

AIRPORT ROAD & MAYFIELD ROAD PUBLIC MEETING

May 3, 2022



SMARTCENTRES®
REAL ESTATE INVESTMENT TRUST



adesso design inc.
landscape architecture

WARE MALCOMB
Leading Design for Commercial Real Estate

SITE CONTEXT

AERIAL



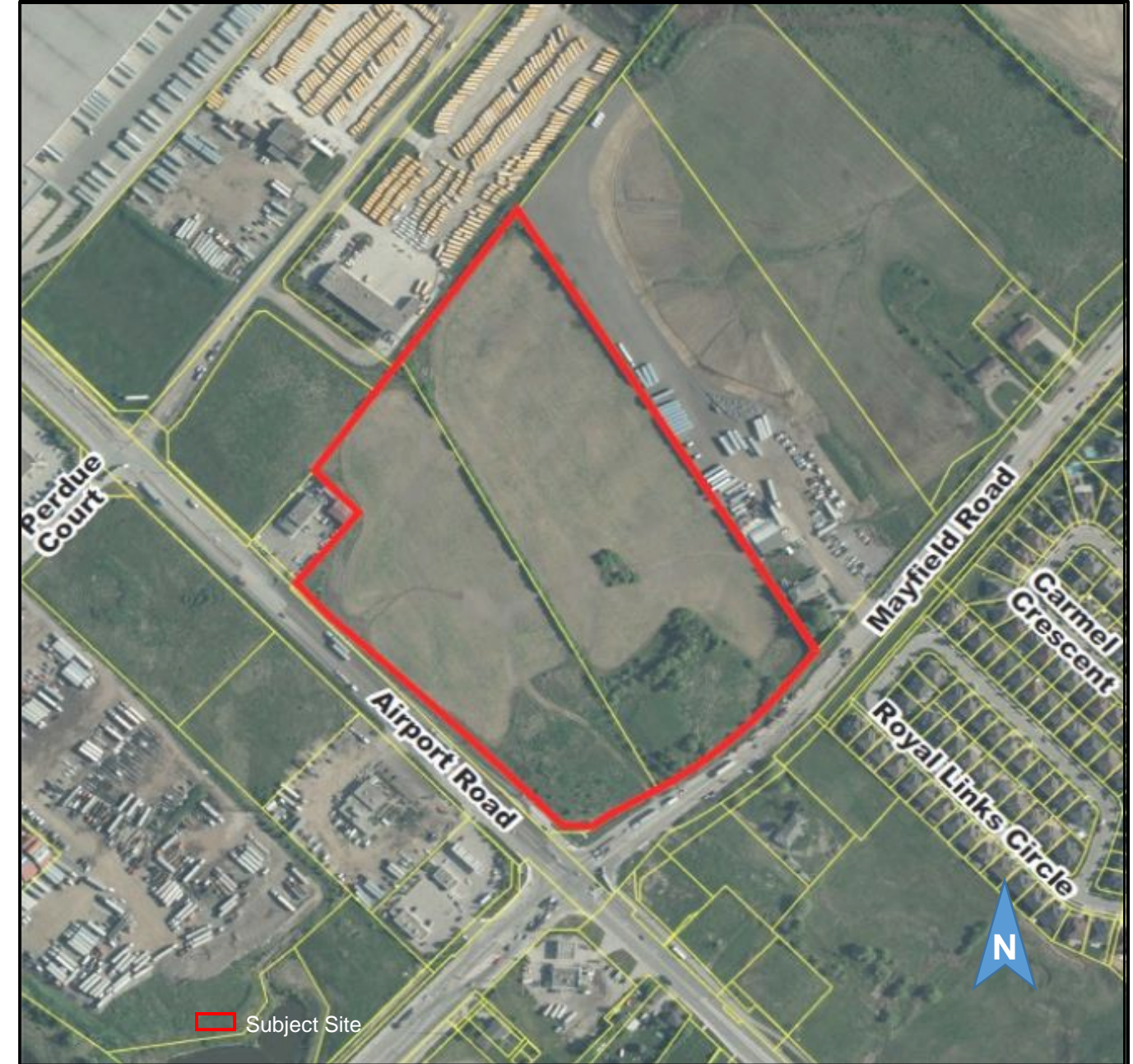
SITE OVERVIEW

AERIAL

Site Size: 23.3 acres

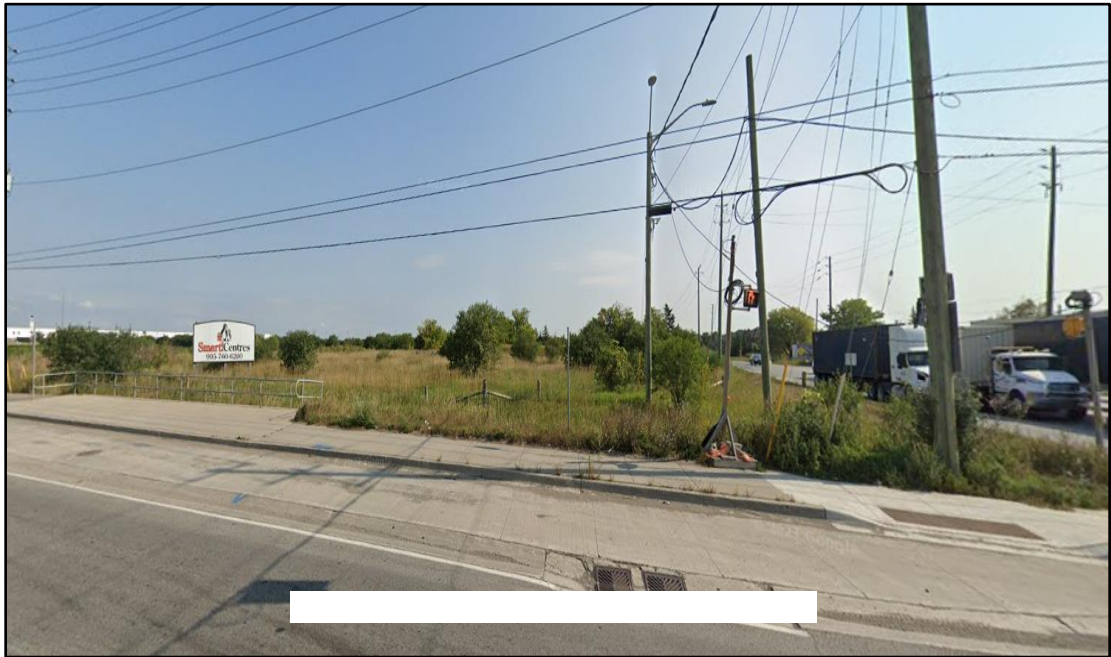
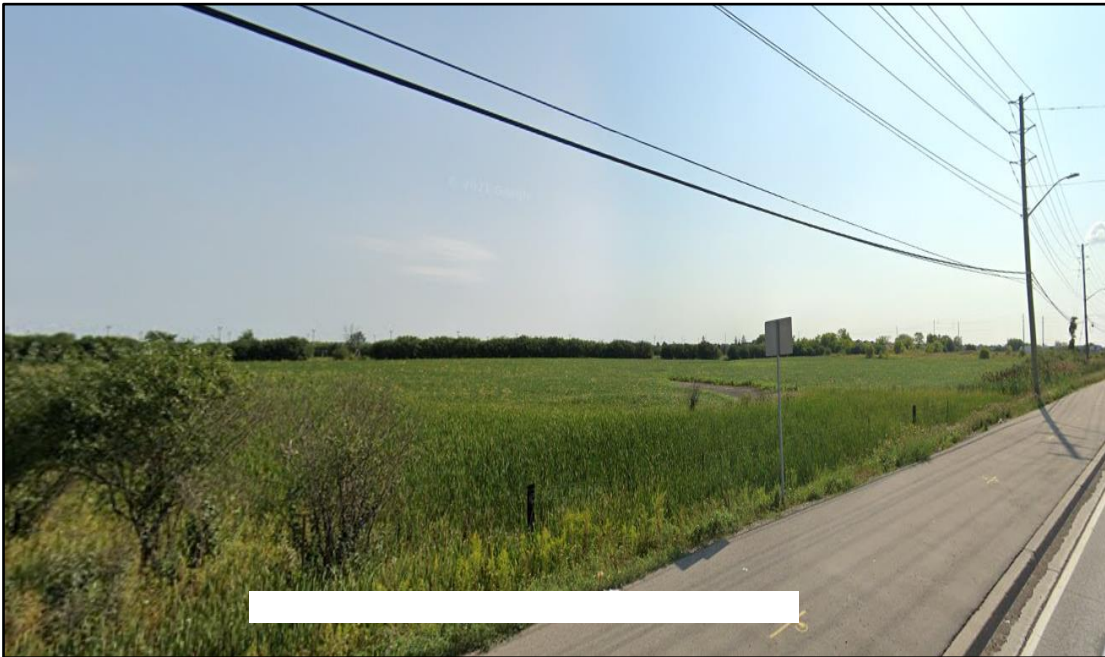
Ownership: Airfield Developments & Airfield II Developments Inc.

Current Use: Vacant



SITE CONTEXT

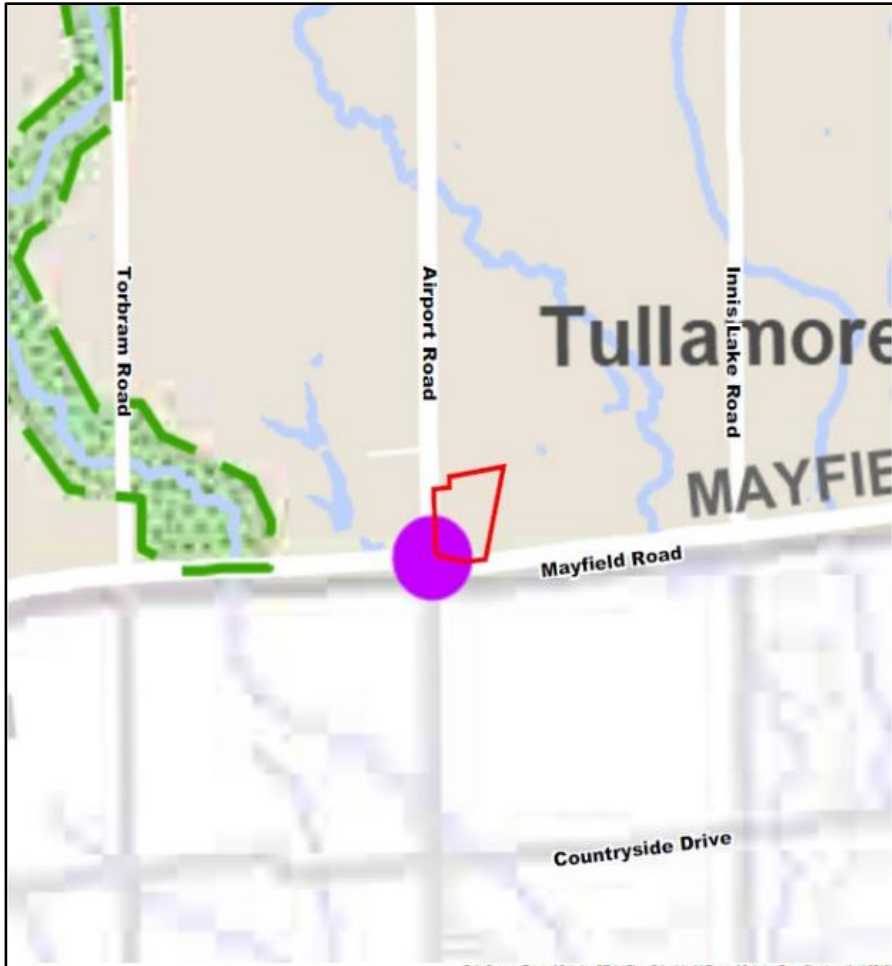
STREET VIEW



PLANNING OVERVIEW

OFFICIAL PLAN AND ZONING BY LAW DESIGNATION

Caledon Official Plan: Agricultural and Rural Area of the Growth Plan



Zoning: Highway Commercial & Service Industrial

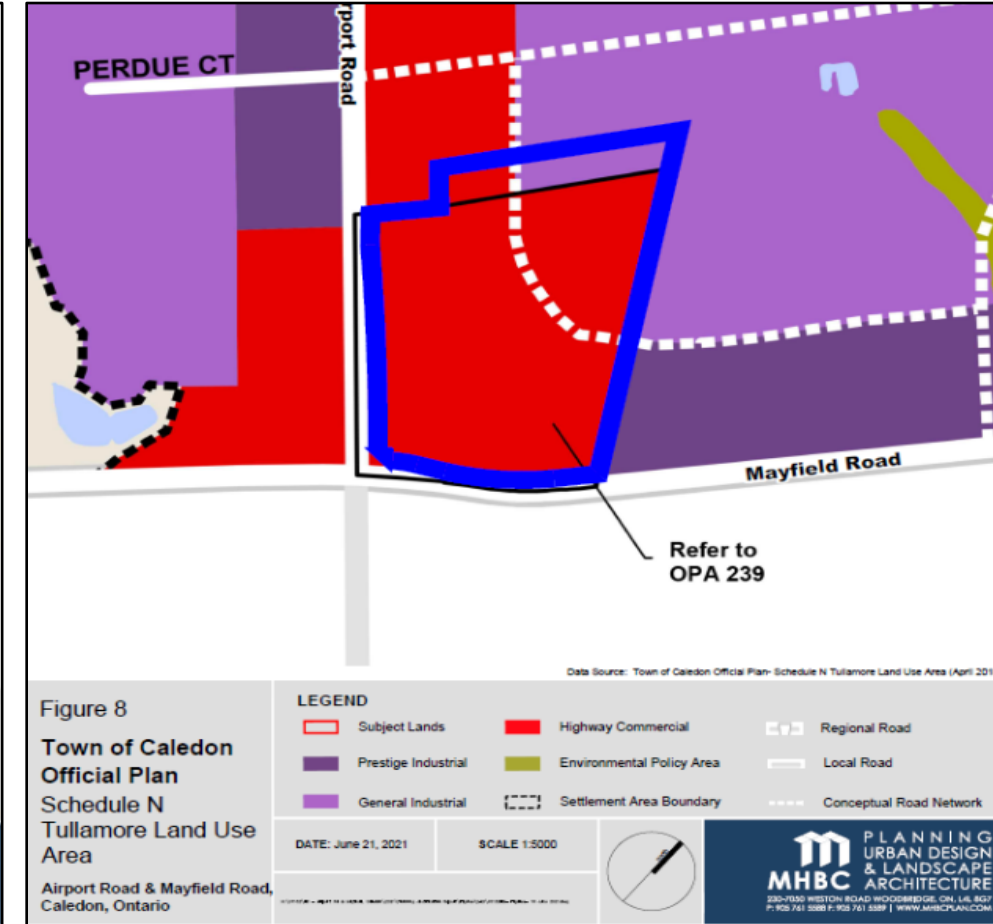


The following uses are permitted:

Highway Commercial - Animal Hospital, Clinic, Tourist Accommodation, Automotive, Recreation, Restaurant, Retail Store and other similar uses

Service Industrial – Bulk Storage Facility, Cannabis-Related Use-Indoor, Contractor's Facility, Dry Cleaning or Laundry Plant, Equipment Storage Building, Factory Outlet, Industrial Use, Open Storage Area, Accessory, Transportation Depot, Warehouse, Warehouse, Public Self-Storage and other similar uses

Site Specific Zoning: OPA 239 – Highway Commercial



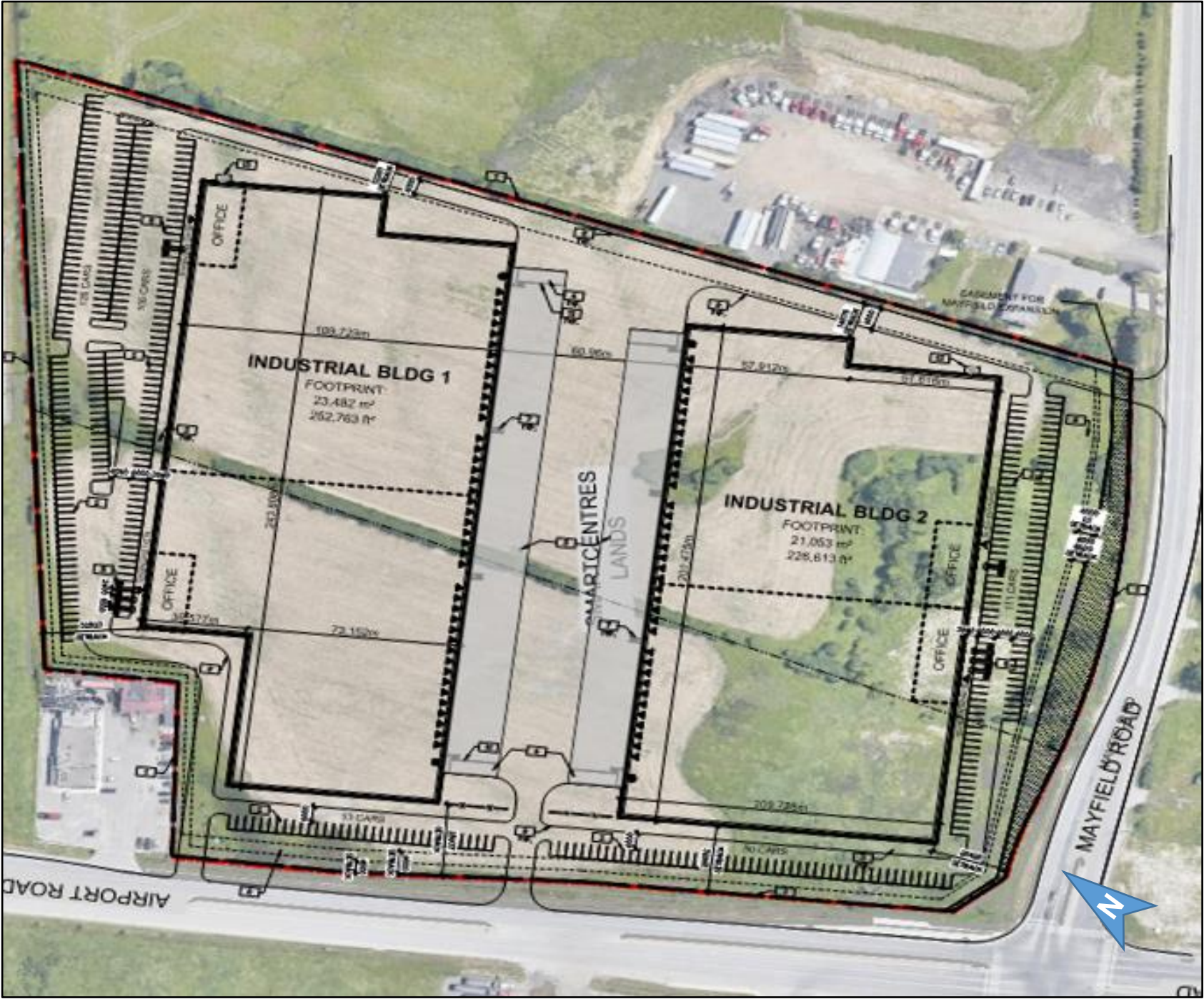
The Town of Caledon Council adopted Official Plan Amendment No. 239 to re-designate a portion of the Subject Lands (Part of Lot 1, Concession 1 (Albion) in the Town of Caledon, located at the northeast corner of Mayfield Road and Airport Road) as "Highway Commercial" and include additional policies within the Highway Commercial designation pertaining to the site within the Tullamore Secondary Plan, to permit retail and service commercial centre on the Subject Lands.

PROPOSED DEVELOPMENT

OVERVIEW

SITE STATISTICS

Office GFA	2,034 m2
Industrial GFA	42,501 m2
Total GFA	44,535 m2
FSI	0.47
Storeys	1
Lot Coverage	47.23%
Parking Proposed	426 spaces
Parking Required	423 spaces



PROPOSED DEVELOPMENT

RENDERING



SITE PLAN



PROPOSED DEVELOPMENT

LANDSCAPE

