

City Council

Date: August 10, 2011

**Date:** July 22, 2011**File:** G25 GR**Subject:** 2011 Development Allocation Strategy – Managing the Rate, Direction and Quality of Growth in Brampton**Contact:** Janice Given, Manager, Growth Management and Special Policy  
(905-874-3459)**Overview:**

- **The purpose of this report is to provide staff's recommended 2011 development allocation strategy which is based on the City's Growth Management requirements and the City's Official Plan policies permitting up to 5,500 units to be allocated annually.**
- **The report summarizes key 2010 development performance:**
  - **The total number of draft approvals was 3,916.**
  - **The City's supply of land for housing as required in the Provincial Policy Statement, would accommodate approximately 5 years of housing growth.**
  - **Residential building permits for 3,515 new residential units were issued, resulting in a more robust economic recovery than forecasted.**
- **Staff is recommending a 2011 development allocation of 4,758 new units, where key infrastructure issues are sufficiently advanced, and that unused allocation remains available for approval.**
- **For priority developments identified in the Strategy, it is recommended that the two year time limit established in the 2009 allocation strategy for landowners to amend development agreements be removed.**
- **The recommended allocation reflects the infrastructure timing shown in the City's Ten Year Capital Program and the challenges of providing essential infrastructure.**
- **All other requirements of the Official Plan, development review process must be addressed according to the City's planning practice and the requirements of the *Planning Act* prior to planning approvals being granted. Development allocation does not guarantee approval.**
- **In spite of the significant increase in internal financing to permit timely delivery of infrastructure, staff has had to adjust the timing of capital programs beyond what is desirable, to provide the most critical needs. In addition, the City has increasingly turned to mechanisms such as development charge (DC) credits and front end financing to facilitate infrastructure delivery.**

- **Notwithstanding these measures, temporary internal financing of DC funding has reached the limits of what can reasonably be accommodated and staff is currently reviewing alternative capital funding strategies for consideration by Council as part of the 2012 budget process.**
- **Pending Council approval of any new financing mechanisms, future years' capital programs remain subject to ongoing review dependent on achieving projected DC revenue targets.**
- **Planning's updated work program for Block Plans and Secondary Plans is included in this report, to guide the processing of development proposals and implementation of the 2011 development allocation strategy.**

**Recommendations:**

1. **That** the report from Janice Given, Manager, Growth Management and Special Policy, dated July 22, 2011, to the Council meeting of August 10, 2011, re: **"2011 Development Allocation Strategy – Managing the Rate, Direction and Quality of Growth in Brampton,"** be received;
2. **That** development allocation be provided to those development applications and Block Plan areas detailed in "Appendix 2 – City of Brampton Development Allocation Strategy – Detailed Table" of the subject report under the 2011 development allocation strategy in accordance with Section 4.11.2.2 of the Official Plan;
3. **That**, notwithstanding the development allocation to certain applications, all other requirements of the Official Plan, development review process and the City's Growth Management Program must be addressed according to the City's planning practice and the requirements of the *Planning Act* prior to planning approvals being granted;
4. **That** 4,758 new units be allocated in 2011, as identified in detail in Appendix 2 of the subject report, subject to any minor changes to any allocation due to final plan changes, to be approved by the Commissioner of Planning, Design and Development without further consideration of Council;
5. **That** draft plan of subdivision and other development applications granted allocation in the 2011 Development Allocation Strategy – Managing the Rate, Direction and Quality of Growth in Brampton report dated May 16, 2011, be available until the approval of the 2012 Development Allocation Strategy;

6. **That** the units which were granted allocation in 2007, 2008, 2009 and 2010 that did not receive draft approval prior to the approval of the 2011 strategy also be available for approval until the 2012 allocation strategy is approved;
7. **That** any units with unused allocation in 2011 be reconsidered in the preparation of the 2012 Development Allocation Strategy within the context at that time;
8. **That** the work program detailed in Appendix 5 of the subject report be endorsed and that the City's staff resources be directed towards priority Block Plan areas and the priority development proposals described in the 2011 development allocation strategy;
9. **That** Council grant the Commissioner of Planning, Design and Development the ability to further refine the 2011 Development Allocation Strategy, including the addition of new units, in keeping with the direction of the City's Development Allocation criteria (not to exceed 5,500 units) and Growth Management Program;
10. **That** Council continue to support ongoing changes to Development Charge Funded Road Infrastructure agreements, Spine Servicing agreements, Subdivision agreements, or alternative agreements and processes in order to facilitate recovery in development activity; and,
11. **That** Council remove the two year limit adopted by Council in 2009, for amendments to the Single Source Delivery of Development Charge Funded Road Infrastructure agreements, Spine Servicing agreements, Subdivision agreements, or alternative agreements, and remove the time limit to register the plans.

## **INTRODUCTION:**

On December 12, 2005, Council approved the *Response to Growth – Transition and Implementation Strategy* and the implementing Official Plan Amendment. This strategy affords the City more opportunity to manage growth using a combination of Community Block Planning and an annual growth target of approximately 5,500 units per year. Since that time, the City has been implementing this annual growth target through its Development Allocation Strategy.

The purpose of this report is to provide an overview of the 2010 residential development activity in the City and to outline a recommended 2011 development allocation strategy. To facilitate the discussion of these matters, this report is structured as follows:

## ***Part I – Background***

This section provides an overview of the background of the City’s Development Allocation program and briefly describes the level of residential development activity experienced in Brampton in 2010.

## ***Part II – Development Allocation Strategy***

This section provides a summary of the 2011 development allocation strategy, including a summary of 2010 development approvals. This section also provides an overview of the main areas in Brampton that are recommended to receive allocation, an update on the constraints and opportunities which formed the background for considering the 2011 development allocation strategy, and outlines priority development allocation.

Included in this section is an overview of the City’s development facilitation mechanisms, which seek to address some of the challenges facing the City and the development industry in the current economy recovery climate and provides an overview and direction on various means by which the City can assist in modifying process or programs to facilitate development.

## ***Part III – Planning, Design and Development Work Program***

This section provides an overview of the City’s projected Work Program for the next three years and its corresponding relationship with the 2011 Development Allocation Strategy.

## **PART I - BACKGROUND:**

### ***Development Allocation and Brampton’s Growth Management Program***

The annual development allocation strategy works with the Community Block Planning process and several other Brampton initiated growth management and sustainable growth initiatives to help manage the rate, direction and quality of growth. Brampton’s strategies are expressed through a number of ongoing policy studies and programs to help guide the development approval process:

- Brampton Official Plan
- Secondary Plans
- Brampton Strategic Plan
- Regional Official Plan Watershed and Subwatershed Plans
- Pathways (Trails Master Plan)
- Transportation and Transit Master Plan
- Brampton Capital Program
- Fire Master Plan
- Flower City Strategy
- School Board Strategic Plans
- AcceleRide (Brampton Rapid Transit)
- Development Design Guidelines
- Parks, Culture and Recreation Master Plan
- Environmental Master Plan

Recently, the City undertook an extensive Official Plan review exercise to update the Official Plan to conform with the Places to Grow document approved by the Province under the Places to Grow Act. This includes undertaking a series of background studies related to intensification, employment lands, natural heritage, infrastructure and services, and greenfield development. In June, 2010, City Council adopted an Official Plan Amendment which sets out the City structure and framework for managing and directing growth to 2031.

The development allocation program continues to ensure that the objectives and strategy set out in the Official Plan are articulated in Block Plans and implemented through individual development applications.

As development proposals are submitted and reviewed, City staff and other public agencies may require technical studies to ensure the Official Plan, Secondary Plan and Block Plan policies are implemented, such as Traffic Impact Studies, Environmental Studies, Functional Servicing Studies, Community Design Guidelines, and Staging and Sequencing Plans.

Staging and Sequencing Plans are an essential part of managing the rate and direction of growth at a Community Block Plan level. Staging and Sequencing Plans detail the timing and mechanisms for ensuring that essential infrastructure and services will be available at each phase/stage of construction throughout the development of a Block Plan.

If development proposals do not meet infrastructure and servicing requirements of the City or other public agencies, the City can withhold approvals at various stages of the development review process, including:

- Stage 1 or 2 Community Block Plan approval;
- Draft Approval of a Plan of Subdivision;
- Registration of a Plan of Subdivision;
- Engineering approvals.

It is important to note that notwithstanding the 2011 development allocation strategy outlined in this report, all other Provincial Planning legislation requirements and City approvals still need to be satisfied for each development before approval will be granted. Development allocation does not guarantee approval.

### ***Residential Development Activity - 2010 Highlights***

Canada Mortgage and Housing Corporation's (CMHC) Housing Market Information Report (January 2011) shows that at the end of 2010, Brampton had 2,891 housing starts, an increase of 135% from 2009. This increase was experienced mainly in "singles" (1,652 starts in 2010 versus 731 starts in 2009) and "semis" (450 starts in 2010 versus 128 starts in 2009) housing starts. Brampton also experienced an increase

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in the amount of “towns” starts in 2010, increasing from 190 in 2009 to 763 in 2010. However, there was a decrease in “apartment and other” starts in 2010, with 26 compared to 180 starts in 2009. Overall, every Region in the GTA experienced an increase in housing starts in 2010 in comparison to 2009.

As of the end of December 2010, the City issued residential building permits for 3,515 new residential units. This represents an increase of approximately 179% from 2009 when 1,260 residential unit permits were issued. The 2010 building permit activity demonstrated a more robust economic recovery than forecasted.

The City experienced a significant increase (from 1,835 in 2009 to 15,309 in 2010) in the number of applications that were received in 2010 as this number increased by over 13,000 from 2009. The 2010 number of draft approvals decreased by approximately 18% from 2009 (3,916 in 2010 versus 4,803 in 2009). Table 1 provides a summary of residential development activity for the previous five (5) years:

**Table 1: Annual Development Activity Summary - Residential Dwelling Units**

	<b>Housing Starts (CMHC)</b>	<b>Building Permits</b>	<b>Draft Approvals</b>	<b>Registered Units</b>
2006	4,114	4,912	2,272	6,221
2007	5,316	6,694	942	3,217
2008	3,632	2,186	4,154	1,033
2009	1,229	1,260	4,803	1,326
2010	2,891	3,515	3,916	5,081

Source: City of Brampton; CMHC

Table 2 provides a breakdown of the 2010 approvals and registered units by Secondary Plan Area and unit type.

**Table 2: 2010 Residential Development Activity Summary by Secondary Plan Area and Unit Type**

<b>Secondary Plan Area</b>	<b>Single Family Dwelling</b>	<b>Semi-detached Dwelling</b>	<b>Townhome</b>	<b>Apartment</b>
<b>Draft Approvals</b>				
28	43	0	0	0
41	778	544	0	0
40	309	0	48	0
44	0	0	2	259
45	1,176	206	200	64

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28	43	0	0	0
42	38	38	0	0
36	0	0	0	240
<b>Total</b>	<b>2,378</b>	<b>788</b>	<b>250</b>	<b>563</b>
<b>Registered Units</b>				
41	1,243	432	62	0
42	12	0	0	0
44	299	0	351	674
45	1,112	130	46	0
28	161	0	315	0
49	108	0	0	0
<b>Total</b>	<b>2,935</b>	<b>562</b>	<b>774</b>	<b>674</b>

## Downtown Development Activity

In the Downtown and Central Area, approximately 1,315 units in individual development applications remain approved in principle or have by-laws approved. There are a number of site plan applications currently in process, but all either have appropriate zoning or the respective zoning bylaw has been approved in principle.

The Downtown and Central Area are exempt from the development allocation strategy, which, together with the Development Charge incentive program within the Community Improvement Area, encourages intensification of the City's downtown. Intensification within the Downtown and Central Area takes advantage of existing infrastructure and promotes a vibrant downtown, which is consistent with the general policies of the Provincial Growth Plan, specifically the Urban Growth Centre and intensification policies.

## Housing Supply

The Provincial Policy Statement requires municipalities to maintain a three (3) year supply of housing between draft approved, registered and suitably zoned land. According to the City's historic and forecasted average of housing starts of 4,500 units per year, the City would need to have approximately 13,500 units available to meet the 3 year supply requirement.

As of the end of 2010, the inventory of vacant lots in registered plans was 2,838 units and the draft approved inventory was 8,083 units, for a total registered and draft plan inventory of 10,921 units.

It is important to realize that the 1996 Provincial Policy Statement included only "Greenfield" draft approved and registered plan units in the land supply formula. Since 2005, it now includes "*land suitably zoned to facilitate residential intensification and redevelopment*" as well as land in draft approved and registered plans. This reflects the

shift in Provincial planning policy in both the Provincial Policy Statement and the Growth Plan toward more emphasis on intensification within existing built-up areas.

In determining “*land suitably zoned to facilitate residential intensification and redevelopment*”, it is recognized that such readily available lands are located primarily in the Central Area. The “Inventory of Intensification Opportunities” undertaken by Hemson Consulting as part of the City’s Growth Plan conformity exercise indicates that the Central Area (including the Urban Growth Centre) can accommodate approximately 19,000 units of intensification to 2031. It is likely that the lands within the Urban Growth Centre (which includes the Downtown) best fulfill the “suitably zoned” requirement of the Provincial Policy Statement. Accordingly, an estimated 10,000 units (out of the 19,000 units in the Central Area) would be accommodated on land already zoned to accommodate intensification. For the purposes of estimating land supply, the 10,000 units is included, whereas, the Intensification study identified opportunities for a total of approximately 34,000 units to be accommodated in the downtown and within intensification nodes and corridors.

Accordingly, as seen in Table 3, there is more than sufficient land in draft approved units, registered units, and land suitably zoned for development (in just the UGC) to meet the 3 year supply of land requirement, with a total land supply of approximately 21,000 units.

**Table 3: Housing Supply Summary**

<b>Housing Supply (March 31, 2011)</b>	
Draft Approved and Registered Plan Inventory	10,921
UGC (includes Downtown and parts of the Central Area)	10,000
<b>Total Supply</b>	<b>20,921</b>
Number of Years Supply (at 4,500 units per year)	4.7

Table 4 provides a detailed summary of the City’s housing supply over the past five (5) years.

Table 4: Detailed Housing Supply – 2006 to 2010

Year	Building Permits per Year** (units)	Registered Inventory (vacant units)	Draft Approved Inventory (units)	Total Draft Approved & Registered Plan Inventory (units)	UGC Inventory (units)	Total Supply* (units)
2006	4,912	4,010	5,954	9,964	5,000	15,534
2007	6,694	1,945	3,025	4,970	5,700	10,670
2008	2,186	1,286	5,624	6,910	10,000	16,910
2009	1,260	1,579	5,624	6,910	10,000	21,222
2010	3,515	2,838	8,083	10,921	10,000***	20,921

\* Includes other non-plan of subdivision approvals outside the Downtown and Central Area

\*\* New residential units derived from building permits issued for new construction

\*\*\*Estimate of Intensification Units in Inventory and Assessment of Intensification Opportunities”-Hemson, November, 2008

As indicated above, in previous years a conservative estimate of the downtown and central area housing supply of 10,000 units was used in determining the City’s housing supply. If continued to be used, this estimate as the downtown and central area inventory the City’s total supply of units would be 20,921, resulting in a 4.7 years supply at 4,500 units per year.

The land supply based on current intensification information contained with the Growth Plan discussion paper titled *“Inventory and Assessment of Intensification Opportunities”* prepared by Hemson Consulting Ltd. provides an accurate indication of the City’s housing supply. The housing supply calculation illustrates the City’s ability to meet the required three-year supply of housing outlined in the *Provincial Policy Statement*. In addition, the 2010 housing supply places emphasis on opportunities for intensification within the downtown and central area in concert with the intensification policies of the Provincial Growth Plan.

## **PART II – DEVELOPMENT ALLOCATION STRATEGY**

### ***Summary of 2010 Development Allocation Activity:***

Out of the potential annual allocation of approximately 5,500 units, 3,931 units were given allocation at the start of 2010 leaving 1,569 units in reserve for strategic initiatives and other applications where infrastructure may have become available during the year. As part of the 2010 Strategy, Council passed a resolution permitting the Commissioner of Planning, Design and Development to approve minor changes to the 2010 Allocation Strategy without further consideration of Council.

On January 10, 2011, the Commissioner of Planning, Design and Development approved interim allocation for 3 applications totaling 572 units and on June 9, 2011, approval was granted for an application totaling 254 units. This approval resulted in the City's 2010 Development Allocation totaling 4,757 units. Of the 4,757 units that were provided allocation as part of the 2010 development allocation strategy, only 70 units were approved in 2010. Of the residual allocation from 2007 to 2009, 1,629 units were approved in 2010. Of the 2,169 total units that were approved in 2010 the majority, 1,839 units, were approved in SPA's 41 and 45.

Many of the remaining applications with outstanding, unused allocation continue to advance through the development process and several are well positioned for approval in 2011. This is in part due to the economic recovery initiatives discussed later in the report.

### **2011 Development Allocation Strategy**

As part of the 2011 development allocation strategy, staff conducted a series of meetings in December, 2010, with major landowner group representatives of active Block Plan areas. At these meetings, Block Plan representatives updated City staff on: the progress of their respective Block Plans, provided an indication of how they were progressing with fulfilling development approval conditions, and provided rationale for their requests for 2011 and 2012 development allocation. Written submissions for development allocation were subsequently provided by all the landowner group representatives that staff met with, further detailing their request for 2011 allocation. These letters are attached to this report as Appendix 6.

The total requests received from landowner group representatives for consideration for 2011 Development Allocation was in the order of 6,200 units, slightly up from last year's total requests of 5,600 units. Requests for allocation have been evaluated against phasing and financing policies set out in policies 4.11.1 and 4.11.2 of the City's 2006 Official Plan to ensure that developments that receive allocation represent the

logical continuation of residential development within active Block Plans/ Secondary Plans to allow for an efficient use of planned and existing infrastructure.

## **Unused 2007-2010 Development Allocation**

A total of 7,224 units of unused allocation exists from past allocation strategies between 2007 and 2010 that have not received approval as of March 31, 2011. Staff recommends that any unused allocation from previous years continue to remain available as part of the 2011 Strategy.

Staff is recommending that a 2007 allocation for Phase 6 of Rosedale Village, totaling 310 units be removed back to potential 2012 allocation due to the staging of other Rosedale Village lands.

## **Recommended 2011 Development Allocation**

One of the key considerations of staff for determining allocation for potential approvals was impacts to service levels. The City's intension is to ensure the provision of acceptable levels of service, and to avoid situations that result in reduced levels of service below acceptable standards.

In accordance with Official Plan policies 4.11.1, and 4.11.2, the 2011 allocation is therefore based on a logical continuation of residential development within active Block Plans/ Secondary Plans and the ability to build on allocations and priorities established in previous years, with the exception of issues resulting from infrastructure deficiencies or other planning matters unlikely to be resolved within the given year. The recommended allocation strategy for 2011 includes Block Plans that will have available infrastructure to service the allocated units and are consistent with the City's 2011 Ten-Year Capital Program.

The City's Ten Year Capital Program is an integral part of the development allocation timing for many projects. While the current planned program year is incorporated into the current Capital Budget, any capital projects beyond the current year are based on funding being available to pay for these projects through development charges revenue in the planned construction year. Should funding become unavailable, or if Council shifts priorities amongst capital projects in future years, the potential exists for delays in development approvals, or modifications to forecasted allocations.

It is recommended that allocation be granted for a total of 4,758 new units in 2011. As indicated above, staff has also identified 7,224 units of unused allocation from 2007-2010 that remain available for uptake in 2011, allowing residual allocation from previous years to continue to remain available for development applications proceeding through the approvals process. The additional supply of available units resulting from this year's

recommendation will enable the City to continue to ensure that Provincial Policy targets for land supply are met and to provide flexibility to the development industry to bring those developments to market that are most capable of proceeding towards construction.

## **Main Areas of the City Receiving Allocation in 2011**

This section provides an overview of the main areas of the City for which 2011 allocation is being recommended. Appendix 1 provides a detailed discussion of each Block Plan and associated allocation recommendations. A detailed listing of each application that was considered as part of this year's strategy and associated recommendations is provided in Appendix 2.

Although the development allocation strategy and the City's other sustainable growth initiatives have helped to manage the rate and quality of growth, challenges with coordinating growth to required infrastructure still exists. Recommendations for allocation have only been proposed by staff for those applications for which infrastructure issues have been resolved, and applications having an acceptable timing of occupancy to align with the delivery of infrastructure items. Additionally, a recommendation of allocation has been made for those applications that would result in the delivery of priority infrastructure as part of the approvals process, such as roads, schools, or the provision of employment uses that support residential growth.

Table 5 provides a summary of the 2011 development allocation recommendations by Secondary Plan and Block Plan area.

## **West Brampton (Bram West and Credit Valley Secondary Plan Areas)**

The Credit Valley Secondary Plan Area first received allocation in 2008 to align with necessary infrastructure improvements that were forecast to commence between 2008 and 2011. Continued efforts have been put towards infrastructure in this area, including the widening of Mississauga Road (Regional Road) in 2010, and Chinguacousy Road and Queen Street in 2011, the construction of portions of James Potter Road in 2012, and the construction of the Credit Valley Trunk Sewer, which has now been completed. The majority of the Secondary Plan Area has received draft approval. Currently, 3,039 units of unused allocation from 2007-2010 remain available, subject to the approval of a satisfactory Staging and Sequencing Strategy for Block Plans 45-1 and 45-3 to allow for the delivery of James Potter Road. It is recommended that an additional 236 units of allocation be granted in 2011 for the active applications being processed for the several remaining parcels that have not yet received draft approval.

**Table 6 – Summary of 2011 Development Allocation By Secondary Plan and Block Plan Areas**

Secondary Plan	Block Plan	Received Applications (units)	Exempt from Allocation (units)	Requests for 2011 Allocation (units)	2007 2010 Allocation Available for Approval in 2011 (units)	2011 Recommended Allocation (units)	Growth Management Justification
1 - Snelgrove	Development Applications Outside of Block Plan	210	0	0	8	0	Infill development. Utilizes existing infrastructure.
	<b>Total</b>	<b>210</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	
4 – Heart Lake East	Development Applications Outside of Block Plan	0	0	0	0	0	Block Plan process initiated. Complex planning process including OMB hearing, and environmental issues.
	4-1	1683	0	375	133	500	
	<b>Total</b>	<b>1683</b>	<b>0</b>	<b>375</b>	<b>133</b>	<b>500</b>	
5 – Northwood Park	Development Applications Outside of Block Plan	26	0	0	22	0	Infill development. Utilizes existing infrastructure.
	<b>Total</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>0</b>	
7 – Downtown Brampton	Development Applications Outside of Block Plan	330	330	0	0	0	Central Area. Exempt from allocation.
	<b>Total</b>	<b>330</b>	<b>330</b>	<b>0</b>	<b>0</b>	<b>0</b>	
10 – Westgate	Development Applications Outside of Block Plan	114	0	0	13	0	
	<b>Total</b>	<b>114</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>0</b>	
11 – Central Park	Development Applications Outside of Block Plan	3	0	0	0	3	Infill development. Utilizes existing infrastructure.
	<b>Total</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	
16 – Brampton South	Development Applications Outside of Block Plan	112	0	0	200	0	
	<b>Total</b>	<b>112</b>	<b>0</b>	<b>0</b>	<b>200</b>	<b>0</b>	
21 – Southgate	Development Applications Outside of Block Plan	18	0	0	20	0	Infill development. Utilizes existing infrastructure.
	<b>Total</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>0</b>	
28 – Sandringham-Wellington	Development Applications Outside of Block Plan	38	0	0	38	0	Continuation of existing development within Block Plan. Utilizes existing infrastructure.
	28-1	520	0	556	571	0	
	28-2	386	0	485	0	0	
	<b>Total</b>	<b>944</b>	<b>0</b>	<b>1041</b>	<b>609</b>	<b>0</b>	
36 – Downtown	Development Applications Outside of Block Plan	848	848	0	0	0	Central Area. Exempt from Allocation.
	<b>Total</b>	<b>848</b>	<b>848</b>	<b>0</b>	<b>0</b>	<b>0</b>	
40 – Bram West	Development Applications Outside of Block Plan	324	0	0	32	0	*Subject to a satisfactory staging and sequencing strategy with emphasis on the timing of transportation infrastructure
	40-3	4030	0	900	1800	900*	
	<b>Total</b>	<b>4354</b>	<b>0</b>	<b>900</b>	<b>1832</b>	<b>900</b>	

Secondary Plan	Block Plan	Received Applications (units)	Exempt from Allocation (units)	Requests for 2011 Allocation (units)	2007 2010 Allocation Available for Approval in 2011 (units)	2011 Recommended Allocation (units)	Growth Management Justification
41 – Bram East	Development Applications Outside of Block Plan	900	0	0	0	0	
	41-1	1079	0	0	99	21	21 part lots proposed
	41-2	561	0	0	422	0	
	<b>Total</b>	<b>2540</b>	<b>0</b>	<b>0</b>	<b>521</b>	<b>21</b>	
42 – Vales of Castlemore	42-1	137	0	0	85	0	Infill development. Utilizes existing infrastructure and completes Humberwest Parkway
	<b>Total</b>	<b>137</b>	<b>0</b>	<b>0</b>	<b>85</b>	<b>0</b>	
45 – Credit Valley	45-1	1569	0	0	1389*	194*	*Subject to the approval of a satisfactory staging and sequencing strategy for phases 2W and 2S, among other items, shall include the delivery of James Potter Road.
	45-2	12	0	0	12	0	
	45-3	1563	0	0	1584*	39*	*Subject to the approval of a satisfactory Staging and Sequencing Strategy for the delivery of James Potter Rd. and high school site. Also subject to the pre-dedication of land for the required widening of Chinquacousv Rd.
	45-4	48	0	0	0	34	
	45-5	946	0	236	40	417	Provides for James Potter Rd, Bonnie Braes Dr, schools, parks and SWM pond.
	45-6	102	0	0	0	0	
	<b>Total</b>	<b>4207</b>	<b>0</b>	<b>236</b>	<b>3025</b>	<b>684</b>	
48 – Countryside Villages	48-1	1387		1400	0	1400	Block Plan in progress
	<b>Total</b>	<b>1387</b>	<b>0</b>	<b>1400</b>	<b>0</b>	<b>1400</b>	
50 – Vales of Humber	50-1/2	0	0	2258	442	950	Secondary Plan and Block Plan in progress.
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>2258</b>	<b>442</b>	<b>950</b>	
51 – Mt. Pleasant	51-1	7148	7148	0	0	0	Block Plan in progress
	<b>Total</b>	<b>7148</b>	<b>7148</b>	<b>0</b>	<b>0</b>	<b>0</b>	
52/ 53 – Heritage Heights	Development Applications Outside of Block Plan	2429	0	0	0	0	Secondary Planning in progress
	<b>Total</b>	<b>2429</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
54 – Kennedy Road South	Development Applications Outside of Block Plan	14		0	0	0	Infill development. Utilizes existing infrastructure.
	<b>Total</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>0</b>	
Intensification Allocation	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>300</b>	<b>300</b>	This allocation is available for medium/ high density developments which have been deemed by the City to be consistent with the Official Plan, specifically the City Structure policies of section 3.0 of the Growth Plan
<b>GRAND TOTAL</b>		<b>26,738</b>	<b>8,326</b>	<b>6,210</b>	<b>7,224</b>	<b>4,758</b>	

Block Plan 40-3 within the Bram West Secondary Plan Area initially received allocation for 900 units in 2009, with subsequent allocation for 900 units in 2010, totaling 1800 units of allocation that remains available. The available allocation for Block Plan 40-3 is subject to the approval of a Growth Management Staging and Sequencing Strategy to allow for the delivery of a north-south collector road (New Road A). An additional 900 units of allocation is being recommended as part of this year's strategy which will also be subject to the approval of a Staging and Sequencing Plan.

Overall, allocation is only being recommended for applications that are deemed to satisfy transportation, sewer servicing and other infrastructure coordination issues which will match forecasted occupancy dates. However, in some cases, agreements such as single source agreements, subdivision agreements, or front-ending agreements containing such provisions may be required to facilitate the early delivery of required infrastructure, particularly for the delivery of the north-south collector road within Block Plan 40-3.

## **North Brampton (Countryside Villages and Vales of Humber Secondary Plan Areas)**

The Countryside Villages Secondary Plan received Council approval in 2009. An application for Block Plan approval is currently being reviewed by the City for sub-area 48-1 which proposes the delivery of school sites, several stormwater management ponds, and a portion of the Countryvillage Collector Road between Dixie Road and Bramalea Road. A draft plan of subdivision application has also been submitted and is currently being reviewed by City staff through the implementation of a streamlined approval process. Staff is recommending that Block Plan 48-1 be identified as a Priority Allocation Area, and that allocation for 1400 units be granted for this Block Plan.

Through a streamlined approvals process, the Secondary Planning and Block Planning processes are concurrently being undertaken for Secondary Plan Area 50, the Vales of Humber. Block Plan 50-1 proposes the relocation of an existing fire station, and the designation of a place of worship site. A widening of Countryside Drive and Mayfield Drive to four lanes is forecast to occur in 2016. In 2010, allocation for 442 units was approved for the block plan and is currently available for use. Staff is recommending that additional allocation of 950 units be approved in 2011.

### Development Allocation Details

Appendix 1, Community Block Plan Infrastructure and Recommended Allocation, and Appendix 2, 2011 Detailed Development Allocation Table, provide a detailed description of the 2011 Development Allocation Strategy on a Block Plan basis, and the opportunities and constraints that surround each recommendation from a servicing and infrastructure perspective.

Detailed growth management implementation and infrastructure information for each Secondary Plan was used to identify the infrastructure and services necessary to serve the expected occupancy of residential units in 2013/2014 that would result from the recommended 2011 development allocation strategy. In addition to this information, the City's Ten Year Capital Program was used to identify the timing and delivery of these key pieces of infrastructure. Appendix 1 identifies what infrastructure is required, together with the associated funding/construction forecast. Allocation under the 2011 strategy was not recommended for those applications that are unlikely to be approved in 2011.

## City-Wide Intensification Allocation

Under the 2010 Development Allocation Strategy, a need was identified to establish a reserve of available allocation units to be utilized for medium and high density development applications that satisfy City-wide objectives. The allocation was to be used as an incentive for developments consistent with the City's policies in the 2006 Official Plan as well as the recently adopted Growth Plan Official Plan Amendment, OPA #2006-043. Specifically, development applications that are supportive of the City Structure and intensification policies contained within the growth plan amendment, and do not have individual allocation assigned, may be eligible for this City-wide reserve.

A total of 300 units of allocation remain unused from the 2010 strategy, and an additional 300 units of intensification allocation is being recommended for 2011.

## Development Applications Outside Block Plan Areas

Under the 2011 Strategy, there is one additional applications submitted for areas outside of Block Plan areas for which allocation is being recommended, representing a total of 3 units.

The absence of individual applications located within the City's designated Greenfield areas indicates the continued benefit of the City's Block Planning process as a mechanism for managing and staging development. The Block Plan process and the requirement for staging and sequencing plans are the primary mechanisms for determining future allocation needs and coordinating the delivery of needed infrastructure and services.

## Development Allocation Exemptions

The City's Official Plan policies identify the Downtown and Central Area as areas exempt from the annual development allocation program. Given the significance of other key areas, exemptions have also been provided to areas that Council has endorsed. The Mount Pleasant Secondary Plan Area 51 has been deemed to be

exempt from the allocation strategy given the Infrastructure Stimulus Funding earmarked for the community, as well as the incorporation of sustainability principles into the community's design. The Interim Servicing Lands in Springbrook (Block Plan 45-2) have previously been exempt from allocation, given the strategic importance of projects within the block plan area.

Staff also recommends that future consideration be given to expanding the application of exemptions for those developments that deliver on key Growth Plan principle, such as intensification, especially those developments that are consistent with the City Structure, including development within intensification corridors and transit supportive, or developments built on sustainability principles beyond those currently established in the Official Plan and other City plans and policies.

### 2011 Development Allocation Refinements

As part of staff's allocation consideration, it is recommended that further refinements to the 2011 Development Allocation Strategy that are minor in nature, including the addition of new allocation units later in 2011 be facilitated by the Commissioner of Planning, Design, and Development. Any refinements are to be in keeping with the City's overall Growth Management Program to establish an annual growth target to permit up to 5,500 new residential units annually.

### Development Facilitation

As part of the 2009 Development Allocation Strategy, the City established various development facilitation incentives in recognition of declining building permit applications and revenue, the growing deficit in the City's DC reserves, and the state of global economic recession.

Many of the initiatives identified in the 2009 Development Allocation report were further discussed through sessions with the development industry on improvements to the Development Approvals Process, facilitated by Oliver Wyman. These reviews included Environmental Assessments, Community Design, Block Planning and Prior To Conditions, Expropriations, Engineering and Landscaping Design Submission, Construction Assumption and Assumption Process, Sole Source Delivery agreements and Securities and Insurance Administration. The City has identified a number of "quick wins" that are being implemented as a result of these discussions, complementing the initiatives identified in the Development Allocation strategy.

### Priority Development Allocation

As part of the incentive program, priority allocation areas were identified, areas that could result in near term development activity if a concerted effort were focused on

outstanding issues and agreements. These areas included Bram East, Mt. Pleasant Village, and Credit Valley, where plans either been draft approved, or are near approval.

The 2011 strategy continues to build on the identification of Priority Allocation Areas to help facilitate the development of areas in the City where key infrastructure may be delivered through improved development approvals processes.

In addition to the standard development allocation procedure, applications recommended for allocation in 2011 were reviewed to identify those developments that will delivery key pieces of infrastructure providing a City-wide benefit, or those that are progressing in a timely manner through the City's approval process.

In 2010, 83% of those applications receiving draft approval were priority allocation applications. Given the recovering economic climate and continued stimulus incentives, the priority ranking is being retained this year to ensure that the City and landowners will work in tandem to move key applications forward in an efficient manner, which will result in a mutual benefit to the City and the land development industry. Such applications have been given a priority ranking, identified with an "A" in Appendix 2.

As part of the 2009 Allocation Strategy, Council passed resolution PDD 142-2009, which among other things, directed staff to facilitate recovery in development activity implemented through changes to existing or currently negotiated Single Source Delivery of Development Charge Funded Road Infrastructure agreements, Spine Servicing agreements, Subdivision agreements, or alternative agreements (Refer to Appendix 7). The City required such changes to the agreements for the Single Source Delivery of growth related infrastructure for applications within Priority Areas, primarily related to the collection and incremental release of securities to be in place within a two year time period.

Much progress has been made to date through ongoing discussions between City staff and landowners, and changes are being made to implement a more streamlined approach to the delivery of development charge funded road infrastructure. These changes were presented to Committee of Council on May 18, 2011. There has been positive progress made on a series of agreements and it is intended that the improvements set out in resolution PDD 142-2009 be completed. Accordingly, staff is recommending that the two year time limit for landowners to amend respective agreements and to register the plans, be removed.

## **PART III – PLANNING, DESIGN, AND DEVELOPMENT WORK PROGRAM**

As part of the allocation strategy, consideration is also given to how the overall objectives of the Planning, Design and Development Department will be achieved through allocation recommendations. Attached as Appendix 5, the City's Work Program identifies priority Secondary Plan and Block Plan areas for the next three years. Concurrent with the establishment of the allocations strategy, staff also contemplated the resources and timing necessary to facilitate the development approval process. In prioritizing the approval of Block Plans specifically, staff considered the following:

- Whether the 2011 development allocation strategy will align those Block Plans having the highest priority in the City's Work Program with staff timing and resources accordingly;
- Allocation for Block Plans progressing towards block plan approval, and the subsequent processing of development applications, and eventual registration;
- Lower priority Block Plans with forecasted development allocation for 2012 and beyond will continue to work towards approval, however staff resources will need to be balanced with higher priority Block Plans, as time and resources permit.

### **Corporate Implications:**

The City's Development Allocation Strategy endeavours to ensure development proceeds in a timely manner in tandem with the delivery of infrastructure and services to minimize the impact of growth on existing communities. As noted previously in this staff report, the availability of growth capital funding for necessary infrastructure is a major driver of, or constraint on, the development allocation program. In spite of the significant increase in internal financing approved by Council to permit timely delivery of infrastructure, staff has in some cases had to adjust the timing of capital programs beyond what is desirable. This has been done with a view to provide the most critical needs in support of logical development priorities. In addition, the City has increasingly turned to mechanisms such as development charge (DC) credits and front end financing to facilitate infrastructure delivery. Notwithstanding these measures, temporary internal financing of DC funding has reached the limits of what can reasonably be accommodated by City financial resources. As recommended during the 2011 budget deliberations, staff is currently reviewing alternative capital funding strategies for consideration by Council as part of the 2012 budget process. In the meantime, and pending Council approval of any new financing mechanisms, future years' capital programs remain subject to ongoing review and adjustment, and dependent on achieving projected DC revenue targets.

The development facilitation initiatives, introduced as part of the 2009 Development Allocation Strategy have proven to be successful to date, and require the continued cooperation and coordination of various City departments to streamline a number of development implementation tools and processes, and to direct corporate resources to priority allocation areas.

**Conclusion:**

The purpose of this report was to present the 2011 Development Allocation Strategy, corresponding Planning, Design and Development work program relative to Secondary Plans and Block Plans for the next three years, and an update on the development facilitation initiatives previously introduced and the status of development activity in Brampton.

Development activity levels over the last year indicate that Brampton is recovering from the economic slowdown better than forecasted. Moving forward, the 2011 allocation strategy suggests that residential growth over the next several years will be evenly distributed among Brampton's Greenfield areas, including Bram East, Bram West and north Brampton, while development within Brampton's built-up area will be located within key focus areas exempt from allocation.

Development facilitation will continue to play a key role in fostering development recovery, thereby building City revenues. From the City's perspective, it is more efficient to direct resources and infrastructure to key growth areas. The City continues to strive to achieve the early provision of infrastructure during the initial phase of development to ensure required community infrastructure, such as schools, parks, and spine roads, are built in tandem with residential growth to meet the needs of the community in accordance with the City's Official Plan policies, and Growth Management Program.

**Respectfully Submitted,**

**Original Signed By**

\_\_\_\_\_  
Adrian Smith , MCIP, RPP  
Director, Planning Policy & Growth  
Management

**Original Signed By**

\_\_\_\_\_  
John Corbett, MCIP, RPP  
Commissioner, Planning, Design and  
Development

Appendices:

- Appendix 1 Community Block Plan Infrastructure and Recommended Allocation
- Appendix 2 2011 Detailed Development Allocation Table
- Appendix 3 Timing of 2011 Block Plan and Secondary Plan Allocation Map
- Appendix 4 2011 Development Allocation – Development Allocation Map
- Appendix 5 City of Brampton Planning, Design and Development Work Program
- Appendix 6 Written Submissions from Block Plan Landowner Groups
- Appendix 7 Council Resolution PDD 142-2009, July 6, 2009

Authored by: Daniella Balasal, Growth Management Policy Planner III (905-874-2061)  
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**Appendix 1:**

**Community Block Plan Infrastructure and Recommended 2011 Allocation**

## COMMUNITY BLOCK PLAN INFRASTRUCTURE AND RECOMMENDED ALLOCATION

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## SPA 4 – HEART LAKE EAST SECONDARY PLAN

### *Secondary Plan Area 4 Development Status (December 31, 2010)*

Draft Approval Inventory	0
Registered Plan Inventory	284
Building Permits Issued to Date	286
Unused 2007-2010 Allocation Available in 2011	133
Requested 2011 Allocation	375
Recommended 2011 Allocation	500

Secondary Plan Total Yield (residential units): **4,599**

Expected Year of Occupancy for Recommended Allocation: **2013**

### *Community Infrastructure / Facilities Required*

Infrastructure / Facilities	Proposed Funding Year for Construction	Status
<b>Major Roads*:</b> Major roads are already available to service this area.		
<b>Sewer and Water</b> Water infrastructure required for this area is already in service.		Municipal water and sanitary sewer services available for current planned development.
<b>Fire</b> Firestation 205		Currently built and in service
<b>Transit</b> <u>Existing services in the community:</u> 5 – Bovaird 7 – Kennedy 23 – Sandalwood 21 – Heartlake		<p><b>5 - Bovaird</b> – Proposed Future BRT corridor  <b>7 – Kennedy</b> – 2011 Peak Service frequency increase</p> <p><b>23 – Sandalwood</b> – Proposed 2011 Peak 7 Off-peak Service Frequency increases</p> <p>Transit service is currently available to the majority of this area. Incremental service frequency improvements on Corridor Routes 5, 7 and 23 planned for phased implementation over 2009-2013 (tied to AcceleRide BRT implementation), subject to budget approval and allocation of resources. Any service frequency adjustments to community route 21 will be as warranted by demand.</p>

Infrastructure / Facilities	Proposed Funding Year for Construction	Status
<b>Community and City Parks</b>		Currently built and in service
Dixie Sandalwood Park / Brampton		
Soccer Centre (located in SPA 28)		Was to be redeveloped in 2009, but currently identified as 'unfunded'
Loafers Lake Park (located in SPA 3)		To be modernized within 5 years, but currently is only partially funded.

## Block Plan 4-1

The Official Plan identifies this area as Special Policy Area 8, “the Brampton Esker”, which includes “provincially significant wetlands and recreational open space surrounded by residential and ancillary uses that have been in the rehabilitated gravel pits”. Future development is to be sensitive to the abutting highway, wetlands and woodland. In 2005, there was a public meeting to initiate the formulation of a tertiary plan to determine the most appropriate and compatible development.

A City initiated Block Plan process is now underway to advance the comprehensive planning process for the block plan area. A public meeting was held on March 9, 2011, where a block plan concept was presented. Comments from the public were received and are being considered as part of the public consultation process for developing the Sub-Area block plan. A recommendation report will be brought forward to Council for consideration, followed by the review of the individual development applications filed with the City to permit residential uses ranging in density from Medium-Low to High. The landowners have jointly submitted various studies in support of the ongoing block plan process. Approval of the background studies is required prior to block plan approval.

## **2011 Development Allocation Recommendation**

*It is recommended that 500 units be allocated to this Block Plan given the recent block planning activities. The allocation recommendation is contingent upon the resolution of the OMB appeal and other block plan issues, including the determination of an appropriate level of density for the block plan area.*

## **Summary of Allocation**

Available Allocation (Units)		2011 Recommended Allocation (units)
Approved Applications in 2010/2011	Allocation Available for Approval in 2011	
0	133	500

## SPA 28 – SANDRINGHAM WELLINGTON SECONDARY PLAN

### *Secondary Plan 28 Development Status (December 31, 2010):*

Draft Approval Inventory	1,139
Registered Plan Inventory	12,672
Building Permits Issued to Date	17,545
Unused 2007-2010 Allocation Available in 2011	609
Requested Allocation 2011	536
Recommended 2011 Allocation	0

Secondary Plan Total Yield (residential units): **22,124**

Expected Year of Occupancy for Recommended Allocation: **N/A**

### *Community Infrastructure / Facilities Required:*

Infrastructure / Facilities	Proposed Funding Year for Construction	Status
<b>Major Roads*:</b>		
Dixie Rd: Queen St. – Bovaird Dr. (4-6 lanes)[R]	2013	Open to traffic in 2013
Dixie Rd: Bovaird Dr. – Countryside Dr. (4-6 lanes)[R]	2014	Open to traffic in 2014
Dixie Rd: Countryside Dr. – Mayfield Rd. (2-4 lanes)[R]	2014	Open to traffic in 2014
Humberwest Pkwy: Goreway Dr. – Williams Pkwy. (6 lanes)	2012	Detailed design underway
Humberwest Pkwy: Williams Pkwy – Airport Rd (6 lanes)	2019	Detailed design on-going
Sandalwood Pkwy: Airport Rd – Torbram Rd (6 lanes)	2019	EA on-going
Williams Pkwy: Humberwest Pkwy – Torbram Rd (6 lanes)	2019	EA on-going
Bramalea Rd: – Countryside Dr. to Mayfield Rd (4 lanes)	2012	Detailed design on-going
Torbram Rd: Countryside Rd – Mayfield Rd. (4 lanes)	2015	EA completed
Country Village Collector: (4 lanes)	2014-16	Developer to construction
Countryside Dr: Dixie Rd. to Bramalea Rd. (4 lanes)	2010	Construction on-going
Countryside Dr: Bramalea Rd. to Torbram Rd. (4 lanes)	2012	Detailed design underway
Countryside Dr: Torbram Rd. to Goreway Rd (4 lanes)	2013	Detailed design underway

Infrastructure / Facilities	Proposed Funding Year for Construction	Status
Countryside Dr: Goreway Rd – The Gore Rd (4 lanes)	2016	EA completed.
Mayfield Rd: Bramalea Rd - Airport Rd (2-4 lanes) [R]	2011	
Mayfield Rd: Airport Rd – The Gore Rd (2-4 lanes) [R]	2014	
<b>Sewer and Water</b>		
Sewer mains to be installed / upgraded throughout secondary planning area	2010-2013	A large portion of the proposed sewer mains are in the design / construction phase.
Main Trunk Sewer 675mm Diameter along Dixie Road has been completed and in service from Father Tobin to 400m north of Mayfield Road.	2010-2013	Internal Sub-Trunk sewer 375mm diameter from Highway 410 to Dixie Road approved. Construction will follow with the internal development works.
Watermains to be installed/upgraded throughout the Secondary Plan Area	2010-2013	A large portion of the proposed water mains are in the design/construction phase.
600mm diameter Feedermain – Dixie Road (Mayfield Road to Countryside Drive)	2010	Completed and in service.
<b>Fire</b>		
Station 208		Currently built and in service
Station 209		Currently built and in service
<b>Transit</b>		
<p><u>Existing services in the community:</u></p> <ul style="list-style-type: none"> <li>5 – Bovaird</li> <li>12 – Grenoble</li> <li>14 – Torbram</li> <li>15 – Bramalea</li> <li>15A – Bramalea GO</li> <li>18 – Dixie</li> <li>19 – Fernforest</li> <li>22 – Springdale</li> <li>23 – Sandalwood</li> </ul>		<p><b>5 - Bovaird</b> – Proposed Future BRT corridor</p> <p><b>14 - Torbram</b> – Primary Corridor (2011 off peak Service Frequency improvements)</p> <p><b>15 - Bramalea</b> – Primary Corridor (2011 off-peak Service Frequency improvements proposed extension to Countryside Drive in 2011)</p> <p><b>18 – Dixie</b> – Primary Corridor Route (Service frequency improvements in 2011 &amp; 2012; proposed extension to Countryside Drive in 2011)</p> <p><b>23 – Sandalwood</b> – Service frequency increased (proposed 2011)</p> <p>Transit service is currently available to the majority of this area. Incremental service frequency improvements on</p>

Infrastructure / Facilities	Proposed Funding Year for Construction	Status
		Corridor routes, 5, 14, 15, 18 and 23 is planned for phased implementation over 2009-2013 (tied to Zum BRT implementation) subject to budget approval and allocation of resources. Routes will be re-aligned and extended north over 2009-2013 to increase service coverage, as warranted by demand and the pace of development. Service frequency increases and re-alignments on Community routes 12, 19, 22 as warranted by demand and completion of road network
<b>Community and City Parks</b> Springdale Central Community Park (SPA 28) White Spruce Park (SPA 4) Dixie Sandalwood Park / Brampton Soccer Centre (SPA 28) Sesquicentennial City Park (SPA 48) Sesquicentennial City Park Expansion (SPA 48) Richvale Park (SPA 4) Torbram/Sandalwood Community Park (SPA 28) Wellness Centre (SPA 28)	2011     2015     2015	Land is purchased and detailed design is underway Currently built and in service Currently built and in service Currently built and in service Part of SPA 48 plan development Currently built and in service Phase 1 built and in service Currently built and in service

***\*All roads listed are under the jurisdiction of the City of Brampton unless otherwise noted in parenthesis***

### **Block Plan 28-1**

Previous phases of this Block Plan have developed as part of the Rosedale Village adult lifestyle community. An application to amend the Official Plan, Zoning By-Law and Draft Plan of Subdivision was submitted in 2010 (Bezco Holdings) to permit 505 residential dwellings, an elementary school site and a neighbourhood park. There are sufficient roads and a highway facility to service the development, including an extension of Highway 410 to Mayfield Road.

Approval of the application is anticipated to occur in 2011. Sufficient development allocation was granted for a total of 571 units within the Block Plan area under the 2010 Strategy, for this and another small application.

### 2011 Development Allocation Recommendation

*It is recommended that no additional allocation be granted for this block plan area, given the amount of allocation approved for the block plan area under the 2010 strategy (including Bezco Holdings Ltd development, and Rosedale Phase 5D), and that no further development applications have been received for Neighbourhood 703 in 2011.*

#### Summary of Allocation:

Available Allocation (Units)		2011 Recommended Allocation (units)
Applications Approved in 2010/2011	Available for Approval in 2011	
0	571	0

## SPA 40 – BRAM WEST SECONDARY PLAN

### *Secondary Plan 40 Development Status (December 31, 2010):*

Draft Approval Inventory	1,043
Registered Plan Inventory	3,238
Building Permits Issued to Date	3,001
Unused 2007-2010 Allocation Available in 2011	1818
Requested Allocation 2011	900
Recommended 2011 Allocation	900

Secondary Plan Total Yield (residential units): **15,132**

Expected Year of Occupancy for Recommended Allocation: **2014**

### *Community Infrastructure / Facilities Required:*

Infrastructure / Facilities	Proposed Funding Year for Construction	Status
<b>Major Roads*:</b>		
Financial Dr.: Mississauga Rd. – Heritage Rd (4 lanes)	2012	Developer to construct
Financial Dr.: Mississauga Rd. - Steeles Ave. (4 lanes)	2012	Developer to construct
Financial Dr.: South of Steeles Ave. (4 lanes)	2013	EA completed
New Road A: Steeles Ave – Embleton Rd (4 lanes)	2013	Developer to construct
New Road A: Embleton Rd to Winston Churchill Blvd (4 lanes)	2020	
Heritage Rd.: Steeles Ave. – New Road A. (4 lanes)	2019	EA on hold
Heritage Rd.: New Road A – Bovaird Dr. (2 lanes)	2020	
Heritage Rd.: Bovaird Dr. – Wanless Dr. (2 lanes)	2019	
Chinguacousy Rd.: Steeles Ave. - Major William Sharpe Dr. (6 lanes)	2011	Construction to begin in 2011
Mavis Rd.: South of Steeles Ave. (4-6 lanes) [R]	2012	
Mississauga Rd.: Queen St. – Bovaird Dr. (2-4 lanes) / (4-6 lanes) [R]	2010 / 2018	2 to 4 lanes to open to traffic in 2012/2013 4 to 6 lanes to open to traffic in 2018
Mississauga Rd.: Bovaird Dr. – Mayfield Dr. (2-4 lanes) / (4-6 lanes) [R]	2013 / 2023	2 to 4 lanes to open to traffic in 2013 4 to 6 lanes to open to traffic in 2023

Infrastructure / Facilities	Proposed Funding Year for Construction	Status
Queen St: Mississauga Rd. – Chinguacousy Rd. (2-4 lanes) / (4-6 lanes) [R]	2011 / 2029	2 to 4 lanes to open to traffic in 2011 4 to 6 lanes to open to traffic in 2029
Steeles Ave.: Winston Churchill Rd. – Mississauga Road (2-4 lanes) / (4-6 lanes) [R]	2010 / 2018	2 to 4 lanes to open to traffic in 2010 4 to 6 lanes to open to traffic in 2018
Bramwest Pkwy: Financial Dr. – Steeles Ave (6 lanes)	2018	EA to be initiated in 2011
Bramwest Pkwy: Steeles Ave – Hwy 407 (6 lanes)	2016	EA to be initiated in 2011
Bramwest Pkwy: Hwy 407 – Heritage Rd (4 lanes)	2016	EA to be initiated in 2011
Winston Churchill Blvd: Steeles Ave – Embleton Rd. (2-4 lanes) / (4-6 lanes) [R]	2017 / 2025	2 to 4 lanes to open to traffic in 2017 4/5 to 6 lanes to open to traffic in 2025
Winston Churchill Blvd: Embleton Rd. – Bovaird Dr. (2-4 lanes) / (4-6 lanes) [R]	2017 / 2027	2 to 4 lanes to open to traffic in 2017 4 to 6 lanes to open to traffic in 2027
Winston Churchill Blvd: Bovaird Dr. – Mayfield Rd (2-4 lanes) [R]	2020	To open to traffic in 2020
<b>Sewer and Water</b>		
Sewer mains to be installed / upgraded throughout secondary planning area	2011-2024	Many of the projects are under construction.
Credit Valley Trunk Sewer along Steeles Ave	2011	Constructed-contractor working on deficiencies. To be in operation in summer 2011.
Watermains to be installed/upgraded throughout secondary planning area	2011-2024	A portion of the proposed water mains are in the design/construction phase.
400mm Feedermain – Future financial Dr (Mississauga Rd to Heritage Rd)	2012	To be constructed by developer
400mm Feedermain – Spine internal road within 40-3 (Steeles Ave W to Embleton Rd)	2012	To be constructed by developer
400mm Feedermain – Future Financial Dr (Heritage Rd to Winston Churchill Blvd)	2016	To be constructed by developer
600mm Feedermain – Heritage Rd (future Williams Pkwy to Embleton Rd)	2016	To be constructed by developer
600mm diameter watermain on William Pkwy extension from Mayfield Rd to Heritage Rd.	2015	
675mm main trunk sewer diameter along Mississauga Rd.	2010	Completed



Infrastructure / Facilities	Proposed Funding Year for Construction	Status
		Park opening anticipated summer 2012.
Mississauga/Bovaird Community Park (SPA 45)	2013/2014	City owned. City staff has identified a concept of entering into a land exchange with the Peel District School Board that would see the proposed Public Secondary School and Community Park switch sites, to provide an improved focal point (the school) at a 'gateway' location (SE Corner of Mississauga Road and Bovaird Drive).To be discussed and evaluated further.

***\*All roads listed are under the jurisdiction of the City of Brampton unless otherwise noted in parenthesis***

### ***Block Plan 40-3***

Stage I Block Plan approval was endorsed by Council in January 2010 for the Riverview Heights Community within the Bram West Secondary Plan Area (Block Plan 40-3). The landowners are currently working towards the approval of a variety of technical studies which are required to be considered by the City before Stage II Block Plan approval is granted. Block Plan 40-3 contains a mix of residential and employment lands uses which are consistent with the vision contained within the Bram West Secondary Plan.

The request for allocation is based on the rationale that development approvals will result in the delivery of key infrastructure to service the block plan area, including the completion of Financial Drive, construction of stormwater management ponds, extension of water and wastewater facilities, new elementary school sites, construction of a north-south collector road and an associated bridge over Heritage Creek, etc. The new north-south collector road has a funding year of 2013 within the City's capital program. An agreement may be required to facilitate the early delivery of the north-south collector road.

There are significant community facilities that will service this Block Plan. Land for the Mississauga/Embleton Community Park and associated Recreation Centre is to be acquired in 2013, with development to commence in 2015 and completed in 2018. Fire Station 212 was recently constructed and will service the block plan area.

This block plan received allocation for a total 1800 units to date, which remain unused. The request for allocation of 900 conditional units this year is based on the need for key spine infrastructure within the Block Plan and as such, sufficient units need to be completed to offset the financial implications. Population and employment forecasts for this Block Plan indicate that approximately 3,800 residential units and a variety of employment lands providing for a range of uses are to be generated from this Block Plan.

**2011 Development Allocation recommendation:**

*Given that Stage II Block Plan approval is anticipated to occur before the end of 2011, and this Block Plan is anticipated to yield additional employment land and provides the delivery of key infrastructure, including portions of Financial Drive, and the New Road A, staff recommends allocation of **900 units** as part of the 2011 strategy. The allocation will be conditional upon the resolution of outstanding transportation issues and the City’s approval of a Staging and Sequencing strategy, with the potential for 2,700 units in subsequent years.*

**Summary of Allocation:**

Available Allocation (Units)		2011 Recommended Allocation (units)
Applications Approved in 2010/2011	Allocation Available for Approval in 2011	
0	1,800	900

## SPA 41 – BRAM EAST SECONDARY PLAN

### Secondary Plan 41 Development Status (December 31, 2010):

Draft Approval Inventory	2,245
Registered Plan Inventory	9,168
Building Permits Issued to Date	8,202
Unused 2007-2010 Allocation Available in 2011	521
Requested Allocation 2011	0
Recommended 2011 Allocation	21

Secondary Plan Total Yield (residential units): **13,532**

Expected Year of Occupancy for Recommended Allocation: **2011**

### Community Infrastructure / Facilities Required:

Infrastructure / Facilities	Proposed Funding Year for Construction	Status
<b>Major Roads*:</b>		
Cottrelle Blvd.: Humberwest Pkwy – Goreway Dr. (4 lanes)	2014	Detailed design underway
Clarkway Dr.: Cottrelle Blvd. - Castlemore Dr. (4 lanes)	2010	Detail design on-going
Castlemore Rd.: Airport Rd – Goreway Rd. (6 lanes)	2012	Detailed design underway
Castlemore Rd.: Goreway Dr. to McVean Dr. (6 lanes)	2014	EA completed
Castlemore Rd.: The Gore Rd. to Regional Rd. 50 (4 lanes)	2010	Construction on-going
McVean Dr.: Castlemore Rd. to Cottrelle Blvd. (4 lanes)	2010	Construction on-going
Goreway Dr: Countryside Dr. – Humberwest Pkwy (4 lanes)	2018	EA completed
The Gore Rd.: Mayfield Rd. – Castlemore Rd. (2-4 lanes) / (4-6 lanes) [R]	2011 / 2030	
Williams Pkwy: Torbram Rd – Humberwest Pkwy (6 lanes)	2019	EA on-going
<b>Sewer and Water</b>		
Sewer mains to be installed / upgraded throughout secondary planning area	2008-2010	Most projects are under construction. Sub trunk sewers to be constructed with development works. Main trunk sewers in service.

Infrastructure / Facilities	Proposed Funding Year for Construction	Status
Water mains to be installed / upgraded throughout secondary planning area	2010-2011	Most projects are under design / construction.
400 mm Feedermain – Future Street (Hwy 50 to The Gore Road)	2010-2011	Section from The Gore Road to Clarkway Drive completed. The portion from Clarkway Drive to Hwy 50 is under design with anticipated 2011 completion.
Main Trunk Sewer along Hwy 50	2012	Expected completion .
1200 mm Trunk sewer along McVean Drive		Completed.
750mm diameter Trunk sewer along The Gore Rd.		Completed.
400 mm diameter watermain on Hwy 50 from Castlemore (Hwy 50 to Clarkway)	2011	Under construction
400 mm dia. Watermain to Hwy 50 from Castlemore to Castle Oaks Crossing	2011	Under construction
<b>Fire</b>		
Station 203 (located in SPA 13)		Currently built and in service
Station 213		Currently built and in service
<b>Transit</b>		
<u>Existing service in community:</u>		
1-Queen		<b>5 - Bovaird</b> –Proposed Future BRT corridor
5 – Bovaird/Castlemore/Goreway		<b>23 – Sandalwood</b> – Proposed service frequency increase (2011)
23 – Sandalwood/Cottrelle		<b>30 - Airport</b> – Primary Corridor Route (Service frequency improvements in 2011
30 - Airport		
31 – McVean/Goreway/Castlemore		
50 – Gore Road/Humber College		
501 – Queen Zum		
<u>Future planned services:</u>		
23 – Sandalwood - extension / re-alignment to Highway 50	2011-2012	Transit service is currently available to portions of this area. Incremental service frequency improvements on Corridor route 23 planned for phased implementation over 2009-2013 (tied to Zum BRT implementation) subject to budget approval and allocation of resources. Existing routes will be re-aligned and new community services introduced over 2009-2013 to increase service coverage as warranted by demand and pace of development. Service frequency increases and re-alignments on Community routes as warranted by demand and completion of road network.
Bram East Community Shuttle	2012	
	2010/2012	City owned lands. Phase 1 construction to

Infrastructure / Facilities	Proposed Funding Year for Construction	Status
(Fitzpatrick) (Community Park, Recreation Centre, Branch Library) (SPA 26)	(Phase 1) 2015/2016 (Phase 2)	include Library and portion of recreation center.
McVean Castlemore City Park (SPA 26)		City owned lands. Development plans pending.

***\*All roads listed are under the jurisdiction of the City of Brampton unless otherwise noted in parenthesis***

## **Block Plan 41-1**

This Block Plan received Stage 2 approval by Council in 2006. Numerous applications have since received draft plan approval. The Block Plan landowners worked effectively towards formulating a staging and sequencing plan that implemented their allocated units within the first phase of development. Previous issues with service deficiencies in parks and recreational facilities have now been resolved. The City acquired the Fitzpatrick property located at the northwest corner of the intersection of The Gore Road and Castlemore Road on which a City-wide park, community centre and library is proposed.

Key transportation concerns have now been addressed, including the new extension of Cottrelle Boulevard and the widening of The Gore Road and Castlemore Road.

Transit service is currently available to service this area, with recent improvements to transit service levels within the area.

Most applications within Block Plan 41-1 have now received draft plan approval. In 2009, a total 1,429 units received draft approval and are currently moving towards registration, with an additional 503 units having received draft plan approval in 2010. A draft plan of subdivision for 21 part lots has recently been received by the City to allow for the rounding out of development of the adjacent parcels already draft approved. Allocation for the 21 part lots under the 2011 strategy will enable the development of a remaining undeveloped parcel within the block plan area.

### **2011 Development Allocation Recommendation:**

*The City recommends that a total of **21 units** of allocation be granted for a plan of subdivision consisting of 21 part lots to allow for the development of a remaining site within the block plan area.*

### **Summary of Allocation:**

Available Allocation (Units)		2011 Recommended Allocation (units)
Applications Approved in 2010/2011	Available for Approval in 2011	
503	99	21

**SPA 45 – CREDIT VALLEY SECONDARY PLAN**

***Secondary Plan 45 Development Status (December 31, 2010):***

Draft Approval Inventory	3,119
Registered Plan Inventory	3,570
Building Permits Issued to Date	2,615
Unused 2007-2010 Allocation Available in 2011	3039
Requested Allocation 2011	236
Recommended 2011 Allocation	636

Secondary Plan Total Yield (residential units): **11,290**

Expected Year of Occupancy for Recommended Allocation: **2012**

***Community Infrastructure / Facilities Required:***

<b>Infrastructure / Facilities</b>	<b>Proposed Funding Year for Construction</b>	<b>Status</b>
<b><i>Major Roads*:</i></b>		
Chinguacousy Rd. – Major William Sharpe Dr – Steeles Ave (6 lanes)	2011	Construction to begin in 2011
Mavis Rd. – south of Steeles Ave (4-6 lanes) [R]	2012	
James Potter Rd. – Williams Pkwy – Queen St. (4 lanes)	2012	Developer to construct
James Potter Rd. – Queen St. – Seastar Rd. (4 lanes)	2010	Developer to construct
James Potter Rd. – Seastar Rd. – Steeles Ave (4 lanes)	2012	Developer to construct
James Potter Rd. – Bovaird Dr. – Ashby Field Rd (4 lanes)	2014	EA completed
Queen St. – Mississauga Rd – Chinguacousy Rd (2-4 lanes) / (2-6 lanes) [R]	2011 / 2029	2 to 4 lanes to open to traffic in 2011 4 to 6 lanes to open to traffic in 2029
Mississauga Rd.: Queen St. - Bovaird Dr. (2-4 lanes) / (4-6 lanes) [R]	2010 / 2018	2 to 4 lanes to open in 2012/2013 4 to 6 lanes to open in 2018
Mississauga Rd.: Bovaird Dr. – Mayfield Rd (2-4 lanes) / (4-6 lanes) [R]	2013 / 2023	2 to 4 lanes open to traffic in 2013 4 to 6 lanes open to traffic in 2023
Bovaird Dr.: Winston Churchill Blvd – Mississauga Rd (4-6 lanes) [R]	2023	Lanes to open to traffic in 2023
Creditview Rd: James Potter to Steeles Ave (2 lanes)	2010	Developer to construct
Williams Pkwy: Mississauga Rd – Creditview Rd. (4 lanes)	2012	Developer to construct

<b><u>Sewer and Water</u></b>		
Sewer mains to be installed / upgraded throughout secondary planning area	2011-2013	Portion of the sewers completed and under construction.
Watermain to be installed/upgraded throughout secondary planning area	2011-2013	Portion of the watermains completed and under construction.
400mm Feedermain – Future James Potter Road (south of Bovaird Dr)	2011	Tentative construction in 2011. To be completed by developer.
400mm Feedermain – future Major Wm. Sharpe Dr (west of Chinguacousy Rd)	2012-2013	To be completed by developer.
400mm Feedermain – Future Williams Pkwy (Creditview Rd to Mississauga Rd)	2010	Completed.
Main Trunk Sewer along Creditview Rd and Queen Street	2011	Completed  45-1 and 45-2 West of Creditview lands can be serviced by the 1500 mm Credit Valley Trunk.  45-3 East of Creditview Road CVSP area 2 and 3 will be serviced via approved sewer along James Potter Rd which will be constructed with the development works for the lands.  45-5 Area south of Queen Street lands can be serviced by the 1500 mm Credit Valley Trunk.  45-6 Area lands can be serviced by the 375 mm sewer along Walnut Rd.
<b><u>Fire</u></b>		
Station 204 (located in SPA 15)		Currently built and in service
Station 210 (located in SPA 51)		Currently built and in service
Station 212 (located in SPA 40)		Currently built and in service
Station 215 (to be located in SPA 52)	2019	
<b><u>Transit</u></b>		
<b>Existing service in the community:</b>		
1 – Queen - Mjr Wm Sharpe		<b>51 – Steeles West</b> – Primary Corridor Route (Service frequency improvements proposed 2011) <b>53 – James Potter</b> – future route extension for service coverage & service frequency increases (2012+) <b>56 – Credit Valley Local</b> – proposed new local service routes 2011 (subject to completion of road network)
4 – Chinguacousy		
5 – Bovaird		
23 – Sandalwood/ Worthington		
29 – Williams		
51 – Steeles W.		
52 – McMurchy		
53 – James Potter / Credit Valley N.		

Local/ Credit Valley S. Local		
<u>Future Planned Services</u> 29 – Williams Pkwy extension (Miss Road) 52 – upgrade to Secondary Corridor Route Queen West extension (to Miss Road) 56 – Credit Valley Local		Transit service is currently available to portions of this area. Incremental service frequency improvements on Corridor routes 4, 5 and 29 planned for phased implementation over 2009-2013 (tied to AcceleRide BRT implementation) subject to budget approval and allocation of resources. Existing routes will be re-aligned and new community services introduced over 2009-2013 to increase service coverage as warranted by demand and pace of development. Service frequency increases and re-alignments on Community routes as warranted by demand and completion of road network.
<u>Community and City Parks</u> Chinguacousy and Queen Street	2010	Construction to start September 2010. Park opening anticipated summer 2012.
Mississauga/Bovaird Community Park (SPA 45)	2013/2014	City staff has identified the possibility of entering into a land exchange with the Peel District School Board that could switch the proposed Public Secondary School and Community Park sites. This would provide an improved focal point (the school) at a 'gateway' location. To be discussed and evaluated further.
Eldorado Park		Currently built and in service.
Mississauga and Embleton Community Park / Recreation Centre (SPA 40)	2013/2018	Land acquisition - 2013 Outdoor sports design - 2014 Construction of sports fields - 2015 Indoor program development - 2016 Recreation Centre design - 2017 Recreation Centre construction - 2018
Drinkwater Community Park (SPA 15)		Currently built and in service.
Flower City Community Campus / Senior's Centre (SPA 15)		Senior's Centre enhancements underway.
Chris Gibson Recreation Centre (SPA 6)		Currently built and in service. Expansion planned. Deferred.
Creditview / Sandalwood City Park (SPA 51)		Currently built and in service. Currently reviewing impact on community park through Mount Pleasant Block Plan approval process.

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The Credit Valley Secondary Plan is located on the west side of Brampton and encompasses six Block Plan areas. Currently, development approvals are being sought for lands within four of the block plans. Between 2009 and 2010, approximately 2,300 units within the Secondary Plan area received draft approval. Several remaining applications have yet to receive draft plan approval.

From an overall Secondary Plan perspective, three community parks will service the Secondary Plan once fully developed. Completion of the Chinguacousy/Queen Community Park is expected in the summer of 2012; funding for the Mississauga/Bovaird Community Park is currently proposed for 2013/2014 and; funding for the Mississauga and Embleton Community Park is currently proposed to begin in 2013. The Cassie Campbell Community Centre (Chinguacousy and Sandalwood) north of the Credit Valley district, while not specifically earmarked for the Credit Valley and Bram West communities, is currently available.

Fire stations 204, 210, and 212 currently exist to serve the Credit Valley Secondary Plan area.

### ***Block Plan 45-1***

Block Plan 45-1 received block plan approval and may yield between 1,600 and 2,000 residential units. As the Credit Valley Trunk Sewer is now in service, additional units may be allocated to this Block Plan. In addition, in order to support the development of this Block Plan, the internal road network, including James Potter Road, would need to be delivered.

The landowners within Block Plan 45-1 currently have a total of 3,025 units of unused allocation available, conditional upon the City's approval of a satisfactory Staging and Sequencing Strategy for Phase 2 development of the block plan which includes the delivery of James Potter Road. The majority of applications for which allocation was granted in 2009 and 2010 have yet to receive draft plan approval.

A new application was submitted to the City in 2010 for the Royal West Developments which proposes a total of 167 apartment units and 12 ground-related units, totally 179 units. An additional 15 units are also being proposed for the Helpport Developments application, which would require allocation through the 2011 strategy to permit the proposed increase.

### **2011 Development Allocation Recommendation:**

*It is recommended that allocation of **194 units** be granted, subject to the approval of a satisfactory Staging and Sequencing Strategy for this Block Plan and Block Plan 45-3, which will include, among other items, the approach for the delivery of James Potter Road. It is also recommended that the additional 3,025 units of allocation granted in previous years remain available.*

### **Summary of Allocation:**

Available Allocation (Units)		2011 Recommended Allocation (units)
Applications Approved in 2010/2011	Available for Approval in 2011	
0	1,389	194

**Block Plan 45-2**

The Springbrook Block Plan was approved in 2007 and nine plans of subdivision within the Block Plan were draft approved in May 2008 for low-density residential housing, including a large component for upscale executive housing. The approved subdivisions were registered in 2010.

A subsequent application was received by the City to amend the Zoning By-Law and Proposed Draft Plan of Subdivision to permit 12 detached units and allocation for the 12 units was granted under the 2010 Allocation Strategy. There are no other active applications being reviewed by the City for lands within the block plan.

**Development Allocation Recommendation**

*It is recommended that no additional allocation be granted for this block plan area given 12 units of allocation were granted for the Destona Homes development under the 2010 strategy, and currently remain available for use.*

**Summary of Allocation:**

Available Allocation (Units)		2011 Recommended Allocation (units)
Applications Approved in 2010/2011	Allocation Available for Approval in 2011	
0	12	0

**Block Plan 45-3**

Block Plan 45-3 is an approved Block Plan that consists of approximately 2,200 units that were given pre-development allocation strategy commitments, which allowed these units to proceed based on an interim servicing proposal. The combination of Block Plans 45-1, 45-2 and 45-3 trigger further improvements to the transportation network. The internal road network, including James Potter Road needs to be in operation. As the Credit Valley Trunk Sewer is now in service, additional units may be allocated to this Block Plan. The City is in receipt of development applications which represent all of the land within this Block Plan.

A total of 1,497 units in 2009, and 87 units in 2010, were allocated to this Block Plan, contingent upon the submission of a Staging and Sequencing strategy relative to the pre-dedication of land for the required widening of Chinguacousy Road, and the delivery of James Potter Road and a high school site.

**2011 Development Allocation Recommendation:**

*It is recommended that 39 units of additional allocation be granted for this block plan area and that the total allocation of 1,584 units from previous years remain available, contingent upon the pre-dedication of land for the required widening of Chinguacousy Road and other staging & sequencing matters.*

**Summary of Allocation:**

Available Allocation (Units)		2011 Recommended Allocation (units)
Applications Approved in 2010/2011	Allocation Available for Approval in 2011	
0	1,584	39

**Block Plan 45-4**

A zoning bylaw amendment application has been received by the City of Brampton for the Havenwood Properties site located within Block Plan 45-4, which proposes 34 residential units. No formal block plan process is required to permit the proposed development; however, the submission of a tertiary plan is required by the City to address key block plan concerns and potential staging and sequencing issues. A block plan official plan amendment is anticipated to be approved by Council before the end of 2011.

**Development Allocation Recommendation**

*It is recommended that **34 units** be allocated to this Block Plan to permit the Havenwood Properties Development.*

**Summary of Allocation:**

Available Allocation (Units)		2011 Recommended Allocation (units)
Applications Approved in 2010/2011	Allocation Available for Approval in 2011	
0	14	34

**Block Plan 45-5**

Between 2009 and 2010, Council approved seven draft plans of subdivision in Sub-Area 5 of the Credit Valley Secondary Plan. For the most part, all landowners within the Block Plan are participating landowners and have been committed to the Block Plan process.

All the necessary infrastructure and services to support the Block Plan will be required through the Spine Servicing and James Potter Single Source Agreements, as well as conditions of draft plan approval for each of the plans of subdivision within Sub-Area 5. The Block Plan landowners are proposing to front-end and build the internal road network, local sanitary and water service, and stormwater management facilities internal to the Block Plan. Under this proposal, the City would be assured that the major community facilities would be operational when occupancies begin. This approach also allows the School Boards to gain access to their required school sites when required. A spine servicing proposal has been signed by the landowners group.

The construction of James Potter Road is an integral part of the internal and external transportation network of this Block Plan and the surrounding area and the entire Credit Valley Secondary Plan. Since it is the City's intent to maintain the rural character of Creditview Road, it is not a viable option for relieving any short-term deficiencies in the transportation network. As part of the spine-servicing proposal, the developers are proposing to build the full length of James Potter Road internal to their Block Plan before any occupancies.

The full detailed design and property acquisition for the widening of Chinguacousy Road to six lanes to support development in this Secondary Plan Area is still underway has a targeted funding year of 2011.

**2011 Development Allocation Recommendation:**

*It is recommended that an additional **417 units** be allocated for the various applications within the Block Plan which provides for James Potter Road, Bonnie Brae Drive, schools, parks and SWM Pond.*

**Summary of Allocation:**

Available Allocation (Units)		2011 Recommended Allocation (units)
Applications Approved in 2010/2011	Allocation Available for Approval in 2011	
682	40	417

## SPA 48 – COUNTRYSIDE VILLAGES SECONDARY PLAN

### *Secondary Plan Area 48 Development Status (December 31, 2010)*

Draft Approval Inventory	0
Registered Plan Inventory	0
Building Permits Issued to Date	0
Unused 2007-2010 Allocation Available in 2011	0
Requested 2011 Allocation	1400
Recommended 2011 Allocation	1400

Secondary Plan Total Yield (residential units): **7,612**

Expected Year of Occupancy for Recommended Allocation: **2014**

### *Community Infrastructure / Facilities Required*

Infrastructure / Facilities	Proposed Funding Year for Construction	Status
<b>Major Roads*:</b>		
Dixie Rd: Bovaird Dr. – Countryside Dr. (4-6 lanes) [R]	2014	Open to traffic in 2014
Dixie Rd: Countryside Dr. – Mayfield Rd. (2-4 lanes) [R]	2014	Open to traffic in 2014
Bramalea Rd:- Countryside Dr. to Mayfield (4 lanes)	2012	Detailed design on-going
Torbram Rd: Countryside Rd – Mayfield Rd. (4 lanes)	2015	EA completed
Country Village Collector: (4 lanes)	2014/2016	Developer to construct
Countryside Dr: Dixie Rd. to Bramalea Rd. (4 lanes)	2010	Construction on-going
Countryside Dr: Bramalea Rd. to Torbram Rd. (4 lanes)	2012	Detailed design underway
Countryside Dr: Torbram Rd. to Goreway Rd (4 lanes)	2013	Detailed design underway
Countryside Dr: Goreway Rd – The Gore Rd (4 lanes)	2016	EA completed
Mayfield Rd: Bramalea Rd – Airport Rd (2-4 lanes) [R]	2011	
Mayfield Rd: Airport Rd – The Gore Rd (2-4 lanes) [R]	2016	
<b>Sewer and Water</b>		
Water infrastructure required for this area is already in service.		

Infrastructure / Facilities	Proposed Funding Year for Construction	Status
600 mm diameter watermain on Dixie Rd (Mayfield to Countryside Drive).	2010	Constructed
400 mm diameter watermain on Dixie Rd (Mayfield to Countryside Drive).	2011-2015	To be constructed by developer
400 mm diameter watermain on Torbram Road from Mayfield to Countryside Drive	2011-2014	In conjunction with Brampton Road widening
375 mm diameter sanitary sewer on Countryside Drive (Hadfield Circle to Bramalea Rd).		Completed
600/675 mm diameter sanitary sewer diameter sanitary sewer on Dixie Road (Countryside Drive to Mayfield Road).		Completed
Subtrunk sewer within the proposed subdivision	2012-2017	To be constructed by developer
525 mm diameter sanitary sewer from Mountain Ash to Torbram	2012	In conjunction with Brampton road widening
<b>Fire</b> Firestation 208 Firestation 209		Currently built and in service Currently built and in service
<b>Transit</b> <u>Existing services in the community:</u> 14 – Torbram 15 – Bramalea 18 – Dixie 23 – Sandalwood  <u>Future Planned Services</u> 12 - Grenoble		<b>14 – Torbram</b> – proposed service frequency increases (2011) <b>12 – Grenoble, 15 Bramalea, 18 Dixie</b> – proposed extension to Countryside Drive (2011) <b>23 – Sandalwood</b> – 2010 & 2011 Service Frequency increases  Transit service is currently available adjacent to this area. Incremental service frequency improvements on Corridor Routes 14,15,18 and 23 planned for phased implementation over 2009-2013 (tied to AcceleRide BRT implementation), subject to budget approval and allocation of

Infrastructure / Facilities	Proposed Funding Year for Construction	Status
		resources. Existing routes will be re-aligned and new community services introduced over 2009-2013 to increase service coverage as warranted by demand and pace of development. Service frequency increases and re-alignments on Community routes as warranted by demand and completion of road network.
<b>Community and City Parks</b> Sesquicentennial Park Sesquicentennial Park Expansion Dixie Sandalwood Park/Brampton	2015	Currently built and in service Part of SPA 48 plan development Currently built and in service
Soccer Centre (located in SPA 28) Springdale Central Community Park (SPA 28) Torbram/Sandalwood Community Park	2011	Detailed design is underway  Phase 1 built and in service
Loafers Lake Park (located in SPA 3)		Was to be redeveloped in 2009, but currently identified as 'unfunded'
Loafers Lake Recreation Centre (located in SPA 3)		To be modernized within 5 years, but is currently partially unfunded.

## **Block Plan 48-1**

The Countryside Villages Secondary Plan was adopted by Council in 2009. Block Plan 48-1 is bounded by Mayfield Road to the north, Countryside Drive to the south, Heart Lake Road to the west, and Bramalea Road to the east. Low to medium density residential units are currently proposed for the block plan area, along with some employment uses for lands west of Dixie Drive. A streamlined block plan process is currently being undertaken, and block plan approval is anticipated to occur in 2011. Block plan supporting studies and a draft block plan official plan amendment have been submitted and are currently being reviewed by the City for approval.

A proposed draft plan of subdivision application for 1,400 units has been received by the City for the residential lands. The development proposes the construction of the Countryside village east-west collector from Dixie Road to Bramalea Road. Along the east-west collector road, a mix of live-work units and medium density units are proposed. Two elementary school sites, and several parks are also proposed. A spine servicing agreement, or alternative agreement may be required to facilitate the early delivery of the collector road.

A zoning bylaw amendment application and draft plan of subdivision have also been submitted for the employment lands located within the secondary plan to permit a range of employment uses.

**2011 Development Allocation Recommendation:**

*It is recommended that **1,400 units** be allocated for this Block Plan area which provides for the delivery of parks, school sites, live-work units and a portion of the CountryVillage collector road.*

**Summary of Allocation:**

Available Allocation (Units)		2011 Recommended Allocation (units)
Applications Approved in 2010/2011	Allocation Available for Approval in 2011	
0	0	1,400

## SPA 50 – VALES OF HUMBER SECONDARY PLAN

### *Secondary Plan Area 50 Development Status (December 31, 2010)*

Draft Approval Inventory	0
Registered Plan Inventory	0
Building Permits Issued to Date	38
Unused 2007-2010 Allocation Available in 2011	442
Requested 2011 Allocation	2258
Recommended 2011 Allocation	950

Secondary Plan Total Yield (residential units): **3,000**

Expected Year of Occupancy for Recommended Allocation: **2013**

### *Community Infrastructure / Facilities Required*

Infrastructure / Facilities	Proposed Funding Year for Construction	Status
<b>Major Roads*:</b>		
Countryside Dr: Torbram Rd. to Goreway Rd (4 lanes)	2013	Detailed design underway
Countryside Dr: Goreway Rd – The Gore Rd (4 lanes)	2016	EA completed
Goreway Dr: Countryside Dr. – Humberwest Pkwy (4 lanes)	2018	EA completed
McVean Dr: Castlemore Rd – Mayfield Rd (4 lanes)	2020	
The Gore Rd.:Mayfield Rd. – Castlemore Rd. (2-4 lanes)/(4-6 lanes) [R]	2011/2030	
Mayfield Rd: Airport Rd – The Gore Rd (2-4) lanes [R]	2014	
<b>Sewer and Water</b>		
750 mm diameter watermain on Goreway (Mayfield Rd to Countryside)	2011	
750 mm diameter watermain on Countryside Drive (Goreway to Gore Road)	2012	
600 mm diameter watermain on Mayfield Road (Goreway to Gore Road)	2015	
Tullamore Reservoir and Pumping Station	2013	Expected completion

Infrastructure / Facilities	Proposed Funding Year for Construction	Status
600 mm diameter trunk sewer on Gore Road (Castlemore to Countryside Drive)  525 mm diameter trunk sewer on Gore Road (Countryside Drive to Mayfield)	2013  2021	
<b>Fire</b> Firestation 209 Firestation 21	2015	Currently built and in service Will cover the NE portion of SPA 50
<b>Transit</b> 31 - McVean		Limited transit service is available to this area. Existing routes will be re-aligned and new community services introduced to increase service coverage as warranted by demand and pace of development. Service frequency increases and re-alignments on Community routes as warranted by demand and completion of road network.
<b>Community and City Parks</b> Bram East Community Campus (Community Park, Recreation Centre, Library) (SPA 26)	2010-2012 (Phase 1) 2015/16 (Phase 2)	Phase 1 construction to include library and portion of recreation centre.
Torbram/Sandalwood Community Park (SPA 28)		Phase 1 complete and in service
Gore/Castlemore Community Park		Location being pin-pointed

## Block Plan 50-1/50-2

The Vales of Humber Secondary Plan area is comprised of approximately 500 acres bounded by Mayfield Road to the North, Countryside Drive to the south, The Gore Road to the east and Tributary 'A' of the West Humber River to the west. The Toronto Gore Rural Estate Area in North East Brampton abuts the Vales of Humber to the east, west and south. The Secondary Planning process for the Vales of Humber Secondary Plan Area is being undertaken concurrently with the block planning process.

In 2009, Council endorsed the proposed land use concept as part of the stage one planning process for the Secondary Plan area. Several stage two studies have been submitted to date and a statutory public meeting is scheduled to occur in Summer, 2011. It is anticipated that approval of the Official Plan

Amendment and Secondary Plan for the Vales of Humber will occur in 2011, based on current available information.

A mix of executive, executive transitional and low-density residential units uses are envisaged for the area. A place of worship site, stormwater management ponds, as well as the relocation of an existing fire station to a site south of the block plan area are also proposed.

### Development Allocation Recommendation:

*Staff is recommending allocation of **950 units** in 2011 for this Secondary Plan area. Block plan studies are currently being reviewed by the City for approval, with block plan approval anticipated to occur before the end of the year.*

### Summary of Allocation:

Available Allocation (Units)		2011 Recommended Allocation (units)
Applications Approved in 2010/2011	Allocation Available for Approval in 2011	
0	442	950

## Appendix 2:

### **2011 Detailed Development Allocation Table**

SPA	Block Planning Area	City File #	Development Application #	Applicant	Received December 31, 2010 (totals at time of submission)			EXEMPT FROM ALLOCATION	Exempt Applications Approved 2010	2010 Allocation	Previously Allocated Applications Approved 2010		Requests for 2011 Allocation	2007 Allocation available for Approval in 2011 ([A] Priority Allocation)	2008 Allocation available for Approval in 2011 ([A] Priority Allocation)	2009 Allocation available for Approval in 2011 ([A] Priority Allocation)	2010 Allocation available for Approval in 2011 ([A] Priority Allocation)	2011 Recommended Allocation ([A] Priority Allocation)	Potential Inventory for 2012 Allocation	Potential Inventory for Post 2012 Allocation	Estimated Block-Plan Yield	Growth Management Justification	
					APT	FAM	TTL				# Units Approved	Year of Allocation											
1		C01E18.014	21T-05029	Cam Pietrangelo - Trevi Homes		8	8							8 [A]								Infill development. Utilizes existing infrastructure. Has approval in principle	
1		C01E17.021	21T-01037B	Glen Schnarr & Associates Inc. - E.L. Franceschini		202	202													202			
<b>SPA 1 Total</b>					<b>0</b>	<b>210</b>	<b>210</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>202</b>	<b>0</b>		
3		C01E14.024	OPA/ZBA	GLB - Lake Path Holdings Inc.	1396	47	1443															Approved by virtue of the Ontario Municipal Board's April 15, 2010 decision, file number PL80144. The approval allows for the development of 792 apartments and 42 live work units.	
<b>SPA 3 Total</b>					<b>1396</b>	<b>47</b>	<b>1443</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
4	4-1	C02E11.020		Gagnon Law Urban Planners - Andrin (Heart Lake) Properties Ltd.		133	133								133*							*Subject to resolution of OMB hearing and block plan issues. Complex planning process including environmental issues. OMB hearing underway.	
4	4-1	C02E11.014	21T-06020	Jordon Enterprises Inc.		345	345																
4	4-1	C02E12.014		Gagnon Law Urban Planners - 2077060 Ontario Inc (Saberwood).		359	359					375											
4	4-1	C02E12.015		Glen Schnarr & Associates Inc. - Lindvest Properties (Heart Lake) Ltd.		846	846										500*	320	320				
<b>Subtotal</b>					<b>0</b>	<b>1683</b>	<b>1683</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>375</b>	<b>0</b>	<b>0</b>	<b>133</b>	<b>0</b>	<b>500</b>	<b>320</b>	<b>320</b>	<b>0</b>		
<b>SPA 4 Total</b>					<b>0</b>	<b>1683</b>	<b>1683</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>375</b>	<b>0</b>	<b>0</b>	<b>133</b>	<b>0</b>	<b>500</b>	<b>320</b>	<b>320</b>	<b>0</b>		
5		C02W08.011	21T-06020	Masongsong Associates - Lawrence Avenue Group		26	26						11	11								Infill development. Utilizes existing infrastructure.	
<b>SPA 5 Total</b>					<b>0</b>	<b>26</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
7		C01E06.051		Weston Consulting Group - 404048 Ontario Limited	330		330	330														Central Area - Exempt from allocation.	
<b>SPA 7 Total</b>					<b>330</b>	<b>0</b>	<b>330</b>	<b>330</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
10		C03E06.016	21T-09008B	Miko Urban Consulting - 582302 Ontario Ltd.		13	13			13													
10		C03E07.012		Korsiak & Co. - Your Home Developments (Howden) Corporation	101		101																
<b>SPA 10 Total</b>					<b>101</b>	<b>13</b>	<b>114</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>0</b>	<b>100</b>	<b>0</b>	<b>0</b>	
11		C04E06.025		Habitat for Humanity Brampton	3	0	3															Infill development within built up area.	
<b>SPA 11 Total</b>					<b>3</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	
16		C01W02.015		Gagnon Law Urban Planners - Mady Development Corp.	112		112			88					112							Infill development within built up area.	
<b>SPA 16 Total</b>					<b>112</b>	<b>0</b>	<b>112</b>	<b>0</b>	<b>0</b>	<b>88</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>112</b>	<b>0</b>	<b>0</b>	<b>88</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
20		C04E01.007		Gagnon Law Urban Planners - Medallion Developments Inc.	234		234			254	254 [10]											Intensification Development	
<b>SPA 20 Total</b>					<b>234</b>	<b>0</b>	<b>234</b>	<b>0</b>	<b>0</b>	<b>254</b>	<b>254</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
21		C05E03.014		Habitat for Humanity		18	18			9 [A]					11 [A]	9 [A]						Infill development.	
<b>SPA 21 Total</b>					<b>0</b>	<b>18</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
28	28-1	C03E15.009	21T-10005B	Design Plan Services Inc. - Bezco Holdings Ltd.		520	520			520			505										
28	28-1	-	-	Rosedale Village (Phase 6) Metrus Development Inc.																310		2007 Allocation moved to 2012 due to inactivity. Continuation of Rosedale Village Planning Program - Phase 6	
28	28-1	C03E15.008		Rosedale Village (Phase 5D) Metrus Development Inc.						51			51										
28	28-1	-	-	Rosedale Village (Phase 7) Metrus Development Inc.																245			
	28-1 Block Plan Yield																					2000	
<b>Subtotal</b>					<b>0</b>	<b>520</b>	<b>520</b>	<b>0</b>	<b>0</b>	<b>571</b>	<b>0</b>	<b>0</b>	<b>556</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>571</b>	<b>0</b>	<b>555</b>	<b>0</b>	<b>2000</b>	<b>0</b>	
28	28-2	C03E15.010	21T-10009B	Neighbourhood 601 - KLM Planning Partners Inc. Metrus Development Inc.	386		386						485									High density development within existing secondary plan	
28	28-2 Block Plan Yield																					2000	
<b>Sub-Total</b>					<b>386</b>	<b>0</b>	<b>386</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>485</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>485</b>	<b>2000</b>	
28		C05E15.005		Metrus Development Inc. - Sandringham/Wellington Community Management Inc.		38	38			38													
<b>SPA 28 Total</b>					<b>386</b>	<b>558</b>	<b>944</b>	<b>0</b>	<b>0</b>	<b>609</b>	<b>0</b>	<b>0</b>	<b>1041</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>38</b>	<b>0</b>	<b>555</b>	<b>485</b>	<b>4000</b>	
36		C04E05.030		Weston Consulting Group Inc.	425		425	425															
36		C01E06.053		Glen Schnarr & Associates Inc. - 6602142 Canada Limites	153		153	153															
36		C02E06.014		MCNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LTD - 969886 Ontario Limited	270		270	270															
<b>SPA 36 Total</b>					<b>848</b>	<b>0</b>	<b>848</b>	<b>848</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
40	40-3	C05W05.005	21T-06027B	KLM Planning Partners Inc. - Kindwin (Mayfield) Development Corp.		51	51																
40	40-3	C05W04.005	21T-06024B	Malone Given Parsons Ltd. - Great Gulf (Toronto 2000) Inc.		1898	1898																

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					APT	FAM	TTL				# Units Approved	Year of Allocation											
40	40-3	C05W01.006		Gagnon Law Urban Planners Ltd. - Ornstrook Developments Ltd.	52	95	147			900*							900*				*Subject to satisfactory phasing and sequencing strategy with emphasis on the timing of transportation and other spine infrastructure.		
40	40-3	C05W06.006	21T-06026B	Malone Given Parsons Ltd. - Great Gulf (Toronto 2000) Inc.		349	349																
40	40-3	C05W05.004	21T-04008	Embleton Properties Corporation		98	98																
40	40-3	C05W02.002	21T-99009B	KLM Planning Partners Inc. (Erin Mills Development Corp.)		512	512																
40	40-3	C05W01.005	21T-10001B	Glen Schnarr & Associates Inc. - Kaneff Properties Ltd.		257	257																
40	40-3	C05W03.006	21T-10002B	Glen Schnarr & Associates Inc. - Kaneff Properties Ltd.		199	199																
40	40-3	C05W05.007	21T-10003B	Glen Schnarr & Associates Inc. - 1212949 Ontario Inc.		44	44																
40	40-3	C05W02.006	21T-10007B	KLM Planning Partners Inc. - Erin Mills Development Corp.		475	475																
40	40-3 Residual																		900				
40	40-3 Block Plan Yield																				4350		
<b>Sub-Total</b>					<b>52</b>	<b>3978</b>	<b>4030</b>	<b>0</b>	<b>0</b>	<b>900</b>	<b>0</b>	<b>0</b>	<b>900</b>	<b>0</b>	<b>0</b>	<b>900</b>	<b>900</b>	<b>900</b>	<b>0</b>	<b>900</b>	<b>4350</b>		
40	40-5 Block Plan Yield																				3700		
<b>Sub-Total</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3700</b>		
40		T03W15.011		KLM Planning Partners Inc. - Paradise Homes Mahogany Inc.		18	18									18 [A]						Infill Development. Completes existing community and utilizes existing infrastructure.	
40		T03W14.011		Gagnon Law Urban Planners Ltd. - Jascyn Properties Ltd.		1	1																
40		T02W14.013		Glen Schnarr & Associates - Metropole Homes Ltd.	281	24	305												200				
<b>Sub-Total</b>					<b>281</b>	<b>43</b>	<b>324</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>200</b>	<b>0</b>	<b>0</b>		
<b>SPA 40 Total</b>					<b>333</b>	<b>4021</b>	<b>4354</b>	<b>0</b>	<b>0</b>	<b>918</b>	<b>0</b>	<b>0</b>	<b>900</b>	<b>0</b>	<b>0</b>	<b>918</b>	<b>900</b>	<b>900</b>	<b>200</b>	<b>900</b>	<b>8050</b>		
41	41-1	C10E09.006	21T-06015B	EMC Group		30	30				30 [10]	38 [08]				8 [A]						Received Block Plan approval in 2006. Provides school sites, parks and SWM ponds.	
41	41-1	C10E10.011	21T-05012B	Lyngate Developments Inc.		142	142				164 [10]	157 [09] [A]										Received Block Plan approval in 2006. Provides school sites, parks and SWM ponds.	
41	41-1	C10E10.014	21T-05027B	Korsiak & Company Ltd. Mattamy (Clarkway) Limited		276	276									85 [A]						Received Block Plan approval in 2006. Provides school sites, parks and SWM ponds.	
41	41-1	C11E09.002	21T-06001	EMC Group Ltd. - Lyngate Development Inc		162	162				130 [10]	149 [09] [A]										Received Block Plan approval in 2006. Provides school sites, parks and SWM ponds.	
41	41-1	C11E08.004	21T-05036	KLM Planning Partners - 1329343 Ontario Limited		348	348				79 [10]											Received Block Plan approval in 2006. Provides school sites, parks and SWM ponds. Last portion of Allocation was approved in	
41	41-1	C11E10.004	21T-05023B	Yellow Park Management Ltd.		100	100				100 [10]	106 [09]				6 [A]						Received Block Plan approval in 2006. Provides school sites, parks and SWM ponds.	
41	41-1	C10E09.007	21T-10018B	WILLIAMS & STEWART ASSOC. LTD - TONLU HOLDINGS LIMITED		21	21										21					21 part lots.	
41	41-1 Block Plan Yield						0														4200	Received Block Plan approval in 2006. Provides school sites, parks and SWM ponds.	
<b>Sub-Total</b>					<b>0</b>	<b>1079</b>	<b>1079</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>503</b>	<b>450</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>91</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>4200</b>		
	41-2	C09E09.005	21T-09003B	2073740 Ontario Inc. / 2073737 Ontario Inc. - KLM Planning Partners Inc.		93.5	93.5																
41	41-2	C09E09.006	21T-09006B	2073913 Ontario Inc. - KLM Planning Partners Inc.		39	39																
41	41-2	C09E10.004	21T-09004B	Florentine Design Corp. / Starvilla Homes Corp. / Applemoor Properties Ltd. - KLM Planning Partners Inc.		115.5	115.5																
41	41-2	C09E09.004	21T-09002B	Port Mark Investments Inc. - KLM Planning Partners Inc		93	93																
41	41-2	C09E10.005	21T-09005B	Vincenzo Bellissimo - KLM Planning Partners Inc.		38.5	38.5																
41	41-2	C09E09.007	21T-09009B	Ibrans - KLM Planning Partners Inc.		30.5	30.5																
41	41-2	C09E10.007		DAVIS WEBB LLP - Daniels LR Corporation		151	151												151				
41	41-2 Block Plan Yield																						
<b>Sub-Total</b>					<b>0</b>	<b>561</b>	<b>561</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>121</b>	<b>121</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>422</b>	<b>0</b>	<b>0</b>	<b>151</b>	<b>0</b>	<b>0</b>		

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					APT	FAM	TTL				# Units Approved	Year of Allocation										
41		C09E05.021		KLM Planning Partners Inc. - Gore Road Investments Ltd.	900		900						0						900			
<b>Sub-Total</b>					<b>900</b>	<b>0</b>	<b>900</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>301</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>900</b>	<b>0</b>	<b>0</b>	
<b>SPA 41 Total</b>					<b>900</b>	<b>1640</b>	<b>2540</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>925</b>	<b>676</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>513</b>		<b>21</b>	<b>1051</b>	<b>0</b>	<b>4200</b>	
42	42-1	C07E11.015	21T-07008B	Templeton Planning Ltd. - Ibrans Developments Limited		50	50							50 [A]		22 [A]						Infill development. Utilizes existing infrastructure. Provides completion of Humberwest Parkway.
42	42-1	C07E11.014	21T-07003	Candevcon Ltd. - Rock Valley		87	87			76 [10]	76 [07] [A]					13 [A]						Infill development. Utilizes existing infrastructure. Provides completion of Humberwest Parkway.
42	42-1 Block Plan Yield											0									600	
<b>Sub-Total</b>					<b>0</b>	<b>137</b>	<b>137</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>0</b>	<b>35</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>600</b>	
<b>SPA 42 Total</b>					<b>0</b>	<b>137</b>	<b>137</b>	<b>0</b>	<b>0</b>	<b>76</b>	<b>76</b>	<b>0</b>	<b>50</b>	<b>0</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>600</b>	
45	45-1	C04W09.002	21T-04012	KLM Planning Partners - Sandysore Property Developments		232	232			232*						232*						*Subject to the approval of a satisfactory Staging and Sequencing Strategy for Phase 2S and 2W, which among other items, shall include the approach for the delivery of James Potter Road.
45	45-1	C04W10.007	21T-6019	KLM Planning Partners - Helpport Developments		297	297			297*						297*		15*				
45	45-1	C04W09.005	21T-08006S	Kerbel Group - Tanyaville Inc. Holdings		313	313			313*						313*						
45	45-1	C04W09.004	21T-05037	EMC - Bluegrass Properties Ltd.		392	392			392*						392*						
45	45-1	C04W10.001	21T-02008B	Creview Development Inc.		156	156									155						
45	45-1	C04W09.006		Weston Consulting Group Inc. - Radiat Ryaasat Ltd.	167	12	179											179*				*Subject to the determination of an appropriate density for development, currently under consideration by staff.
45	45-1 Block Plan Yield						0															
<b>Sub-Total</b>					<b>167</b>	<b>1402</b>	<b>1569</b>	<b>0</b>	<b>0</b>	<b>1234</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>155</b>	<b>1234</b>	<b>194</b>	<b>0</b>	<b>0</b>	<b>0</b>	
45	45-2	C04W07.010	21T-08001	Glen Schnarr & Associates Inc. - Destona Homes (2003) Inc.		12	12			12							12					
45	45-2 Block Plan Yield						0														1800	
<b>Sub-Total</b>					<b>0</b>	<b>12</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1800</b>	
45	45-3	C03W07.006	21T-05018	EMC Group Ltd. - Denford Estates		908	908			53* [A]						855* [A]	53* [A]					*Subject to the approval of a satisfactory Staging and Sequencing Strategy for Phase 2S allocation would allow for the delivery of James Potter Rd. and a high school site. Also subject to the pre-dedication of land for the required widening of Chinguacousy Rd.
45	45-3	C03W08.005	21T-06016B	KLM Planning Partners Inc. - Helpport Developments Inc.	76	182	258			23* [A]						235* [A]	23* [A]					
45	45-3	C03W06.004		KLM Planning Partners Inc - Cherry Lawn Estates		110	110									123* [A]						
45	45-3	C03W08.007	21T-10004B	KLM Planning Partners Inc. - Loteight Confour Investments Limited		254	254			11* [A]						239* [A]	11* [A]		6* [A]			
45	45-3	C03W09.003	21T-01014B	Mattamy Credit Valley Ltd.			0									45						
45	45-3	C04W08.006	21T-11001B	ANNE E. MCCAULEY PLANNING CONSULTANTS - Bluegrass South Limited		33	33					33						33* [A]				*Subject to the approval of a satisfactory Staging and Sequencing Strategy for Phase 2W allocation would allow for the delivery of James Potter Rd. and a high school site. Also subject to the pre-dedication of land for the required widening of Chinguacousy Rd.
45	45-3 Block Plan Yield						0														4600	
<b>Sub-Total</b>					<b>76</b>	<b>1487</b>	<b>1563</b>	<b>0</b>	<b>0</b>	<b>1497</b>	<b>162</b>	<b>195</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>1497</b>	<b>87</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>4600</b>	
45	45-4	C04W05.09	21T-05031B	Kanef - Springbrook - Lionhead		14	14							14								
45	45-4	C04W04.004	21CDM-10008B	Glen Schnarr & Associates Inc - Havenwood Properties (Central) Ltd		34	34											34				
45	45-4 Block Plan Yield						0														414	

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					APT	FAM	TTL				# Units Approved	Year of Allocation												
<b>Sub-Total</b>					0	48	48	0	0	0	0	0	0	14	0	0	0	34	0	0	414			
45	45-5	C03W05.009	21T-04007	860116 Ontario Ltd. - Beacon Hall Ltd.		289	289			37 [A]							282 [A]				*Provides James Potter Road, Bonnie Braes Drive, schools, parks and swm pond.			
45	45-5	C03W05.012	21T-05034	Glen Schnarr & Associates Inc. - 1624882 Ontario Limited		66	66		68 [10]		68 [08]													
45	45-5	C03W03.006	21T-05033	Glen Schnarr & Associates Inc. - Quintessa Developments Inc.		136	136		218 [10]		218 [08]													
45	45-5	C03W03.005	21T-05030	Glen Schnarr & Associates Inc. - Helpport Development Inc.		219	219		214 [10]		214 [08]													
45	45-5	C03W03.007	21T-07005	Glen Schnarr & Associates Inc. - Diblasio Corporation		163	163		160 [10]		160 [08]													
45	45-5	C03W03.010	21T-09011B	Glen Schnarr & Associates Inc. - Bram Credit Green Development Ltd.		40	40		22 [10]		7 [08] 15 [06]													
45	45-5	C03W04.006	21T-10017B	Glen Schnarr & Associates Inc. - Mr. Vince Cianfarani and Dr. Arthur Majchrowicz		6	6																	
45	45-5	C03W03.011	21T-10021B	Glen Schnarr & Associates Inc. - Roman Catholic Episcopal Corporation for the Doicese of Toronto		27	27																	
45	45-5			Izumsky Property									120					120						
45	45-5			Glenn Schnarr & Associates Inc. - Bremont Homes									15					15						
45	45-5 Block Plan Yield						0													2500				
<b>Sub-Total</b>					0	946	946	0	0	37	682	682	236	0	0	3	37	417	0	0	2500			
45	45-6	C03W02.005	21T-10010B	Gagnon Law Urban Planners Ltd. - Sequoia Grove Homes		102	102				70 [10]	70 [10]												
45	45-6 Block Plan Yield						0													400				
<b>Sub-Total</b>					0	102	102	0	0	0	70	70	0	0	0	0	0	0	0	0	400			
<b>SPA 45 Total</b>					243	3997	4240	0	0	2780	914	947	236	14	0	1655	1370	684	0	0	9714			
48	48-1	C04E16.002	21T-10008B	KLM Planning Partners Inc. - Metrus Development Inc.		1387	1387						1400					1400 [A]						
48	48-1 Residual																		750	350				
48	48-1 Block Plan Yield																				2535			
<b>Sub-Total</b>					0	1387	1387																	
48	48-2 Residual																		400	500				
48	48-2 Block Plan Yield																				2465			
<b>Sub-Total</b>					0	0	0																	
<b>SPA 48 Total</b>					0	1387	1387	0	0	0	0	0	1400	0	0	0	0	1400	1150	0	5000			
50	50-1/2 Residual												2258			442		950	650	650				
50	50-1/2 Block Plan Yield																				2700			
<b>Sub-Total</b>					0	0	0	0	0	0	0	0	2258	0	0	442	0	950	650	650	2700			
<b>SPA 50 Total</b>					0	0	0	0	0	0	0	0	2258	0	0	442	0	950	650	650	2700			
51																		Exempt				Secondary Plan 51 is exempt from allocation given its proximity to the Mt. Pleasant Mobility Hub and ISF funding.		
51	51-1	C04E16.002	21T-10011B	Gagnon & Law Urban Planners Ltd. - PARADISE HOMES NORTHWEST INC.		1443	1443	1443																
51	51-1	C04W16.003	21T-10012B	KLM Planning Partners Inc. - Northwest Brampton Developments Inc., 137933 Ontario Inc., Northwest Brampton Investments and Wanless Developments Inc.	380	1883	2263	2263																
51	51-1	C04W12.002	21T-10013B	Gagnon & Law Urban Planners Ltd - Mayfield 200 GP Inc. et al		1829	1829	1829																
51	51-1	C04W14.006	21T-10014B	PRIMONT HOMES (MOUNT PLEASANT I & II) INC		1092	1092	1092																
51	51-1	C04W16.002	21T-10015B	Gagnon & Law Urban Planners Ltd - Amber Fields Inc.		353	353	353																
51	51-1	C04W11.006	21T-10022B	Gagnon & Law Urban Planners Ltd - Mattamy (Credit River) Limited	168		168	168																
<b>SPA 51 Total</b>					548	6600	7148	7148	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
52		C05W11.004		Glen Schnarr and Associates Inc. - Osmington Inc.	2000		2000														2000			
52		C05W07.004	21T-10020B	KLM Planning Partners Inc. - Four X Development Inc c/o Metrus Development		429	429														429			

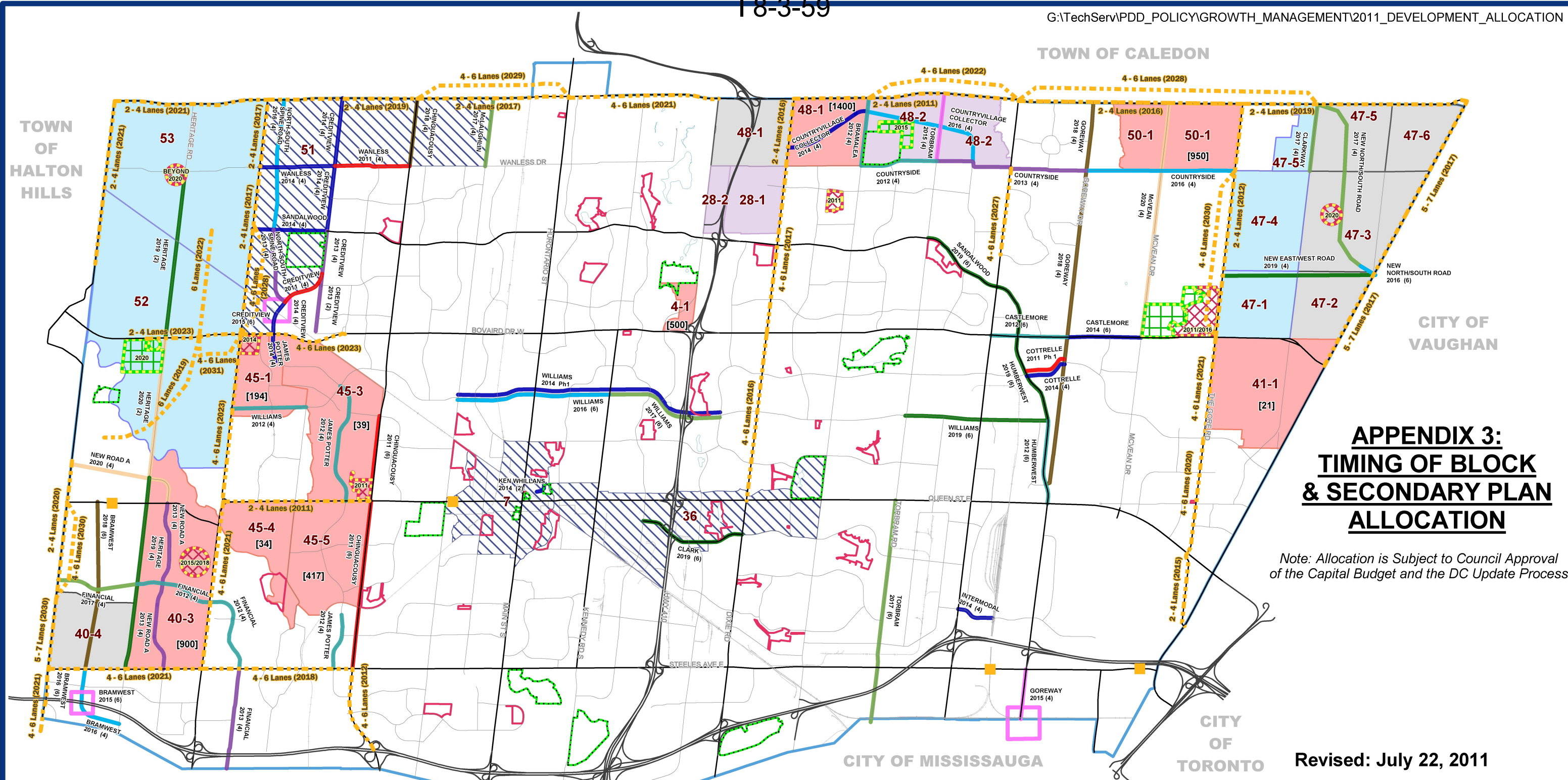
SPA	Block Planning Area	City File #	Development Application #	Applicant	Received December 31, 2010 (totals at time of submission)			EXEMPT FROM ALLOCATION	Exempt Applications Approved 2010	2010 Allocation	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	
					APT	FAM	TTL															# Units Approved
52					2000	429	2429	0	0	0	0	0	0	0	0	0	0	0	2429	0		
54		C01E03.011		Howard, Roger - Eldomar Investments Limited	14		14			14						14						
<b>SPA 54 Total</b>					<b>14</b>		<b>14</b>			<b>14</b>						<b>14</b>			<b>0</b>			
Intensification Allocation										300*						300					This allocation is available for medium and high density developments which have been deemed by the City to be consistent with the Official Plan, specifically the City Structure policies of section 3.0 of the Growth Plan Official Plan Amendment	
<b>GRAND TOTAL</b>					<b>7,448</b>	<b>20,766</b>	<b>28,214</b>	<b>8,326</b>	<b>0</b>	<b>4,717</b>	<b>2,169</b>	<b>1,953</b>	<b>6,210</b>	<b>83</b>	<b>131</b>	<b>3,707</b>	<b>3,303</b>	<b>4,758</b>	<b>4,026</b>	<b>4,986</b>	<b>34,264</b>	

\*This summary does not include all received applications - only those that have received allocation in 2007, 2008, 2009 and 2010 and those applications that will be considered for additional allocation in 2011.

[A] Indicates priority allocation

**Appendix 3:**

**Timing of 2011 Block Plan and Secondary Plan Allocation Map**



### APPENDIX 3: TIMING OF BLOCK & SECONDARY PLAN ALLOCATION

Note: Allocation is Subject to Council Approval of the Capital Budget and the DC Update Process

Revised: July 22, 2011

#### 2011 BRAMPTON CAPITAL PROGRAM

#### ALLOCATION TIMING

- BLOCK PLAN WITH MOSTLY EMPLOYMENT LAND
- BLOCK PLAN ALLOCATION IN 2011
- ALLOCATION IN BLOCK PLAN FORECASTED TO BEGIN IN 2012
- ALLOCATION IN BLOCK PLAN FORECASTED TO BEGIN BEYOND 2012
- EXEMPT FROM ALLOCATION

#### MAJOR PARKS

- EXISTING CITY PARKS
- FUTURE CITY PARKS
- EXISTING COMMUNITY PARKS
- FUTURE COMMUNITY PARKS
- FORECASTED PARK CONSTRUCTION YEARS

- 48-1 [1200]
- (2)
- WILLIAMS
- 2017

- BLOCK PLAN AREA
- UNITS
- PROPOSED NUMBER OF LANES
- CAPITAL PROGRAM STREET NAMES
- BUDGET YEAR
- GRADE SEPARATIONS

- Approved 2011 Capital Projects
- 2016
- 2012
- 2013
- 2014
- 2015
- 2016
- 2017
- 2018
- 2019
- 2020

#### REGION of PEEL

- 4-6 Lanes (2016)
- DEVELOPMENT CHARGES ROAD RE-CONSTRUCTIONS
- BRIDGE AND CULVERT IMPROVEMENT PROJECTS

## Appendix 4:

### **2011 Allocation - Development Application Map**

TOWN OF CALEDON

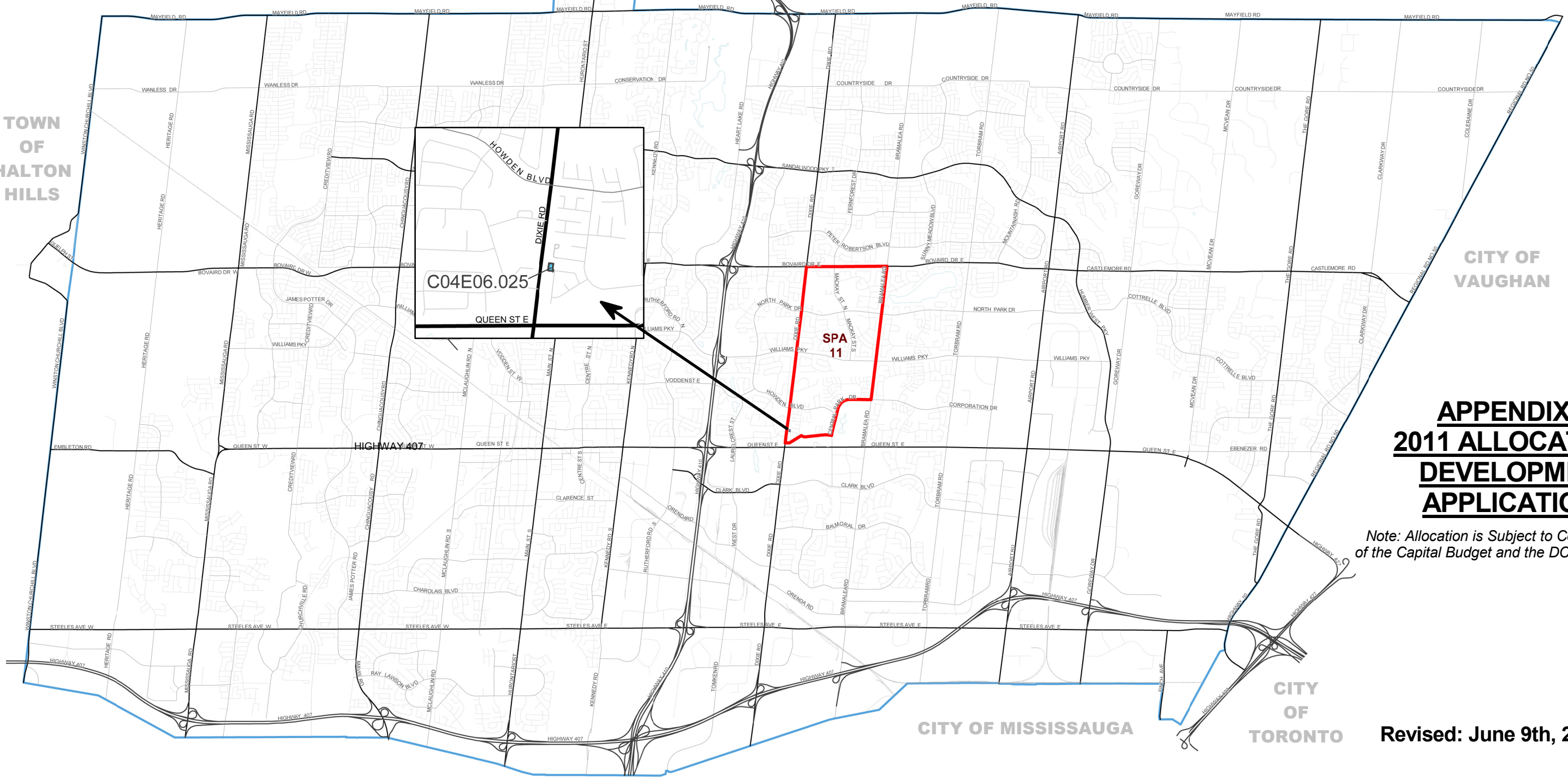
TOWN OF HALTON HILLS

CITY OF VAUGHAN

### APPENDIX 4: 2011 ALLOCATION - DEVELOPMENT APPLICATIONS

*Note: Allocation is Subject to Council Approval of the Capital Budget and the DC Update Process*

Revised: June 9th, 2011



**BRAMPTON**  
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brampton.ca  
PLANNING, DESIGN & DEVELOPMENT

0 1 2 3  
Kilometres

Drawn By: A.d.  
Date: 2011 06 09

**Legend**

- 2011 ALLOCATION
- SECONDARY PLAN AREA WITH ALLOCATION
- CITY LIMIT

## Appendix 5:

**City of Brampton Planning, Design and Development Work Program**

**SECONDARY PLAN WORK PROGRAM**

Priority	Secondary Plan		Initiation Date	Target Completion	Comment
<b>A</b>	40	Bram West	December 1999	Completed	Council adopted OP93-270 & OP93-271 with respect to the Bram West Secondary Plan in October 2006. Portion of the Secondary Plan has been appealed to the OMB
<b>A</b>	47	Hwy 427 Industrial	2008	2012	Secondary Planning underway for the Hwy 427 Industrial SPA that will need to address the eastern leg of the GTA West Transportation Corridor and its potential connection to the Hwy 427 extension.
<b>A</b>	48	Countryside Villages	End 2006	Completed	Secondary Plan adopted by Council in December 2009
<b>A</b>	50	Vales of Humber	Mid 2007	2011	Proposed upscale executive residential area. Secondary Planning currently underway.
<b>A</b>	51	Mount Pleasant	2007	Completed	Council adopted this Secondary Plan in February 2010. To facilitate Secondary Plan development in accordance with OP93-245 and R.O.P.A. 15 and Official Plan policies regarding the North West Brampton Urban Boundary Expansion Area.
<b>B</b>	52/53	Heritage Heights	Dec 2009	TBD	Secondary Planning underway for the remaining lands in NW Brampton that addresses both infrastructure and environmental constraints such as the North-South Transportation Corridor and its crossing of the Credit Valley River and Shale extraction policies while accommodating Brampton's population and employment growth.

## BLOCK PLAN WORK PROGRAM

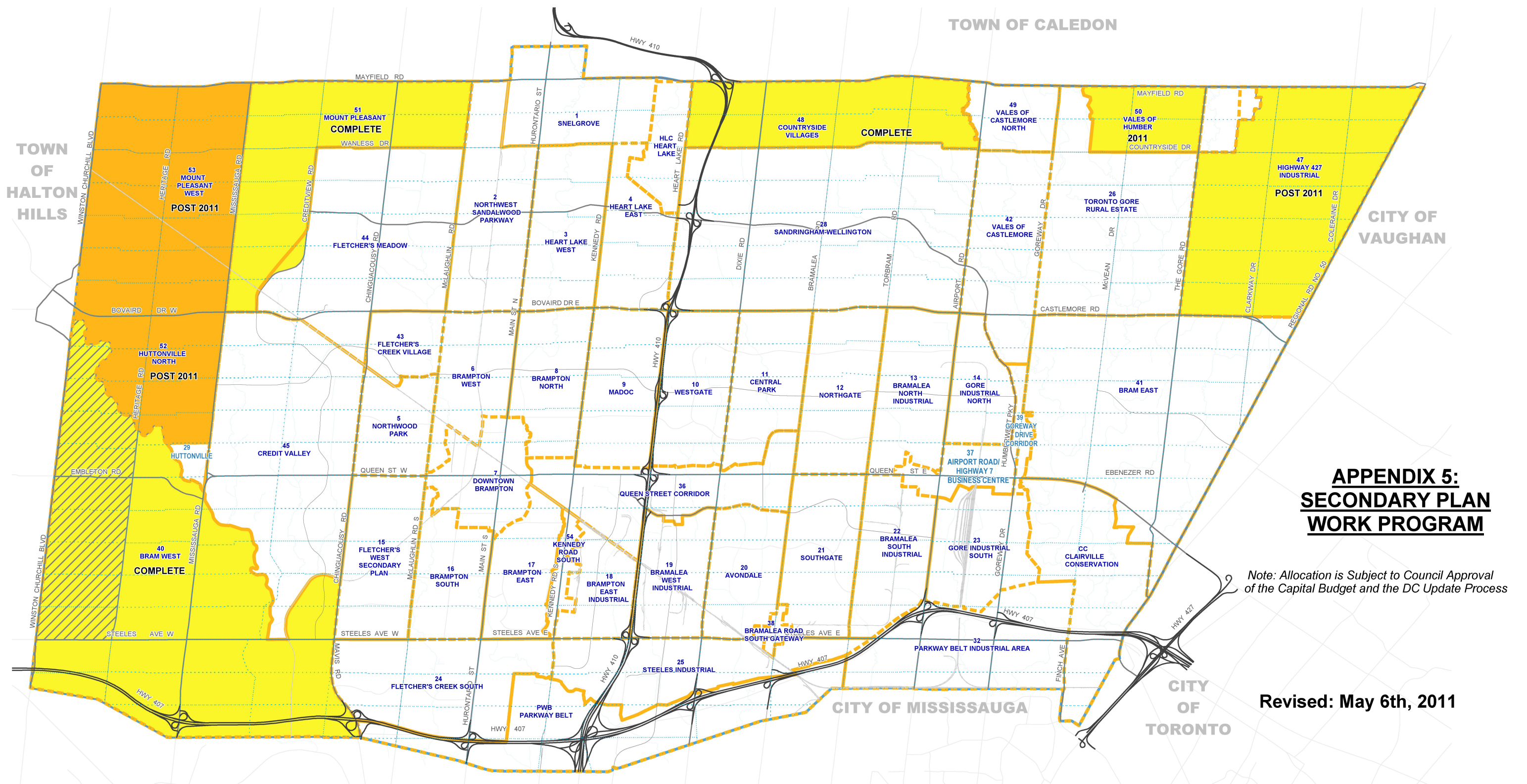
Priority	Block Plan	Secondary Plan	Block Plan Initiation	Anticipated Date of Final Block Approval	First Year of Development Allocation	Status	Highlights of Residual Work Required & Outstanding Planning Matters
A	4-1	Heart Lake East	2010	2011	2009	Currently before the OMB. Block plan in progress.	<ul style="list-style-type: none"> <li>Block Plan background studies to be approved.</li> </ul>
A	28-1	Sandringham - Wellington	2006	2010	2009	Rosedale Retirement Village concept endorsed for the southern half of Rosedale Village.	<ul style="list-style-type: none"> <li>First phase of development of lands outside Rosedale Retirement Village at the southwest corner of Dixie Road and Countryside Drive moving to registration.</li> <li>Allocation granted for 500 units submitted for lands west of channel and adjacent to Countryside Drive. Final Block Plan for this section to be approved and draft approval to occur in 2011.</li> <li>Rezoning and OPA applications for the development of phase 6 and 7 of Rosedale Village to be submitted shortly. Pre-consultation has occurred. Phase 6 &amp; 7 represents the entire west side of Rosedale Village.</li> </ul>
A	40-3	Bram West	Fall 2006	2011	2009	Stage 1 Block Plan approval endorsed by Council in January 2010.	<ul style="list-style-type: none"> <li>Block Plan background studies to be approved (ie TIS and Staging &amp; Sequencing Strategy)</li> </ul>
A	44-1	Fletcher's Meadow	2006		2009	Final Block Plan approved in 2009. Units registered	<ul style="list-style-type: none"> <li>Confirmation of DC Creditable work</li> <li>No residual development planning matters.</li> <li>Anticipated submission for the development of future live work units adjacent to the Civic</li> </ul>

Priority	Block Plan	Secondary Plan	Block Plan Initiation	Anticipated Date of Final Block Approval	First Year of Development Allocation	Status	Highlights of Residual Work Required & Outstanding Planning Matters
						in March 2010.	Square.
A	45-1	Credit Valley			2010	Final Block Plan approval granted in 2004.	<ul style="list-style-type: none"> <li>Clearance of prior-to draft plan approval conditions including the submission of an addendum to the Phasing and Sequencing Strategy</li> </ul>
A	45-2	Credit Valley			2008	Final Block Plan approval granted in 2007. Draft Plans approved in May 2008.	<ul style="list-style-type: none"> <li>8 draft plans registered – occupancies are materializing in 2010 and 2011. Two more registrations to occur in 2011 (350 units).</li> </ul>
A	45-3	Credit Valley			2008	Final Block Plan approval granted in 2004.	<ul style="list-style-type: none"> <li>Clearance of prior-to draft plan approval conditions including the submission of an addendum to the Phasing and Sequencing Strategy</li> </ul>
A	45-5	Credit Valley			2008	Final Block Plan approval granted in June 2008.	<ul style="list-style-type: none"> <li>Working towards registration of the draft plans.</li> </ul>
A	48-1	Countryside Villages	Fall 2009	2011		Secondary Plan was approved in 2009.	<ul style="list-style-type: none"> <li>Block Plan process underway. First phase of development moving towards draft approval.</li> </ul>
A	51-1	Mount Pleasant	2010	2011	Exempt	Secondary Plan approved in Feb 2010. Draft approvals anticipated early 2011	<ul style="list-style-type: none"> <li>Block Plan background studies to be submitted</li> <li>Awaiting approval of the Staging and Sequencing Study</li> <li>Residual work from Development Services includes:                             <ul style="list-style-type: none"> <li>May 2011 approval by City Council of</li> </ul> </li> </ul>

Priority	Block Plan	Secondary Plan	Block Plan Initiation	Anticipated Date of Final Block Approval	First Year of Development Allocation	Status	Highlights of Residual Work Required & Outstanding Planning Matters
							<p>the Planning Recommendation Report for the five (5) subdivision applications in the 51-1 block plan lands.</p> <ul style="list-style-type: none"> <li>• Draft Plan Approval anticipated for Summer 2011.</li> <li>• Development of Site Specific Zoning By-laws for enactment of City Council in Fall 2011.</li> <li>• Requirements for the eventual registration of the subdivision plans in 2012</li> </ul>
<b>B</b>	40-1	Bram West	2006		2008	Stage 2 Block Plan approval granted in 2009.	<ul style="list-style-type: none"> <li>• Draft Plan approval</li> </ul>
<b>B</b>	40-2	Bram West	2007		2007	Stage 1 Block Plan approval granted in 2008. Stage 2 Block Plan approval granted in 2009.	<ul style="list-style-type: none"> <li>• Draft Plan approval</li> </ul>
<b>B</b>	41-1	Bram East			2007	Stage 2 Block Plan approval granted in 2006.	<ul style="list-style-type: none"> <li>• Draft Plan approval</li> </ul>
<b>B</b>	42-1	Vales of			2007	Block Plan	<ul style="list-style-type: none"> <li>• Draft Plan approval</li> </ul>

Priority	Block Plan	Secondary Plan	Block Plan Initiation	Anticipated Date of Final Block Approval	First Year of Development Allocation	Status	Highlights of Residual Work Required & Outstanding Planning Matters
		Castlemore				approved in 2006.	
<b>B</b>	45-4	Credit Valley	2010/2011	2011	2011		<ul style="list-style-type: none"> <li>Block Plan process initiated. Moving towards first draft plan approval.</li> </ul>
<b>B</b>	50-1/ 50-2	Vales of Humber		2011	2009	Secondary Plan and block plan process concurrently underway.	<ul style="list-style-type: none"> <li>Stage 2 Secondary Plan and Block Plan background studies to be approved.</li> </ul>
<b>C</b>	28-2	Springdale – West of 410 Extension	2008				
<b>C</b>	41-2	Bram East	2006		2009	Stage 1 Block Plan approval granted in 2009. Stage 2 Block Plan approval granted in 2010.	<ul style="list-style-type: none"> <li>5 draft plans approvals to date; one draft approval remains</li> <li>1 commercial and residential condo going to public meeting on June 13.</li> </ul>
<b>D</b>	45-6	Credit Valley – Steeles Ave and Creditview Rd	2008		2010	Stage 2 Block Plan approval granted in 2010.	<ul style="list-style-type: none"> <li>Draft Plan approval</li> </ul>
<b>D</b>	48-2	Countryside Villages				Secondary Plan was approved in 2009.	<ul style="list-style-type: none"> <li>Smart Centres has submitted an application to develop over 250,000 square feet of commercial in the Secondary Plan core.</li> <li>Although the remaining Block Plan has not been</li> </ul>

Priority	Block Plan	Secondary Plan	Block Plan Initiation	Anticipated Date of Final Block Approval	First Year of Development Allocation	Status	Highlights of Residual Work Required & Outstanding Planning Matters
							<p>initiated, the central core of the Secondary Plan has been active. Bramalea Christian Church is also getting prepared to submit applications for a new place of worship and high rise residential in advance of the rest of the Block Plan.</p>



**APPENDIX 5:  
SECONDARY PLAN  
WORK PROGRAM**

*Note: Allocation is Subject to Council Approval of the Capital Budget and the DC Update Process*

**Revised: May 6th, 2011**

**BRAMPTON**  
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PLANNING, DESIGN & DEVELOPMENT

Drawn By: Ad  
Date: 2011 05 06

**SPA Priority**

- A
- B
- Under Appeal

2011 Target Completion Year

- Secondary Planning Areas
- Major Arterial Road
- Railway
- Major Watercourse

## Appendix 6:

### **Written Submissions from Block Plan Landowner Groups**

1 8-3-71



*Principals*

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

July 12, 2010

**Our File: PN.1327.S -  
CAP Allocation**

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

**City File: C02E12.014**

**Via: E-mail & Hand  
Delivery**

**Attention: Mr. John Corbett,  
Commissioner, Planning and Development Services  
-and-  
Adrian Smith,  
Director Planning Policy and Growth Management**

**Re: Development Cap Allocation – 2077060 Ontario Inc.**

**Dear John and Adrian:**

Gagnon & Law Urban Planners Ltd. represents 2077060 Ontario Inc., the owner of the property legally known as Part of Lot 12, Concession 2. E.H.S. in the City of Brampton (located along the west side of Heart Lake Road, north of Bovaird Drive East).

On February 16, 2010 2077060 Ontario Inc. filed an Official Plan and Zoning By-law Amendment Application to the City of Brampton. A revised Concept Plan submission was provided to the City on May 20, 2010 (attached). The revised Concept Plan proposes to develop the site for 375 ground related residential units.

We formally request a 2011 CAP Allocation for 375 residential units.

**Yours truly,**

**Michael Gagnon, B.E.S., M.C.I.P., R.P.P.  
Managing Principal Planner**

**Richard Domes, B.A.  
Associate Planner**

**c.c.: P. Bartos, 2077060 Ontario Inc.  
F. Del Fatti, 2077060 Ontario Inc.**



**Anne E. McCauley, MCIP, RPP**  
**Planning Consultant**  
119 Clappison Blvd,  
Toronto, ON M1C 2H3  
416-284-6545

December 15, 2010

**Planning, Design & Development Department**  
**City of Brampton**  
2 Wellington Street West,  
Brampton, ON L6Y 4R2

**Attention: Ms. Michelle Gervais**

Dear Ms Gervais:

**Re: Bluegrass South Ltd.**  
**Development Application Submission**  
**Draft Plan of Subdivision and**  
**Zoning By-law Amendment**  
**Credit Valley Sub area 1**  
**Brampton**

Please find attached an application for draft plan of subdivision and zoning by-law amendment for lands on the north side of Williams Parkway , east of Mississauga Rd in Block 1 of the Credit Valley Secondary Plan area.

The property consists of 4.5 ha (11.147 acres) and is located immediately south of lands owned by Bluegrass Valley Properties Ltd , draft plan of subdivision 21T-05037B. The property was acquired in June 2010 to provide for a residential subdivision with a continuation of roads and services required by the Bluegrass Valley ownership, in particular the continuation of street "1" to connect the residential subdivisions with Williams Parkway and Mississauga Road.

In accordance with Brampton's procedures please find attached:

- 25 copies of application form
- 30 copies of draft plan of subdivision, folded to 8.5 x11
- 2 reductions of plan on photographic paper
- 1 3.5 disk
- Cheque for \$31,236.00 payable to the City of Brampton

The draft plan of subdivision is in accordance with the Credit Valley secondary plan, the block plan for subarea1/3 credit valley approved 2004 and the approved MES and EIR for block1/3.

**I 8-3-74**

**Anne E. McCauley, MCIP, RPP**  
**Planning Consultant**  
119 Clappison Blvd,  
Toronto, ON M1C 2H3  
416-284-6545

A pre consultation meeting was held on October 22, 2010.

The draft plan of subdivision excludes other lands owned by the applicant on the north side of Williams Parkway for which a consent application has been approved. The conveyance of a portion of these lands to Royal West Developments has not yet been completed.

A draft zoning by-law will be submitted under separate cover.

Please inform me of the correct fees for submission to the Region of Peel and any fees for submission to the CVC.

In addition, Bluegrass South Ltd requests inclusion of this plan of subdivision in Brampton's 2011 Growth Allocation. Draft approval of this plan of subdivision is required in order to deliver to Brampton the roads, services and storm water management pond necessary for the continuation of James Potter on the adjacent lands.

If you have any questions, please do not hesitate to contact me at 416-284-6545 or email [annemcc@rogers.com](mailto:annemcc@rogers.com).

Yours truly,

Anne McCauley, MCIP, RPP

c. Bluegrass South Limited

December 23<sup>rd</sup> 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**

Thank you for meeting with us on December 13<sup>th</sup> regarding allocation for Block 40-3. As we discussed at the meeting, you and your staff are planning to bring your report on allocation to the Mayor's roundtable at the end of January and have been meeting with representatives of the various developing areas within Brampton to determine allocation needs for 2011.

Block 40-3, Riverview Heights, received 900 units of allocation in 2009 and another 900 in 2010. Due to the length of the approval process, the allocation for this block is unused. The group is requesting that the 1,800 units of allocation be carried over for this block to 2011 with another 900 units reserved for this block in 2011. This will allow the majority of units in Phase 1 and 2 to be draft approved, targeted for mid 2011 by City staff. (See attached Phasing Plan).

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."

Allocation for the 2,700 units is essential for the funding of the infrastructure noted above. Occupancy of these units will occur in several phases and stages over a number of years for a variety of reasons including: market absorption; business plans of the owners; the engineering design approval process; the timeframe for completion of servicing and road infrastructure which can be impacted significantly based on the season of the year in which all approvals are obtained; and lastly, the time required to build a house.

# I 8-3-76

TO: Janice Given  
RE: 2011 Allocation Riverview Heights Block 40-3

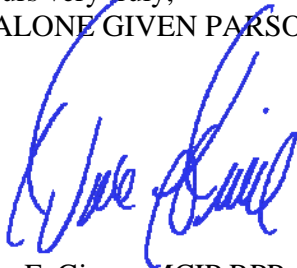
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December 23<sup>rd</sup> 2010

I believe that your Council appreciates these complexities but think it would be appropriate to acknowledge these points in your report to Council to support the total requested allocation for 2011.

After years of navigating through an Environmental Assessment, OMB Hearing and the Secondary Plan and Block Plan approval process, Block 40-3 is close to being ready for draft plan approval. I hope that your report will be considered by Council early in 2011 to allow this to occur. Thank you for your cooperation.

Yours very truly,  
MALONE GIVEN PARSONS LTD.



Don F. Given, MCIP,RPP  
President

Att/1

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

R. Nykyforchyn, City of Brampton  
D. Balasal, City of Brampton

PRELIMINARY PHASING PLAN

OWNER	NET AREA	% OF NET AREA	TOTAL UNITS	SHARE OF TOTAL UNITS
Great Gulf	149.6	53.54	1,776 - 1,882	54.7 - 55.4
Kindwin	3.3	1.18	177 - 227	5.5 - 6.7
Ashley N	3.9	1.40	54	1.7 - 1.6
Embleton	7.8	2.79	96	3.0 - 2.8
Vander Avold	2.3	0.82	0	0
Kaneff	18.1	6.48	197	6.1 - 5.8
Kingshott	8.1	2.90	103	3.2 - 3.0
Erin Mills	37.3	13.25	440	13.6 - 12.9
Ashley South	25.8	9.23	254	7.8 - 7.5
Ornstock	23.3	8.30	147	4.5 - 4.3
Sub-Total	279.4	100.0%	3,244 - 3,400	100.0%
Non-Participating Total			413	
Total			3,657 - 3,813	

2012-2014

OWNER	Phase 1 Units	% of Phase
Great Gulf	722	40%
Erin Mills	440	24%
Ornstock	147	8%
Ashley S.	127	7%
Ashley	54	3%
Kaneff	197	11%
Kingshott	112	6%
TOTAL	1,799	100%

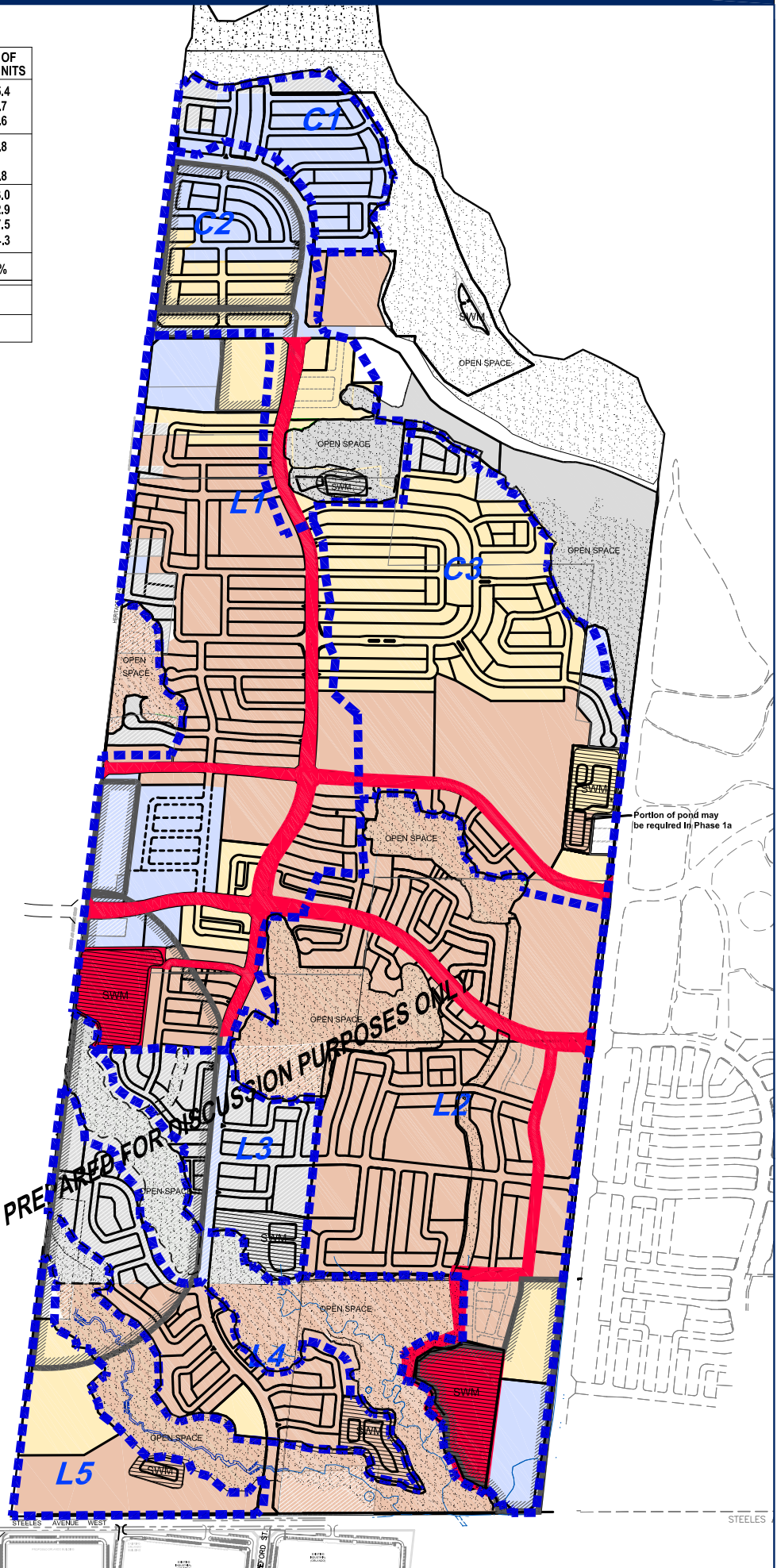
2015

OWNER	Phase 2 Units	% of Phase
Great Gulf	676-753	60 - 60
Embleton	96	9 - 8
Erin Mills	50	4 - 4
Ashley S.	127	11 - 10
Kindwin	177-227	16 - 18
TOTAL	1,126-1,253	100%

2016

OWNER	Phase 3 Units	% of Phase
Great Gulf	219	59 - 54
Great Gulf School Site	154-183	41 - 46
TOTAL	373-402	100%

OWNER	Phase 4 Units	% of Phase
Great Gulf	6	1
Sub-Total	6	1
Non Participants	413	99
TOTAL	419	100%



RIVERVIEW HEIGHTS BLOCK PLAN

DEVELOPMENT

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

STAGE 1 INFRASTRUCTURE

Phase years from MMM Transportation Report

Preliminary post development drainage area boundaries

Date: December 23, 2010  
 Prepared by: Malone Given Parsons Ltd.  
 Surveyed Limits prepared by: MMM  
 10m Buffer applied to dripline of mature forest top of bank & floodline  
 15m buffer applied to staked welland & centreline of creek

18-3-78



**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)**

January 4, 2011

Our File: 369-001

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

Attention: Ms. Daniella Balasal, Policy Planner, Growth Management and Special Study

Dear Daniella:

RE: City's Annual Development Cap Update for 2011  
CVSP Sub-Area 45-5 Block Plan Area

We appreciate your invitation to provide you with an update of our expected Draft Approval Allocation needs for 2011.

Status of the 2010 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. Furthermore, the City granted additional 37 units in 2010 to complete the necessary yield to fulfill the Draft Plan Approval of the participating owners in Block 5.

The chart attached shows the list of currently approved and applications that are in process or soon to be submitted in Block 5. The Izumsky and the former Manley parcels noted as #10 and #11 on the attached are expected to be advanced for Draft Approval in 2011. We expect that out of the 2,173 units shown on the attached sheet, we will need 236 additional Draft Approval Allocation in 2011 to advance the remaining approvals. For your information, the first 7 draft plans shown on the attached are now Draft Approved, which fully utilized the existing approved allocations.

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. The extension of this trunk sewer to service the Sub-area 45-5 area is now complete. As well, the Block 45-5 Landowners Group has executed the City's Spine Servicing and Sole Source Agreements to facilitate the timely delivery of James Potter Road and Bonnie Braes Drive. We are of the opinion that key municipal infrastructure and servicing are now available so that the Draft Approval in the Sub-area 45-5 can continue to be advanced.

10 RINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
WEBSITE [www.gsai.ca](http://www.gsai.ca)

18-3-79



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


Page 2

In closing, we trust that our submission noted herein clearly articulates the rationale for the need for 236 additional units of development cap allocation in 2011. Given that the build-out of Sub-area 45-5 is approximately 2,600 units, we anticipate that an additional 427 units of allocation may be required in 2012 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.

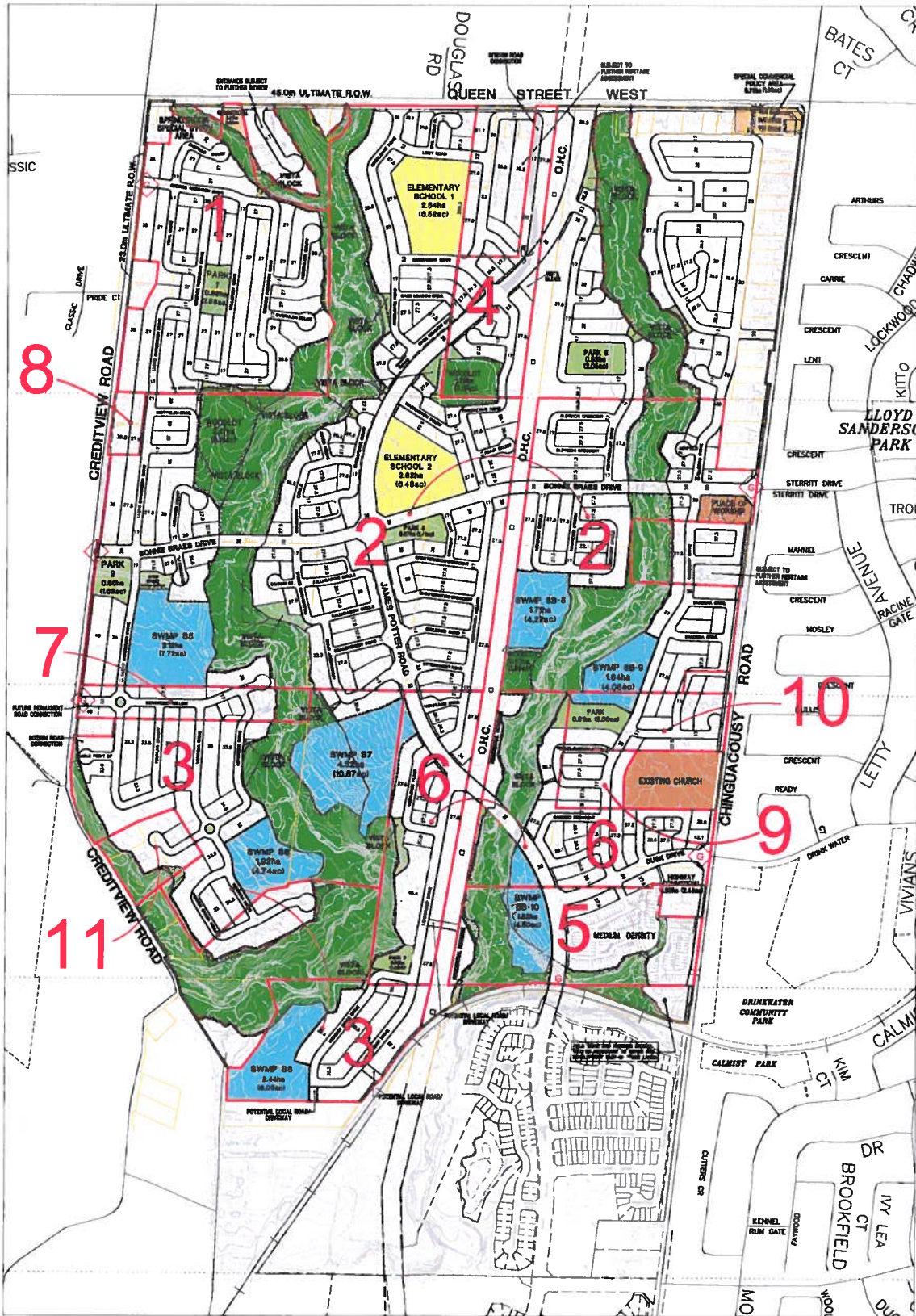
Yours truly,

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 Allocation Properties**

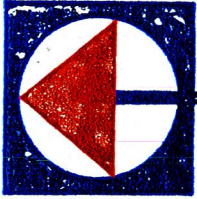
- 1) PARADISE HOMES CREDITVIEW INC (21T-06004B, C3W6.10)
- 2) FIELDGATE DEVELOPMENTS (21T-06042B, C3W6.13)
- 3) HELPORT DEVELOPMENTS INC. (21T-05030B, C3W3.5)
- 4) 1624882 ONTARIO INC. (QUEENS POINT) (21T-05034B, C3W5.12)
- 5) DIBLASIO CORPORATION (21T-07005B, C3W3.7)
- 6) QUINTESSA DEVELOPMENTS INC. (21T-06033B, C3W3.8)
- 7) BRAM CREDITGREEN DEVELOPMENTS LIMITED (BROWNBRIDGE FARM) (21T-09011B, C3W3.010)
- 8) MAJCHROWICZ / CIANGARANI (21T-10017B, C3W04.006)
- 9) ROMAN CATHOLIC EPISCOPAL CORP. (21T-10021B, C3W03.011)
- 10) IZUMSKY PARCEL
- 11) FORMER MANLEY PROPERTY

Full Units	Part Units	
296	0	
843	10	
214	4	
84	3	
179	3	
216	23	
22	19	
9	9	
27	2	
120	0	
15	0	
2,101	72	= 2,173 TOTAL



SCALE 1:4000  
DECEMBER 21, 2010

**CVSP SUB AREA 5 - ALLOCATION PLAN**



## **Delta Urban Inc.**

*Specialists in Land  
Management & Development*

January 12, 2011

Daniella Balasal, MCIP, RPP  
Growth Management Policy Planner III  
Planning, Design and Development  
City of Brampton  
2 Wellington Street West  
Brampton Ontario  
L6Y 4R2

**RE: City of Brampton's 2011 Development Allocation Strategy**

Dear Ms. Balasal;

We are the Group Manager for the Vales of the Humber Landowners Group (VHLG) and are writing to you on their behalf as it relates to the City's 2011 development allocation strategy. As you are aware, the VHLG is made up of various landowners who own approximately 267 acres of land within Area 50 of north-east Brampton.

To date, the VHLG has been working closely with City Staff to advance the Secondary and Block Plan concurrently in order to facilitate the development of these lands. We are currently completing the Part 2 detailed reports, which will be submitted to the City by February 2011. A status update report to the Planning, Development and Design Committee is planned for February 7, 2011. Statutory public meetings for the Secondary and Block Plan are anticipated for the spring of 2011 with final Council approval expected by the fall of 2011.

With respect to servicing Area 50, we are confident that the following key infrastructure projects will be completed by 2012:

- The sanitary sewer running northerly along the Gore Road, which terminates at Beamish Court, is expected to be constructed and fully functional in 2011.
- The existing sanitary sewer located at Mc Vean Drive and Castlemore Road has been extended northerly to Countryside Drive.
- The watermain located at Countryside Drive and the Goreway Drive will be extended to connect to the Gore Road by the end of 2011.
- There is sufficient capacity in the current road network to accommodate the expected growth, therefore no major road improvements or construction is



**Delta Urban Inc.**

*Specialists in Land  
Management & Development*

required. However, concurrent with our Secondary Plan process we are undertaking an Environmental Assessment (EA) for the proposed internal roads.

Full build out of the Vales community will require allocation of 2700 units by the City's Growth Management division. In 2009, 442 units were allocated to the Vales community, which were subsequently carried over to 2010. With the anticipated approval of the Secondary and Block Plan in 2011, we are requesting the 442 units from 2010 be carried over to 2011 along with an additional 2258 units. This would bring the total number of units allocated to Vales to 2700, the number required for full build out.

Furthermore, in order for the necessary approvals to be in place that would permit development to proceed, we request that the City designate Vales as a "Priority A" area in its overall municipal hierarchy (Attachment # 1). Currently, Vales is considered a "Priority B" area. We believe this would elevate Vales' significance within the City and more fully represent the status of the Secondary and Block Plan.

We look forward to reviewing the City of Brampton's 2011 development allocation strategy and will continue to work with Staff on the finalization and approval of the Secondary and Block Plan.

If you have any questions regarding the above, please contact the undersigned.

Yours Truly,

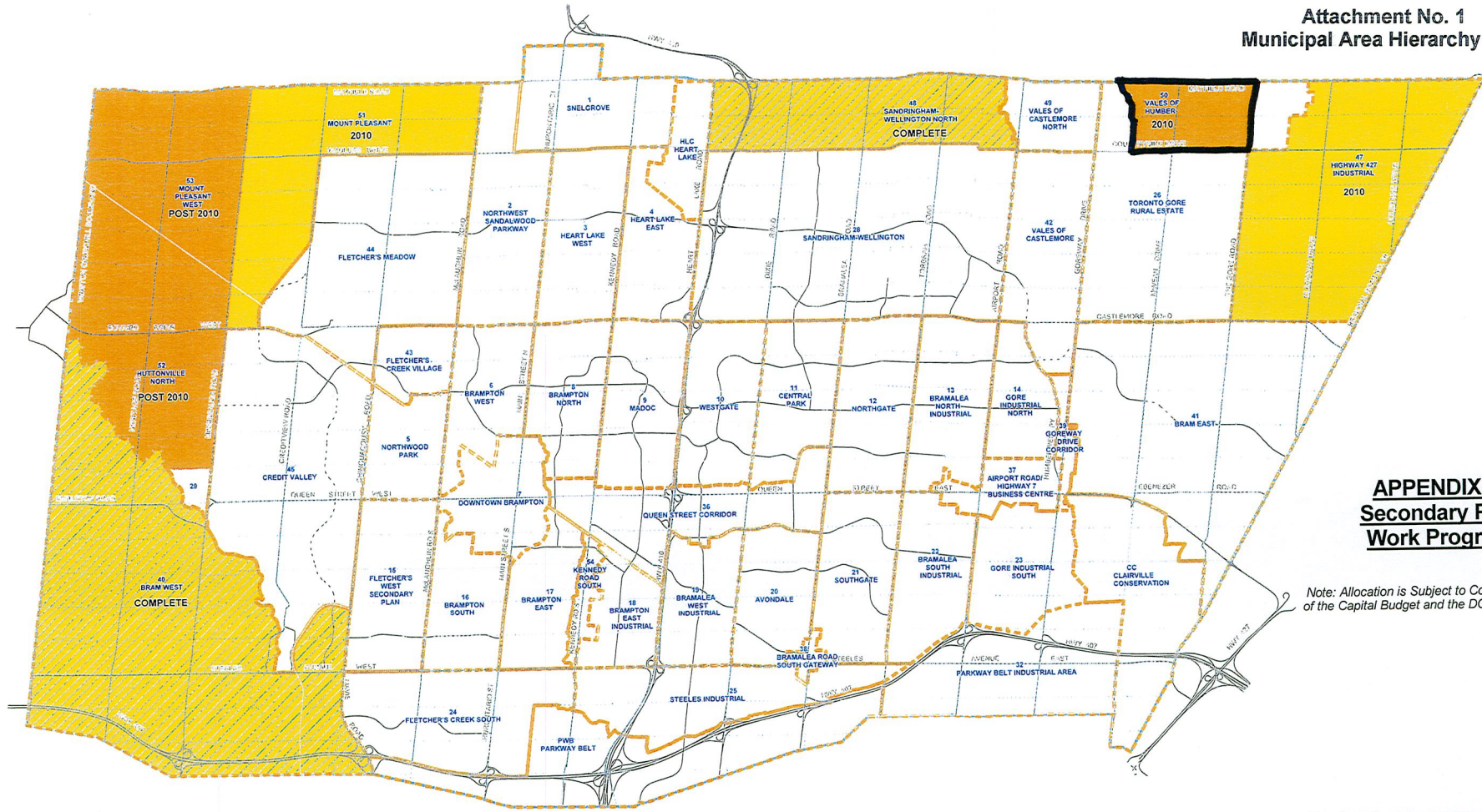
**Delta Urban Inc**  
**On Behalf of the Vales of the Humber Landowner Group**

Carmela Liggio  
Project Manager

Encl: Attachment # 1 - Municipal Area Hierarchy Map

c.c John Corbett, Commissioner of Planning and Development  
Karyn Poad, Policy Planner  
Vales of the Humber Landowner Group

Attachment No. 1  
Municipal Area Hierarchy Map



**APPENDIX 5:  
Secondary Plan  
Work Program**

*Note: Allocation is Subject to Council Approval of the Capital Budget and the DC Update Process*

Revised: June 14th, 2010

**BRAMPTON**  
Flower City  
PLANNING, DESIGN & DEVELOPMENT

Drawn By: Ad  
Date: 2010 06 14

SPA Priority	
	A
	B
	Under Appeal
	2010 Target Completion Year

	Secondary Planning Areas		Major Roads
	City Limit		Major Proposed Roads

1 8-3-84



30 Floral Parkway, Suite 300, Concord, Ontario L4K 4R1

Tel: (905) 669-5571

Fax: (905) 669-2134

January 18, 2011

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

ATTN: Janice Given, Manager, Growth Management Section

Dear Madam:

RE: **2011 DEVELOPMENT ALLOCATION REQUEST  
COUNTRYSIDE VILLAGES & SPRINGDALE NEIGHBOURHOOD 902  
(SCHOOL BLOCK)  
METRUS DEVELOPMENT INC.**

Thank you for taking the time to meet with us to better understand our needs associated with the upcoming 2011 development allocation program. As discussed with Daniella Balasal of your department, this letter will identify our requirements in Countryside Villages Block 48-1 and Springdale Neighbourhood 902 for 2011:

	<u>Project</u>	<u>Required Allocation</u>	<u>Units</u>
<u>2011</u>	<i>Countryside Villages (BP48-1) Draft Plan #1</i>	2011	1400
	<i>Neighbourhood-902 School Block Block 392 – 43M-1730</i>	2011	38

We look forward to confirmation that the above noted projects will be granted allocation in your 2011 report.

Yours truly,

A handwritten signature in blue ink, appearing to read "Jason Bottoni", is written over a blue horizontal line.

Jason Bottoni, *M.Sc.Pl., MCIP, RPP*  
Project Manager  
JB:st

File:Countryside Villages Block 48-1/ Draft Plan

C: Fred DeGasperi – Con-Drain  
Adrian Smith – Brampton, Director of Planning  
John Corbett – Brampton, Commissioner of Planning



January 31, 2011

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

ATTN: Janice Given, Manager, Growth Management Section

Dear Madam:

**RE: 2011 DEVELOPMENT ALLOCATION PROJECTS  
 METRUS DEVELOPMENT INC.**

As we do yearly, we would like to inform Brampton of our allocation requests for both 2011 and 2012. We supply lot inventory to 9 different homebuilders operating in Brampton and as always require a robust supply of lots to continue their operation.

	<b><u>Project</u></b>	<b><u>Required Allocation</u></b>	<b><u>Units</u></b>
<b><u>2011</u></b>	<i>Rosedale Village (BP28-1) Phase 5D</i>	2011*	51
	<i>Neighbourhood 703(BP28-1)</i>	2011*	505
	<i>Neighbourhood 601(BP28-2)</i>	2011*	485
	<i>Countryside Villages (BP48-1) Draft Plan #1</i>	2010/2011	1400

*Note: "\*" – requested in 2010 allocation letter as a 2010 project that did not either achieve Draft Plan approval or allocation.*

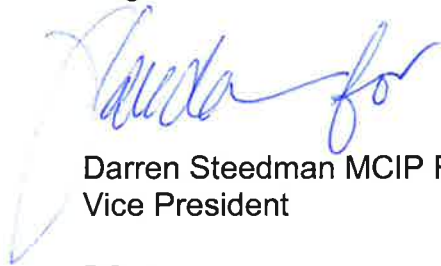
Metrus Development Inc  
City of Brampton  
Janice Given  
January 31, 2011  
Page 2

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<b><u>2012</u></b>	<i>Rosedale Village (BP28-1) Phase 6 and 7</i>	2011	550
	<i>Countryside Villages (BP48-1) Draft Plan #2</i>	2012	500
	<i>4x/Mustque (Mississauga Road West)</i>	2012	1500

We look forward to confirmation that the above noted projects will be granted allocation in your 2011 report.

Regards,



Darren Steedman MCIP RPP  
Vice President

DS:st

File:/GEN/BRAMPTON re 2011 ALLOCATION REQUEST

C: Fred DeGasperis – Con-Drain  
Dan Kraszewski – Brampton, Director of Planning (Development)  
Adrian Smith – Brampton, Director of Planning (Policy)  
John Corbett – Brampton, Commissioner of Planning

18-3-87



**BRAMPTON**  
Flower City

**Planning, Design and Development**

DATE: May 09, 2011  
TO: B. Campbell  
FROM: Planning and Land Development Services Division  
RE: Application for Site Plan Approval  
Rosedale Village Phase 5D  
Our File: SP10-007.000

---

Please be advised that the site plan review for the above noted development is substantially complete and we do not anticipate any changes to the location of the building.

Accordingly, we have no objection to your acceptance of a building permit application for this project.

**By copy of this memorandum to the applicant, we are advising that this does not constitute site plan approval, and they must ensure they submit the requested information to complete that process as soon as possible.**

A handwritten signature in black ink, appearing to read 'DK', written over a horizontal line.

Dan Kraszewski, MCIP., RPP.  
Director, Development Services

c.: KLM PLANNING PARTNERS INC

**Appendix 7:**

**Council Resolution PDD 142-2009**



**Date:** July 6, 2009

**To:** J. Given  
J. Corbett

A. Smith  
K. Walsh

B. Mallon  
N. Goss

**From:** C. Urquhart

---

The following recommendation of the Planning, Design and Development Committee Meeting of June 15, 2009 was approved by Council on June 24, 2009

- PDD142-2009
1. That the report from J. Given, Manager, Growth Management and Special Policy, and N. Goss, Policy Planner, Planning, Design and Development, dated June 2, 2009, to the Planning, Design and Development Committee Meeting of June 15, 2009, re: **2009 Development Allocation Strategy – Managing the Rate, Direction and Quality of Growth in Brampton** (File G25 GR) be received; and,
  2. That development allocation be provided to those development applications and Block Plan areas detailed in Appendix 2 – City of Brampton Development Allocation Strategy - Detailed Table" of the subject report under the 2009 development allocation strategy in accordance with Section 4.11.2.2 of the Official Plan; and,
  3. That, notwithstanding the development allocation to certain applications, all other requirements of the Official Plan, development review process and the City's Growth Management Program must be addressed according to the City's planning practice and the requirements of the Planning Act prior to planning approvals being granted; and,
  4. That draft plan of subdivision and other development approvals granted in 2009 be consistent with the development allocations described in the 2009 Development Allocation Strategy - Managing the Rate, Direction and Quality of Growth in Brampton report dated June 2, 2009; and,
  5. That 5,500 new units be allocated in 2009, as identified in detail in Appendix 2 of the subject report, subject to any minor changes to any allocation due to final plan changes, to be approved by the Commissioner of Planning, Design and Development without further consideration of Council; and

6. That the 4,519 units which were granted allocation in 2007 and 2008 and did not receive approval in 2008 also be available for approval in 2009; and
7. That any units with unused allocation in 2009 be reconsidered in the preparation of the 2010 Development Allocation Strategy within the context of the economic climate at that time; and
8. That the development allocation recommended in the subject report be contingent upon the approval of the City's upcoming revision to the Development Charges By-laws; and
9. That the work program detailed in Appendix 5 of the subject report be endorsed and that the City's staff resources be directed towards priority Block Plan areas and the priority development proposals described in the 2009 development allocation strategy; and
10. That staff be directed to report to the Planning, Design and Development Committee in the fall of 2009 with a Development Allocation status update; and
11. That staff be directed to implement the following in order to facilitate recovery in development activity, thereby building City revenues flowing from development, in those areas identified by the City as Priority Allocation, identified with an "A" in Appendix 2 of this Report, and where infrastructure service level targets can be met in a financially sustainable manner:
  - a) That the Guidelines for the Single Source Delivery of Development Charge Funded Road Infrastructure be amended to reflect the following:
    - i. The incremental reduction in the construction security, for the local service portion of the road, at certain milestones in the construction process, to be determined by the Commissioner of Works and Transportation, after the completed works are inspected and approved by City Staff or the City's consultants, subject to the City retaining appropriate security for incomplete work, maintenance and fees;
    - ii. The Maintenance and Warranty for the work covered by the Single Source Agreement will be in accordance with the Maintenance of Works requirements of the City's standard Subdivision Agreement;

- iii. Securities be required for the local service portion of infrastructure;
  - iv. Securities be required for the development charge funded growth portion of the infrastructure when reimbursement for construction of the growth portion is in the form of development charge credits or the infrastructure is programmed in the City's Ten Year Capital Program for construction more than four years beyond the date of execution of the Agreement for Single Source Delivery of Development Charge Funded Road Infrastructure.
- b) And that Legal Services, Works and Transportation, Finance and, Planning, Design and Development continue to undertake a complete review of the Single Source Delivery of Development Charge Funded Road Infrastructure Guidelines and report back with recommendations on detailed additional improvements.
12. That staff be directed to implement the following in order to facilitate recovery in development activity in Block Plan 45-2 (Springbrook) provided that Block Plan 45-2 meets other obligations within the agreements, such as replacing Block Plan 45-1/3 securities and provided that any revised applications do not reduce the current commitments to upscale executive housing or quality urban design:
- a) That the Single Source Delivery of Development Charge Funded Road Infrastructure Agreement be amended to reflect the following:
    - i. The incremental reduction in the construction security, for the service portion of the road, at certain milestones in the construction process, to be determined by the Commissioner of Works and Transportation, after the completed works are inspected and approved by City Staff or the City's consultants, subject to the City retaining appropriate security for incomplete work, maintenance and fees;
    - ii. The Maintenance and Warranty for the work covered by Single Source agreements will be in accordance with the Maintenance of Works requirements of the City's standard Subdivision Agreement;
  - b) That the Spine Servicing Agreement be amended to include the phasing of the Block Plan into three geographic areas provided that the public junior elementary school site is delivered and Williams Parkway is constructed and conveyed to the City as part of the Phase 1 deliverables;

- c) That the City will release the security that the City currently holds for the acquisition costs of the Tanyaville land component of the Williams Parkway, in the amount of \$3,390,000 subject to these lands being conveyed to the Trustee for the Block 45-2 landowners group to be held in trust for the City;
  - d) That the collection of Development Charges revert back to the City's standard of collection at the time of issuance of building permit as it does not impact the City's overall revenue streams and eliminates a major obstacle for development within Block Plan 45-2 proceeding to registration;
13. That recommendations 11 and 12 above be implemented through changes to existing or currently being negotiated Single Source Delivery of Development Charge Funded Road Infrastructure agreements, Spine Servicing agreements, Block 2 Interim Servicing Financial Mitigation Agreement or Subdivision agreements subject to:
- a) the recommendations in 11 and 12 above only apply if implemented by agreements in place within the next two (2) years;
  - b) agreements must include a commitment from landowners to proceed to develop (i.e. plan registration) at least a portion of the subject area within the next two (2) years, and;
  - c) the City's external legal costs for preparation of agreements be paid for by landowners;
14. That staff be directed to further study the following additional directions, in order to further facilitate recovery in development activity and report back to Council:
- a) Review circumstances around which the City may pursue expropriation as a proactive tool in circumstances beyond the City's current practice to enable the City to help facilitate the construction of required infrastructure which will provide overall City benefit;
  - b) Review the feasibility of a new planning and development application fee reimbursement program to support the development of certain employment uses throughout the City with a focus on new and expanded manufacturing and office development, as defined in the Growth Plan for the Greater Golden Horseshoe;

- c) As part of the City's Development Charges Review, evaluate opportunities and impacts associated with a broader distribution of charges associated with residential unit types (i.e. multiples, detached, townhouse and semi-detached units);
- d) Proceed to evaluate and report back on implementation of a streamlined modified block plan process based on the improvements identified in the December 2008 staff report on the Mt. Pleasant Secondary Plan process;
- e) the feasibility of adding to and expanding the range of municipal financial and process related incentive programs within the Central Area Community Improvement Program to encourage the development, expansion, redevelopment, refurbishment, brownfield and greyfield development in the Central Area as part of the city's implementation of the Growth Plan, and;
- f) the feasibility of a new planning and development application fee reimbursement program, to encourage the development of targeted employment and population related uses within the Downtown and Central Area.

Chandra Urquhart  
Legislative Coordinator  
City Clerk's Office  
Tel: 905-874-2116 Fax: 905-874-2119  
e-mail: [chandra.urquhart@brampton.ca](mailto:chandra.urquhart@brampton.ca)  
(PDD/ G2)