

KLM File: P-2921

June 15, 2022

City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Attention: **Andrew McNeill**
 Manager, Official Plan and Growth Management

Re: **Request for Employment Conversion – Draft Brampton Official Plan**
 Southwest of Airport and Mayfield Roads
 Part of Lots 17, Concession 6, EHS
 City of Brampton, Region of Peel
 Upper Mayfield Estates Inc.

Mr. McNeill,

KLM Planning Partners Inc. is the land use planner on behalf of Upper Mayfield Estates Inc., owner of the above-noted property (the “**Subject Lands**”) with respect to future development. We are pleased to provide this letter in support of a land use designation conversion as part of the City’s Official Plan Review.

The Subject Lands are generally located on the south side of Mayfield Road, west of Airport Road and are known legally as Part of Lot 17, Concession 6, EHS. The Subject Lands are approximately 5.5Ha. (13.6acs.) in area, approximately 1.6Ha. (4.0acs.) of which is developable, and form a part of a larger parcel with a total area of approximately 15.6Ha. (38.6acs.). A valley feature traversing the larger parcel from north to south separates the parcel into two informal parts. This land use designation conversion request applies to the easterly portion of the Subject Lands. The Subject Lands are generally flat and devoid of vegetation as a result of former agricultural use with the exception of the valley feature.

The Subject Lands are currently designated “*Open Space*” and “*Business Corridor*” on Schedule A – General Land Use Designations in the City of Brampton Official Plan (the “**OP**”). The lands designated “*Business Corridor*” at the southwest intersection of Airport Road and Mayfield Road is a small employment area with only approximately 25 hectares of non-contiguous land. There are three separate areas divided by Airport Road and/or open space. These lands are disconnected from other larger employment centres in the City, such as the Business Corridor along Steeles Ave from Kennedy Road South to Airport Road and along Queen Street from Airport Road to Goreway Drive.

Further, the *Business Corridor* is designated as a mix of Highway Service Commercial, Commercial / Institutional and Mixed Institutional in the Vales of Castlemore North Secondary Plan. In particular, the lands southwest of the intersection of Airport Road and Mayfield Road are a mix of numerous lots and

include an existing cemetery. The small and fragmented nature of this *Business Corridor* does not represent an ideal or practical configuration for an employment area and could better and more efficiently utilized, in our opinion, for a mix of commercial and residential uses.

As of the writing of this letter, the April 2022 Draft OP for the City of Brampton is the most recent draft available to the public. The Draft OP designates the lands "*Employment*" on *Schedule 1 – City Structure* and *Schedule 2 – City-Wide Growth Management*. Further, the Subject Lands are shown as "*Mixed-Use Employment*" on *Schedule 5 – Designations*. As per the Draft OP, "*Mixed-Use Employment*" areas are generally located on the periphery of Employment Areas and are clusters of economic activity and provide a broad range of non-residential uses. Finally, on *Schedule 4 – Provincial Plans & Policy Areas*, the Subject Lands are identified as being located within "*Provincially Significant Employment Zones*".

A design charrette/workshop was conducted by the City from April 19-22, 2022 for the lands located at the southwest corner of Airport and Mayfield Road. The purpose of the charrette was to engage stakeholders in a participatory planning process and work together to establish clear principles and concepts for the area. This charrette determined that a mixed-use designation was a more appropriate land use for the Subject Lands than the proposed employment use. This decision then informed the Regional OP update.

The Region of Peel Council passed By-law 20-2022 on April 28, 2022, to adopt the new Region of Peel Official Plan ("**ROP**") which will be in force upon Provincial approval. In review of the new ROP, Schedule E-4 Employment Areas does not identify the lands as an employment area. The City Draft OP should reflect both the new ROP and the City's guidance for the lands in the area of Airport and Mayfield Road by removing the employment designation from the lands.

Given the above, it is requested that Draft OP Schedule 4 – Provincial Plans and Policy Areas be revised for consistency with Provincial Mapping and conformity with the New ROP. We reserve our right to provide further comments as necessary.

We are available to discuss the above with staff as may be needed, and look forward to having an opportunity to review an updated Draft OP prior to advancement of a recommendation report. Please also consider this our formal request to be notified of all future meetings dealing with the above noted process. Should you have any questions regarding the above, please do not hesitate to contact the undersigned.

Best regards,
KLM PLANNING PARTNERS INC.



Alistair Shields
Senior Planner

cc. Brampton City Clerk's Office