

Attachment 5

Staff Responses to Correspondence Received

1. KLM Planning Partners Inc. and Altus Group submitted a letter dated October 18, 2023, on behalf of Upper Mayfield Estates Inc. and Royal Empire Group Inc., the owners of 5875 Mayfield Road and 5923 Mayfield Road regarding the feasibility of office type employment uses. The correspondence concludes that there is no market for new office space on the subject lands.

Staff Response:

A series of employment conversion requests for sites within the subject area were proposed and submitted to the Region of Peel, to be reviewed through the Region of Peel Municipal Comprehensive Review (MCR) process ([Resolution Number: 2022-348 and 2022-349](#)). The conditions of the conversion approval indicate that the employment yield as part of a mixed-use development vision must be equal to, or greater than, what is contemplated under the current single employment use designations. To ensure that the employment function of the area is not eroded, the revised policy framework requires office and employment uses be located fronting Mayfield Road to best meet the approval criteria of the MCR.

One of the main objectives of the Tertiary Plan is to ensure that the employment function of the area is not eroded and provide appropriate transition between employment and residential uses, including the employment uses to the north in the Town of Caledon. Given the supply of commercial uses on the east side of Airport Road the proposed designations are Mixed-Use and Office Mixed, which are aimed at delivering on jobs beyond those commercial uses.

The addition of this designation is consistent with the Council approved Brampton Plan and exists to maintain a high number of jobs within the area and deliver on jobs beyond the existing commercial uses. Support for office uses in this location also aligns with Economic Development division goals to address low office vacancy rates in the city.

2. KLM Planning Partners Inc. submitted a letter dated October 20, 2023, on behalf of Sandringham Place Inc. c/o DG Group regarding clarification on land uses, the conceptual road network, stormwater management ponds, and neighbourhood parks.

KLM Planning Partners Inc. is seeking clarification on the omission of single-detached dwellings within the Mid-Rise Residential land use designation, the inclusion of the Office Mixed-Use designation at the south end of the Tertiary Plan, the proposed Neighbourhood Park, road network and stormwater management pond.

Staff Response:

The text of the Official Plan Amendment has been revised to indicate that single-detached residential dwellings, where applicable, will be permitted in accordance with the City's current Official Plan. The policies provide flexibility to develop with low-density uses on a case-by-case basis and along the valley edges.

Although it is recognized that the lands to the south include a hold out property, the Official Plan Amendment recommends the removal of Residential – Special Policy Area and determines the lands at the southern portion of the Tertiary Plan be designated Office Mixed-Use to align with the existing employment designations within the current Official Plan and Council-adopted Brampton Plan.

Wording has also been added to indicate that the proposed road network and stormwater management pond will be refined at the approval stage for each application submitted within the Tertiary Plan. The determination of whether roads are to be private or public will be reviewed for individual proposals and is not identified on the Tertiary Plan. In addition, the connection from the Tertiary Plan lands to Lacoste Boulevard was removed and deemed not viable by the Region of Peel.

The potential location of the proposed stormwater management ponds is shown for informational purposes only and their size and location will be determined through the development approval process.

The size and location of the conceptual Neighbourhood Park block, including the developable limits, is revised based on recent engineering drawings submitted to the city. These reflect a more accurate boundary for the Natural Heritage System stemming from recent surveying of the area.

It has also been brought to City Staff's attention as of April 15, 2024, that an easement from developments occurring on the west side of the NHS will bisect the park. To ensure that the park depicted on the Tertiary Plan remains unaffected by any easements or underground infrastructure, the Neighbourhood Park is altered, and an Open Space block is added.

3. A resident submitted an email dated October 23, 2023, regarding the public process and statutory public meeting, and asking several questions regarding development proposals, conservation areas and required studies.

Staff Response:

The Statutory Public Meeting notice was advertised in the Brampton Guardian containing the details of the draft Official Plan Amendment and Tertiary Plan. The notice was circulated by mail as required by the *Planning Act*. The report and notice were also posted on the City's website. Staff prepared a presentation for

the public meeting, however no member of the public elected to hear the staff presentation.

The Tertiary Plan and associated policies do not propose any development on any of the subject lands, and instead is intended to be a guide for future development applications should they come forward. In addition to this, the road network, stormwater management pond and trail alignment are conceptual and will be subject to refinement through the development approval process. All submissions will be subject to review by City Planning staff and all development will assess and address various issues through technical input from various component studies.