

February 3, 2022

BY EMAIL: planpeel@peelregion.ca.

The Regional Municipality of Peel
10 Peel Centre Drive, Suite A, 6th Floor
Brampton, Ontario
L6T 4B9

Attn: Chair C. Parrish, Planning & Growth Management Committee & Members of Committee

**RE: 'Peel 2051' & Municipal Comprehensive Review - Employment Conversion Request
Item 5.1 - 'Heartland Town Centre' – East Block 'A' and East Block 'B'
Site Specific Comments for Site 58 (STAT-21-382)
City of Mississauga - Region of Peel**

We are registered professional planning consultants retained by Orlando Corporation ('Orlando'), a stakeholder in 'Peel 2051' and the Region's Municipal Comprehensive Review ('MCR') program writing further to our November 26, 2021 submission regarding the above captioned matter.

We have reviewed Regional Planning comments, as provided for 'Discussion Purposes', concerning our client's Employment Conversion Request for 'Heartland Town Centre' ('HTC') - East Block 'A' and East Block 'B', described as Site 58. We note Regional Planning Staff do not support the Employment Conversion Request for Site 58. Notwithstanding, Site 58 provides a unique opportunity to evolve and broaden the planned functions with 'residential' land use permissions and this evolution not only augments the current 'retail' planned function of HTC, but it also supports desirable re-development, which is proximate to established residential communities to the south and west.

Implementing modern public planning policy goals and objectives, through this proven form of urban intensification, will improve the vitality of HTC, by providing needed housing and a more complete community. Intensification positively contributes to the minimization of greenhouse gas emissions, as it improves proximity, accessibility and functionality.

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED ☒

POUND & STEWART ASSOCIATES LIMITED

At this time, we request a deferral of any Committee decision with respect to the Employment Conversion Request for 'Heartland Town Centre' ('HTC') - East Block 'A' and East Block 'B', described as Site 58.

We request that we be given an opportunity to further consider the specific merits of our client's Employment Conversion Request prior to a Regional Council decision with respect to the 'Peel 2051' & Municipal Comprehensive Review.

The planning rationale provided in support of the Employment Conversion Request includes Growth Plan objectives, such as:

- *The achievement of complete communities*
- *Prioritize intensification and higher densities to make efficient use of land*
- *Promoting an integrate transportation network*
- *Providing housing options to meet the needs of people at any age*
- *Curbing sprawl and protecting farmland and natural heritage feature areas, and*
- *Promoting long-term economic growth*

In terms aircraft noise, these HTC Blocks are located in proximity to the 30 NEP – 1996 NEP/200 NEF Composite Noise Contours, which has proven to be an acceptable location for residential communities based on the Federal Airport Zoning Regulations. HTC is located within the western edge of the Toronto Pearson Airport Operating Area ('AOA'), as established by Federal Airport Zoning Regulations, and as further set out in the Region of Peel and City of Mississauga Official Plans, and the Toronto Pearson Airport Master Plan 2017-2037.

It is important to acknowledge that while the HTC Employment Conversion Request will be considered at the City or lower tier through future planning applications, the requirement under s. 27 of the *Planning Act* [lower tier OPs must conform with upper tier OPs], and the Regional MCR, places responsibility with the Region. The Region, or upper tier, allocates or assign population and employment numbers to lower tiers and is undertaking the mandated MCR.

In closing, we request that we be given an opportunity to further consider the specific merits of our client's Employment Conversion Request prior to a Regional Council decision with respect to the 'Peel 2051' & Municipal Comprehensive Review.

We would also appreciate our firm being placed on the Region's mailing list regarding any future public notices, updates, reports, Committee and Council Agenda related Items, and any Council decision or actions on the above captioned matter. We thank-you in advance for your further consideration in this matter.

Yours truly,
Pound & Stewart Associates Limited



Philip Stewart MCIP, RPP

/la 1421ltr.Feb.03.2022

cc. Ms. K. Lockyer, Regional Clerk, Regional Municipality of Peel
kathryn.lockyer@peel.region.ca

cc. Ms. K. Dedman, Commissioner of Public Works, Regional Municipality of Peel
kealy.dedman@peel.region.ca

cc. Mr. A. Smith, MCIP, RPP, Chief Planner, Regional Planning and Growth Management
adrian.smith@peel.region.ca

cc. Mr. A. Whittemore, Commissioner of Planning & Development, City of Mississauga
andrew.whittemore@mississauga.ca

cc. Mr. J. Bevan, MCIP, RPP, Director of Planning Strategies, Official Plan Review, City of Mississauga
jason.bevan@mississauga.ca

cc. Mr. L. Longo, Aird & Berlis LLP

cc. client