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REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

September 23, 2021

MGP File: 15-2347

Regional Municipality of Peel
10 Peel Centre Drive, Suite A and B,
Brampton, ON L6T 4B9

via email: adrian.smith@peelregion.ca

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED _____

Attention: Mr. Adrian Smith, RPP
Chief Planner and Acting Director of Regional Planning and Growth Management

RE: Peel 2051 Official Plan Review and Municipal Comprehensive Review
Draft Settlement Area Boundary Revised Mapping and Land Needs Assessment
Report
Brookvalley Project Management Inc.
Mayfield West Phase 2 – Stage 3, Town of Caledon

Malone Given Parsons Ltd. (“MGP”) are the planning consultants for Brookvalley Project Management Inc. (“Brookvalley”), who manage six parcels of land totaling approximately 234 hectares within Phase 2 of the Mayfield West Study Area in the Town of Caledon (the “Brookvalley Lands”).

We have been monitoring the Peel 2051 Official Plan Review / Municipal Comprehensive Review process, including attendance at the Virtual Open Houses and review of the supporting studies and draft policies presented for review and comment held by the Region in Fall 2020. We met with Regional staff on February 17, 2021, to discuss our comments on the Region’s preliminary Settlement Area Boundary Expansion (“SABE”) and Growth Management work. Most recently, we attended the Virtual Drop-In Consultation Sessions hosted by the Region on July 29, 2021, and August 18, 2021.

We have reviewed the Peel 2051 Draft Settlement Area Boundary Expansion Update and Revised Mapping as well as the Peel 2051 Land Needs Assessment Report. Our comments based on review of these documents are summarized below.

First, we would like to thank staff for revising the Settlement Area Boundary Mapping to include the Mayfield West Phase 2 – Stage 3 portion of the Mayfield West Study Area, extending north to Old School Road and west to Chinguacousy Road, as “SABE Community Area” as shown in Attachment 1.

We acknowledge that the Region’s SABE Report identifies that, as part of the comprehensive planning process, scenarios were evaluated that anticipate both the inclusion and exclusion of the GTA West Transportation Corridor.

In the recommended Draft SABE mapping, the “SABE Community Area” hatching has not been applied to the areas within the Mayfield West Study Area that are contemplated to

accommodate the Province’s preferred route alignment of the GTA West Transportation Corridor. We believe this to be an inadvertent mapping error resulting from the removal of the GTA West corridor overlay. Therefore, in the corresponding area, the SABE Community Area designation should apply.

To avoid the inadvertent creation of gaps in the settlement area, we request that the “SABE Community Area” hatching be applied to these lands, as shown in Attachment 1, to clearly identify them within the settlement area and allow for comprehensive planning and the delivery of a complete community regardless of the status of the GTA West Transportation Corridor.

It is good planning to designate the settlement area boundary to known and logical boundaries, in this case that being the full extent of the Mayfield West Study Area to the existing boundary of Old School Road and Chinguacousy Road.

It is conversely not appropriate, especially given its unknown status, to use the GTA west corridor as a boundary for delineating settlement boundaries. Using this uncertain feature to delineate settlement areas would result in an illogical settlement area that would need to be amended and further delay development should the GTA West corridor ultimately not proceed.

As it relates to the Region’s Land Needs Assessment Report, we continue to request that the Mayfield West Study Area lands be included in their entirety in the phasing of growth to 2041.

The Mayfield West Study Area (including Peel Planning Community Areas C30, C31 and C32 in Appendix IV of Peel 2051 Land Needs Assessment Report) has a long history of planning and represents the logical completion of existing neighbourhoods and communities. Stages 1 and 2, respectively Planning Community Areas C30 and C31, of the Mayfield West Phase 2 Community are currently either under construction or proceeding through the development approvals process. The completion of the Mayfield West Phase 2 – Stage 3 community (Planning Community Area C32) should be prioritized in advance of newer expansion areas to allow for continuity in planning and the logical completion of the community.

As such, we would request that the Region’s Community Planning Area – New Scenario to 2051 tables (Appendix IV of Peel 2051 Land Needs Assessment Report) be respectively revised to reflect the phasing of growth proposed in Table 1, prior to these scenarios being presented to the Region’s Planning and Growth Management Committee.

Table 1: Proposed Revisions to 2051 Scenarios - Community Planning Area C32 - MW-Ph3

	2026	2031	2036
Peel 2051 Land Needs Assessment Report¹			
Population	210	1,790	11,670
Units	50	470	3,260
Jobs	50	250	3,020
Proposed Revisions			
Population	6,587	13,120	14,210
Units	1,860	3,800	4,150
Jobs	1,568	3,445	3,970

1. Source - Appendix IV – Peel 2051 Land Needs Assessment Report

Other areas with a similar long-standing planning history and intention to accommodate growth, including the Bolton Residential Expansion Study Lands (ROPA 30), should also be prioritized in the phasing of growth in the Region to 2041, with newer expansion areas to follow as subsequent phases post-2041.

A copy of our previous submission regarding the Region's SABE and Growth Management work is included as Attachment 2 for reference.

We would again like to commend staff on their efforts and look forward to working with you through the remainder of the Official Plan Review / Municipal Comprehensive Review process. If you have any questions or would like to meet to discuss the content of this letter, please do not hesitate to contact me.

Yours very truly,
Malone Given Parsons Ltd.



Matthew Cory, MCIP, RPP, PLE, PMP

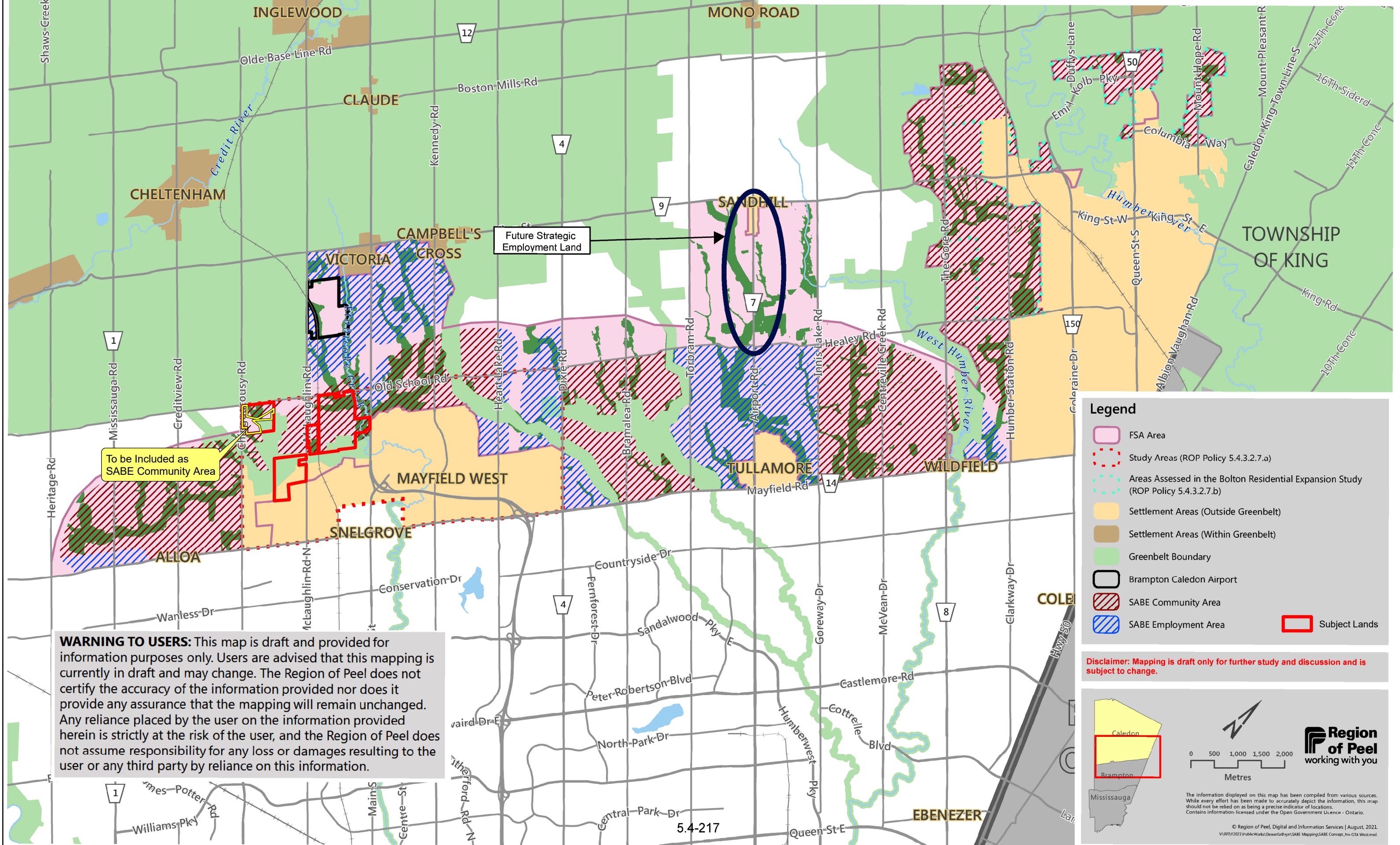
Principal

mcory@mgp.ca

cc: Planning and Growth Management Committee, Peel Region
Ed Sajecki, Town of Caledon
Stephanie McVittie, Town of Caledon
Frank Filippo, Brookvalley Project Management Inc.
Nick Cortellucci, Brookvalley Project Management Inc.

Attachment:

1. MGP Proposed SABE Mapping
2. MGP Letter to Peel Region re: Comments on Peel 2041+ Official Plan Review – April 28, 2021



Legend

- FSA Area
- Study Areas (ROP Policy 5.4.3.2.7.a)
- Areas Assessed in the Bolton Residential Expansion Study (ROP Policy 5.4.3.2.7.b)
- Settlement Areas (Outside Greenbelt)
- Settlement Areas (Within Greenbelt)
- Greenbelt Boundary
- Brampton Caledon Airport
- SABE Community Area
- SABE Employment Area
- Subject Lands

WARNING TO USERS: This map is draft and provided for information purposes only. Users are advised that this mapping is currently in draft and may change. The Region of Peel does not certify the accuracy of the information provided nor does it provide any assurance that the mapping will remain unchanged. Any reliance placed by the user on the information provided herein is strictly at the risk of the user, and the Region of Peel does not assume responsibility for any loss or damages resulting to the user or any third party by reliance on this information.

Disclaimer: Mapping is draft only for further study and discussion and is subject to change.

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© Region of Peel, Digital and Information Services | August, 2021. V:\RF\2021\PublicWorks\Devon\Kathryn\SABE Mapping\SABE Concept_No GTA West.mxd

April 28, 2021

MGP File: 15-2347

Regional Municipality of Peel
10 Peel Centre Drive, Suite A and B,
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via email: council@peelregion.ca & adrian.smith@peelregion.ca

Attention: Planning and Growth Management Committee**AND****Mr. Adrian Smith****Chief Planner and Acting Director of Regional Planning and Growth Management**

**RE: Comments on Peel 2041+ Official Plan Review
Brookvalley Project Management Inc.
Mayfield West Phase 2 – Stage 3, Town of Caledon**

Malone Given Parsons Ltd. (“MGP”) are the planning consultants for Brookvalley Project Management Inc. (“Brookvalley”), who manage six parcels of land totalling approximately 234 hectares within Phase 2 of the Mayfield West Study Area in the Town of Caledon (the “Brookvalley Lands”) as shown in Figure 1.

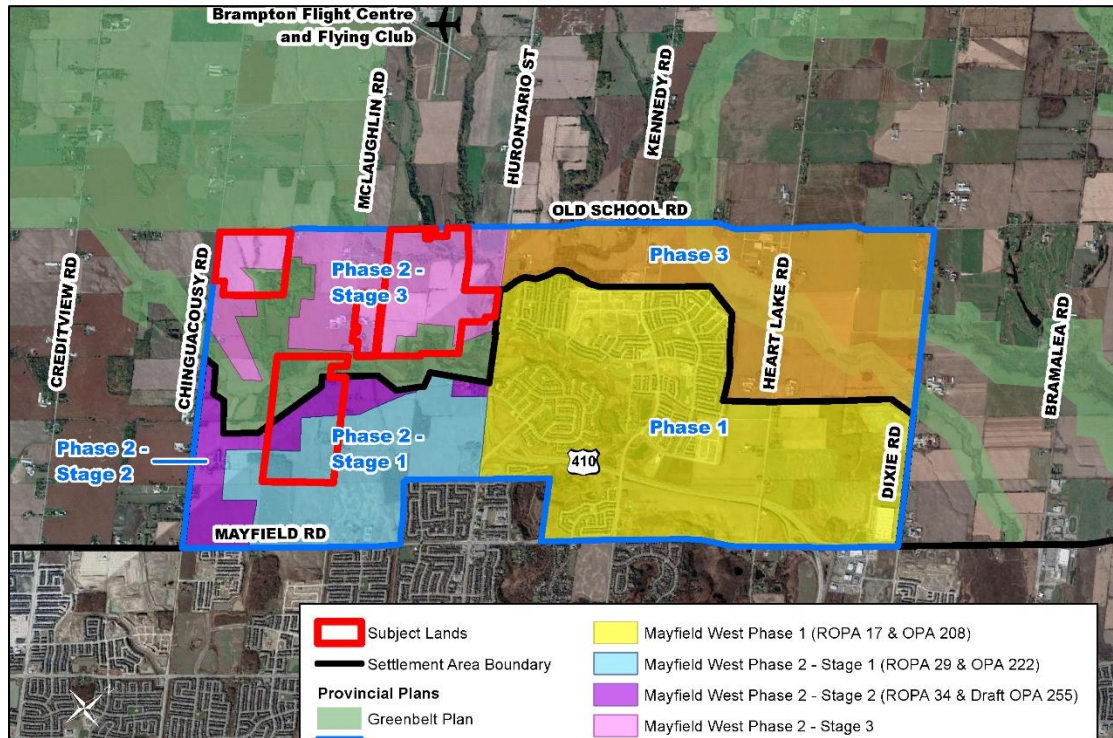
On behalf of Brookvalley, we have been monitoring the Peel 2041+ Municipal Comprehensive Review process, including attendance at the Virtual Open Houses and review of the supporting studies and draft policies presented for review and comment by the Region. We appreciate Regional staff meeting with us on February 17, 2021 to discuss our comments on the Settlement Area Boundary Expansion and Growth Management work completed to date. In reviewing the materials associated with Items 5.1, 5.2 and 5.8 of Planning and Growth Management Committee Agenda PGMC- 3/2021 (April 29, 2021) we note that a small portion of the northwest corner of the Mayfield West Phase 2 – Stage 3 lands have not been included in the Region’s settlement area boundary expansion mapping. Based on our meeting with staff and further discussions, it is our understanding the entirety of the Mayfield West Phase 2 – Stage 3 lands are to be included within the Settlement Area Boundary Expansion.

As a follow-up to the aforementioned meeting, we continue to request the following:

- 1) That the Settlement Area Boundary be expanded to include the entirety of the Phase 2 – Stage 3 portion of the Mayfield West Study Area, extending north to Old School Road and west to Chinguacousy Road; and,**
- 2) That build-out of the Mayfield West Study Area and Bolton Residential Expansion Study lands be prioritized in the phasing of growth to 2041, in advance of newer expansion areas, to respect the timely delivery of complete communities and the long-standing history of planning for these areas to accommodate future growth.**

The Mayfield West Study Area was adopted by Town Council in September 1991 and approved by the Ontario Municipal Board (the “OMB”) in January 1997. Figure 1 below shows the Study Area and different phases.

Figure 1: Mayfield West Study Area



The Study Area was identified to accommodate future growth and development to support the “tri-nodal” approach to growth management taken by the Town of Caledon (the “Town”). Since that time, it has been the intent of the Town to round out the Mayfield West Study Area through a series of settlement area expansions to accommodate growth. To date these include the following:

- In July 2006, the Town adopted Official Plan Amendment 208 (“OPA 208”) to implement the policies of Regional Official Plan Amendment 17 for the settlement boundary expansion to accommodate a population of approximately 9,000 in Mayfield West Phase 1. OPA 208 was approved by the OMB in 2007.
- In June 2010, the Town adopted Official Plan Amendment 226 (“OPA 226”) which confirmed the “tri-nodal” approach to growth and allocated approximately 12,148 people and 4,072 jobs to Mayfield West Phase 2. Based on provincial and regional changes to growth allocation, the Town reduced the initial Mayfield West Phase 2 allocation, resulting in the staging of Mayfield West Phase 2 in two stages (MW2-1 and MW2-2). The OMB approved OPA 226 in June 2013.
- In November 2015, the Town adopted Official Plan Amendment 222 (“OPA 222”) which expanded the Settlement Area Boundary to include MW2-1. OPA 222 was

approved by the OMB in May 2017.

- In July 2018, the Town endorsed the commencement of a local official plan amendment for MW2-2. This process (referred to as Official Plan Amendment 255 (“OPA 255”)) is a Town-initiated amendment to support the Mayfield West settlement area expansion to include the MW2-2 lands. Following the approval of O.Reg 362/20, the Region adopted Regional Official Plan Amendment 34 (“ROPA 34”) to expand the settlement area boundary to include the MW2-2 lands in the settlement area. ROPA 34 was approved in January 2021 by the Province. As a result of this approval, the Town has recommenced the Official Plan Amendment Process for OPA 255 to implement ROPA 34. It is anticipated that OPA 255 will be adopted by Town Council in the Summer of 2021.

Based on the above, it is clear the Town has maintained a long-standing commitment to allocate growth and development to the Mayfield West community. The next logical settlement expansion is to include the Mayfield West Phase 2 – Stage 3 (MW2-3) lands to round out the Mayfield West Study Area and complete the community under development.

While we appreciate that the Region, through their background work, has included the majority of the MW2-3 lands for settlement area boundary expansion. It is our understanding that the limit of the proposed settlement boundary expansion in this portion of Mayfield West was intended to align with the Province’s preferred route alignment of the GTA West Transportation Corridor. However, we note that the proposed settlement boundary expansion did not adhere to this principle throughout the entirety of the Mayfield West Study Area, and in other instances, the Settlement Area Boundary Expansion went beyond the GTA West Transportation Corridor alignment.

It is our opinion that the boundary should be expanded to include the entirety of the MW2-3 lands to allow for comprehensive planning and the delivery of a complete community regardless of the status of the GTA West Transportation Corridor. The inclusion of the entire MW2-3 lands in the settlement area would allow for comprehensive planning of the Study Area to continue to the next logical edge or road boundaries (Chinguacousy Road and Old School Road), consistent with the Town’s historical commitment. As part of the comprehensive planning process, consideration should be given to options that anticipate both the inclusion and exclusion of the GTA West Transportation Corridor to ensure timely completion of this portion of the Mayfield West community. It is prudent that the current Municipal Comprehensive Review process not neglect the historical municipal land use planning policies and initiatives by the Councils of the Town of Caledon and Region of Peel.

Furthermore, given the long-standing history and planning for the Mayfield West Study Area, it is our opinion that these areas should be prioritized in the Region’s phasing of growth and development to ensure the timely delivery of complete communities with logical boundaries and to recognize the tremendous amount of effort that has gone into planning for growth in this community since the 1990s.

In our opinion, the Mayfield West Study Area and other areas with a long-standing planning history and intention to accommodate growth, including the Bolton Residential Expansion Study lands, should be prioritized for build-out as the first phases of growth in the Region to

2041, with newer expansion areas to follow as subsequent phases. This phasing of growth would allow for the necessary planning and servicing solutions to be completed for newer expansion areas while expediting the delivery of housing in already planned communities to support the Province's objectives to deliver an increased housing supply.

We thank you for the opportunity to provide input and look forward to working with you and your staff throughout this process. If you have any questions, or would like to meet to discuss the contents of this letter, please do not hesitate to contact me.

Yours very truly,
Malone Given Parsons Ltd.



Matthew Cory, MCIP, RPP, PLE, PMP

Principal

mcory@mgp.ca

cc: Sylvia Kirkwood, Town of Caledon
Mayor and Members of Council, Town of Caledon
Frank Filippo, Brookvalley Project Management Inc.