

Goss, Natalie

From: Andrew Walker [awalker@gagnonlawurbanplanners.com]
Sent: 2010/04/08 9:44 AM
To: Goss, Natalie
Cc: Michael Gagnon; Marilyn Mascarenhas; John Barnett; 'Fabio Mazzocco [fabio.mazzocco@mattamycorp.com]'
Subject: URGENT - Mount Pleasant Village - Block 44-1 - CAP Allocation
Attachments: 20100407181634427.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

April 8, 2010
G&L File PN.07.1314.00 CAP

Natalie,

Hope all is well. We recently had computer server issues, and a number of emails that were sent apparently did not make it through. Although it showed that the email was sent at our end, it would appear that the attached email addressed to you with regard to additional 2010 CAP Allocation for Block Plan Area 44-1 was one of the emails unfortunately that did not make it through. This has just come to our attention. Please review the attached email and map, and call me immediately to discuss.

Thank you,

Andrew Walker, B.E.S., M.C.I.P., R.P.P.
Gagnon & Law Urban Planners Ltd.
21 Queen Street East, Suite 500
Brampton, Ontario
L6W 3P1
P: 905-796-5790 x 230
F: 905-796-5792

NEW! Please note our new e-address and website
E: awalker@gagnonlawurbanplanners.com
W: www.gagnonlawurbanplanners.com

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1314
CAP

John Barnett

To: Goss, Natalie
Fabio Mazzocco; Michael Gagnon; Andrew Walker (awalker@gbbplanners.com)
Cc: BLOCK PLAN 44-1 2010 ALLOCATION.pdf
Attachments:

Hi Natalie

Further to your emails to Fabio Mazzocco and Michael Gagnon on Wednesday February 17, 2010 regarding Development Allocation Strategy for 2010 regarding Block Plans within Brampton, we offer the following response with regards to Block Plan area 44-1. Mattamy Homes had prepared a Draft Plan for most of the area within Block Plan 44-1 north of the CNR tracks which was subsequently Draft plan approved for 1,041 units in 2009. However the Draft plan of Subdivision had a large Stormwater Management Block that has subsequently deleted and the lands added back into a large Mixed Use Block. A Redline Draft Plan of Subdivision has been submitted to Neal Grady, and he will be reissuing (likely this week) Draft Plan Approval, based on this Draft plan of Subdivision dated February 16, 2010 which contains 1,302 units. Please see the attached PDF of the Redlined Draft Plan of Subdivision with number of units shown on the plan.

The original approved Draft Plan of Subdivision and the Redlined Draft Plan of Subdivision did not cover all lands within Block Plan Area 44-1. South of the CNR tracks there is the GO Station lands and lands owned by Mattamy Homes plus there are three hold out properties north of the CNR tracks along Creditview Road. Mattamy Homes is in discussions with the owners of the existing church at the northwest corner of Creditview Road and Old Highway 7 R.O.W. to possibly acquire these lands. It is estimated that 51 residential units could be developed on the church lands and another 181 residential units on Martamy's lands south of the CNR tracks, for a total of 1,534 residential units (1,302+51+181=1,534). Since 1,041 units were allocated in 2009 for Block Plan Area 44-1, Mattamy Homes we require an additional 493 residential units for 2010 (1,534-1,041=493).

Therefore please allocate for 2010, an additional 493 units for Block Plan 44-1.

Regards,

John Barnett

Gagnon & Law Urban Planners Ltd.
21 Queen Street East, Suite 500
Brampton, Ontario

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F: (905) 796-5792

NEW! Please note change of company name and e-address.

E: jbarnett@gagnonlawurbanplanners.com
W: www.gagnonlawurbanplanners.com

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March 9, 2010

City of Brampton
Planning Department
2 Wellington Street West
Brampton, Ontario
L6Y 4R2



ATTN: Janice Given, Manager, Growth Management Section

Dear Madam:

**RE: 2010 DEVELOPMENT ALLOCATION PROJECTS
METRUS DEVELOPMENT INC.**

Thank you for taking the time to meet with us to better understand our needs associated with the upcoming 2010 development allocation program. As discussed during these meetings this letter will identify our requirements for both 2010 and 2011.

	<u>Project</u>	<u>Required Allocation</u>	<u>Units</u>
<u>2010</u>	<i>Rosedale Village (BP28-1) Phase 5D</i>	2010	51
	<i>Neighbourhood 703(BP28-1)</i>	2010	520
	<i>Neighbourhood 601(BP28-2)</i>	2010/2011	551
<u>2011</u>	<i>Countryside Villages (BP48-1) Draft Plan #1</i>	2010/2011	1400
	<i>Rosedale Village (BP28-1) Phase 6 and 7</i>	2011	310
<u>2012</u>	<i>Countryside Villages (BP48-1) Draft Plan #2</i>	2012	1400
	<i>4x/Mustque (Mississauga Road West)</i>	2012	1500


City of Brampton
ATTN: Ms. Janice Given, Manager, Growth Management Section
March 9, 2010
Page 2

Our 2010 projects are a logical extension of the community and the Secondary Plans are either in place or on pace to be secured in time for the 2010 allocation program.

We also hope that by providing a long term view of our portfolio will assist in simplifying our future allocations.

We look forward to confirmation that the above noted projects will be granted allocation in your 2010 report.

Regards,



Darren Steedman MCIP RPP
Vice President

DS:st

File/BRAMPTON GENERAL re 20010/11 ALLOCATION REQUEST

- C: Fred DeGasperis – Con-Drain
Adrian Smith – Brampton, Director of Planning
John Corbett – Brampton, Commissioner of Planning
Natalie Goss – Brampton, Planner
T.J. Ceciera – Brampton Plan Services
Val Bezic – Bezco Holdings

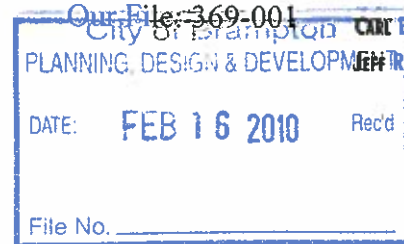


GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:
GLEN SCHNARR, MCIP, RPP
GLEN BROLL, MCIP, RPP
COLIN CHUNG, MCIP, RPP

February 10, 2010

City of Brampton
Planning, Design and Development Department
2 Wellington Street West
Brampton, Ontario
L6Y 4R2



ASSOCIATES:
CARL BRAWLEY, MCIP, RPP
JEFF DUNCAN, CPT, ACST(A)

Attention: Ms. Natalie Goss, Policy Planner, Growth Management and Special Study

Dear Natalie:

RE: City's Annual Development Cap Update for 2010
CVSP Sub-Area 45-5 Block Plan Area

We appreciate your invitation and our upcoming meeting on February 12th to discuss development trends in the GTA over the next 3 to 5 years and our expectation of the City's annual development cap allocation for the CVSP Sub-area 45-5 for 2010 and 2011.

Further to our previous correspondence to you dated December 18, 2008, wherein we had provided our expected Draft Approval Allocation needs for 2009, we would like to update our expected allocation needs for 2010.

Status of the 2009 Development Cap Allocation:

As you are aware, the City granted final Block Plan Approval in June 2008 and this provided the basis and the rationale for the City to grant 1,900 units of allocation for the Sub-area 45-5 in 2009.

You will recall that we had requested 1,900 residential units for the 2009 allocation, which the City granted. In 2009, we obtained Draft Approval for two subdivision plans (Paradise Homes Creditview Inc. and Fieldgate Developments) totaling 1,187 residential units. As such, there are 713 allocated units still to be used in Block 5.

Sub-Area 45-5 Draft Plan Processes:

Attached is a block plan key map that shows the location of current draft plans of subdivision in Sub-area 45-5. In addition to the two Draft Approved plans, there are six (6) other draft plans of subdivision in Sub-area 45-5 that are expected to be Draft Approved in early 2010.

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Page 2

Also attached is a list of the draft plans of subdivision that are currently being processed by the City. The unit yields for some of the draft plans have been updated to reflect the results of the application circulation and subdivision design process.

In summary, Sub-area 45-5 will require an additional 37 units of development cap allocation for 2010 to add onto the remaining 2009 allocation of 713 units to build out all of the draft plans in Sub-area 45-5 currently being processed by the City.

With the Draft Approval of 750 units within the currently processed draft plans in Sub-area 45-5, the accumulative total units that are anticipated to be Draft Approved by the end of 2010 would be 1,937 units in Sub-area 45-5.

We estimate that the full build-out of Sub-area 45-5 will require an additional development cap allocation of 700 units in 2011.

Timing of Municipal Infrastructure and Servicing Affecting Block Plan 45-5 Area:

As you are well aware, the Region of Peel is currently advancing the northerly extension of Credit Valley Sanitary Sewer Trunk to service the planned communities in the west Brampton area. It is targeted that the Region will have the extension of this trunk sewer to service the Sub-area 45-5 area by 2010.

Coincident with the timing of Credit Valley Sanitary Sewer Trunk extension, the following municipal works are also being advanced by the Region and the City, which relates to the development of the Sub-area 45-5:

- a) The Region is advancing the local sanitary sewer extension to service the existing and future residences along Creditview Road between Eldorado Park and Queen Street West in 2010, coincident with the improvement of the existing Creditview Road;
- b) The Region has completed the Class Environmental Assessment process for the widening of Queen Street West, which is planned for 4-lane widening by 2011;
- c) The Region is currently advancing the Class Environmental Assessment process for the widening of Mississauga Road to Queen Street West, which is currently being widened to 4 lanes;
- d) The Region has completed the widening of Steeles Avenue from Mississauga Road to McLaughlin Road, which will address traffic on Chinguacousy Road north of Steeles Avenue West;
- e) The City has completed the Class Environmental Assessment process for the



Page 3

widening of Chinguacousy Road, which is planned for 6-lane widening by 2011; and,

- f) The Region has recently announced the Class Environmental Assessment process for the improvement to Mavis Road from Steeles Avenue to Highway 407, which will also review improvements to the Mavis Road/Steeles Avenue intersection.

The municipal work program as outlined above indicates that key municipal infrastructure and servicing will be made available and the Draft Approval in the Sub-area 45-5 for 2010 will not be impeded.

In closing, we trust that our submission noted herein clearly articulates the rationale for the need for 37 additional units of development cap allocation to be added to the existing allocation of 713 units in Sub-area 45-5 in 2010. Given that the build-out of Sub-area 45-5 is approximately 2,600 units, we anticipate that an additional 700 units of allocation may be required in 2011 to facilitate the full build-out of this block plan area.

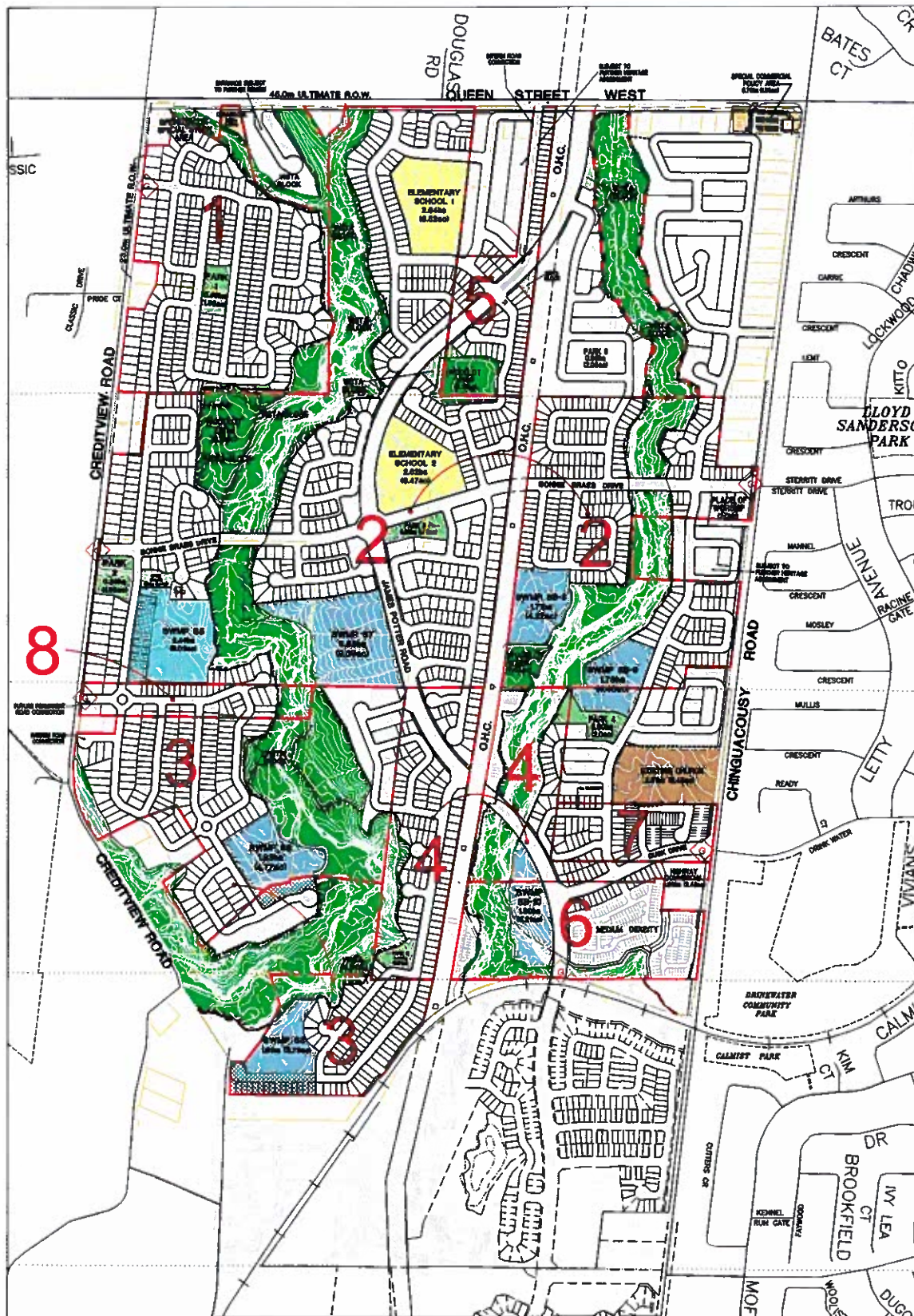
We look forward to the continued dialogue with the City in confirming our request and we would be pleased to meet with you again to further elaborate and clarify our request, as necessary. In the meantime, please call us if you have any questions or require additional information.

Yours truly,

GLEN SCHNARR & ASSOCIATES INC.


Colin Chung, M.C.I.P., R.P.P.
Partner

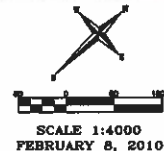
cc: Adrian Smith, Brampton Planning (email only)
Janice Given, Brampton Planning (email only)
Michelle Gervais, Brampton Planning (email only)
CVSP Sub-Area 5 Landowners Group



BLOCK 5 DRAFT PLANS OF SUBDIVISION/FILE NUMBERS

- 1) PARADISE HOMES CREDITVIEW INC (21T-05004B, C3W5.10)
- 2) FIELDGATE DEVELOPMENTS (21T-05042B, C3W5.13)
- 3) HELPGATE DEVELOPMENTS INC. (21T-05030B, C3W3.5)
- 4) LYRICA DEVELOPMENTS INC. (formerly Credit Valley Estates Limited) (21T-05033B, C3W3.6)
- 5) 1624882 ONTARIO INC. (QUEENS PONTE) (21T-05034B, C3W5.12)
- 6) DIBLASIO CORPORATION (21T-07005B, C3W3.7)
- 7) QUINTESSENTIA DEVELOPMENTS INC. (21T-08007B, C03W0.009)
- 8) BRAMCREDITGREEN DEVELOPMENTS LTD. (BROWNBRIDGE FARM) (21T-09011B, C3W03.010)

*Note: Lot line and road locations subject to change.



CVSP SUB AREA 5 - DRAFT PLANS OF SUBDIVISION

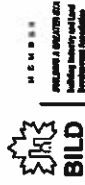
GLEN SCHNARR & ASSOCIATES INC.
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T7
 TEL: (416) 291-1000 FAX: (416) 291-1001

CVSP Block 5 – Draft Plan of Subdivision Unit Summary

<u>Property, File No. & Draft Plan Date</u>	<u>Full Units</u>	<u>Part Units (counted as full units)*</u>
1) Paradise Homes Creditview Inc. 21T-05004B, C3W5.10 August 18, 2009	295	0
2) Fieldgate Developments 21T-05042B, C3W5.13 October 6, 2009	887	5
3) Helpport Developments Inc. 21T-0503B, C3W3.5 October 20, 2008	215	8
4) Lyrica Developments Inc. 21T-05033B, C3W3.6 December 7, 2009	147	21
5) 1624882 Ontario Inc. (Queens Pointe) 21T-05034B, C3W5.12 February 24, 2009	66	4
6) DiBlasio Corporation 21T-07005B, C3W3.7 December 7, 2009	163	3
7) Quintessa Developments Inc. 21T-08007B, C03W0.009 December 8, 2009	71	12
8) Bramcreditgreen Developments Inc. (Brownridge Farm) 21T-09011B, C3W03.010 June 10, 2009	<u>20</u>	<u>20</u>
	1864	73

1864 + 73 = 1937 Approximate Block 5 Total Units

*As per density calculations, Part Lots are counted as one unit if it has more than 50% of the required frontage.



SCALE 1:4000
FEBRUARY 8, 2010

BLOCK 5 DRAFT PLANS OF SUBDIVISION/FILE NUMBERS

- 1) PARADISE HOMES CREDITVIEW INC (21T-05004B, C3W5.10)
- 2) FIELDGATE DEVELOPMENTS (21T-05042B, C3W5.13)
- 3) HELPOT DEVELOPMENTS INC. (21T-05030B, C3W3.5)
- 4) LYRICA DEVELOPMENTS INC. (formerly Credit Valley Estates Limited) (21T-05033B, C3W3.6)
- 5) 1624862 ONTARIO INC. (QUEENS POINTE) (21T-05034B, C3W5.12)
- 6) DIBLASIO CORPORATION (21T-07005B, C3W3.7)
- 7) QUINTESSA DEVELOPMENTS INC. (21T-08007B, C03W0.009)
- 8) BRAMCREDITGREEN DEVELOPMENTS LTD. (BROWNBRIDGE FARM) (21T-09011B, C3W03.010)

*Note: Lot line and road locations subject to change.

CVSP SUB AREA 5 - DRAFT PLANS OF SUBDIVISION



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS
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GLEN SCHNARR & ASSOCIATES INC.
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PARTNERS:
GLEN SCHNARR, MCIP, RPP
GLEN BROLL, MCIP, RPP
COLIN CHUNG, MCIP, RPP

ASSOCIATES:
CARL BRAWLEY, MCIP, RPP
JEFF R. DUNCAN, CPT, ACST(A)

February 11, 2010

Our File: 612-001

City of Brampton
Planning, Design and Development Department
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Ms. Natalie Goss, Policy Planner, Growth Management and Special Study

Dear Natalie:

**RE: City's Annual Development Cap Update for 2010
Metropole Homes Ltd. – between Mavis Road and Chinguacousy Road
Bram West Secondary Plan Area, Brampton**


We are the Planning Consultant to Metropole Homes Ltd., who owns approximately 2.5 acres at the northwest quadrant of Mavis Road and Highway 407 within the Bram West Secondary Plan area (see attached location map).

We are in the process of advancing the application to the City to amend the City's Official Plan and Zoning By-law to obtain approval for a 24-storey apartment building and a mix of townhouses and villas accommodating 294 residential dwelling units. Attached for your reference is the latest development concept. We anticipate that the ZBL will be approved in early 2010 with Site Plan Approval to follow in late 2010.

As such, we request that the City consider allocating 294 residential units for the Metropole Site Plan Approval in 2010. We look forward to the continued dialogue with the City in confirming our request and we would be pleased to meet with you again to further elaborate and clarify our request, as necessary. In the meantime, please call us if you have any questions or require additional information.

Yours truly,

GLEN SCHNARR & ASSOCIATES INC.


Colin Chung, M.C.I.P., R.P.P.
Partner

cc: Adrian Smith, Brampton Planning (email only)
Janice Given, Brampton Planning (email only)

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Site No.	101002008
Project No.	
Date	06/05/2008

SITE PLAN & STATISTICS

P11
 Metropolitan Housing

Proposed Residential Development

Chinguacousy Rd. & Mavis Rd.
 Scarborough, ON

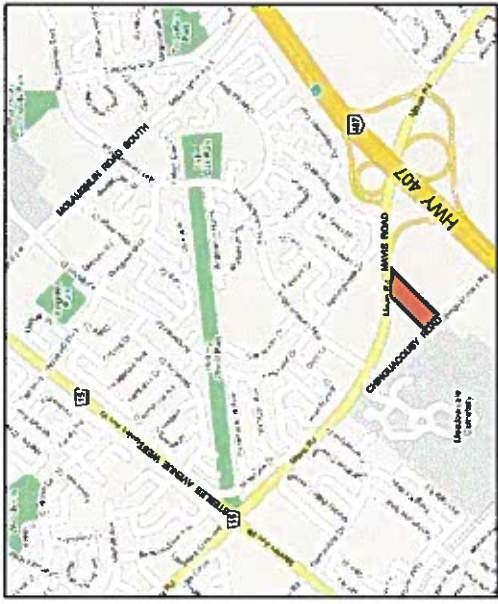
VARIES	
B.C.	
C.K.	
00002	
06/05/2008	



RZ-01

Item	Description	Area (sq. m)	Volume (cu. m)	Notes
1.1	Site Area	10,100		
1.2	Impervious Area	8,500		
1.3	Permeable Area	1,600		
1.4	Roof Area	12,000	12,000	
1.5	Garage Area	1,500	1,500	
1.6	Driveway Area	500	500	
1.7	Patio Area	200	200	
1.8	Deck Area	100	100	
1.9	Pool Area	100	100	
1.10	Other Area	100	100	

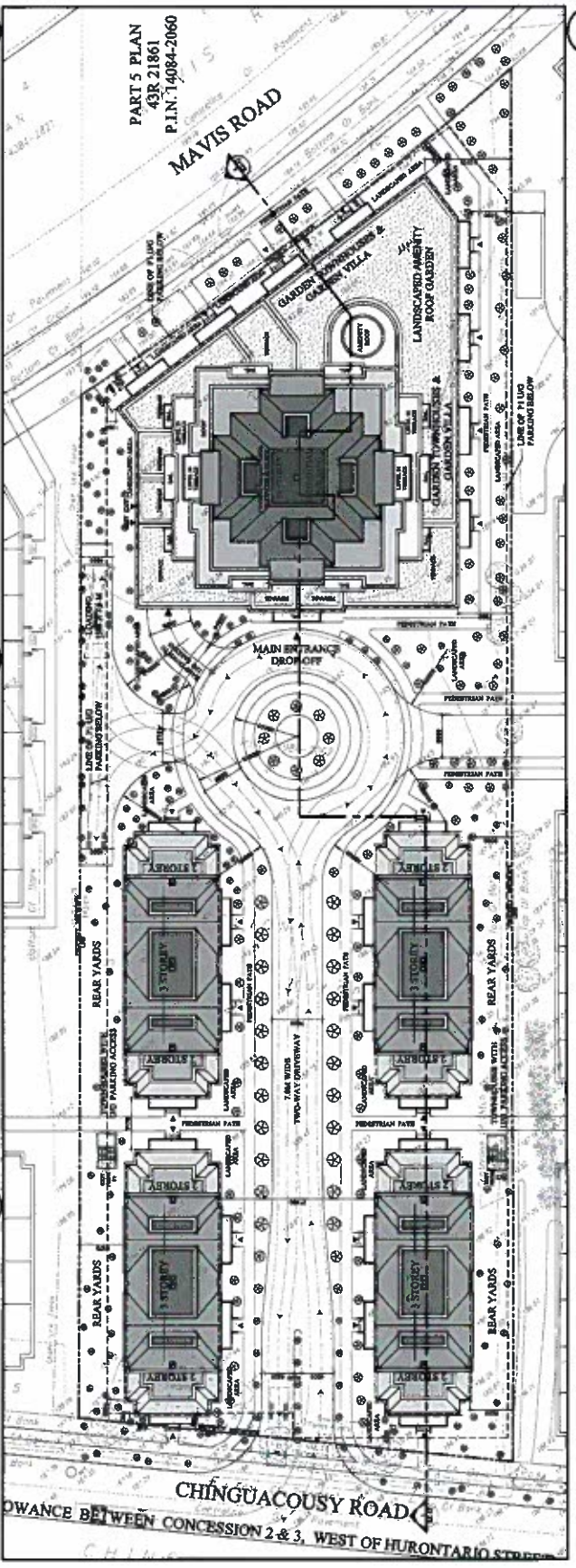
STATISTICS 2 RZ-01



KEY PLAN 3 RZ-01

LEGEND 4 RZ-01

⊕	-BENCHMARK	⊗	-ELECTRIC BOX
□	-SURVEY BAR FOUND	○	-MANHOLE
■	-SURVEY BAR PLANTED	○	-WELL
▨	-15mm IRON BAR	○	-ANCHOR
▩	-25mm X 1200mm IRON BAR	○	-HYDRANT POLE
▪	-25mm X 800mm IRON BAR	○	-BELL POLE
●	-TRANSVERSE POINT	○	-HUB -HYDRANT & BELL POLE
○	-GAS VALVE	—	-SIGN POST
○	-WATER VALVE	⊙	-LIGHT POST
○	-FIRE HYDRANT	⊙	-SHRUB
□	-CATCH-BASIN	⊙	-CONSPICUOUS TREE



STATISTICS 1 RZ-01

KEY PLAN 1 RZ-01

LEGEND 1 RZ-01





GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:

GLEN SCHNARR, MCIP, RPP
GLEN BROLL, MCIP, RPP
COLIN CHUNG, MCIP, RPP

ASSOCIATES:

CARL BRAWLEY, MCIP, RPP
JEFF R. DUNCAN, CPT, ACST(A)

February 11, 2010

Our File: 644-001

City of Brampton
Planning, Design and Development Department
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Ms. Natalie Goss, Policy Planner, Growth Management and Special Study

Dear Natalie:

RE: City's Annual Development Cap Update for 2010
Linvest Properties Limited – 10302 Heart Lake Road
Heart Lake East Secondary Plan Area, Brampton


We are the Planning Consultant to Lindvest Properties Limited, who owns approximately 6 acres within the Heart Lake East Secondary Plan (see attached location map). We are in the process of making a formal planning application this month. As shown on the attached development concept, we intend to advance an amendment to the Official Plan (OPA) and Zoning By-law (ZBL) to allow a potential development of 846 residential units.

We understand that the City is in the process of updating the 2010 development cap allocation. We anticipate that the OPA and ZBL will be approved in late 2010 with Site Plan Approval to follow in early 2011.

As such, we request that the City consider allocating 846 residential units for the Lindvest Site Plan Approval in 2011. We look forward to the continued dialogue with the City in confirming our request and we would be pleased to meet with you again to further elaborate and clarify our request, as necessary. In the meantime, please call us if you have any questions or require additional information.

Yours truly,

GLEN SCHNARR & ASSOCIATES INC.


Colin Chung, M.C.I.P., R.P.P.
Partner

cc: Adrian Smith, Brampton Planning (email only)
Janice Given, Brampton Planning (email only)

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WHITE SPRUCE PARK



CITY OF BRAMPTON - WHITE SPRUCE PARK

HEART LAKE ROAD

CONSTRUCTION PROGRAM (GENERAL)	TYPICAL FLOOR (GENERAL)	NO. OF TYPICAL FLOORS	1. RESIDENTIAL (NO. OF UNITS)	2. COMMERCIAL (NO. OF UNITS)	3. OFFICE (NO. OF UNITS)	4. RETAIL (NO. OF UNITS)	TOTAL UNITS	TOTAL G.F.A. (GENERAL)
BUILDING X	1,200 SF	10 FLOORS	15 UNITS - 12%	80 UNITS - 67%	40 UNITS - 33%	-	135 UNITS	114,000 SF
BUILDING Y	1,200 SF	10 FLOORS	20 UNITS - 16%	140 UNITS - 112%	80 UNITS - 64%	-	240 UNITS	201,600 SF
BUILDING Z	1,200 SF	10 FLOORS	25 UNITS - 20%	160 UNITS - 128%	80 UNITS - 64%	-	265 UNITS	220,800 SF
BUILDING A	1,200 SF	10 FLOORS	30 UNITS - 24%	180 UNITS - 144%	90 UNITS - 72%	-	300 UNITS	252,000 SF
BUILDING B	1,200 SF	10 FLOORS	35 UNITS - 28%	210 UNITS - 168%	105 UNITS - 84%	-	350 UNITS	294,000 SF
BUILDING C	1,200 SF	10 FLOORS	40 UNITS - 32%	240 UNITS - 192%	120 UNITS - 96%	-	400 UNITS	336,000 SF
BUILDING D	1,200 SF	10 FLOORS	45 UNITS - 36%	270 UNITS - 216%	135 UNITS - 108%	-	450 UNITS	378,000 SF
BUILDING E	1,200 SF	10 FLOORS	50 UNITS - 40%	300 UNITS - 240%	150 UNITS - 120%	-	500 UNITS	420,000 SF
BUILDING F	1,200 SF	10 FLOORS	55 UNITS - 44%	330 UNITS - 264%	165 UNITS - 132%	-	550 UNITS	462,000 SF
BUILDING G	1,200 SF	10 FLOORS	60 UNITS - 48%	360 UNITS - 288%	180 UNITS - 144%	-	600 UNITS	504,000 SF
BUILDING H	1,200 SF	10 FLOORS	65 UNITS - 52%	390 UNITS - 312%	195 UNITS - 156%	-	650 UNITS	546,000 SF
BUILDING I	1,200 SF	10 FLOORS	70 UNITS - 56%	420 UNITS - 336%	210 UNITS - 168%	-	700 UNITS	588,000 SF
BUILDING J	1,200 SF	10 FLOORS	75 UNITS - 60%	450 UNITS - 360%	225 UNITS - 180%	-	750 UNITS	630,000 SF
BUILDING K	1,200 SF	10 FLOORS	80 UNITS - 64%	480 UNITS - 384%	240 UNITS - 192%	-	800 UNITS	672,000 SF
BUILDING L	1,200 SF	10 FLOORS	85 UNITS - 68%	510 UNITS - 408%	255 UNITS - 204%	-	850 UNITS	714,000 SF
BUILDING M	1,200 SF	10 FLOORS	90 UNITS - 72%	540 UNITS - 432%	270 UNITS - 216%	-	900 UNITS	756,000 SF
BUILDING N	1,200 SF	10 FLOORS	95 UNITS - 76%	570 UNITS - 456%	285 UNITS - 228%	-	950 UNITS	798,000 SF
BUILDING O	1,200 SF	10 FLOORS	100 UNITS - 80%	600 UNITS - 480%	300 UNITS - 240%	-	1,000 UNITS	840,000 SF
BUILDING P	1,200 SF	10 FLOORS	105 UNITS - 84%	630 UNITS - 504%	315 UNITS - 252%	-	1,050 UNITS	882,000 SF
BUILDING Q	1,200 SF	10 FLOORS	110 UNITS - 88%	660 UNITS - 528%	330 UNITS - 264%	-	1,100 UNITS	924,000 SF
BUILDING R	1,200 SF	10 FLOORS	115 UNITS - 92%	690 UNITS - 552%	345 UNITS - 276%	-	1,150 UNITS	966,000 SF
BUILDING S	1,200 SF	10 FLOORS	120 UNITS - 96%	720 UNITS - 576%	360 UNITS - 288%	-	1,200 UNITS	1,008,000 SF
BUILDING T	1,200 SF	10 FLOORS	125 UNITS - 100%	750 UNITS - 600%	375 UNITS - 300%	-	1,250 UNITS	1,050,000 SF
BUILDING U	1,200 SF	10 FLOORS	130 UNITS - 104%	780 UNITS - 624%	390 UNITS - 312%	-	1,300 UNITS	1,092,000 SF
BUILDING V	1,200 SF	10 FLOORS	135 UNITS - 108%	810 UNITS - 648%	405 UNITS - 324%	-	1,350 UNITS	1,134,000 SF
BUILDING W	1,200 SF	10 FLOORS	140 UNITS - 112%	840 UNITS - 672%	420 UNITS - 336%	-	1,400 UNITS	1,176,000 SF
BUILDING X	1,200 SF	10 FLOORS	145 UNITS - 116%	870 UNITS - 696%	435 UNITS - 348%	-	1,450 UNITS	1,218,000 SF
BUILDING Y	1,200 SF	10 FLOORS	150 UNITS - 120%	900 UNITS - 720%	450 UNITS - 360%	-	1,500 UNITS	1,260,000 SF
BUILDING Z	1,200 SF	10 FLOORS	155 UNITS - 124%	930 UNITS - 744%	465 UNITS - 372%	-	1,550 UNITS	1,302,000 SF
TOTAL			147 UNITS - 11%	821 UNITS - 65%	429 UNITS - 34%	-	1,397 UNITS - 10%	11,688,000 SF

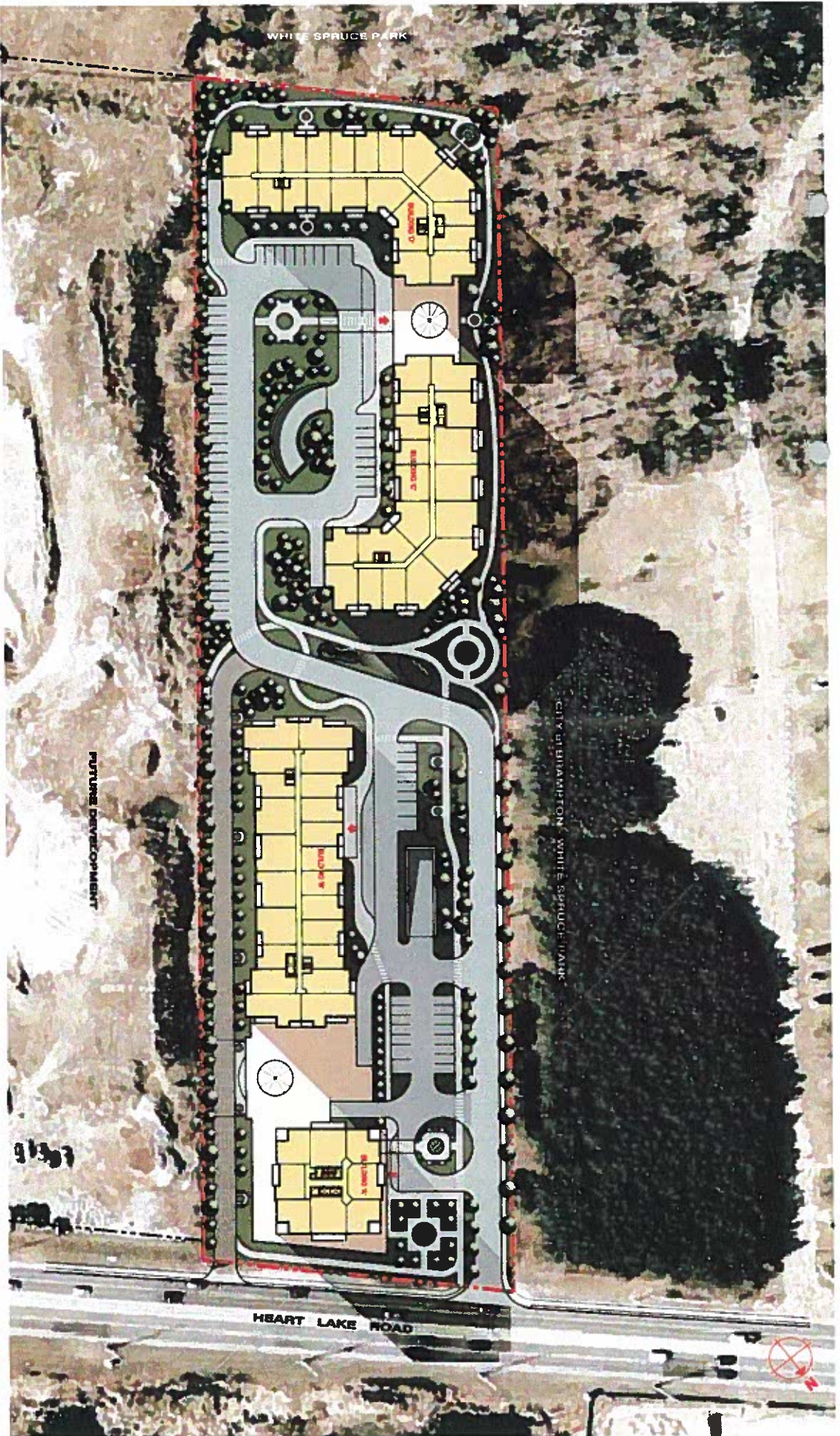
TYPICAL FLOOR PLANS and BUILDING DATA

PROJECT ARCHITECTS

PETROFF

HEARTLAKE DEVELOPMENT
HEART LAKE ROAD & BOVAIRD DRIVE EAST
BRAMPTON, ONTARIO

LINVEST PROPERTIES LIMITED



SITE PLAN and VIEW

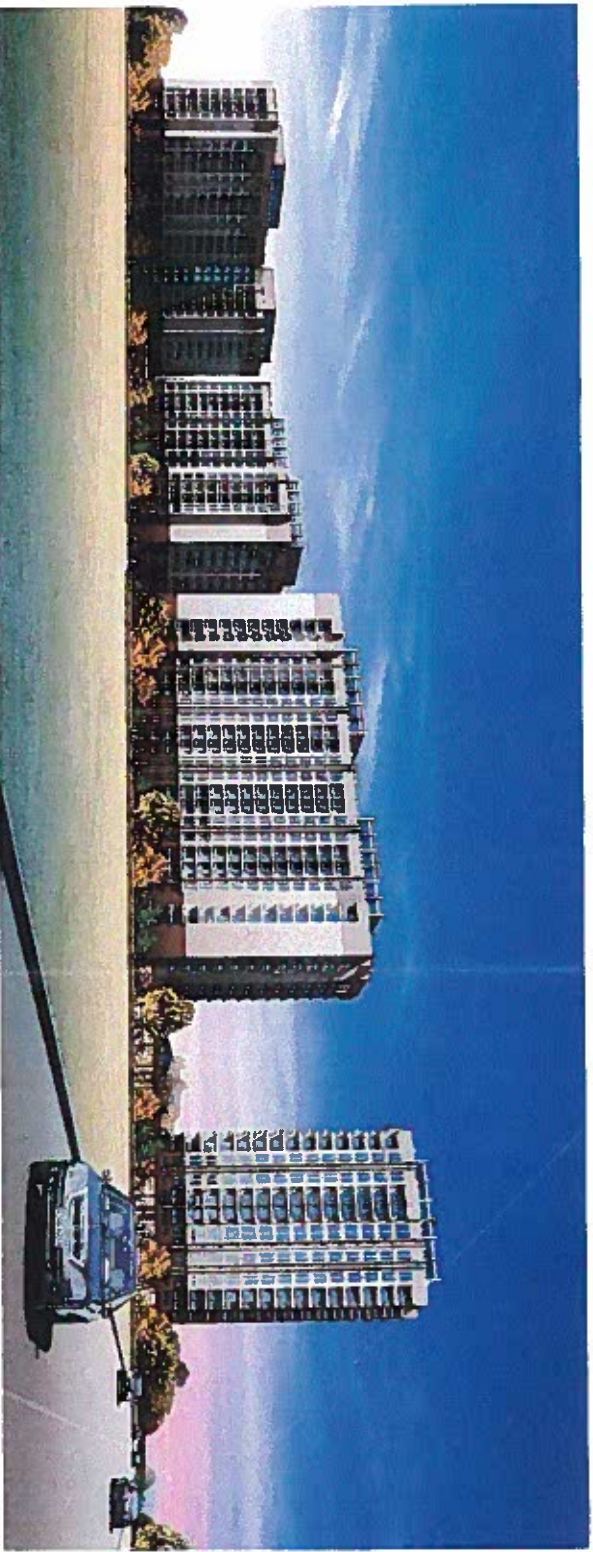
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PETROFF
 ARCHITECTURAL ARCHITECTS

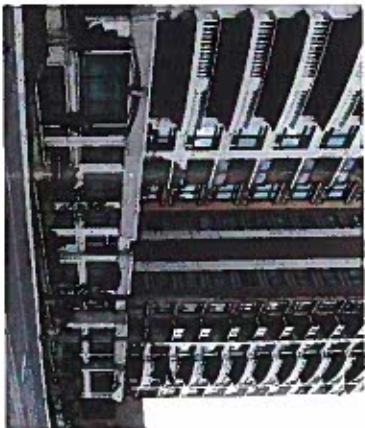
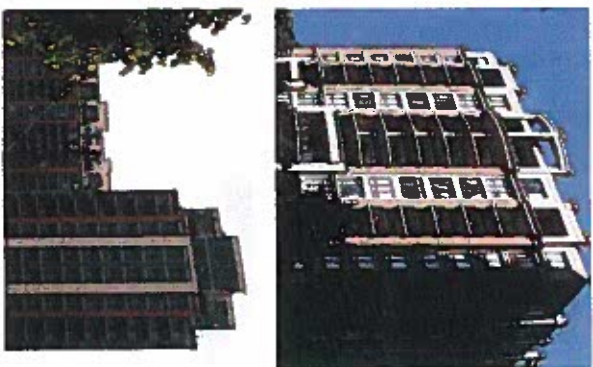
HEARTLAKE DEVELOPMENT

HEART LAKE ROAD & BOVARD DRIVE EAST
 BRAMPTON, ONTARIO

LINVEST PROPERTIES LIMITED



PERSPECTIVE - EAST VIEW



PERSPECTIVE and PRECEDENTS

PHOTO COURTESY
LINDVEST PROPERTIES

2013/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023

PETROFF

HEARTLAKE DEVELOPMENT

HEART LAKE ROAD & BOYVAIRD DRIVE EAST
BRAMPTON, ONTARIO

LINVEST PROPERTIES LIMITED



140 Renfrew Drive, Suite 201, Markham
Ontario, Canada L3R 6B3
Tel: 1-905-513-0170
Fax: 1-905-513-0177
(mgpgeneral@mgp.ca)

February 15th, 2010

City of Brampton, Planning Design and Development
2 Wellington Street West
Brampton, Ontario L6Y 4R2

Our project no. 1686

Attention: Ms. Janice Given
Manager, Growth Management and Special Policy

Dear Ms. Given:

Re: Riverview Heights (Block 40-3) Phasing and Allocation

Natalie Goss of your office has requested information in advance of our upcoming meeting on phasing and allocation. I have attached a preliminary phasing plan and a memo with servicing and phasing information to support the group's request for a total of 1,800 units of allocation to be reserved for this Block in 2010.

The City's 2009 Development Allocation Strategy Report of June 2nd 2009 reserved 900 units of allocation for Block 40-3 in 2009 and an additional 600 units for 2010, for a total of 1,500 units. Due to the length of the approval process, the 2009 allocation for this block is unused. The group is requesting that a total of 1,800 units be reserved for this block in 2010 with an additional 900 units each year thereafter. The reason for this slight increase over that previously allocated by the City is that the infrastructure required to support the development requires a sufficient number of units to be brought on to finance the capital cost. The first phase alone represents approximately \$30M in spine infrastructure and includes the following items:

- The completion of Financial Drive - a 30m+ collector with bicycle lanes from Mississauga Road to Heritage Road;
- The construction of three stormwater management ponds in the southern lands;
- The extension of water and sanitary services into Block 40-3 from Steeles Avenue and Mississauga Road;
- The construction of the north-south collector road, also with bicycle lanes, generally from Financial Drive up to Embleton Road, and in the southern portion of the Block to provide access to the "finger lands";
- All new elementary school sites; and
- The construction of a bridge associated with the north south collector over Heritage Creek to access the "finger lands."

We are looking forward to meeting with you to discuss allocation and phasing for this block on the 22nd of February.

Yours very truly,
MALONE GIVEN PARSONS LTD.


Don F. Given, M.C.P., R.P.P.
President

c. J. Corbett, City of Brampton
BramWest Landowners Group

R. Nykyforchyn, City of Brampton
N. Goss, City of Brampton



BURNSIDE

{ Our Difference is Our People }

Memorandum

Date: February 11, 2010 **File No.:** PTB 12564.0
Project: Bram West Block 40-3
 Phasing Implications Associated with Infrastructure
To: Don Given, Malone Given Parsons
From: Ian Drever, P.Eng.

Comments

A preliminary phasing strategy has been developed by the Block 40-3 Bram West Landowners Group. The attached plan shows development of Bram West occurring in four phases, with each phase being constructed in one or more stages. This memorandum is intended to highlight the key infrastructure associated with each phase and relate the phasing boundaries to that key infrastructure.

1.0 Region of Peel Infrastructure

As planning approvals have been advancing, the Region of Peel has significantly advanced water and sanitary infrastructure to the Block Planning area.

1.1 Sanitary Servicing

Sanitary servicing has been substantially extended to Block 40-3 and does not pose any external constraint to the phasing plan shown. The Credit Valley Trunk Sewer has been extended to Steeles Avenue, and the Steeles Avenue Interceptor Sewer has been extended from the Credit Valley Trunk Sewer to the intersection of Mississauga Road and Steeles Avenue. The Mississauga Road Trunk Sewer, which extends from Mississauga Road to the East-West Collector Road (north of Financial Drive) within the Block is under construction and will be substantially complete by the time Stage 2 Block Plan approval is secured.

Similarly, the Region is currently designing the extension of the Steeles Avenue Interceptor Sewer from Mississauga Road to the intersection of the North-South Collector Road within the Block and Steeles Avenue. The extension of the Steeles Avenue Interceptor Sewer is to be tendered and construction commenced in 2010. This timing coincides well with the anticipated Stage 2 Block Plan approval.

1.2 Water Servicing

The Region of Peel is served by two water systems, being the east system and the west system. Bram West Block 40-3 is served by the west system, and is situated within Pressure Zones 4 and 5 of the west system. Financial Drive as it extends through Block

40-3 is situated at the approximate boundary between Pressure Zones 4 and 5. Pressure Zone 4 is served by the Meadowvale North reservoir, which has been expanded in anticipation of future development within the west system. Pressure Zone 5 is served by the West Brampton Reservoir, which is currently under construction on a property located in Northwest Brampton on the west side of Mississauga Road, just north of Huttonville. Construction of the West Brampton Reservoir and the associated transmission main from the Meadowvale North Reservoir to the West Brampton Reservoir is nearing completion. The transmission main and feedermain are anticipated to be commissioned and in service by late spring/early summer 2010. Existing Zone 4 trunk water mains already bound the block along Steeles Avenue and Mississauga Road. Zone 5 trunk water mains have been constructed along Mississauga Road from the West Brampton reservoir to the Block, and are ready for use pending completion of the West Brampton Reservoir.

1.3 Roads

Block 40-3 is primarily served by two Region of Peel arterial roads, being Steeles Avenue and Mississauga Road. Steeles Avenue has been widened from two to four lanes from Mississauga Road to points east. The widening of Steeles Avenue from Mississauga Road extending west to Heritage Road is planned for 2010/2011. Design is currently being completed with tendering expected this Spring. Mississauga Road from Highway 407 to Steeles Avenue will be widened from four to six lanes in 2010/2011. Design plans for the widening of Mississauga Road from Steeles Avenue extending north along the boundary of Block 40-3 are nearing completion. Construction of the widening of Mississauga Road along the boundary of the Block is currently anticipated for 2011/2012.

1.4 Summary

In summary, the key boundary infrastructure necessary to service Block 40-3 is either in place currently, or is anticipated to be completed in 2010. Boundary infrastructure does not place any limitation on the phasing approach for Block 40-3, and as such phasing decisions are dictated by internal needs.

2.0 Infrastructure Requirements within Block 40-3

Infrastructure needs within Block 40-3 which have influence on the preliminary phasing strategy are summarized below.

2.1 Roads

MMM Group has completed a traffic impact analysis on behalf of the Block 40-3 landowners. The results of their analysis are summarized in a specific report prepared by MMM Group, however the key finding of their work is that completion of the North-South Collector Road within the Block is not necessary until the final phase of the development of Block 40-3, assuming that the following road infrastructure is in place:

- Financial Drive within Block 40-3 is constructed from Mississauga Road to Heritage Road
- Financial Drive external to Block 40-3 is constructed from Mississauga Road to Steeles Avenue.

The final phase of the development of Block 40-3 will include the lands of non-participating landowners within the Block. Of the non-participating landowners, the Humeniuk parcel is the most significant, controlling a portion of the North-South Collector. These lands have no current timetable for development; however this is not a critical issue for the phasing of the Block given the findings of MMM Group.

2.2 Sanitary Servicing

Primary trunk sanitary servicing is extended to the Block from both the Mississauga Road Trunk Sewer, and the Steeles Avenue Interceptor Sewer. The finger lands are served by an extension of a trunk sewer along the North-South Collector from the Steeles Avenue Interceptor Sewer. Lands north of Levi Creek and south of Financial Drive are serviced by a sub-trunk sewer extending from the Mississauga Road Trunk Sewer, either at the Ornstock lands or the Erin Mills Development Corporation lands. The area north of Financial Drive is serviced by a trunk sewer extending along Financial Drive and then north along the North-South Collector. This trunk sewer extends along the North-South Collector all the way to its intersection with Heritage Road.

2.3 Water Servicing

Zone 4 water mains may be extended to service Zone 4 lands from existing trunk water mains along Steeles Avenue and Mississauga Road. The Zone 4 mains will follow the road network associated with each phase and do not influence the phasing strategy. Similarly Zone 5 mains may be extended from a trunk watermain along Mississauga Road.

2.4 Storm Drainage

Block 40-3 is served by eight stormwater management facilities. Five stormwater management facilities, labeled L-1 through L-5, are situated within the Levi Creek watershed. Three stormwater facilities, labeled C-1 through C-3, are situated within the Credit Valley Watershed. Storm drainage significantly influences the phasing strategy for Bram West Block 40-3. Construction of each stormwater management facility represents a substantial capital investment. As such, phasing is structured to optimize the drainage to each facility prior to new facilities coming on line. Each stormwater management facility and its associated drainage boundary are shown on the attached plan, and are described below:

- Pond L-1: Located primarily on the Kingshott lands, this pond primarily services the lands located west of the North-South Collector and north of Financial Drive all the way to Embleton Road, and includes the Kingshott lands, Great Gulf lands, as well as some other smaller landowners
- Pond L-2: Located on the Ornstock lands, this pond services the lands which drain primarily to the L-11 tributary currently, including Ornstock, Erin Mills Development Corporation, the majority of the Kaneff lands and a small portion of the Great Gulf lands north of Financial Drive
- Pond L-3: Located on the Humeniuk lands, this pond serves the Humeniuk lands exclusively
- Pond L-4: Located on the Ornstock lands, this pond services the finger lands within the block including lands owned by Ornstock, Ashley Homes and Humeniuk

- Pond L-5: Located on the Ashley Homes lands, this pond exclusively serves the Ashley Homes industrial lands in the southwest corner of the Block, south of Heritage Creek
- Pond C-1: Located on Great Gulf lands on a meadow clearing within the Credit River Valley, this ponds services Great Gulf lands north of Embleton Road exclusively
- Pond C-2: Also known as the Embleton Pond, located primarily on Ashley Homes lands, this pond serves the immediate drainage area, as well as the Kindwin lands and some Great Gulf lands north of Embleton Road
- Pond C-3: Located on Great Gulf lands between Mississauga Road and the Community Park, this pond primarily serves the executive housing area north of the East-West Collector, and east of the North-South Collector.

3.0 Phasing Strategy

The preliminary phasing strategy developed by the Block 40-3 Bram West Landowners Group is comprised of the following unit breakdown, and is illustrated on the attached plan:

- Phase 1 – 1,800 units
- Phase 2 – 900 units
- Phase 3 – 900 units
- Phase 4 – 500 – 900 units

Phase 4 consists of units within the lands of non-participating landowners, where no clear timetable for development has been established.

The phases outlined do not imply that all units would be immediately built within each phase. Phase 1 for example would likely be built in several stages. The phase boundaries however do highlight which areas of the plan would be substantially built prior to construction on the next phase being initiated. Construction within each phase represents a significant capital investment. As such, sufficient units must be brought on in each phase to ensure the required spine services can be adequately financed.

3.1 Phase 1

As identified in the MMM Group traffic analysis, the completion of Financial Drive from Heritage Road to Mississauga Road is a key component of road infrastructure required within Block 40-3. Consequently, it has been included in Phase 1. Completion of Financial Drive also allows trunk sanitary and water infrastructure to be easily extended into the Block. Financial Drive naturally drains to Pond L-2. Therefore, the Great Gulf and Kaneff lands adjacent Financial Drive, as well as the Erin Mills and Ornstock lands tributary to Pond L-2 are logically included in the first phase. As previously noted, water and sanitary infrastructure to service Erin Mills and Ornstock are readily available from Mississauga Road.

Although not specifically identified as required by the MMM Group traffic analysis, a significant portion of the North-South Collector within participating landowners lands is provided in Phase 1. This includes all of the North-South Collector from Embleton Road to Steeles Avenue with the exception of that portion extending through the Humeniuk lands. Provision of this portion of the North-South Collector within the first phase is anticipated to provide for better traffic flow within the Block. As with Financial Drive,

trunk sanitary sewers and watermains are planned for extension along the North-South Collector Road, both north of Financial Drive and from Steeles Avenue into the finger lands. Extension of these trunks will facilitate servicing of lands along the North-South Collector corridor.

The North-South Collector within the finger lands drains to pond L-4. To offset the cost of proposed spine infrastructure in this area, participating lands within the finger lands have been included in Phase 1.

The North-South Collector from the Kingshott lands to Embleton Road naturally drains to Pond L-1, as does Financial Drive west of the North-South Collector to Heritage Road. Therefore, the Great Gulf, Kingshott, Ashley Homes and Kaneff lands adjacent the North-South Collector and tributary to Pond L-1 are included in the first phase.

The Phase 1 configuration allows the delivery of the majority of the school sites within the Block, with the exception of the public secondary school block, which is tributary to Pond C-3.

The executive housing lands are tributary to ponds within the Credit River Watershed, which are not being delivered in Phase 1. As a result the executive housing lands are deferred to Phase 2.

3.2 Phase 2

With the primary spine infrastructure delivered in Phase 1, rounding out of the Block can begin in Phase 2. This includes smaller medium/high density blocks within the Phase 1 area on the finger lands and Kaneff lands, as well as the balance of the Erin Mills lands, for which roads, sanitary, water and drainage are already available.

Phase 2 will see the delivery of the majority of the executive housing area on the Great Gulf lands, as well as the balance of the East-West Collector, Public Secondary School and the Community Park. All these lands are primarily tributary to Pond C-3. The East-West Collector does not provide a critical transportation function to the Block in the same vein as that provided by Financial Drive or the North-South Collector. Consequently, delivery of the balance of the East-West Collector was deferred to Phase 2.

3.3 Phase 3

Phase 3 will focus around developing the northern portion of the Block. Pond C-2 drains the Kindwin lands and a portion of the Great Gulf lands north of Embleton Road. Delivery of Pond C-2 in Phase 3 allows the development of these lands and takes advantage of existing road infrastructure and services delivered within the Block in Phase 1. In addition, the North-South Collector will be completed north of Embleton Road to Heritage Road. Improvements to Embleton Road from the North-South Collector to Heritage Road would also be completed in Phase 3.

Phase 3 includes the balance of the executive housing lands on the Great Gulf property north of Embleton Road. Development of this area requires delivery of Pond C-1, which drains the Great Gulf lands exclusively, as previously noted. Water and sanitary to service this block may be extended from the completed North-South Collector.

3.4 Phase 4

Phase 4 consists of the balance of the lands within the Block including lands of non-participating owners. Phase 4 requires the completion of the North-South Collector in its entirety. As such, the Humeniuk lands have been included in Phase 4. Water and sanitary to service this block may be extended from the completed Erin Mills project to the east. Completion of the Humeniuk lands also requires delivery of Pond L-3, which is located entirely on the Humeniuk parcel.

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Encl.

PRELIMINARY PHASING AND ALLOCATION PLAN



VILLAGES OF RIVERVIEW HEIGHTS BLOCK PLAN

- PHASE 1 - 2010 - 1,800 units
- PHASE 2 - 2011 - 900 units
- PHASE 3 - 2012 - 900 units
- PHASE 4 - 2013 - 500-900 units
- TOTAL 3,900 to 4,500 UNITS

- ▨ Existing Village
- ▨ Commercial / Industrial Lands
- ▨ Unconstrained by Allocation

Date: February 9, 2010
 MALONE GIVEN PARSONS LTD.



Principals
Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Lily Law, B.E.S.

March 4, 2010

Our File:
P.N.07.1384.00
CAP Allocation

**The Corporation of the City of Brampton
Planning, Design and Development Department
2 Wellington Street West
Brampton, Ontario
L6Y 4R2**

Attention: Mrs. Natalie Goss, Growth Management Policy Planner

**Re: 2010 Development CAP Allocation
C03W02.005
8245, 8253, 8257 Walnut Road, 8231 Upper Churchville Road
Part of West Half Lot 2, Concession 3, W.H.S., Geographic Township of
South Chinguacousy, City of Brampton, Regional Municipality of Peel
Sub-Area 6 of the Credit Valley Secondary Plan**

Dear Natalie:

Further to our letter dated May 14, 2009 in which we submitted a formal request on behalf of Sequoia Grove Homes Ltd. (Sequoia) for a Development CAP Allocation of 102 units in 2009, please accept the following letter as our formal request on behalf of Sequoia for a Development CAP Allocation of 70 units in 2010; this is in place of the 102 units sought in 2009. This will enable City staff to incorporate input into materials in advance of the upcoming Roundtable for the Development Industry.

This request accompanies an active Official Plan Amendment/Re-zoning Amendment Application and Plan of Subdivision.

Notice of Completion for the Sequoia application was provided in December of 2008 and the application was presented at the Planning Design and Development Committee on March 2nd, 2009. According to Table 5-Summary of 2009 Development Allocation by Secondary Plan and Block Plan Area, allocation was not provided as access to a public road was requested to be secured. The current proposal will have access to a public road.

21 Queen Street East, Suite 500 • Brampton, Ontario, Canada L6W 3P1

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CONFIDENTIALITY CAUTION

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.

Please accept this letter as a formal request for a Development CAP Allocation of 70 units in 2010. The application is expected to be presented at the Planning Design and Development Committee in early April 2010.

We respectively request to be provided with copies on any reports regarding 2010 CAP Allocations. In addition, we wish to participate in future Development CAP Allocation stakeholder meetings.

Thank you for taking the proposed development under consideration and advisement. We look forward to hearing from you with respect to our request.

Yours truly,



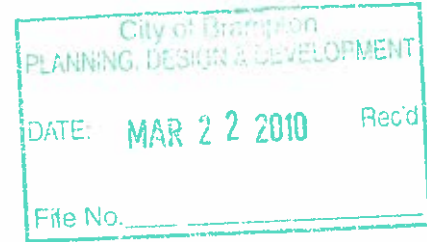
Marc De Nardis B.U.R.PI
Associate Planner

c.c: D. Kraszewski, Planning, Design & Development
A. Smith, Planning Policy and Growth Management Division
J. Hogan, Development Planner
G. Bianchi, Sequoia Grove Homes Ltd.



Delta Urban Inc.

*Specialists in Land
Management & Development*



Wednesday March 17, 2010

Ms. Natalie Goss
Growth Management Policy Planner III
City of Brampton
2 Wellington Street West
Brampton Ontario
L6Y 4R2

RE: City of Brampton's 2010 Development Allocation Strategy: Regarding Area 50 – Vales of the Humber Landowners' Group

Dear Ms. Goss;

Thank you for the opportunity to meet with you to discuss the allocation needs for Planning Areas 50-1 and 50-2, known as the Vales of the Humber Secondary Plan Area.

As you are aware we represent the Vales of the Humber Landowners' Group (VHLOG) who own approximately 267 hectares of land within Area 50. The VHLOG has been working collaboratively with the City to complete the Secondary Plan and Block Plan exercise. To date we have completed the Part 1 (existing conditions) Background Reports, received authorization from Council to commence the Part 2 (detailed) Reports, and have finalized the community structure plan. We continue to meet with staff on a monthly basis to address areas of concern to ensure the Secondary Plan/Block Plan is advanced to Council in late 2010.

With respect to servicing Area 50 we are confident that key infrastructure projects will be completed and in place by 2012, in time for occupancy by 2013.

The timing for these critical projects are:

- The sanitary sewer running northerly along the Gore Road, which terminates at Beamish Court, is expected to be constructed and fully functional by 2011.
- As part of the Federal Government's Stimulus program, the Region has funding to extend the existing sanitary sewer, located at Mc Vean Drive and Castlemore Road, northerly on Mc Vean Drive to Countryside Drive. The Region has agreed



Delta Urban Inc.

Specialists in Land Management & Development

- to further advance the sewer northerly along Mc Vean Drive to Mayfield Road; it is expected that the sewer will be in place by 2011.
- The watermain located at Countryside Drive and the Goreway Drive will be expanded to connect to the Gore Road by 2011.
- There is sufficient capacity in the current road network to accommodate the expected growth, therefore no major road improvements or construction is required. However, concurrent with our Secondary Plan process we are undertaking an Environmental Assessment (EA) for the proposed internal roads. The Group's Transportation consultant BA Group is spearheading the EA.

The completion of these works will ensure that the Vales community will be fully serviced and prepared to accommodate anticipated growth in north-east Brampton.

As the project continues to move in a positive direction we are confident that that the Secondary Plan/Block Plan exercise will be completed by the end of 2010, with draft plan approval to follow in late 2011. To accommodate the Vales of the Humber community, allocation of 2700 units for the entire community would be required. We are requesting that 1400 units be allocated in 2010. The 1400 units consist of 442 units that were allocated in 2009 plus 958, which represents the potential allocation inventory, as noted in the June 2 2009 staff report. We are requesting that the balance 1300 units to be distributed in 2011 for the remaining lands.

We are committed to working diligently with the City's Growth Management and Community Development teams to ensure the project continues to move in a positive direction and is completed within our targeted timeline

Kind Regards

Carmela Liggio
Project Manager
Delta Urban Inc.



54 Jardin Drive, Unit 1B
Concord, Ontario
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F. 905.669.0097
klmplanning.com

File: P-1687

February 23, 2010

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

Attention: Mr. John Corbett, Commissioner Planning, Design and Development

Dear Sir:

**Re: Community Block Plan Area 41-2 of the Bram East Secondary Plan
2010 Allocation Update Report**

Thank you for the recent meeting with to discuss the 2010 Growth Management Allocation requirements for the above noted Block Plan.

This will confirm that we are making progress towards both satisfying the conditions of Block Plan approval and have commitments from Planning Staff that a recommendation report is to proceed to Planning, Design and Development Committee in May 2010 for those plans of subdivisions submitted that were granted allocation in 2009. In this regard, we request that this allocation for 422 units approved in 2009 be maintained in the upcoming 2010 allocation report.

On behalf of Daniels LR Corporation, we request an additional allocation of 160 units for those lands covered by the McVean and Castlemore Special Study Area. I understand that ongoing discussion between the City and owner is progressing and the owners anticipate filing development applications that will facilitate approvals by the fall of 2010. This additional allocation will provide for the completion of the westerly neighbourhood in conjunction with the balance of the proposed development that has received allocation to the south.

Once you have completed your analysis, please advise if staff will support this request. If you have any questions, please do not hesitate to contact me.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in blue ink, appearing to read 'M. Yarranton', is written over the printed name below.

Mark Yarranton, M.C.I.P., R.P.P.

cc: Adrian Smith
Natalie Goss
Paul Aldunate , Development Planner, Planning, Design and Development
Landowners Group