The purpose of this memo is to provide background information to support expropriation of lands located at 2596 Mayfield Road for the purposes of a future Town road and Regional road widening.

Property Information

The subject property is municipally known as 2596 Mayfield Road and is located on the north side of Mayfield Road, east of McLaughlin Road. The property is partially aligned with existing Van Kirk Drive, located on the south side of Mayfield Road. The property is approximately 0.28 ha (0.70 ac) in size with frontage of approximately 53.95 m (177 ft) on Mayfield Road. The property contains a dwelling with access to Mayfield Road.
Background and Previous Council Direction

The property is located within the Mayfield West Phase 2 Secondary Plan, as illustrated on Schedule “B-2” in the Town’s Official Plan. The property is designated Stormwater Pond Facility and the schedule also identifies a Conceptual Road Network on the lands.

The Transportation Master Plan (TMP), prepared by Paradigm Transportation Solutions Limited, dated December 2015, was approved by Council on March 8, 2016. This Plan identifies that the proposed location of Collector Road E (across from Van Kirk Drive), provides a direct access to Downtown Brampton. The intersection of Van Kirk Drive/Collector Road E and Mayfield Road is shown as a signalized intersection.

Figure 2: Excerpt from the “Overview of Road Network” plan from the Transportation Master Plan

The Region of Peel Environmental Assessment (EA) for Mayfield Road from Chinguacousy Road to Heart Lake Road is consistent with the recommendations of the TMP. The Environmental Assessment recommends the widening of Mayfield Road and proposes to signalize the intersection of Van Kirk Drive/Collector Road E and Mayfield Road (among other improvements). The EA has been approved and the project is now within the Detailed Design and Construction Phase.
Land Acquisition of 2596 Mayfield Road

Through the Detailed Design and Construction Phase of the Mayfield Road EA noted above, as well as the detailed design work of the Mayfield West Phase 2, Stage 1 Secondary Plan and associated subdivisions, it has been determined that land is required for both the widening of Mayfield Road (being undertaken by the Region of Peel) and the construction of Collector Road E to geometrically align with Van Kirk Drive. The acquisition of the subject lands will also allow storm and sanitary sewers to be located within Collector Road E, eliminating the need to install the sewers along Mayfield Road, substantially reducing future maintenance costs associated with the sewers.

Stephanie McVittie