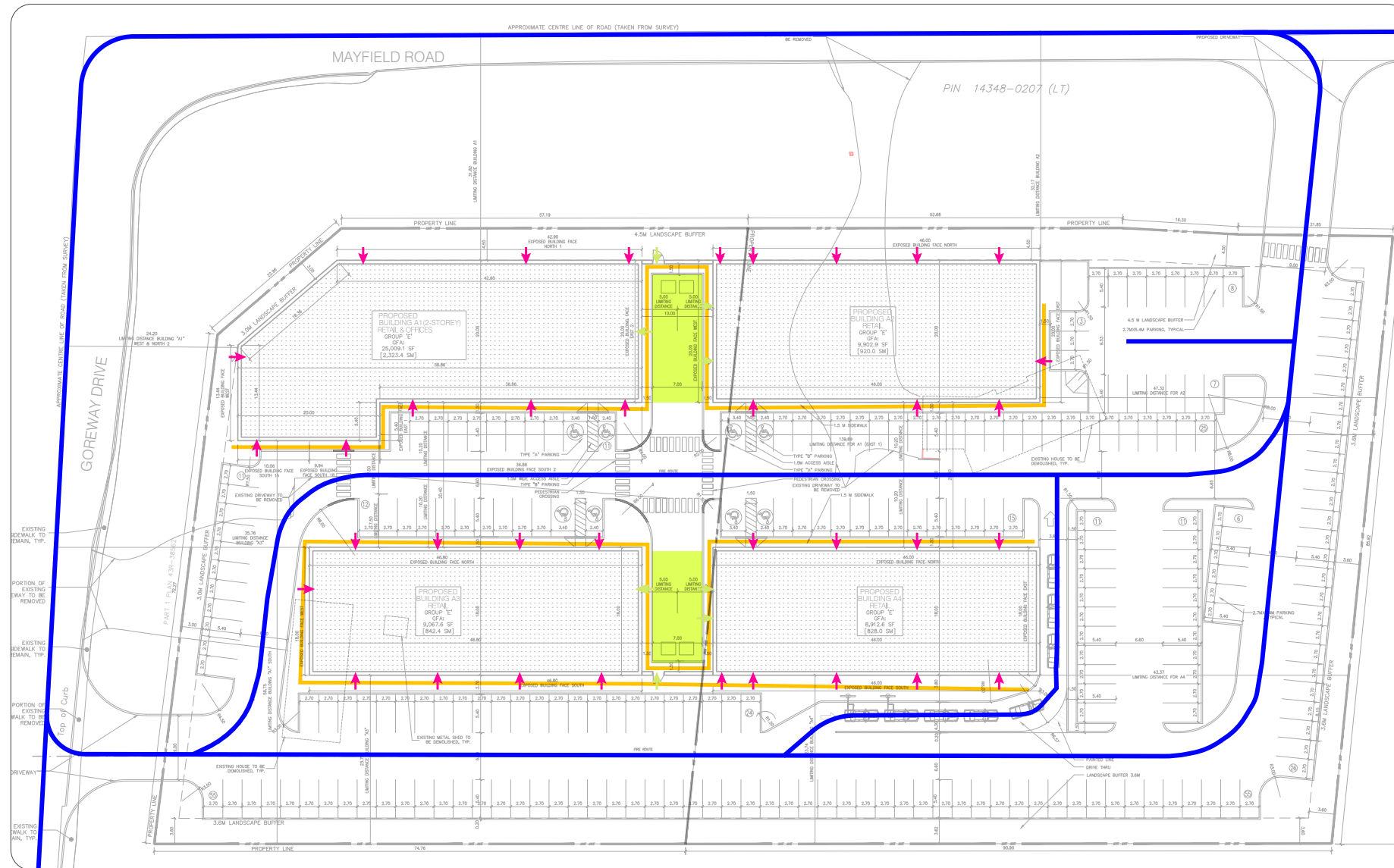
PROPOSED DEVELOPMENT - SITE PLAN



Site Plan prepared by Paul Marques Architect Inc.

- Four Commercial Buildings
- **Total GFA:**
 - **Office:** 1,161.66 m²
 - **Retail:** 3,752.06 m²
 - **Total:** 4,913.72 m²
- **Total Vehicle Parking:** 225 – 8 of which are barrier-free spaces
- **Total Bicycle Parking Spaces:** 15 spaces at two locations

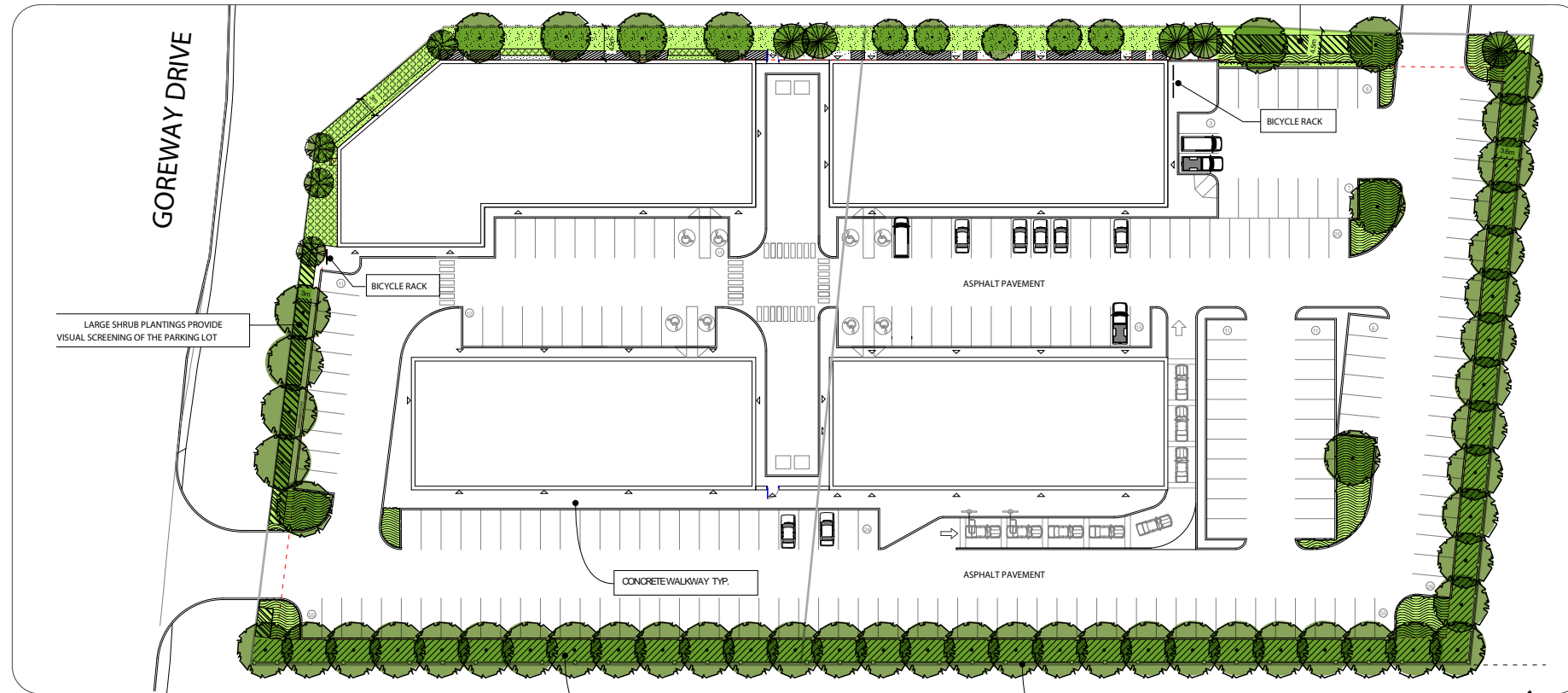
PROPOSED SITE DESIGN FEATURES



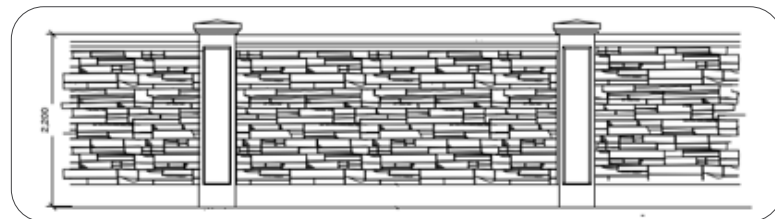
Linkages and Connections Map prepared by Paul Marques Architect Inc.

- Road Widenings provided on Mayfield and Goreway to accommodate planned roadway improvements.
- Design incorporates high-quality architecture to create an attractive public realm.
- Location and frontage of buildings provide high degree of site visibility along Regional Roads.
- Building orientation and massing reinforce street edge and define the intersection.
- Multiple vehicular access points for efficient site access and circulation.
- Pedestrian connectivity throughout site and inclusion of public benches.
- Built form and setbacks provide appropriate transition to surrounding neighbourhood.

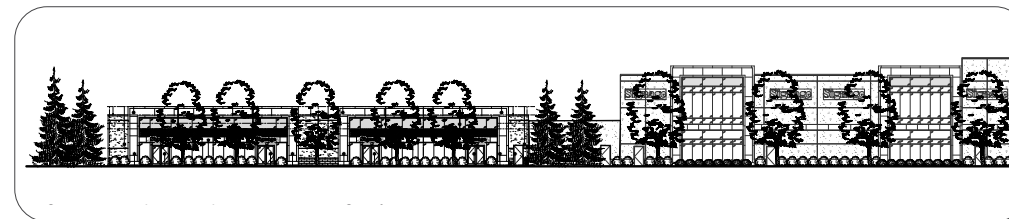
PROPOSED LANDSCAPE FEATURES



Landscape Plan prepared by Beacon Environmental



Proposed 2.2m High Dry Stack Masonry Fence



Landscape Concept Elevations - Along Mayfield Road

- 3 metre and 4.5 metre landscaped strips proposed along Mayfield Road and Goreway Drive.
- Plantings along traffic islands to break up monotonous asphalt surface areas.
- Enhanced distance to residential neighbours through provision of parking along the south and east property lines.
- 2.2 metre (7 feet) high masonry fencing and deciduous tree buffer proposed along south and east property line.

PLANNING RATIONALE

1. Proposed development maximizes investment in public infrastructure.
2. Proposed development contributes to complete communities.
3. Proposed development will create much needed commercial space in the City and result in employment opportunities.
4. Proposed use and policy designation are considered appropriate.
5. Proposed development is compatible with surrounding uses.
6. Proposed development fulfills intensification targets for the built-up area.

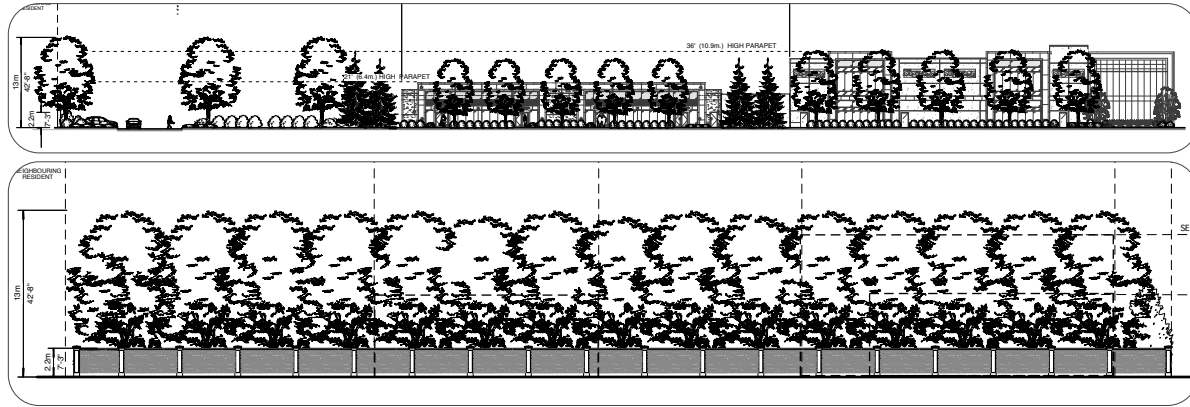
BACKGROUND STUDIES AND REPORTS

- **Studies conducted to support the proposed OPA and ZBLA**

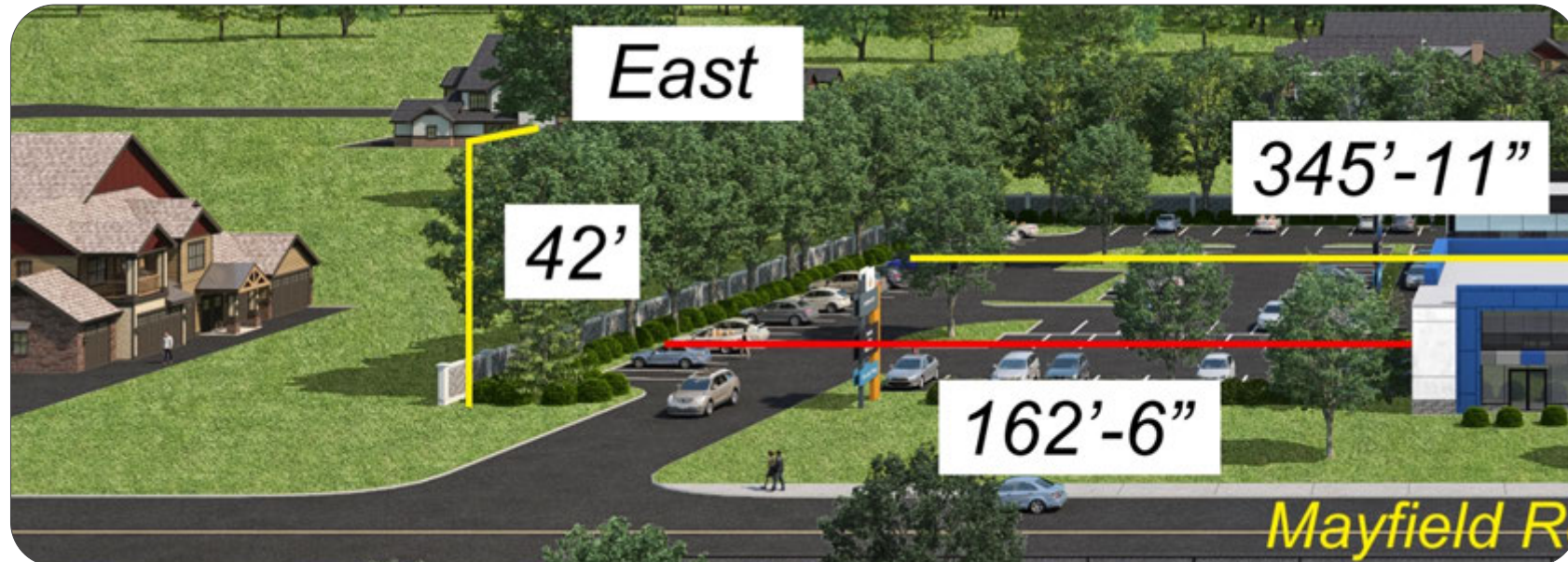
Applications:

- Stage 1 & 2 Archaeological Assessment
- Functional Servicing Report
- Market Impact Study
- Transportation Impact Study
- Arborist Report
- Urban Design Brief
- Planning Justification Report
- Heritage Impact Assessment
- Noise and Vibration Study

IMPACT MITIGATION



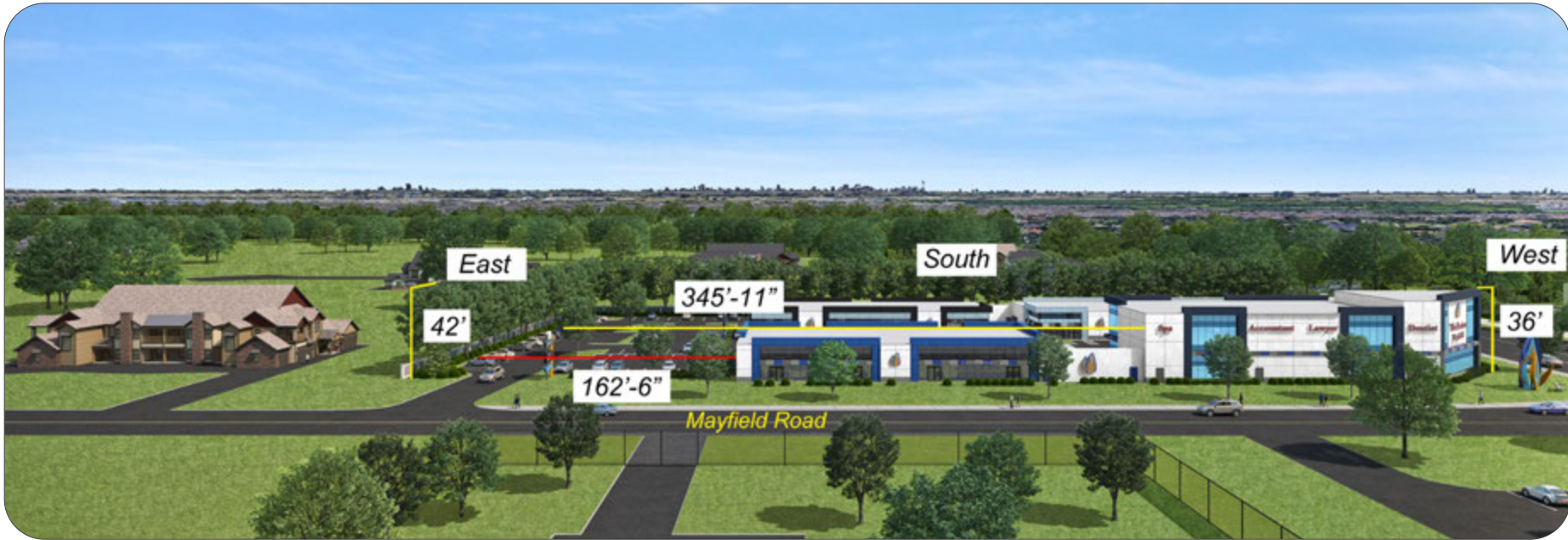
Landscape Concept Elevations prepared by Beacon Environmental



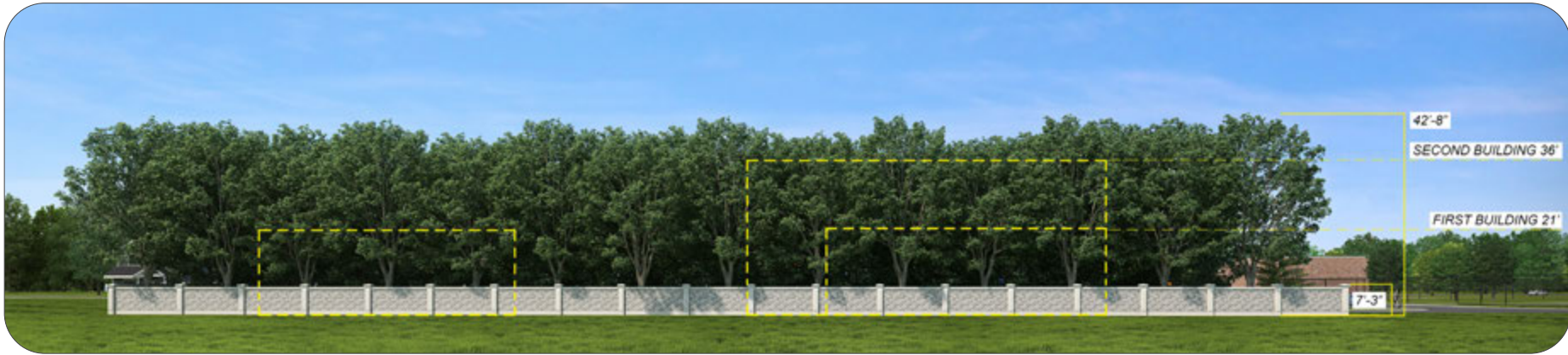
Aerial Site Rendering Photo

- **Noise:** Study confirms that noise levels will remain within the appropriate limits at nearby residents.
- **Traffic:** Study confirms that traffic will continue to operate at acceptable levels with no delays or traffic congestion associated with the proposed development.
- **Privacy:** Site design and landscaping features will ensure quiet enjoyment expectations of nearby residents are maintained.

IMPACT MITIGATION



Site Rendering with Proposed Heights



Landscape Buffer Rendering



Thank You

Comments & Questions?

Alfiya Kakal, HBA, MPI., RPP

Weston Consulting

akakal@westonconsulting.com

905-738-8080 ext. 308

