

**Appendix III  
Peel 2051 Land Needs Assessment Report**

APPENDIX III – Draft Employment Conversion Analysis Status Update

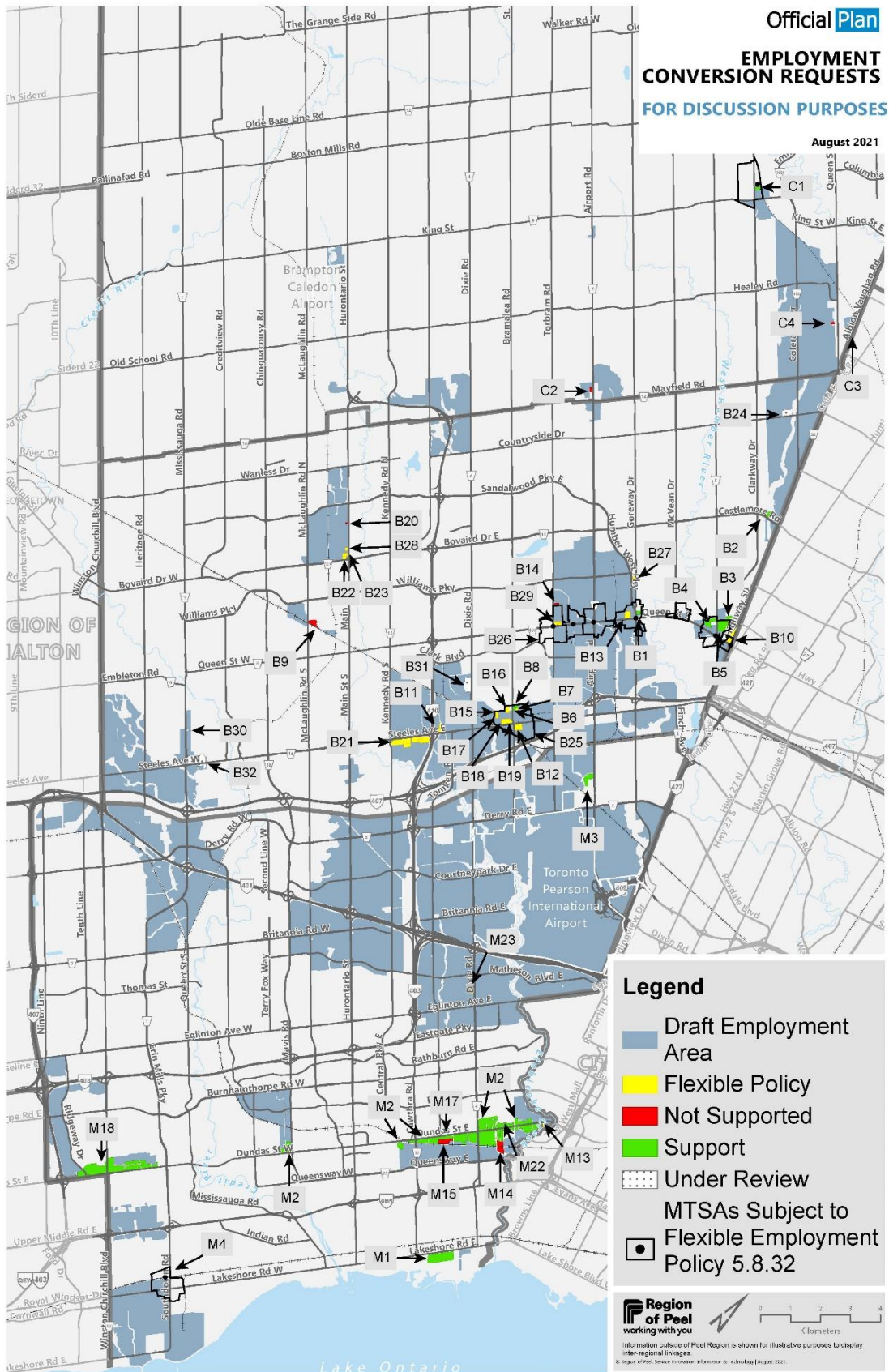
<b>Region of Peel Employment Conversion Summary</b>					
	<b>#</b>	<b>Name/Location</b>	<b>Municipality</b>	<b>Staff Recommendation</b>	<b>Area (Ha)</b>
<b>Approved by Local Council prior to July 1, 2017</b>	B1	Alpa Stone	Brampton	Support/LPAT appeal withdrawn	2.1
	B2	Castlemore Country Properties	Brampton	Support/LPAT appeal withdrawn	4.6
	B3	Ouray Dev. Inc.	Brampton	Support/LPAT appeal withdrawn	3.1
	B4	Royal Pine	Brampton	Support/LPAT appeal withdrawn	7.0
	B5	TACC Holborn	Brampton	Support/See O. Reg 171/20	14.3
	B6	69 Bramalea Rd.	Brampton	Support/Approved at LPAT	0.8
				<b>Subtotal</b>	<b>31.9</b>
<b>Endorsed or considered by local Planning Study</b>	M1	Lakeview	Mississauga	Support	24.8
	M2	Dundas Connects – Dixie & Mavis*	Mississauga	Support	136.7
	M3	MyMalton – Great Punjab Centre	Mississauga	Support	7.4
	M4	Clarkson GO (LWGO-2)	Mississauga	MTSA to form the basis of draft ROP policy 5.7.2.18 (Flexible Policy Area) <sup>1</sup>	N/A
	M18	Dundas Connects – Western Business Park*	Mississauga	Support	77.1
				<b>Subtotal</b>	<b>246</b>
<b>Other Areas Considered</b>	C1	Bolton GO (HUB-1)	Caledon	Partial Support (MZO Lands) / MTSA to form the basis of draft ROP policy 5.7.2.18 (Flexible Policy Area) <sup>1</sup>	2.6 of 10.5 / N/A
	B25	Bramalea GO (KIT-2)	Brampton	MTSA to form the basis of draft ROP policy 5.7.2.18 (Flexible Policy Area) <sup>1</sup>	N/A
	B26	Queen Street BRT MTSA's from Torbram to Hwy 50 (QUE-9 to QUE-15)	Brampton	MTSA to form the basis of draft ROP policy 5.7.2.18 (Flexible Policy Area) <sup>1</sup>	N/A
				<b>Subtotal</b>	<b>2.6</b>
<b>Private Requests Submitted to the Region</b>	C2	11 Perdue Court	Caledon	Not Supported	1.6
	C3	159 & 131 Industrial Road and 12380 Albion-Vaughan Townline	Caledon	Not Supported – Conversion of individual sites would introduce sensitive uses and may cause land use compatibility issues  Additional information submitted by applicant is under review in conjunction with Town of Caledon staff	5.5
	C4	41 Hopcroft Road	Caledon	Not Supported	0.8
	B7	106 East Drive	Brampton	Within a Flexible Policy Area <sup>1</sup>	0.6
	B8	75 Bramalea Rd.	Brampton	Support	1.5
	B9	9381 and 9393 McLaughlin Road North	Brampton	Not Supported	4.4
	B10	Castlepoint Invest Inc.	Brampton	Within a Flexible Policy Area <sup>1</sup>	8.8
	B11	1000 Steeles Ave E. (Bacardi)	Brampton	Within a Flexible Policy Area <sup>2</sup>	5.0
	B12	2111 Steeles Ave E. (Canadian Tire)	Brampton	Within a Flexible Policy Area <sup>1,2</sup>	4.9
	B13	3420 Queen St. E	Brampton	Within a Flexible Policy Area <sup>1,2</sup>	4.3
	B14	18 Corporation Drive	Brampton	Not Supported	1.2
	B15	10 Victoria Crescent (Delta Urban)	Brampton	Within a Flexible Policy Area <sup>1</sup>	1.1

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B16	26 Victoria Crescent (Delta Urban)	Brampton	Within a Flexible Policy Area <sup>1</sup>	2.6
B17	376 Orenda Road (Delta Urban)	Brampton	Within a Flexible Policy Area <sup>1,2</sup>	1.7
B18	387 Orenda Road (Delta Urban)	Brampton	Within a Flexible Policy Area <sup>1,2</sup>	2.0
B19	391 Orenda Road (Delta Urban)	Brampton	Within a Flexible Policy Area <sup>1,2</sup>	4.0
B20	10394 Hurontario St. (GWD)	Brampton	Not Supported	0.4
B21	Steeles (Kennedy to Hwy 410)	Brampton	Within a Flexible Policy Area <sup>2</sup>	23.8
B22	150 Bovaird Drive	Brampton	Within a Flexible Policy Area <sup>2</sup>	1.2
B23	10064 Hurontario Street	Brampton	Within a Flexible Policy Area <sup>2</sup>	1.9
B24	Proposed Place of Worship (N side of Countryside, west of Coleraine)	Brampton	Not Supported – Site is within a strategically located employment area and the introduction of sensitive uses may impact land use compatibility  Additional information submitted by applicant is under review in conjunction with Brampton staff	8.0
B27	9400 Goreway Drive	Brampton	Within a Flexible Policy Area <sup>2</sup>	1.8
B28	10124 Hurontario	Brampton	Within a Flexible Policy Area <sup>2</sup>	0.9
B29	2250, 2280 and 2300 Queen St E	Brampton	Within a Flexible Policy Area <sup>1,2</sup>	3.5
B30	8383 Mississauga Road	Brampton	New Request Under Review	0.4
B31	8200 Dixie Road	Brampton	New Request Under Review	10.1
B32	Steeles/Mississauga Road	Brampton	New Request Under Review	18.8
M13	2120 Dundas St. E	Mississauga	Within a Flexible Policy Area <sup>2</sup>	0.5
M14	Dundas St. E & Mattawa Ave (GSAI)	Mississauga	Not Supported	7.3
M15	Stanfield (GSAI)	Mississauga	Not Supported	6.7
M17	1000 Dundas St. E. (Plan Logic)**	Mississauga	Support	0.8
M22	1699-1701 Dundas St. E**	Mississauga	Support	1.3
M23	5170 Dixie Road	Mississauga	Within a Flexible Policy Area <sup>2</sup>	1.9
<b>Subtotal</b>				<b>122.4</b>
<p>*Note: Areas include select Mixed Use and Business Employment lands in the Dixie, Mavis-Erindale, and Western Business Park employment areas as identified in the Dundas Connects Master Plan recommendations.</p> <p>**Note: property is within the supported Dundas Connects – Dixie area and will be removed from the “Total Requested” and “Total supported by Region” sums to avoid double counting.</p> <p><sup>1</sup> These properties are within an area with draft flexible policies: MTSA subject to draft ROP policy 5.8.32 – Lands may be permitted to include non-employment uses post-regional municipal comprehensive review subject to outlined criteria.</p> <p><sup>2</sup> These properties are within an area with draft flexible policies: Draft ROP Policy 5.8.31 - Local municipalities may accommodate new retail and commercial uses in Employment Areas by designating lands Business Corridor in Brampton or Mixed-Use in Mississauga, subject to a municipally initiated study and local official plan policies.</p>			<b>Total Requested</b>	<b>409.3</b>
			<b>Total Supported by Region</b>	<b>273.4</b>
			<b>Total Subject to Draft Flexible Policies</b>	<b>71</b>

Map of Employment Conversion Requests in Peel



Map of Employment Conversion Requests in Peel – Zoomed to Brampton and Caledon



Map of Employment Conversion Requests in Peel – Zoomed to Mississauga

