

LEGEND

	PROPOSED ENTRANCE ARROW
	PROPOSED EXIT ARROW
	PROPOSED FIRE HYDRANT
	PROPOSED SIAMESE CONNECTION
	PROPOSED SIGN
	PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED EV CHARGING STATION

2 KEY PLAN A100 1:1500

STATISTICS

SITE AREA	±2.10 ACRES	±0.85 HA.
RETAIL A LEASABLE AREA	±7,042 S.F.	±665 S.M.
RETAIL A.1	±1,390 S.F.	±129 S.M.
RETAIL A.2	±1,210 S.F.	±112 S.M.
RETAIL A.3	±1,230 S.F.	±114 S.M.
RETAIL A.4	±1,210 S.F.	±112 S.M.
RETAIL A.5	±2,002 S.F.	±186 S.M.
ME ROOM	±150 S.F.	±14 S.M.
RETAIL B LEASABLE AREA	±3,450 S.F.	±323 S.M.
RETAIL B.1	±1,246 S.F.	±116 S.M.
RETAIL B.2	±1,356 S.F.	±126 S.M.
RETAIL B.3	±875 S.F.	±81 S.M.
ME ROOM	±110 S.F.	±10 S.M.
RETAIL C LEASABLE AREA	±13,730 S.F.	±1,279 S.M.
RETAIL C.0 LEASABLE AREA	±2,060 S.F.	±192 S.M.
RETAIL C.1 LEASABLE AREA	±8,500 S.F.	±792 S.M.
RETAIL C.2 LEASABLE AREA	±3,170 S.F.	±295 S.M.
ME ROOM	±320 S.F.	±30 S.M.
GARBAGE ROOM	±380 S.F.	±36 S.M.
TOTAL LEASABLE AREA (TLA)	±24,222 S.F.	±2,267 S.M.
TOTAL SERVICE AREA	±900 S.F.	±85 S.M.
TOTAL FLOOR AREA (GFA)	±25,122 S.F.	±2,352 S.M.
PARKING REQUIRED 1 PER 235 M. (TLA)	99 CARS	99 CARS
PARKING PROVIDED	100 CARS	100 CARS
FSI	4.13/1,000 S.F.	4.41/1,000 S.M.
COVERAGE	0.27	27.5%

ZONING AND REGULATIONS SCHEDULE

ZONE : C1-2958	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	NO REQUIREMENT	±95.6 M
BUILDING SETBACK		
MAYFIELD ROAD (FRONT YARD)	MIN. 3M	2.7M
VETERANS DRIVE (EXT. SIDE YARD)	MIN. 3M	3.0M
WELDRICK STREET (EXT. SIDE YARD)	MIN. 3M	1.5M
REAR YARD (ABUT. RESIDENTIAL)	MIN. 6M	6M
MAXIMUM BUILDING HEIGHT	6 STOREYS	1 STOREYS
LANDSCAPE BUFFER		
MAYFIELD ROAD VETERANS DRIVE WELDRICK STREET REAR	MIN. 3M	2.7M
YARD (ABUT. RESIDENTIAL)	MIN. 3M	3.0M
LOADING SPACE	MIN. 3M	6M
DIMENSION	1 SPACES	1 SPACES
PARKING SPACE	3.5M X 9M	3.5M X 9M
REGULAR PARALLEL	2.7M X 5.4M	2.7M X 5.4M
BARRIER-FREE (TYPE A)	2.75M X 6.0M	2.75M X 6.0M
BARRIER-FREE (TYPE B)	3.4M X 5.4M	3.4M X 5.4M
DRIVE AISLE LOT FRONTAGE	2.4M X 5.4M	2.4M X 5.4M
	MIN. 6.6M	6.6M
MAYFIELD ROAD	±95.6 M	
VETERANS DRIVE	±89.5 M	

#	DATE	DESCRIPTION	BY
10	2023-10-20	ISSUED FOR TENDER ISSUED	JJK
9	2023-10-06	FOR PERMIT ISSUED FOR SPA	JJK
8	2023-07-19	AMENDMENT ISSUED FOR	JJK
7	2023-09-02	COORDINATION ISSUED FOR	JJK
6	2022-09-16	SPA ISSUED FOR SPA ISSUED	JJK
5	2022-07-08	FOR COORDINATION ISSUED	JJK
4	2022-06-24	FOR SPA ISSUED FOR SPA	JJK
3	2022-05-12	ISSUED FOR COORDINATION	JJK
2	2023-01-17		JJK
1	2023-02-06		JJK

PROJECT
MAYFIELD ROAD + VETERANS DRIVE

BRAMPTON, ONTARIO
SPA-2022-0011

DRAWING

SITE PLAN

PROJECT NO.
21-1695P A

PROJECT DATE
2023-02-22

DRAWN BY
HHO

CHECKED BY
JJK

SCALE
As indicated

DRAWING NO.
A100

REV.
10

