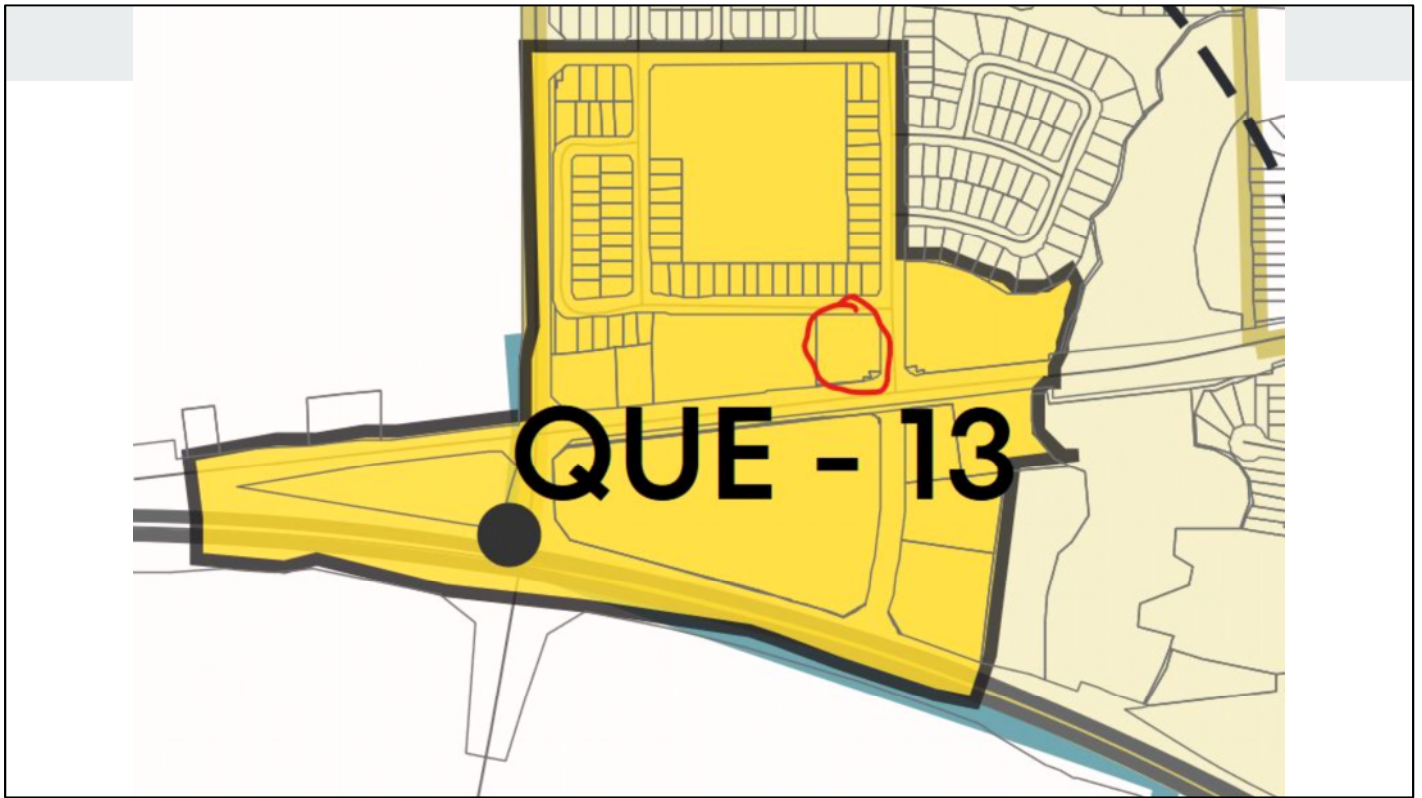




# 4 Great Lakes Drive Surplus Declaration

A wasteful and negligent staff recommendation

Delegation by Sylvia Roberts



Pictured is the Queen and McVean BRT MTSA from the Regional MTSA files, circled is the site that staff has proposed declaring surplus, and assessed as “The appropriate land use based on City policies is for low density residential, primarily comprised of single detached houses.” Given a significant proportion of the MTSA is a school, a community centre, a stormwater management pond, an awkwardly shaped wedge lot, and some single detached housing, this means the actual developable portions of the MTSA must be redeveloped intensely, such as this lot. The close proximity to major transit, schools, and recreation, yet far enough from the main road to have lower noise and air pollution mean this site is an excellent candidate for not just high density, but family oriented high density, if the City collaborated with the Region. The future use for this site is almost certainly going to be high density, if the City sells off the land as is, it will be shortchanging itself financially, and also cheating residents out of affordable housing. The site could still likely support group floor daycare if done carefully, especially if developed by the Region.

[https://www.peelregion.ca/officialplan/review/focus-areas/\\_media/mtsa-profiles-phase-1b-2021-aug-revisions-part-2.pdf](https://www.peelregion.ca/officialplan/review/focus-areas/_media/mtsa-profiles-phase-1b-2021-aug-revisions-part-2.pdf)



## **Proposed alternative recommendation**

- Do not sell off parcel
- Develop with family style affordable housing
- Include daycare as a ground floor use.
- At minimum delay for reconsideration

The best use of this site for the public is to retain it for public purposes, with housing on site, the City could either sell/transfer it to the Region, or do a long term lease to the Region, in either case with childcare as a ground floor use.