

April 27, 2022

Sent via email

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Regional Municipality of Peel
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April 27, 2022
REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

Re: Regional MCR Employment Conversion Request

The following recommendation was passed by the Committee of Council at its meeting on April 27, 2022 and is subject to Council approval on May 4, 2022:

WHEREAS the Province has set out the process for Official Plan Reviews at both the Regional and local municipal levels;

AND WHEREAS the Region of Peel is currently finalizing their Municipal Comprehensive Review ('MCR');

AND WHEREAS the owners of 5923 Mayfield Road and 9400 Goreway Drive have requested consideration by the Region of Peel for an employment conversion to permit mixed-use development (inclusive of residential) through the MCR process;

AND WHEREAS within the Peel 2051 Regional Official Plan and Municipal Comprehensive Review, Employment Conversion Analysis, it is noted that a conversion is not supported as the lands are neither located within a strategic growth area, nor is there specific need for additional retail/commercial or residential uses;

AND WHEREAS the City of Brampton has commenced a precinct planning process for the lands adjacent to and including 5923 Mayfield Road, that is contemplating residential and mixed land uses;

AND WHEREAS the City of Brampton will commence a precinct planning process for the lands adjacent to and including 9400 Goreway Drive as part of MTSA station area planning, that will contemplate residential and mixed land uses;

AND WHEREAS the City of Brampton will strive through the precinct planning processes to ensure that employment yield as part of a mixed-use development vision is equal to, or greater than, what is contemplated under current single employment use designations;

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED ☒ _____

AND WHEREAS through the precinct planning process the City of Brampton will work with the Town of Caledon to ensure respective ultimate land use visions along Mayfield Road are compatible;

AND WHEREAS through the precinct planning process the City of Brampton will work to ensure compatibility of sensitive uses on the east side of Goreway Drive with employment uses on the west side of Goreway Drive;

THEREFORE BE IT RESOLVED that the Council of the Regionally Municipality of Peel support the employment conversion for the following land parcels:

- 5923 Mayfield Road;
- The portion of Part of Lot 17, Concession 6, EHS, west of 5923 Mayfield Road and east of the valley lands; and
- 9230, 9240, 9260, 9280, 9300, 9320, 9340, 9358, 9370, 9376 and 9400 Goreway Drive.

Yours truly,

Sonya Pacheco

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(CW – 7.1)

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