

June 9, 2020

MGP File: 15-2347

Chair Nando Iannicca and Peel Region Council
Peel Region
10 Peel Centre Dr.,
Brampton, ON L6T 4B9

RECEIVED
June 9, 2020
REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

via email: Nando.Iannicca@peelregion.ca & council@peelregion.ca

Attention: Regional Chair and Members of Council

**RE: Mayfield West Phase 2 Stage 2 Settlement Area Boundary Expansion (ROPA 34)
Proposed Council Resolution, Agenda Item 22.1, June 11, 2020 Council meeting**

1.0 Request for reconsideration and adoption of ROPA 34

We represent Brookvalley Project Management Inc. and Laurier Homes / Yorkwood Homes in Mayfield West. We have reviewed the proposed Council resolution which opposes the Caledon initiated request for a Minister's Zoning Order for Mayfield West Phase 2, Stage 2. As per my prior correspondence to Council on April 6, 2020, I can see no reason to defer decision on its approval.

Both ROPA 33 (Ninth Line) and ROPA 34 (Mayfield West Phase 2 Stage 2) were considered at the same Council meeting in March, ROPA 33 was adopted and ROPA 34 was deferred. Both are supported by study work and have been identified as priority growth areas in the Region. Both can be considered for approval under the staged Municipal Comprehensive Review as they are both within the discrete growth forecasts for each municipality prepared by the Region, neither is taking population from the other municipalities to accomplish the expansion. As Council is aware, a staged Municipal Comprehensive Review is an approval mechanism which the Minister of Municipal Affairs clarified was acceptable in late 2019 and under which regional staff were directed by Council to proceed with the consideration for adoption of both ROPA 33 and ROPA 34. I noted the Regional Solicitor's comments when Council considered adoption of ROPA 34 in March that approval of one and deferral of the other was logically inconsistent.

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED _____

We therefore respectfully request that Regional Council consider passing a motion to support the MZO for Mayfield West, Phase 2, Stage 2 or alternatively, that Council not take a resolution against the request of a local Mayor and municipality.

Yours very truly,
Malone Given Parsons Ltd.



Don Given, MCIP, RPP

cc. Mr. Nick Cortellucci, Brookvalley Project Management Inc.
Steve Silverberg, Laurier Homes / Yorkwood Homes
Mayor and Council, Town of Caledon
A. Smith and A. Farr, Peel Region
S Kirkwood, Town of Caledon

Attch: April 6, 2020 Letter to Regional Chair and Council



Don Given
905 513 0170 x109
DGiven@mgp.ca

April 6, 2020

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Chair Nando Iannicca and Peel Region Council
Peel Region
10 Peel Centre Dr.,
Brampton, ON L6T 4B9

via email: Nando.Iannicca@peelregion.ca & council@peelregion.ca

Attention: Regional Chair and Members of Council

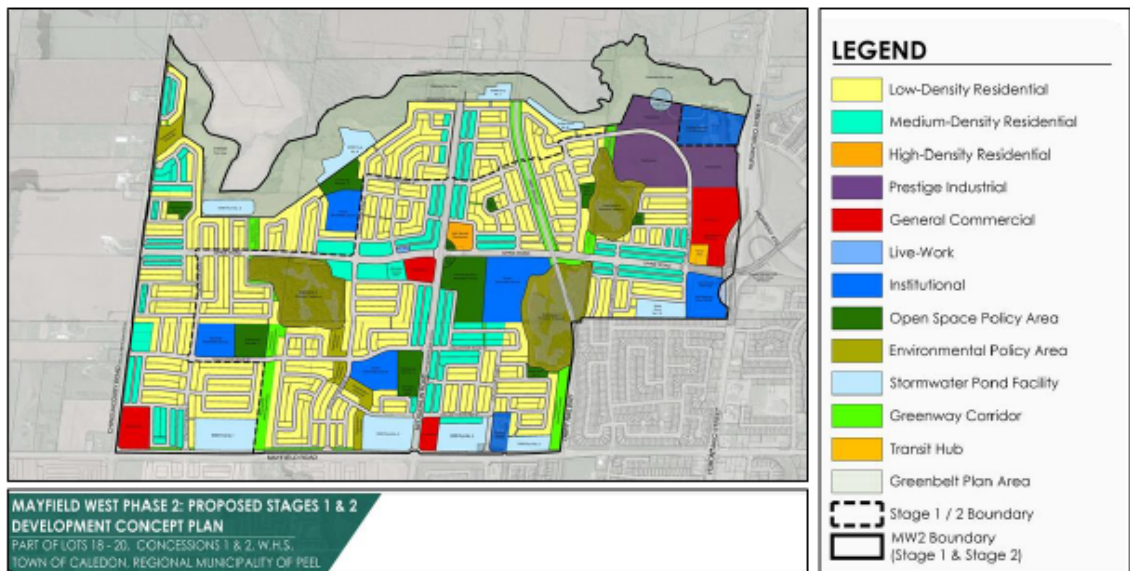
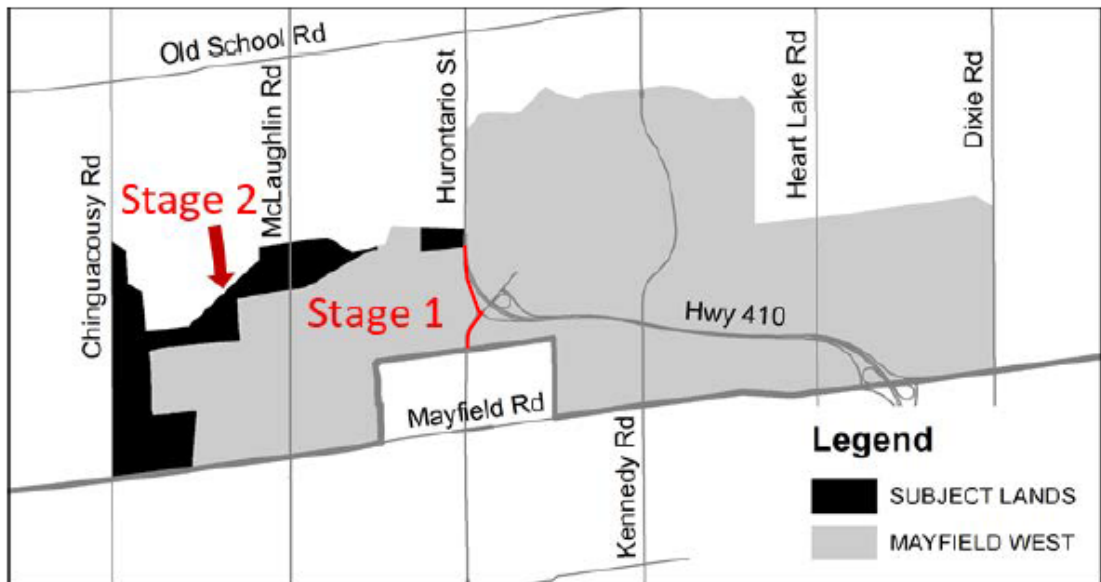
**RE: Mayfield West Phase 2 Stage 2 Settlement Area Boundary Expansion (ROPA 34)
Request for Reconsideration of Adoption**

1.0 Request for reconsideration and adoption of ROPA 34

We represent Brookvalley Project Management Inc. in Mayfield West. I have reviewed the video of Council's deliberations on Regional Official Plan Amendment (ROPA) 34. I did not attend the Council meeting directly on the basis that this item would be approved as routine matter, particularly given the positive staff report and a well documented history (growth in Mayfield has been considered over multiple Municipal Comprehensive Reviews) to achieve a result that is good planning. I was surprised to hear and see Council's decision was to, without any apparent land use planning justification, defer approval of ROPA 34 until the completion of the current Municipal Comprehensive Review. I am submitting this letter as I believe there is excellent reason to reconsider the decision to defer the approval of ROPA 34 until the end of the current part of the Municipal Comprehensive Review, and rather adopt ROPA 34 immediately and forward the amendment to the Province the appropriate consideration for approval.

Both ROPA 33 (Ninth Line) and ROPA 34 (Mayfield West Phase 2 Stage 2) were considered at the same Council meeting, ROPA 33 was adopted and ROPA 34 was deferred. Both are supported by study work and have been identified as priority growth areas in the Region. Both can be considered for approval under the staged Municipal Comprehensive Review as they are both within the discrete growth forecasts for each municipality prepared by the Region, neither is taking population from the other municipalities to accomplish the expansion. As Council is aware, a staged Municipal Comprehensive Review is an approval mechanism which the Minister of Municipal Affairs clarified was acceptable in late 2019 and under which regional staff were directed by Council to proceed with the consideration for adoption of both ROPA 33 and ROPA 34.

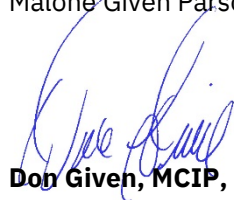
It is essential for the implementation of the Province’s Housing Action Plan to expedite the delivery of housing in areas that have been long planned to deliver this growth. It is also good fiscal practice to ensure that housing that will deliver returns on infrastructure investments is approved in a timely manner by the Region. Mayfield West Phase 2 Stage 2, which can proceed if ROPA 34 is approved, is such an area that can provide for growth under a locally adopted secondary plan and would be serviced through existing and committed infrastructure investments. The area considered for expansion by ROPA 34 is illustrated in the maps from the March 12, 2020 staff report provided below:



I can see no reason to defer decision on its approval. There are significant negative consequences (the lack of much needed housing, lack of development charge revenue, prolonged half-finished neighbourhoods in Mayfield West) associated with delaying the adoption of ROPA 34.

I have reviewed the March 12, 2020 staff report recommending approval of ROPA 34 and agree with its conclusions. I therefore respectfully submit to Council that a reconsideration for adoption is appropriate. I am respectfully requesting an opportunity to speak to Regional Council at its next meeting on this matter through any appropriate remote means available.

Yours very truly,
Malone Given Parsons Ltd.



Don Given, MCIP, RPP

cc. Mr. Nick Cortellucci, Brookvalley Project Management Inc.