



# BRAMPTON

## Flower City

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## Report

### City Council

The Corporation of the City of Brampton

**Date:** June 15, 2010

**BRAMPTON CITY COUNCIL**

**File:** G25 GR

**DATE:** JUN 23 2010

**Subject:** **Recommendation Report**  
2010 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:

- On December 12, 2005 Council approved the Official Plan Amendment to implement the City's Response to Growth which included an annual development allocation of approximately 5,500 dwelling units to be applied on a Block Plan basis;
- The purpose of this report is to provide:
  - a recommended 2010 Development Allocation Strategy;
  - a recommended Planning, Design and Development work plan and;
  - an update on the development facilitation initiatives introduced in the 2009 Development Allocation report;
- Block Plan landowner groups have requested specific allocation of approximately 5,600 units;
- Staff are recommending a 2010 Development Allocation Strategy comprised of 3,931 new units and are also recommending that the unused allocation from previous years remain available for approval;
- The allocation recommended in this report is reflective of the infrastructure timing shown in the City's Ten Year Capital Program and the challenges of providing essential infrastructure. The specific timing for future projects in the City's Ten Year Capital Program will be determined by the City's priorities and the availability of development charge and other funding (e.g. Cash-in-Lieu of parkland);
- Progress has been made on many of the development facilitation initiatives identified in the 2009 Development Allocation report. The City has identified a number of "quick wins" that can be implemented as a result of discussions with the development industry, complementing the initiatives identified in the 2009 Development Allocation Strategy.

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**Recommendations:**

1. **That** the report from Janice Given, Manager - Growth Management and Special Policy, Planning, Design and Development Department dated June 15, 2010, to the City Council meeting of June 23, 2010, re: **"Recommendation Report – 2010 Development Allocation Strategy – Managing the Rate, Direction and Quality of Growth in Brampton"** and attachments, 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 2010 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** draft plan of subdivision and other development approvals granted until the approval of the 2011 Development Allocation Strategy be consistent with the development allocations described in the 2010 Development Allocation Strategy – Managing the Rate, Direction and Quality of Growth in Brampton report dated June 15, 2010;
5. **That** 3,931 new units be allocated in 2010, 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;
6. **That** the units which were granted allocation in 2007, 2008 and, 2009 and did not receive approval prior to consideration of the 2010 Development Allocation Strategy also be available for approval until approval of the 2011 Development Allocation Strategy;
7. **That** any units with unused allocation in 2010 be reconsidered in the preparation of the 2011 Development Allocation Strategy within the context of the economic climate at that time;
8. **That** Council grant the Commissioner of Planning, Design and Development the ability to further refine the 2010 Development Allocation Strategy, including the addition of new units, in keeping with the direction

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of the City's Development Allocation criteria (not to exceed 5,500 units) and Growth Management program;

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 2010 Development Allocation Strategy.

#### **Background:**

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 2009 residential development activity in the City; outline a recommended 2010 development allocation strategy, and; to provide an update how the City has facilitated development while continuing to effectively manage growth within the City during the economic situation which occurred in 2008 and 2009. To facilitate the discussion of these three areas, this report is structured as follows:

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

This section provides an overview of the background of the City's Development Allocation program.

#### ***Residential Development Activity – 2009 Highlights***

This section briefly describes the level of residential development activity experienced in Brampton in 2009.

#### ***Development Allocation Strategy***

This section provides a summary of the 2010 development allocation strategy, including a summary of 2009 development approvals. This section also provides an overview of the main areas in Brampton that are recommended to receive allocation and provides an update on the constraints and opportunities which formed the background for considering the 2010 development allocation strategy.

#### ***Development Facilitation***

This section was introduced as part of the 2009 Development Allocation report and was included to address some of the challenges facing the City and the development industry in the current downturn in the economy and provide direction on various means by which the City could assist in modifying processes or programs to facilitate development. An update on the status of development facilitation initiatives taken by the City throughout the past year will be provided.

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### ***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 2010 Development Allocation Strategy.

#### **Current Situation:**

### ***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

As development proposals are submitted and reviewed, City staff and other public agencies may require further technical studies to ensure the above noted programs are clearly implemented, such as Traffic Impact Studies, Environmental Studies, Functional Servicing Studies, Community Design Guidelines and a Staging and Sequencing Plan.

Staging and Sequencing Plans are an essential part of managing the rate and direction of growth at a Community Block Plan level. A Staging and Sequencing Plan details 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.

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It is important to note, that notwithstanding the 2010 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 - 2009 Highlights***

In April 2010, Council considered a report on Brampton's 2009 Development Activity. The purpose of this report was to summarize and analyze residential and non-residential (commercial, industrial, institutional) development activity as well as examine current growth patterns and compare them with historical development trends. This section will highlight some of the key components of the 2009 Development Activity Report. For detailed information on the City's development activity in 2009, the report can be accessed at [www.brampton.ca/en/Business/planning-development/projects-studies/Pages/growth-management-program/DevelopmentActivity.aspx](http://www.brampton.ca/en/Business/planning-development/projects-studies/Pages/growth-management-program/DevelopmentActivity.aspx).

Nationally, development activity experienced a slow start in the first half of 2009. Ontario was not the only province that was affected by the decreasing housing market. Housing starts decreased in nearly all provinces during the first half of 2009. Similar to other municipalities in the GTA, the City of Brampton experienced an overall decrease in new development applications. Although the number of new development applications was reduced, the City had approved a higher than average number of development applications.

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>
2005	5,850	2,616	5,827	2,526
2006	4,114	4,912	2,272	6,009
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

Source: City of Brampton; CMHC

### **Downtown Development Activity**

In the Downtown and Central Area, there are currently approximately 400 vacant approved units in specific development applications. 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

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promotes a vibrant downtown, which is consistent with the City's Growth Plan Official Plan Amendment.

### Housing Supply

The Provincial Policy Statement requires municipalities to maintain a three (3) year supply of land available for housing between draft approved, registered and suitably zoned land. According to the City's historic and forecast average of housing starts in the near term, the City would need to accommodate growth of approximately 2,600 units per year, for a three (3) year total demand of 7,800 units. However, taking into consideration longer term trends, approximately 4,500 units per year is considered a typical average demand for Brampton. Using this as the annual growth average going forward, the City would need to accommodate a three (3) year total demand of 13,500 units.

As of the end of 2009, the inventory of vacant lots in registered plans was 1,579 units and the draft approved inventory was 9,643 units, for a total registered and draft plan inventory of 11,222 units. When combined with an estimated 10,000 units in the City's Urban Growth Centre there is more than sufficient land in draft approved units, registered units, and land suitably zoned for development to meet the 3 year supply of land requirement, with a total land supply of approximately 21,222 units.

**Table 2: Housing Supply Summary**

<b>Housing Supply (December 31, 2009)</b>	
Draft Approved and Registered Plan Inventory	11,222
UGC (includes Downtown and parts of the Central Area)	10,000
<b>Total Supply</b>	<b>21,222</b>
Number of Years Supply (at 4,500 units per year)	4.7

Table 3 provides a detailed summary of the City's housing supply over the past five (5) years.

**Table 3: Detailed Housing Supply – 2005 to 2009**

<b>Year</b>	<b>Residential Building Permits per Year** (units)</b>	<b>Registered Inventory (units)</b>	<b>Draft Approved Inventory (units)</b>	<b>Total Draft Approved &amp; Registered Plan Inventory (units)</b>	<b>UGC Inventory (units)</b>	<b>Total Supply* (units)</b>
2005	2,616	3,508	11,343	14,851	3,731	18,582
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	9,643	11,222	10,000	21,222

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

\*\* Residential units derived from building permits issued

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The 2009 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 2009 housing supply places emphasis on opportunities for intensification within the downtown and central area in concert with the intensification policies set out in the Growth Plan Official Plan Amendment.

#### ***Summary of 2009 Development Allocation Activity***

Out of a potential annual allocation of approximately 5,500 units, 5,500 units were given allocation at the start of 2009. In a status report approved by Council at its November 25, 2009 meeting, staff recommended an additional allocation of 29 units. Of the 5,529 units that were allocated as part of the 2009 Development Allocation Strategy, 717 units were approved as of December 31, 2009. An additional 798 units in exempt applications and 3,008 units in applications allocated prior to 2009 were approved as of December 31, 2009, for a total of 4,523 units in all residential developments approved (allocated and exempt). Table 4 provides a summary of allocated and exempt applications by Secondary Plan Area that were approved in 2009.

**Table 4 – Allocated and Exempt Applications Approved in 2009**

<b>Secondary Plan Area</b>	<b>Approved with 2009 Allocation (units)</b>	<b>Approved with 'Prior to 2009' Allocation (units)</b>	<b>Approved – Exempt from Allocation (units)</b>	<b>Total</b>
28	332	0	0	<b>332</b>
36	0	0	696	<b>696</b>
40	0	739	0	<b>739</b>
41	0	887	0	<b>887</b>
42	0	13	0	<b>13</b>
44	385	25	0	<b>410</b>
45	0	1,344	102	<b>1,446</b>
<b>Total</b>	<b>717</b>	<b>3,008</b>	<b>798</b>	<b>4,523</b>

Of the 5,500 units allocated in 2009, 4,783 did not receive draft approval before the end of the year. However, 602 of these units have been approved to date in 2010. The remaining applications continue to advance through the development process and many are well positioned for approval in 2010.

#### ***2010 Development Allocation Strategy***

Prior to assigning the 2010 development allocation, staff conducted a series of meetings with major landowner group representatives of the development Block Plans in February 2010. At these meetings, Block Plan representatives updated City staff on the progress of their Block plans; provided an indication of how they are progressing with fulfilling the conditions of their development approval and based on this outlined their requests for 2010 development allocation. All landowner group representatives followed up with written submissions further

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describing their request for 2010 development allocation and reasons for requesting allocation. These letters are attached to this report as Appendix 6.

Landowner group representatives requested close to 5,600 units for consideration in the City's 2010 Development Allocation Strategy, significantly less than in previous years (11,270 units requested in 2008 and 9,500 units requested in 2009). Requests for allocation are evaluated against the phasing and financing policies set out by policies 4.11.1 and 4.11.2 of the Official Plan to ensure that units that are allocated represent the logical continuation of residential development within active Block Plans/Secondary Plans and build upon priorities set in previous years.

#### Unused 2007, 2008 and 2009 Development Allocation

Of the 5,425 units from the 2007, 2008 and 2009 Development Allocation strategies that have not received approvals as of May 31, 2010, all were reviewed and deemed eligible for approvals in 2010. Staff recognizes that these applications have made progress to date and that staff and applicant resources have been devoted to furthering these proposals.

#### Recommended 2010 Development Allocation

In considering the allocation of potential approvals, staff has evaluated proposals against the phasing and financing policies set out by policies 4.11.1 and 4.11.2 of the Official Plan. The City's intention is to ensure the provision of acceptable levels of service at an acceptable cost and to work with other authorities to ensure the efficient and effective provision of services. The City's objective is to avoid creating levels of demand for infrastructure services that will reduce service levels below acceptable standards.

As such, the 2010 allocation is based on the logical continuation of residential development within active Block Plans/Secondary Plans and builds on allocations and priorities set in previous years, unless the continuation of residential development within a particular Block Plan/Secondary Plan, for example, could not proceed due to infrastructure deficiencies or other planning matters were unlikely to be resolved. The recommended 2010 development allocation strategy includes Block Plans where required infrastructure and services will be available to service the allocated units and is also consistent with the City's 2010-2019 Capital Program.

Notwithstanding the above, staff note that there are communities in which the timing of roads in the City's Capital Program are scheduled for a later date than would be required to align with the recommended allocation. In Block Plan 40-3, the City's Capital Program indicates that the timing of the delivery of the North-South arterial road is targeted for 2017, although there is a recommendation for the Block Plan to receive allocation in 2010. Sandringham-Wellington North (48) is another community where the necessary road infrastructure does not align with recommendation for allocation in future years. The City's Capital Program



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indicates that the East-West Countryside Villages Collector is targeted for 2015. Developers will need to make appropriate arrangements with the City to ensure that the delivery of these roads is aligned with the anticipated timing of development of the Block Plans (i.e. front-ending or single source agreements).

It is anticipated that the recommended 2010 allocations will result in full occupancy of these residential units by approximately 2012/2013.

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 charge revenue in the planned construction year. If funding is not available or Council shifts priorities between capital projects in upcoming years, it may result in delays to development approvals or modifications to current and forecasted allocations.

Staff is recommending the allocation of 3,931 new units for 2010. As outlined above, staff has also identified 5,425 units of unused allocation from 2007, 2008 and 2009 that remain available for approvals in 2010, allowing these units to continue to be able to proceed through the approvals process. This approach to the 2010 development allocation strategy will allow units allocated previously to continue through the planning process as well as newly allocated units to work through the process to add to the City's supply of available units. This will enable the City to continue to ensure that Provincial Policy targets for land supply are met and provide flexibility to the development industry to bring to market those developments most capable of proceeding.

Table 5 below shows the potential four-year average of draft approvals assuming that all unused allocation from 2007, 2008 and, 2009 and all recommended allocation is approved in 2010. This potential four-year average remains below the 5, 500 unit annual growth target established in the 2006 Official Plan.

**Table 5 – Potential Average Four (4) Year Approvals**

<b>2007 Draft Approvals</b>	<b>2008 Draft Approvals</b>	<b>2009 Draft Approvals</b>	<b>Unused 2007/2008/2009 Allocation Available for Approval</b>	<b>Recommended 2010 New Allocation Available for Approval</b>	<b>Potential Annual Average Approvals</b>
942	4,154	4,803	5,425*	3,931*	4,813

\*These units have the potential of being approved in 2010. Approval is subject to all other Provincial Planning legislation and City requirements.

Table 7 provides a summary of the 2010 development allocation by Secondary Plan and Block Plan area

Table 6 – Summary of 2010 Development Allocation By Secondary Plan and Block Plan Areas

Secondary Plan	Block Plan	Received Applications (units)	Exempt from Allocation (units)	Requests for 2010 Allocation (units)	2007/08/09 Allocation Available for Approval in 2010 (units)	2010 Recommended Allocation (units)	Growth Management Justification
1 - Snellgrove	Development Applications Outside of Block Plan	210	0	0	0	0	Infill development. Utilizes existing infrastructure.
	<b>Total</b>	<b>210</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
3 – Heart Lake West	Development Applications Outside of Block Plan	1452	0	0	0	0	Complex planning process.
	<b>Total</b>	<b>1452</b>	<b>0</b>	<b>0</b>	<b>0</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 environmental issues.
4-1		1467	0	846	133	0	
	<b>Total</b>	<b>1467</b>	<b>0</b>	<b>846</b>	<b>133</b>	<b>0</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	949	949	0	0	0	Central Area. Exempt from allocation.
	<b>Total</b>	<b>949</b>	<b>949</b>	<b>0</b>	<b>0</b>	<b>0</b>	
15 – Fletcher's West	Development Applications Outside of Block Plan	6	0	0	0	0	
	<b>Total</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
10 – Westgate	Development Applications Outside of Block Plan	114	0	0	0	13	
	<b>Total</b>	<b>114</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	
16 – Brampton South	Development Applications Outside of Block Plan	112	0	0	112	88	
	<b>Total</b>	<b>112</b>	<b>0</b>	<b>0</b>	<b>112</b>	<b>88</b>	
20 – Avondale	Development Applications Outside of Block Plan	234	0	0	0	0	
	<b>Total</b>	<b>234</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
21 – Southgate	Development Applications Outside of Block Plan	18	0	0	11	9	Infill development. Utilizes existing infrastructure.
	<b>Total</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>9</b>	
28 – Sandringham-Wellington	Development Applications Outside of Block Plan	0	0	0	0	0	Continuation of existing development within Block Plan. Utilizes existing infrastructure.
28-1		852	0	571	310	51	
28-2		366	0	0	0	0	
	<b>Total</b>	<b>1218</b>	<b>0</b>	<b>571</b>	<b>310</b>	<b>51</b>	
40 – Bram West	Development Applications Outside of Block Plan	376	0	294	18	0	Infill development. Utilizes existing infrastructure.
40-3		4187	0	900	900	900*	*Subject to a satisfactory staging and sequencing strategy with emphasis on the timing of transportation infrastructure
	<b>Total</b>	<b>4563</b>	<b>0</b>	<b>1194</b>	<b>918</b>	<b>900</b>	
41 – Bram East	Development Applications Outside of Block Plan	280	0	0	0	0	Provides a section of Cottrell Blvd.
41-1		710	0	0	535	0	Provides school sites and parks.
41-2		410	0	160	422	0	Provides school site.
	<b>Total</b>	<b>1400</b>	<b>0</b>	<b>160</b>	<b>957</b>	<b>0</b>	
42 – Vales of Castlemore	Development Applications Outside of Block Plan	137	0	0	161	0	Infill development. Utilizes existing infrastructure and completes Humberwest Parkway
	<b>Total</b>	<b>137</b>	<b>0</b>	<b>0</b>	<b>161</b>	<b>0</b>	
44 – Fletcher's Meadow	Development Applications Outside of Block Plan	1417	0	493	0	1098*	*917 units are recommended for allocation to acknowledge the draft approvals of Phases I and II as required by the Infrastructure Stimulus Funding
	<b>Total</b>	<b>1417</b>	<b>0</b>	<b>493</b>	<b>0</b>	<b>1098</b>	
45 – Credit Valley		1375	0	1266	155	1266*	*Subject to the approval of a satisfactory staging and sequencing strategy for phases 2W and 2S, which among other items, shall include the approach for the delivery of James Potter Road.
45-2		12	0	0	0	12	
45-3		2223	0	0	1497*	817*	*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.
45-4		14	0	0	14	0	
45-5		1096	0	37	685	37	Provides for James Potter Rd., Bonnie Braes Dr., schools, parks and a SWM pond.
45-6		102	0	70	0	70	
	<b>Total</b>	<b>4822</b>	<b>0</b>	<b>1373</b>	<b>2351</b>	<b>1472</b>	
50 – Vales of Humber		0	0	958	442	0	Secondary Plan in progress.
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>958</b>	<b>442</b>	<b>0</b>	
Intensification Allocation		0	0	0	0	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>18,197</b>	<b>949</b>	<b>5,595</b>	<b>5,425</b>	<b>3,931</b>	

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### Main Areas of the City Receiving Allocation in 2010

This section provides an overview of the main areas of the City that are recommended to receive allocation in 2010. Appendix 1 provides a detailed discussion of each Block Plan and associated allocation recommendations. A breakdown of each application under consideration and associated recommended allocation 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, there are still many challenges to coordinating growth with the required infrastructure in various parts of the City. Staff has recommended allocation only for applications where infrastructure issues have been resolved and staff is satisfied that the timing of occupancy will match the delivery of infrastructure items. Additionally there are recommended applications that deliver an important piece of infrastructure, such as a road or a school, or that provide land for employment uses in addition to creating new residential units.

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

The Credit Valley Secondary Plan Area was the first area in West Brampton to receive allocation (2008). Allocation began in 2008 to align with necessary infrastructure improvements that were forecast to commence between 2008 and 2011. Given the continued efforts being 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 James Potter Road between 2010-2013 and, the construction of the Credit Valley Trunk Sewer, which has now been completed, it is recommended that the Block Plans within the Credit Valley Secondary Plan receive a combined total of 1,472 units in allocation this year (in addition to the 2,351 units that remain available from previous years' allocation) to further these initiatives.

Block Plan 40-3 within the Bram West Secondary Plan Area first received allocation in 2009 for 900 units. This allocation remains available and is subject to the approval of a Growth Management Phasing and Staging Strategy with a key component being the delivery of a north-south collector road. An additional 900 units is being recommended as part of this year's allocation which is also subject to the approval of a Growth Management Phasing and Staging Strategy.

Allocation is only being recommended to applications in this area where staff are satisfied that the transportation, sewer servicing and other infrastructure coordination issues can be addressed and will match forecasted occupancy dates. However, in some cases, agreements such as single source agreements and front-ending agreements may be required to facilitate the early delivery of required infrastructure, particularly for the delivery of the north-south collector road in within Block Plan 40-3.

### Development Allocation Details

Appendices 1 and 2 provide a detailed description of the 2010 Development Allocation Strategy on a Block Plan basis and the opportunities and constraints that surround each recommendation from a servicing and infrastructure perspective.

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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 2012/2013 that would result from the recommended 2010 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 and when the funding/construction of this infrastructure is forecast. In addition, where the likelihood of particular development applications obtaining approval in 2010 was remote, allocation for 2010 was not recommended.

#### New City-Wide Intensification Allocation

As part of the 2010 Development Allocation Strategy, 300 units City-wide have been incorporated which may be utilized for medium and high density development applications. This allocation is being included this year and shall be used as an incentive for developments which are consistent with the City's policies within the 2006 Official Plan and recently adopted Growth Plan Official Plan Amendment. Specifically, development applications which are supportive of the City Structure and intensification policies contained within the Growth Plan Official Plan Amendment may be eligible for this City-wide reserve of allocation units.

#### Priority Development Allocation

In addition to the standard development allocation procedure, all applications recommended for allocation in 2010 were reviewed to identify those which will deliver key pieces of infrastructure of City-wide benefit or those that are progressing in a timely fashion through the City's approval process. These applications have been given a priority ranking, identified with an "A" in Appendix 2. Given the economic situation experienced in 2008/2009 and the continued stimulus initiatives, this priority ranking is being retained this year as a temporary measure to ensure that these applications will be the subject of a concerted effort on the part of both the City and the landowners to move them through the approvals process in an efficient manner, mutually benefiting the City and the landowners.

#### Development Applications Outside Block Plan Areas

In addition to the development activity that is occurring within Block Plans, there are a number of development applications submitted for areas outside Block Plan areas that represent remaining developable land within existing Secondary Plans. These units represent approximately 110 units of the recommended 2010 Development Allocation and also include 171 units previously allocated that remain available for approval. Appendix 2 shows these units in the context of the 2009 Development Allocation Strategy.

The absence of any individual applications allocated within the greenfields indicates the continued use of the City's Block Planning process as the mechanism to manage the staging of development. The Block Plan process and the associated staging and sequencing plans are the primary mechanisms for distributing future allocations and coordinating the delivery of infrastructure and services.

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#### Development Allocation Exemptions

When the development allocation strategy was approved in 2005, the Downtown and Central Area were exempt from the annual allocation in order to encourage intensification of this area. Given the significance of the Mount Pleasant Secondary Plan Area 51 from an environmental sustainability perspective and Infrastructure Stimulus Funding, the entire Mount Pleasant Secondary Plan Area 51 is exempt from the City's Growth Management and Development Allocation Program. Exemptions were also provided for applications that Council had previously endorsed such as the Interim Servicing Lands in Springbrook (45-2) and projects with strategic importance, such as the Highway 410 lands.

Staff considers it appropriate to consider expanding the program of exemption from the annual allocation for projects that deliver on Growth Plan intensification principles, especially along intensification corridors and in transit supportive nodes, and on environmentally sustainable principles above and beyond those currently established in the Official Plan and the City's other plans and policies.

#### 2010 Development Allocation Refinements

For 2010, it is also recommended that refinements to the 2010 Development Allocation Strategy, including the addition of new units, be facilitated by the Commissioner of Planning, Design and Development. Any refinements will be in keeping with the direction of the City's Development Allocation criteria (not to exceed 5,500 units) and the City's Growth Management program.

#### ***Development Facilitation***

As part of the 2009 Development Allocation program, the City established a series of development facilitation initiatives in recognition of the decline in building permit applications and revenue in 2008, the growing deficit in the DC reserves and the global economic recession that followed. The City identified Priority Allocation areas and applications that with some focused attention could result in near term development activity. Priority Allocation allows the focusing of staff resources across departments to assist in moving complex planning areas forward. Many of these areas deliver key infrastructure that provides both growth and community benefit. These included a number of draft plans in Bram East, Mt. Pleasant Village, and Credit Valley, which have either now been draft approved or approval is imminent. Of all subdivisions draft approved in 2009, 80% of them were in plans identified as Priority Applications.

A number of changes to the agreements for the Single Source Delivery of Growth Related Infrastructure were recommended for the applications within Priority Areas, primarily related to the collection and release of securities. Some of these changes are being incorporated into revised agreements while in other areas, discussions are still ongoing. Changes to the agreements for Block Plan 45-2, the release of securities and timing of development charge credit collection have been initiated in accordance with Council direction.

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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 can be implemented as a result of these discussions, complementing the initiatives identified in the Development Allocation strategy.

The 2010 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. This will have a “win – win” outcome for both the City and the development industry.

### ***Planning, Design and Development Work Program***

In conjunction with the application priorities outlined earlier in this report, the Planning, Design and Development work program details the priority of Block Plans over the next three years. Concurrent with the 2010 development allocation strategy staff also consider the resources and time that is necessary to facilitate the planning approval process. In prioritizing the Block Plans, staff considered the following:

- The 2010 development allocation strategy will align with those Block Plans with highest priority in the City's Work Program with staff time and resources allocated accordingly;
- Resources across the City are allocated based on Block Plans receiving final Block Plan approval, the processing of subsequent planning applications and their eventual registration;
- Lower priority Block Plans with forecasted development allocation for 2011 and beyond will continue to be process, however staff resources will need to be balanced with the higher priority Block Plans as time and resources permit.

The Planning, Design and Development work program is outlined in detail in Appendix 5.

### **Corporate Implications:**

The City's Development Allocation Strategy endeavours to ensure development proceeds at a time in line 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 providing for 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



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facilitate infrastructure delivery. Notwithstanding these measures, temporary internal financing of DC funding is reaching the limits of what can reasonably be accommodated by City financial resources. Therefore, 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, require the continued cooperation and coordination of various City departments to streamline a number of development implementation tools and processes and direct corporate resources to priority allocation areas.

### **Conclusion:**

The purpose of this report was to present the 2010 Development Allocation Strategy, corresponding Planning, Design and Development work program relative to Secondary Plans and Block Plans for the next three years and, to provide an update on the status of development facilitation initiatives introduced in the 2009 Development Allocation report.

The development industry has expressed the need to receive substantial allocation at the initial growth stages of a Block Plan so that they can obtain appropriate financing and allocate resources accordingly. Each Block Plan requires enough units to supply the landowner's building program and the ability to complete neighbourhoods with the required community infrastructure such as schools, parks and spine roads.

From the City's perspective, it is also more efficient to direct staff and infrastructure resources to fewer areas than to a number of different Block Plans. More time and resources and services are required to facilitate the same number or units if they are spread over a number of Block Plans. The City continues to strive to achieve the early provision of infrastructure during the initial phase of a neighbourhood development.

Original Signed By

Original Signed By

  
Adrian Smith, MCIP, RPP  
Director, Planning Policy and Growth  
Management

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

### Appendices:

- Appendix 1 Community Block Plan Infrastructure and Recommended Allocation  
(Available upon request)
- Appendix 2 2010 Detailed Development Allocation Table
- Appendix 3 Timing of 2010 Block Plan and Secondary Plan Allocation Map

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- Appendix 4 2010 Development Allocation – Development Application Map
- Appendix 5 City of Brampton Planning, Design and Development Work Program
- Appendix 6 Written Submissions from Block Plan Landowner Groups

Report authored by: Natalie Goss, Growth Management Policy Planner (905-874-2079)  
Sabeen Makki, Growth Management Policy Planner (905-874-3847)  
Janice Given, Manager, Growth Management and Special Policy  
(905-874-3459)



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**Appendix 1:**

**Community Block Plan Infrastructure and Recommended 2010 Allocation  
(Appendix available upon request)**

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**Appendix 2:**

**2010 Detailed Development Allocation Table**



SPA	Block Planning Area	City File #	Development Application #	Applicant	Received (December 31, 2009)		ESTIMATED FROM ALLOCATION	Exempt Applications Approved 2009/10	2009 Allocation	Previously Allocated Applications Approved 2007/08	Requests for 2010 Allocation	2007 Allocation Available for Approval in 2010 (A) + Priority Allocation	2008 Allocation Available for Approval in 2010 (A) + Priority Allocation	2009 Allocation Available for Approval in 2010 (A) + Priority Allocation	2010 Allocation Available for Approval in 2010 (A) + Priority Allocation	2011 Allocation Available for Approval in 2010 (A) + Priority Allocation	Estimated Block Plan Yield	Columns 11	Columns 12
					JAP	TAM	YTL			# Licenses Approved	Year of Allocation								
28	28.2 Residential																		
Sub-Total					386	0	288	0	0	0	0	0	0	0	0	0	2000		
28		C0415.011	217-04216	Canderson Ltd. - Ryan Homes Inc.	32	32	32	0	0	41	1 [07]	0	0	0	0	0	2000		
Sub-Total					0	32	32	0	0	41	1 [07]	0	0	0	0	0	2000		
SPA 28 Total					386	32	32	0	0	41	1 [07]	0	0	0	0	0	2000		
36		C0105.037 / SP02.014		Martigny	218	218	218	218	240	375	364	0	0	0	0	0	4000		
36		SP02.017.002		Martigny (Bramwell) Limited	32	32	32	32	32	0	0	0	0	0	0	0	0		
36		C0104.021		Ron Sol Group/B Group	214	214	214	214	214	0	0	0	0	0	0	0	0		
36		C0105.019		Norton Lake Senior (Queen East of 410)	190	190	190	190	200	0	0	0	0	0	0	0	0		
SPA 36 Total					444	218	218	444	494	375	364	0	0	0	0	0	0		
40	40.1	C04W01.011	217-07078	Morris Development Inc. - Credit Manor	798	798	798	0	0	798	148 [08]	0	0	0	0	0	0		
40	40.1 residual																1000		
Sub-Total					0	798	798	0	0	798	148 [08]	0	0	0	0	0	1000		
40	40.2	T04W15.015	217-04203	Glen Schwan & Associates Inc. - 2146336 Ontario Ltd.	374	374	374	0	0	174 [10]	102 [07]	0	0	0	0	0	0		
40	40.2	T04W15.012	217-04205	Glen Schwan & Associates Inc. - Kawiff Properties	314	314	314	0	0	144 [10]	112 [07]	0	0	0	0	0	0		
40	40.2 residual																0		
Sub-Total					0	208	208	0	0	317	214	0	0	0	0	0	0		
40	40.3	C05W05.005	217-06078	KLM Planning Partners Inc. - Endem (Mayfield) Development Corp.	51	51	51	0	0	0	0	0	0	0	0	0	0		
40	40.3	C05W05.005	217-060248	Makone Green Partners Ltd. - Great Gulf (Toronto 2000) Inc.	1898	1898	1898	0	0	0	0	0	0	0	0	0	0		
40	40.3	C05W05.004		Gaglion Lane Partners Ltd. - Ontrack Developments Ltd.	304	304	304	0	0	0	0	0	0	0	0	0	0		
40	40.3	C05W05.006	217-060248	Makone Green Partners Ltd. - Great Gulf (Toronto 2000) Inc.	349	349	349	0	0	0	0	0	0	0	0	0	0		
40	40.3	C05W05.004	217-06008	Emblon Properties Corporation	98	98	98	0	0	0	0	0	0	0	0	0	0		
40	40.3	C05W02.002	217-090098	KLM Planning Partners Inc. (Erm Mills Development Corp.)	512	512	512	0	0	0	0	0	0	0	0	0	0		
40	40.3	C05W05.005	217-100218	Glen Schwan & Associates Inc. - Kawiff Properties Ltd.	257	257	257	0	0	0	0	0	0	0	0	0	0		
40	40.3	C05W05.006	217-100028	Glen Schwan & Associates Inc. - Kawiff Properties Ltd.	199	199	199	0	0	0	0	0	0	0	0	0	0		
40	40.3	C05W05.007	217-100038	Glen Schwan & Associates Inc. - 212749 Ontario Inc.	44	44	44	0	0	0	0	0	0	0	0	0	0		
40	40.3	C05W02.006	217-100078	KLM Planning Partners Inc. - Erm Mills Development Corp.	475	475	475	0	0	0	0	0	0	0	0	0	0		
40	40.3 residual																4150		
Sub-Total					0	4127	4127	0	0	0	0	0	0	0	0	0	4150		
40	40.5 residual																1700		
Sub-Total					0	0	0	0	0	0	0	0	0	0	0	0	1700		
40		T03W15.011		KLM Planning Partners Inc. - Paradise Homes Marketing Inc.	18	18	18	0	0	0	0	0	0	0	0	0	0		
40		T03W15.010	217-070098	KLM Planning Partners - Baldwins	40	40	40	0	0	39 [09]	40 [08]	0	0	0	0	0	0		

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SPA	Block Planning Area	City File #	Development Application #	Applicant	Received (December 31, 2009)	EXEMPT FROM ALLOCATION	Exempt Applications Approved 2009/2010	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12
					A/P	J/M	T/L		# Units Approved	Year of Allocation	Requests for 2010 Allocation	2007 Allocation Approved in 2010 (A) + Priority Allocation	2008 Allocation Approved in 2010 (A) + Priority Allocation	2009 Allocation Approved in 2010 (A) + Priority Allocation	2010 Recommended Allocation (A) + Priority Allocation	Potential Inventory for Post 2011 Allocation	Estimated Block Plan Yield	Growth Management Justification
40		T01W14.011		Gagnon Urban Planners Ltd. - Jascyn Properties Ltd.		13	13											
40		T01W14.013		Gen Schwan & Associates - Metropole Homes Ltd.	281	24	305				294							
					281	95	376	0	99	40	294	0	0	18	0	0	0	
					281	5,188	5469	0	1076	1092	1194	0	0	918	900	900	9050	Allocation to be determined through planning process.
41	41-1	C108/09.005	211-03013	Centuron Development Corp. - Owner Same		359	359		274 [10]	203 [09]								Received Block Plan approval in 2006. Provides school sites, parks and SMM pond.
41	41-1	C108/09.006	211-060158	EMC Group		30	30											Received Block Plan approval in 2006. Provides school sites, parks and SMM pond.
41	41-1	C108/08.008	211-01009	Auriland Group - Berkshire Grade Estates Inc.		272	272											Received Block Plan approval in 2006. Provides school sites, parks and SMM pond.
41	41-1	C108/08.011	211-03014	EMC Group Ltd. - 135522 Ontario Ltd.		317	317		311 [09]	282 [07]								Received Block Plan approval in 2006. Provides school sites, parks and SMM pond.
41	41-1	C108/10.008	211-050098	KLM Planning Partners - Amiland Group		107	107		229 [09]	251 [06]								Received Block Plan approval in 2006. Provides school sites, parks and SMM pond.
41	41-1	C108/10.010	211-05-0118	EMC Group Ltd. - Winter Maple Homes Inc.		162	162		21 [10]	20 [09]								Received Block Plan approval in 2006. Provides school sites, parks and SMM pond.
41	41-1	C108/10.011	211-050128	Lyngate Developments Inc.		142	142		176 [10]	168 [09]								Received Block Plan approval in 2006. Provides school sites, parks and SMM pond.
41	41-1	C108/10.014	211-050278	Korhask & Company Ltd. Mettamy (Clarkway) Limited		276	276											Received Block Plan approval in 2006. Provides school sites, parks and SMM pond.
41	41-1	C108/08.012	211-06002	EMC Group Ltd. - Lyngate Development Inc.		74	74		44 [09]	64 [08]								Received Block Plan approval in 2006. Provides school sites, parks and SMM pond.
41	41-1	C108/08.015	211-01001	Weston Consulting Group Inc. - Democrat Homes		70	70		78 [09]	63 [07]								Received Block Plan approval in 2006. Provides school sites, parks and SMM pond.
41	41-1	C110/09.002	211-06001	EMC Group Ltd. - Lyngate Development Inc.		162	162											Received Block Plan approval in 2006. Provides school sites, parks and SMM pond.
41	41-1	C118/10.005	211-06009	Mettamy (Clarkway) Ltd.		189	189											Received Block Plan approval in 2006. Provides school sites, parks and SMM pond.
41	41-1	C118/08.004	211-050136	KLM Planning Partners - 1129143 Ontario Limited		348	348		377 [10]	370 [09]								Received Block Plan approval in 2006. Provides school sites, parks and SMM pond.
41	41-1	C118/10.004	211-050218	Yellow Park Management Ltd.		100	100		79 [10]									Received Block Plan approval in 2006. Provides school sites, parks and SMM pond.
41	41-1	C108/09.002		Toronto Holdings Ltd.					40 [10]	439 [07]								Received Block Plan approval in 2006. Provides school sites, parks and SMM pond.
41	41-1	Residual																Received Block Plan approval in 2006. Provides school sites, parks and SMM pond.
					0	2608	2608	0	1429	1284	0	0	38	497	0	0	4200	
41	41-2	C098/08.016	211-05019	Nugent Management Inc. George Karakulinos - KLM Planning Partners					321 [09]	321 [08]								
41	41-2	C098/09.005	211-050038	2077162 Ontario Inc. / 2073337 Ontario Inc.		91.5	91.5											
41	41-2	C098/09.006	211-050068	2073913 Ontario Inc.		39	39											
41	41-2	C098/10.004	211-050048	Florescence Design Corp. / Marilla Homes Corp. / Aqueduct Properties Ltd.		115.5	115.5				160							
41	41-2	C098/09.004	211-050028	Port Mark Investments Inc.		93	93											
41	41-2	C098/10.005	211-050058	Vicenzo Bellissimo		38.5	38.5											
41	41-2	C098/09.007	211-050098			30.5	30.5											
					0	419	419	0	221	221	160	0	0	427	0	0	0	
					0	209	209		197 [09]									
41		C108/17.015	211-060218	Gen Schwan & Associates - (Berford Development) Inc.														

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I 8-4.22



SPA	Area Planning Application No.	City File #	Development Application #	Applicant	Received (December 31, 2009)	Exempt FROM ALLOCATION	Exempt Application Approved 2009/10	2009 Allocation	Previously Allocated Applications Approved 2009/2010	Requests for 2010 Allocation	2007 Allocation Approved in 2010 (A) + Priority Allocation	2008 Allocation Approved in 2010 (A) + Priority Allocation	2009 Allocation Approved in 2010 (A) + Priority Allocation	2010 Allocation Approved in 2010 (A) + Priority Allocation	2011 Allocation Approved in 2010 (A) + Priority Allocation	Estimated Back Plan Yield	Column 11	Column 12
					A/P	FAM	TTL		4 Units Approved	Year of Allocation								
45	45-3	CD3W05.005	211-060168	KLM Planning Partners Inc. - Helport Developments Inc.	76	182	258				235*			235*				*Subject to the approval of a satisfactory Staging and Sequencing Strategy for Phase 25 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	CD3W05.003	211-060029	Metrolinx - Dawson Investments Ltd.		195	195		162 [70%]	195 [70%]								*Subject to the approval of a satisfactory Staging and Sequencing Strategy for Phase 25 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	CD3W05.004		KLM Planning Partners Inc. - Cherry Lawn (L1049)		110	110				121*			121*				*Subject to the approval of a satisfactory Staging and Sequencing Strategy for Phase 25 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	CD3W05.007	211-100048	KLM Planning Partners Inc. - Longlight Conifer Investments Limited		254	254				239*			239*				*Subject to the approval of a satisfactory Staging and Sequencing Strategy for Phase 25 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	CD3W05.003	211-021448	Mattamy Credit Valley Ltd.		0	0				45			45				
45	45-3	Residual					0											
Sub-Total					76	2147	2223	202	162	195	2497	0	0	2497	0	0	4600	
45	45-4	CD3W05.009	211-050218	Kawert - Springbrook, Loomhead		14	14											
45	45-4	Residual					0											
Sub-Total					0	14	14	0	0	0	0	0	0	0	0	0	414	
45	45-5	CD3W05.009	211-04007	862116 Ontario Ltd. - Beacon Hill Ltd.		239	239											
45	45-5	CD3W05.010	211-050048	Glen Schmitt & Associates Inc. - Paradise Homes Creditview Inc.		159	159		295 [70%]	295 [70%]								
45	45-5	CD3W05.012	211-050314	Glen Schmitt & Associates Inc. - 1624882 Ontario Limited		66	66											
45	45-5	CD3W05.006	211-050313	Glen Schmitt & Associates Inc. - Credit Valley Estates Ltd.		136	136											
45	45-5	CD3W05.013	211-050428	Glen Schmitt & Associates Inc.		934	934		867 [70%]	934 [70%]								
45	45-5	CD3W05.011	211-050218	Glen Schmitt & Associates Inc. - Creditview Centree Investments Ltd.		117	117											
45	45-5	CD3W05.005	211-050310	Glen Schmitt & Associates Inc. - Helport Developments Inc.		219	219											
45	45-5	CD3W05.007	211-07005	Glen Schmitt & Associates Inc. - Dibrasio Corporation		163	163											
45	45-5			Glen Schmitt & Associates Inc. - Bram Creditview Limited		0	0											
45	45-5	CD3W05.009	211-080078	Glen Schmitt & Associates Inc. - Quinella Developments Inc.		66	66											
45	45-5	CD3W05.010	211-090218	Glen Schmitt & Associates Inc. - Bram Creditview Green Development Ltd.		40	40											
45	45-5	Residual					0											
Sub-Total					0	2199	2199	0	2215	2215	37	0	585	1500	0	0	2500	
45	45-6	BP45-1-021		Garrison Low Urban Engineers Ltd. - Jessica Grove Homes		102	102				70							
45	45-6	Residual					0											
Sub-Total					0	102	102	0	0	0	70	0	0	0	0	0	400	
SPA 45 Total					217	5048	5151	102	1177	1410	1173	0	585	1752	0	0	9714	
48	48-2	CD48-1-002	211-100088	KLM Planning Partners Inc. - Metrolinx Development Inc.		1187	1187								1400*			Secondary Plan approved in 2009. Currently before the OMB. Development Allocation may be considered as part of the interim allocation report pending resolution of OMB matters.
SPA 48 Total					0	1187	1187	0	0	0	0	0	0	0	1400	0	7100	
50	50-1/50-2										954			442	1300		2700	Secondary Plan currently in progress.
SPA 50 Total					0	0	0	0	0	0	954	0	0	442	1300	0	2700	
51																		Secondary Plan 11 is exempt from allocation as it is not a new development. Permit Mobility Hub and 501 funding.
SPA 51 Total					0	0	0	0	0	0	0	0	0	0	0	0	0	

PS-4-23

SFA	Block Planning Area	City File #	Development Application #	Applicant	Received (Document #, Date)			EXEMPT FROM ALLOCATION	2009 Allocation	Previously Allocated Application Approved 2007/2010	Requests for 2010 Allocation	2007 Allocation available for Approval in 2010 [(A) + Priority Allocation]	2008 Allocation available for Approval in 2010 [(A) + Priority Allocation]	2009 Allocation available for Approval in 2010 [(A) + Priority Allocation]	2010 Recommended Allocation [(A) + Priority Allocation]	Potential Inventory for 2011 Allocation	Potential Inventory for Post 2011 Allocation	Estimated Block Plan Yield	Growth Management Justification
					APT	RAM	FTL												
52		CDW11.004		GREEN SCHMIDT AND ASSOCIATES INC., A DIVISION OF INC.	2000	2000	2000		0	0	0	0	0	0	0	0	0		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 Official Plan Amendment #2 of the Growth Plan Official Plan Amendment.
52					2000	0	2000		0	0	0	0	0	0	0	0	0		
Interim Allocation Allocation																			
GRAND TOTAL					6,713	19,889	26,602	1,735	798	5,529	6,214	4,807	5,595	469	746	4,210	3,931	2,450	37,164

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

[A] indicates priority allocation

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*I 8-4-28*

**Appendix 3:**

**Timing of 2010 Block Plan and Secondary Plan Allocation Map**

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

**REGION of PEEL**  
NUMBER OF LANES -  
(FORECASTED FUNDING  
YEAR)  
DEVELOPMENT CHARGES  
ROAD RE-CONSTRUCTION  
STRUCTURES BRIDGES

## Brampton Capital Program

## Major Parks

## Allocation Timing



**BRAMPTON**  
Flower City  
DESIGN & DEVELOPMENT

Drawn By: Ad  
Order: 2010 06 03

IS-4.26

*I 8-4.27*

DEVELOPMENT ALLOCATION REPORT | 2 0 1 0

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**Appendix 4:**

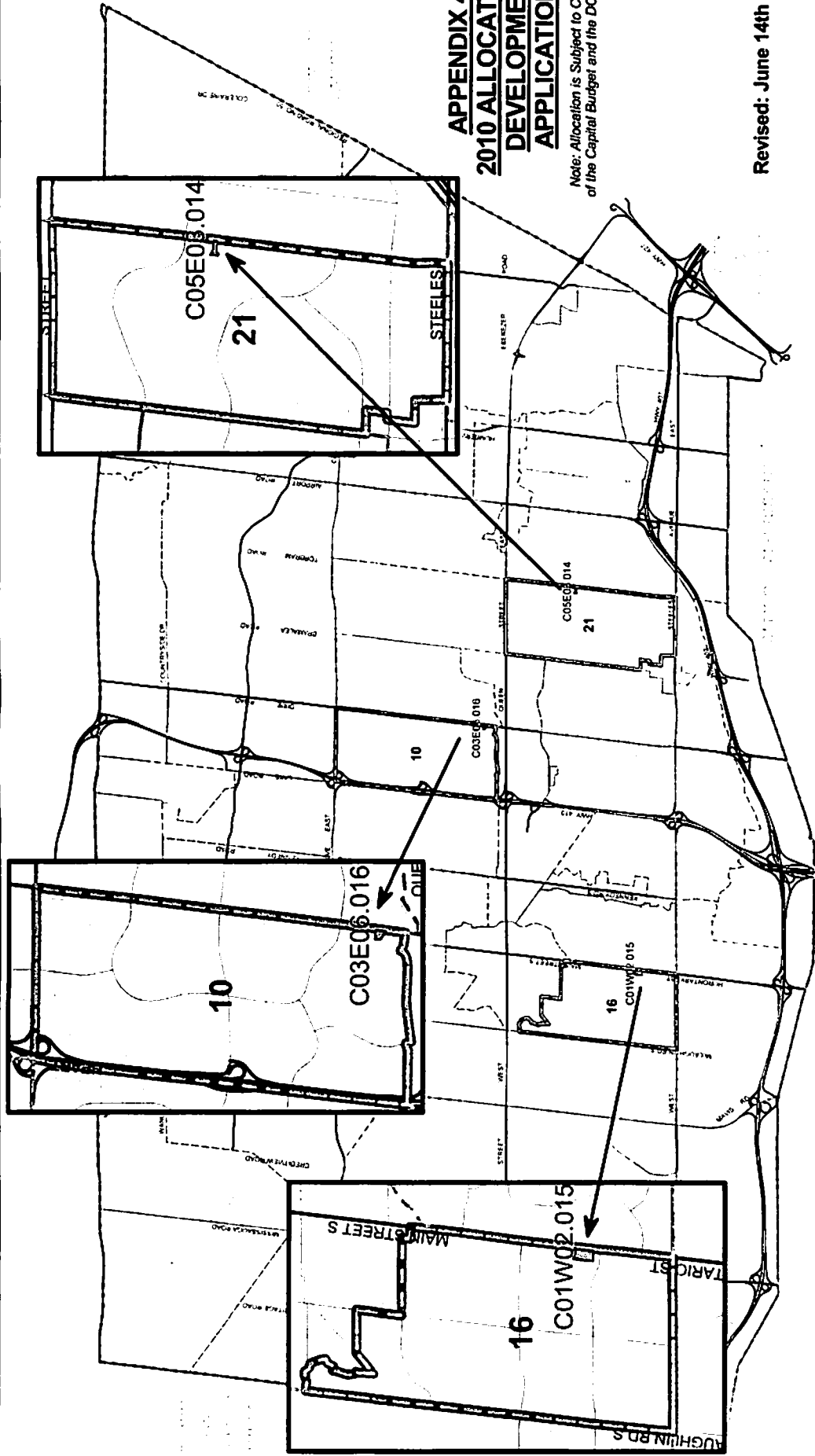
**2010 Allocation - Development Application Map**

IS-4.28

**APPENDIX 4:  
2010 ALLOCATION -  
DEVELOPMENT  
APPLICATIONS**

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

Revised: June 14th 2010



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



Drawn By: Ad  
Date: 2010 06 03

Legend

- 2010 ALLOCATION
- SECONDARY PLANNING AREAS
- 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
A	40	Bram West	December 1999	Completed	Council adopted OP93-270 & OP93-271 with respect to the Bram West Secondary Plan in October 2006. Secondary Plan has been appealed to the OMB
A	48	Springdale North	End 2006	Completed	Council adopted this Secondary Plan in December 2009. Secondary Plan has been appealed to the OMB.
A	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.
A	47	Hwy 427 Industrial	2008	2010	To prepare a secondary plan 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	50	Vales of Humber	Mid 2007	2010	Proposed upscale executive residential secondary planning area
B	52/53	Heritage Heights	Dec 2009	TBD	To prepare a secondary plan 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.

P 8-4-30

## 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	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>Draft plan of 500 units submitted for lands west of channel and adjacent to Countryside Drive. Public meeting held in June 2010. Final Block Plan for this section to be approved.</li> </ul>
A	40-1	Bram West	2006		2008	Stage 2 Block Plan approval granted in 2009.	<ul style="list-style-type: none"> <li>Block Plan / Draft Plan approvals required for a portion of this Block Plan</li> </ul>
A	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>
A	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>
A	42-1	Vales of Castlemore			2007	Block Plan approved in 2006.	<ul style="list-style-type: none"> <li>Draft Plan approval</li> </ul>

I 8-4-31

I 8.4.32

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	44-1	Fletcher's Meadow	2006		2009	Final Block Plan approved in 2009. Units registered in March 2010.	<ul style="list-style-type: none"> <li>Confirmation of DC Creditable work</li> <li>Occupancies planned for October 2010</li> </ul>
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>Registration anticipated in summer 2010 with occupancies at the end of 2010</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>Clearance of prior-to draft plan approval conditions including execution of Spine Servicing Agreement, Single Source Agreement, Creditview Road Agreement</li> </ul>
A	51-1	Mount Pleasant	2010	2011	TBD	Secondary Plan approved in Feb 2010. Draft approvals anticipated	<ul style="list-style-type: none"> <li>Block Plan background studies to be submitted</li> </ul>



I 8-4-33

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
						early 2011	
B	4-1	Heart Lake East	2010		2009		<ul style="list-style-type: none"> <li>Block Plan process to be initiated in accordance with the process as set out in the staff report considered by the City's Planning, Design and Development Committee on June 21, 2010</li> </ul>
B	40-3	Bram West	Fall 2006	Winter 2010	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 submitted</li> </ul>
B	41-2	Bram East	2006	June 2010	2009	Stage 1 Block Plan approval granted in 2009. Stage 2 Block Plan approval anticipated in June 2010.	<ul style="list-style-type: none"> <li>Draft Plan Approval and Zoning By Law amendment anticipated in fall 2010.</li> </ul>
B	48-1	Springdale North	Fall 2009	2010		Secondary Plan was approved in 2009 and is currently before the OMB.	<ul style="list-style-type: none"> <li>Block Plan in progress</li> </ul>
C	28-2	Springdale – West of 410 Extension	2008				
D	45-4	Credit Valley	2010/2011				
D	45-6	Credit Valley	2008	2010	2010	Small Block	Statutory Public meeting held on March 2, 2010

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
		– Steeles Ave and Creditview Rd				Plan area to be serviced and surrounding lands under development by this time	
D	48-2	Springdale North				Secondary Plan was approved in 2009 and is currently before the OMB.	<ul style="list-style-type: none"><li>• Block Plan to be initiated</li></ul>

IS.4.34



**Appendix 6:**

**Written Submissions from Block Plan Landowner Groups**

I 8-4-37

**Goss, Natalie**

---

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

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

Natalie,

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

Thank you,

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

*NEW! Please note our new e-address and website*  
E: [awalker@gagnonlawurbanplanners.com](mailto:awalker@gagnonlawurbanplanners.com)  
W: [www.gagnonlawurbanplanners.com](http://www.gagnonlawurbanplanners.com)

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I 8.4-38

1314  
C 4 P

John Barnett

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

Hi Natalie

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

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

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

Regards,

John Barnett

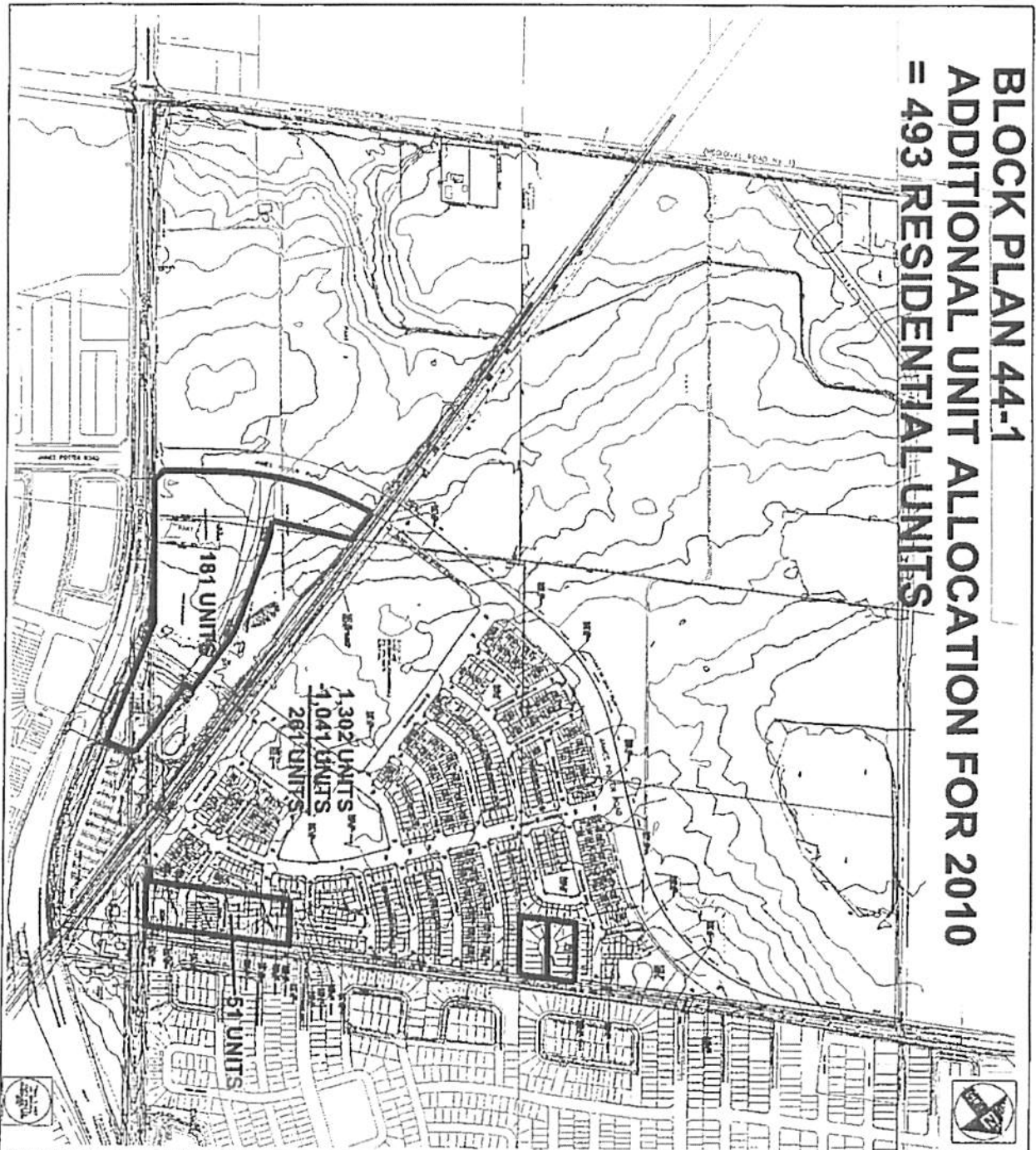
Gagnon & Law Urban Planners Ltd.  
21 Queen Street East, Suite 500  
Brampton, Ontario  
L6W 3P1  
P: (905) 796-5790 ext.222  
F: (905) 796-5792

*NEW! Please note change of company name and e-address.*  
E: [JohnBarnett@GagnonLawUrbanPlanners.com](mailto:JohnBarnett@GagnonLawUrbanPlanners.com)  
W: [www.gagnonlawurbanplanners.com](http://www.gagnonlawurbanplanners.com)

Note: The content of this e-mail message should be treated as confidential and is the property of Gagnon & Law Urban Planners Ltd. (G&L). This e-mail message is for the sole use of the intended recipient and may not be copied, modified, distributed, or used without the express permission of G&L. If you are not the intended recipient, please destroy all copies of this e-mail and notify G&L immediately. Information related to this e-mail is automatically monitored and recorded and the content may be required to be disclosed by G&L to a third party in certain circumstances.

I 8.4.39

**BLOCK PLAN 44-1  
ADDITIONAL UNIT ALLOCATION FOR 2010  
= 493 RESIDENTIAL UNITS**



**ADDITIONAL UNIT ALLOCATION FOR 2010**

**DATE: 11/11/10**

**PROJECT: 11.12 CONCESSION**

**APPLICANT: 11.12 CONCESSION**

**REGIONAL MUNICIPALITY OF PEEL**

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	Initial Allocation	11/11/10
2	Revised Allocation	11/11/10

**APPROVALS:**

**City of Peel:** [Signature]

**City of York:** [Signature]

**City of North York:** [Signature]

**City of Richmond Hill:** [Signature]

**City of Vaughan:** [Signature]

**City of Markham:** [Signature]

**City of Brampton:** [Signature]

**City of Mississauga:** [Signature]

**City of Oakville:** [Signature]

**City of Burlington:** [Signature]

**City of Hamilton:** [Signature]

**City of London:** [Signature]

**City of Windsor:** [Signature]

**City of Detroit:** [Signature]

**City of Chicago:** [Signature]

**City of New York:** [Signature]

**City of Los Angeles:** [Signature]

**City of San Francisco:** [Signature]

**City of San Jose:** [Signature]

**City of Austin:** [Signature]

**City of Houston:** [Signature]

**City of Phoenix:** [Signature]

**City of San Antonio:** [Signature]

**City of Dallas:** [Signature]

**City of Fort Worth:** [Signature]

**City of Columbus:** [Signature]

**City of Indianapolis:** [Signature]

**City of Jacksonville:** [Signature]

**City of Miami:** [Signature]

**City of Atlanta:** [Signature]

**City of Seattle:** [Signature]

**City of Portland:** [Signature]

**City of Denver:** [Signature]

**City of Salt Lake City:** [Signature]

**City of Las Vegas:** [Signature]

**City of Nevada:** [Signature]

**City of Arizona:** [Signature]

**City of California:** [Signature]

**City of Texas:** [Signature]

**City of Florida:** [Signature]

**City of Georgia:** [Signature]

**City of South Carolina:** [Signature]

**City of North Carolina:** [Signature]

**City of Virginia:** [Signature]

**City of Maryland:** [Signature]

**City of Delaware:** [Signature]

**City of Pennsylvania:** [Signature]

**City of New Jersey:** [Signature]

**City of New York:** [Signature]

**City of Connecticut:** [Signature]

**City of Rhode Island:** [Signature]

**City of Massachusetts:** [Signature]

**City of Vermont:** [Signature]

**City of New Hampshire:** [Signature]

**City of Maine:** [Signature]

**City of Alaska:** [Signature]

**City of Hawaii:** [Signature]

IS-4.40

March 9, 2010

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

City of Brampton PLANNING, DESIGN & DEVELOPMENT		
DATE:	MAR 15 2010	Rec'd
File No.		

ATTN: Janice Given, Manager, Growth Management Section

Dear Madam:

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

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

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



I 8.4.41

City of Brampton

ATTN: Ms. Janice Given, Manager, Growth Management Section

March 9, 2010

Page 2

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

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

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

Regards,



Darren Steedman MCIP RPP  
Vice President

DS:st

File/BRAMPTON GENERAL re 20010/11 ALLOCATION REQUEST

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

I 8-4-42



**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 DUNCAN, CPT, ACST(A)**

February 10, 2010

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

Our File: 369-001  
City of Brampton  
PLANNING, DESIGN & DEVELOPMENT  
DATE: FEB 16 2010  
Rec'd  
File No. \_\_\_\_\_

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

Dear Natalie:

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

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

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

Status of the 2009 Development Cap Allocation:

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

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

Sub-Area 45-5 Draft Plan Processes:

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

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



Page 2

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

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

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

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

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

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

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

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



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

I 8-4-44

Page 3

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

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

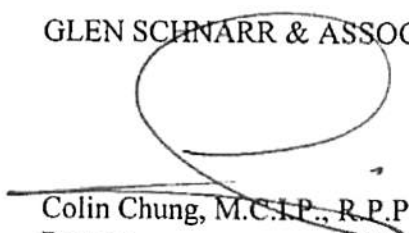
The municipal work program as outlined above indicates that key municipal infrastructure and servicing will be made available and the Draft Approval in the Sub-area 45-5 for 2010 will not be impeded.

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

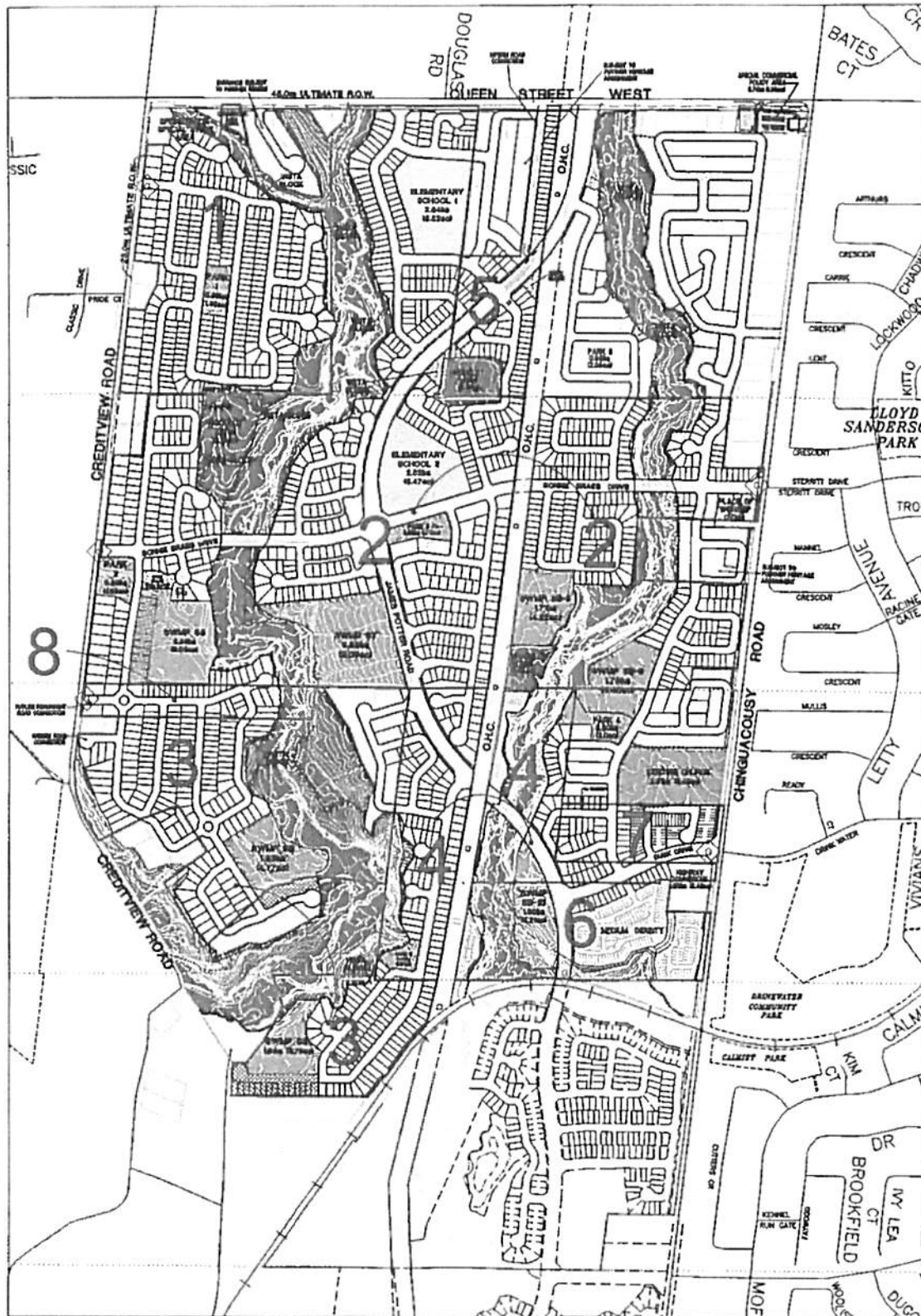
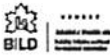
We look forward to the continued dialogue with the City in confirming our request and we would be pleased to meet with you again to further elaborate and clarify our request, as necessary. In the meantime, please call us if you have any questions or require additional information.

Yours truly,

GLEN SCHNARR & ASSOCIATES INC.

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

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



**BLOCK 5 DRAFT PLANS OF SUBDIVISION/FILE NUMBERS**

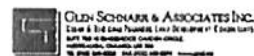
- 1) PARADISE HOMES CREDITVIEW INC (21T-05004B, CW30.12)
- 2) FELDGADE DEVELOPMENTS (21T-07-042B, CW3.13)
- 3) HELSPORT DEVELOPMENTS INC (21T-05005D, CW3.15)
- 4) LYRICA DEVELOPMENTS INC, (formerly Credit Valley Estates Limited) (21T-05033B, CW3.8.5)
- 5) 1624822 ONTARIO INC (QUEEN'S POINTS) (21T-05034B, CW3.12)
- 6) DILABIO CORPORATION (21T-03005B, CW3.7.3)
- 7) QUINTESSA DEVELOPMENTS INC (21T-08007B, CW3.00.005)
- 8) BRAINCREDITGREEN DEVELOPMENTS LTD. (BRAINWORTH FARM) (21T-05011B, CW3.6.010)

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



SCALE 1:4000  
FEBRUARY 8, 2010

**CVSP SUB AREA 5 - DRAFT PLANS OF SUBDIVISION**



I 8.4.46

**CVSP Block 5 – Draft Plan of Subdivision Unit Summary**

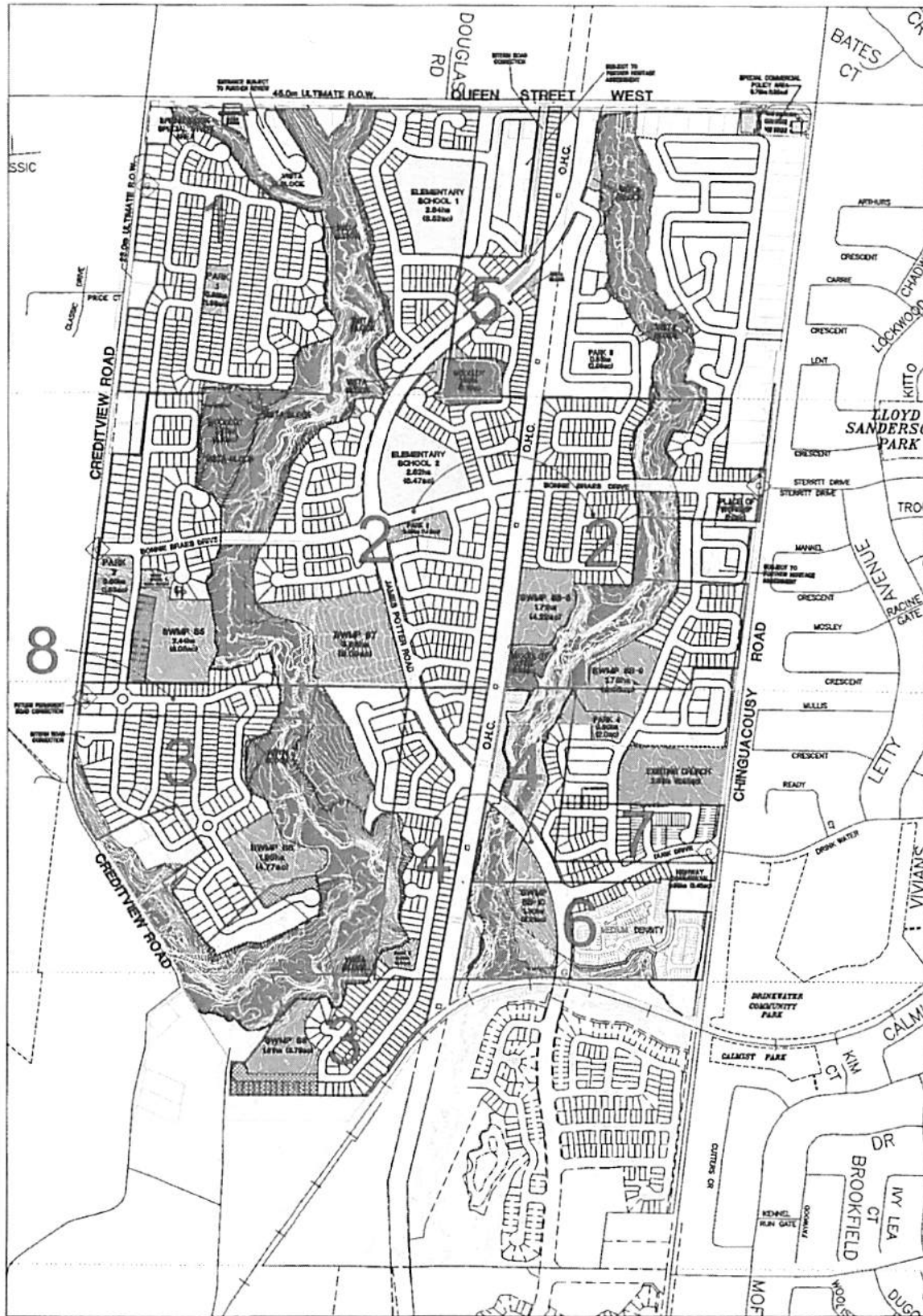
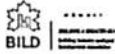
<b><u>Property, File No. &amp; Draft Plan Date</u></b>	<b><u>Full Units</u></b>	<b><u>Part Units (counted as full units)*</u></b>
1) Paradise Homes Creditview Inc. 21T-05004B, C3W5.10 August 18, 2009	295	0
2) Fieldgate Developments 21T-05042B, C3W5.13 October 6, 2009	887	5
3) Helpport Developments Inc.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

**1864 + 73 = 1937 Approximate Block 5 Total Units**

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



I 8-4-47



**BLOCK 5 DRAFT PLANS OF SUBDIVISION/FILE NUMBERS**

- 1) PARADISE HOMES CREDITVIEW INC. (21T-06004B, C3W5.10)
- 2) FIELDGATE DEVELOPMENTS INC. (21T-06042B, C3W5.13)
- 3) HELPORT DEVELOPMENTS INC. (21T-06030B, C3W5.5)
- 4) LYRICA DEVELOPMENTS INC. (formerly Credit Valley Estates Limited) (21T-06033B, C3W3.6)
- 5) 1624862 ONTARIO INC. (QUEENS POINT) (21T-05034B, C3W5.12)
- 6) DIBLASIO CORPORATION (21T-07005B, C3W3.7)
- 7) QUINTESSA DEVELOPMENTS INC. (21T-08007B, C3W0.009)
- 8) BRAMCREDITGREEN DEVELOPMENTS LTD. (BROWNSIDE FARM) (21T-09011B, C3W03.010)

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



SCALE 1:4000  
FEBRUARY 8, 2010

**CVSP SUB AREA 5 - DRAFT PLANS OF SUBDIVISION**

**GLEN SCHNARR & ASSOCIATES INC.**  
SUIVE & BROWN, FLEMING, LEE & BROWNE CONSULTANTS  
SUIVE & BROWN, FLEMING, LEE & BROWNE CONSULTANTS  
1000 SHEPPARD AVENUE EAST, SUITE 100  
SCARBOROUGH, ONTARIO M1S 1T6  
TEL: (416) 291-0000 FAX: (416) 291-0001 WWW.GSAI.COM

18-4-48



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

**PARTNERS:**

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

**ASSOCIATES:**

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

February 11, 2010

Our File: 612-001

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

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

Dear Natalie:

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

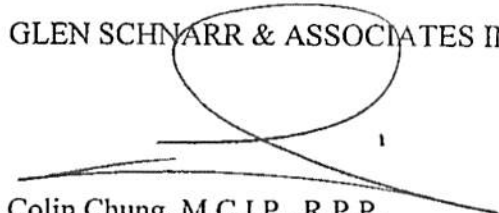
We are the Planning Consultant to Metropole Homes Ltd., who owns approximately 2.5 acres at the northwest quadrant of Mavis Road and Highway 407 within the Bram West Secondary Plan area (see attached location map).

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

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

Yours truly,

GLEN SCHNARR & ASSOCIATES INC.

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

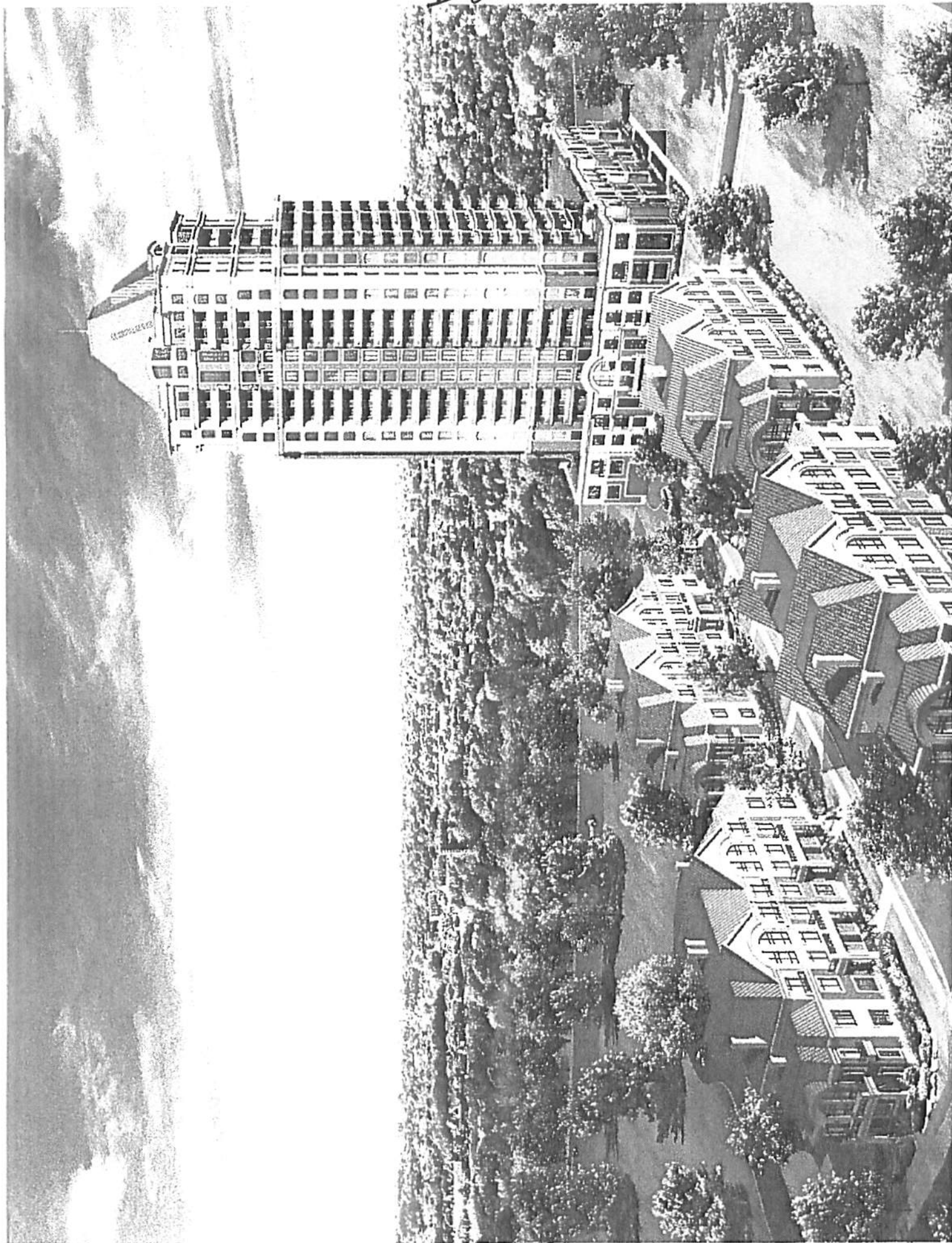
cc: Adrian Smith, Brampton Planning (email only)  
Janice Given, Brampton Planning (email only)

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



Scale 1-300

IS. 4-50



18.4.51



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

PARTNERS:

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

ASSOCIATES:

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

February 11, 2010

Our File: 644-001

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

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

Dear Natalie:

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

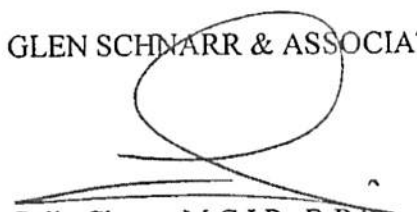
We are the Planning Consultant to Lindvest Properties Limited, who owns approximately 6 acres within the Heart Lake East Secondary Plan (see attached location map). We are in the process of making a formal planning application this month. As shown on the attached development concept, we intend to advance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

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

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

Yours truly,

GLEN SCHNARR & ASSOCIATES INC.

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

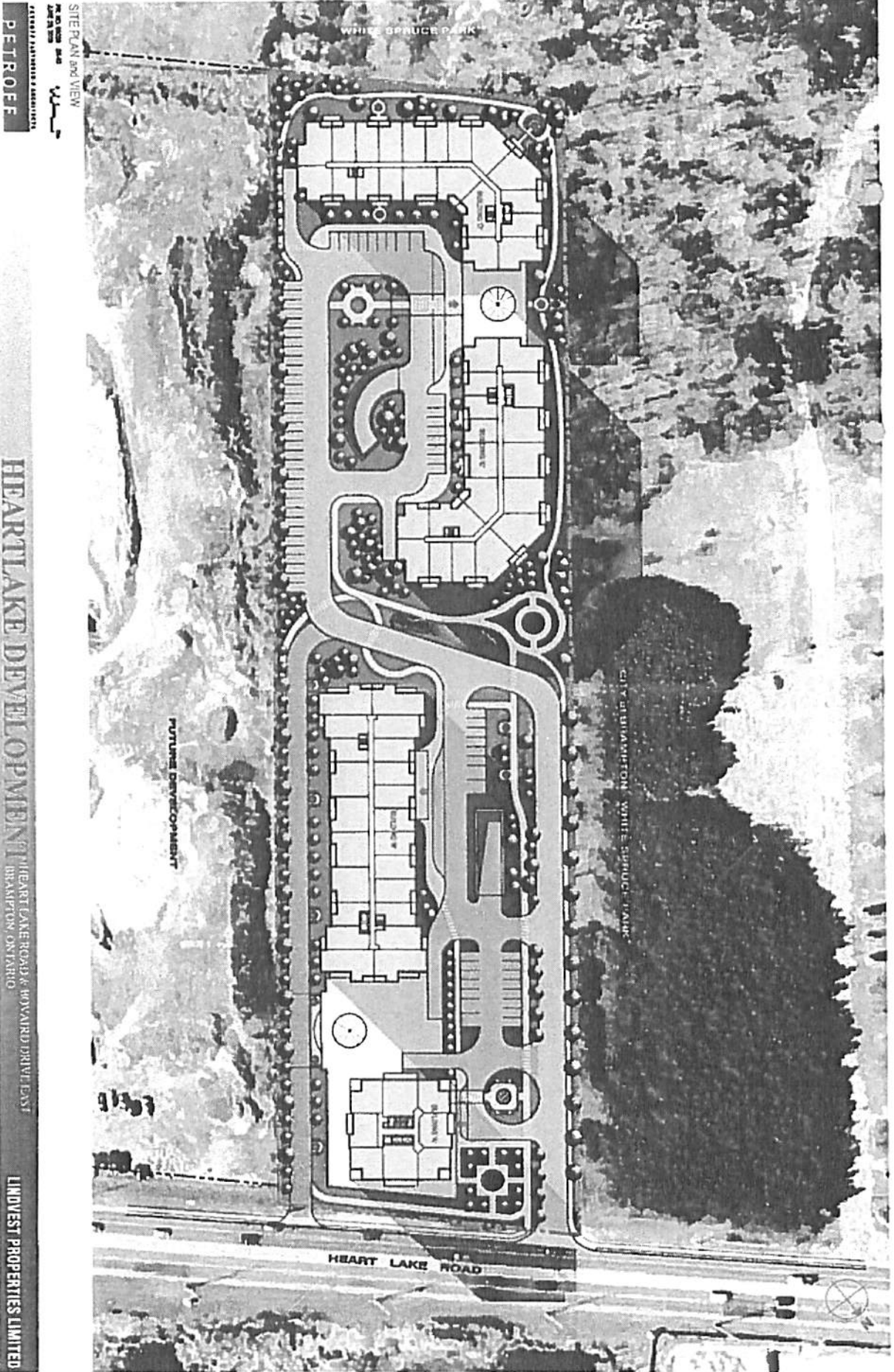
cc: Adrian Smith, Brampton Planning (email only)  
Janice Given, Brampton Planning (email only)

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TEL (905) 568-8888  
FAX (905) 568-8894  
WEBSITE [www.gsai.ca](http://www.gsai.ca)

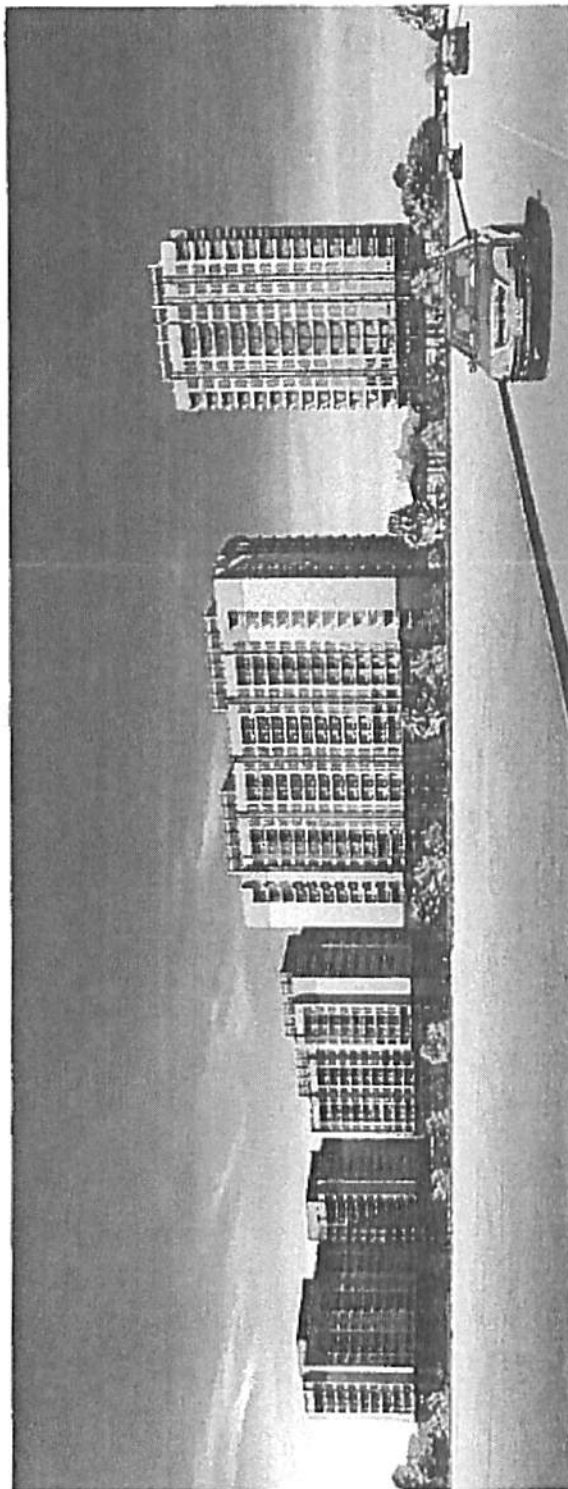
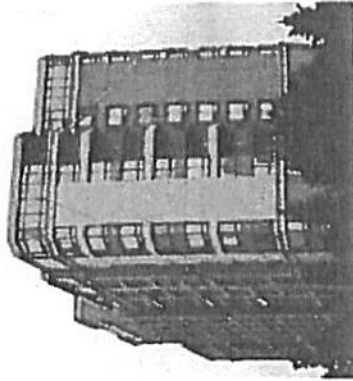
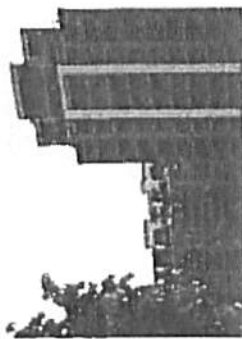
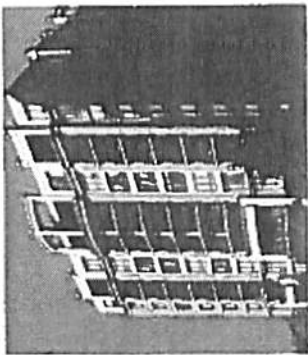
**LINVEST PROPERTIES LIMITED**



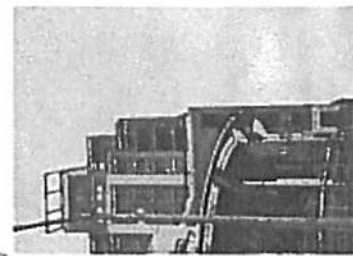
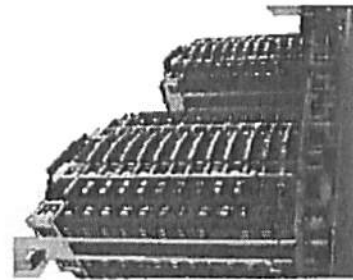
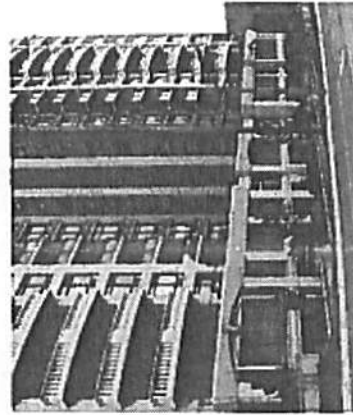
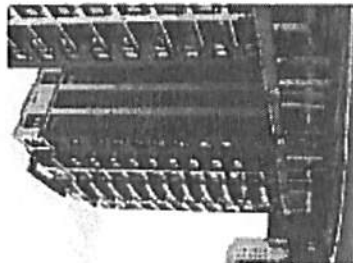
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I 8-4-84



PERSPECTIVE - EAST VIEW



PERSPECTIVE AND PRECEDENTS

W. H. H. H. H.  
JAN 1984

GENERAL ARCHITECTURE AND INTERIORS

**PETROFF**

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

LINVEST PROPERTIES LIMITED

I 8-4-58



February 15<sup>th</sup>, 2010

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

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

*Our project no. 1686*

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

Dear Ms. Given:

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

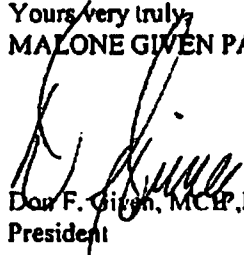
Natalie Goss of your office has requested information in advance of our upcoming meeting on phasing and allocation. I have attached a preliminary phasing plan and a memo with servicing and phasing information to support the group's request for a total of 1,800 units of allocation to be reserved for this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

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

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

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

Yours very truly,  
MALONE GIVEN PARSONS LTD.

  
Don F. Given, MCEP, RPP  
President

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

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

*P 8-4-56*

R.J. Burnside & Associates Limited 170 Steelwell Road Suite 200 Brampton ON L6T 5T3 Canada  
telephone (905) 793-9239 fax (905) 793-5018 web [www.rjburnside.com](http://www.rjburnside.com)



**BURNSIDE**

PLANNING DESIGN CONSULTANTS

## Memorandum

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

---

### Comments

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

#### 1.0 Region of Peel Infrastructure

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

#### 1.1 Sanitary Servicing

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

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

#### 1.2 Water Servicing

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



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

### **1.3 Roads**

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

### **1.4 Summary**

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

## **2.0 Infrastructure Requirements within Block 40-3**

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

### **2.1 Roads**

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

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

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

## **2.2 Sanitary Servicing**

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

## **2.3 Water Servicing**

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

## **2.4 Storm Drainage**

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

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

*T8-459*

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

### **3.0 Phasing Strategy**

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

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

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

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

### **3.1 Phase 1**

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

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

I 8-4-60

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

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

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

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

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

### **3.2 Phase 2**

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

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

### **3.3 Phase 3**

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

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

I 8.4-61

Memorandum to Don Given – Bram West Phasing  
February 11, 2010

Page 6 of 6

#### **3.4 Phase 4**

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

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Encl.

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# PRELIMINARY PHASING AND ALLOCATION PLAN



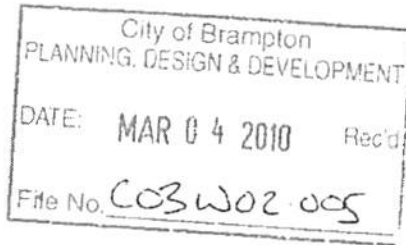
## VILLAGES OF RIVERVIEW HEIGHTS BLOCK PLAN

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

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

Date: February 9, 2010  
 MALONE GIVEN PARSONS LTD.

I 8-4-63



*Principals*

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

Lily Law, B.E.S.

March 4, 2010

**Our File:**

**P.N.07.1384.00**

**CAP Allocation**

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

**Attention: Mrs. Natalie Goss, Growth Management Policy Planner**

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

**Dear Natalie:**

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

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

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

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

Phone: (905) 796-5790 • Fax: (905) 796-5792 • Website: [www.gagnonlawurbanplanners.com](http://www.gagnonlawurbanplanners.com)

**CONFIDENTIALITY CAUTION**

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

I 8-4-64

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

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

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

Yours truly,

  
\_\_\_\_\_  
**Marc De Nardis B.U.R.PI**  
**Associate Planner**

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

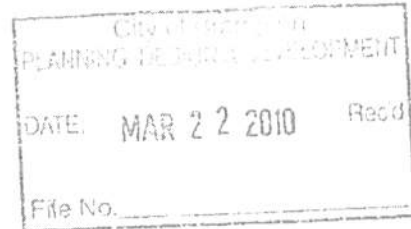


I 8-4-48



## **Delta Urban Inc.**

*Specialists in Land  
Management & Development*



Wednesday March 17, 2010

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

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

---

Dear Ms. Goss;

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

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

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

The timing for these critical projects are:

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

I 8-4-66



## **Delta Urban Inc.**

### ***Specialists in Land Management & Development***

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

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

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

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

Kind Regards

Carmela Liggio  
Project Manager  
Delta Urban Inc.



T 8-4-67

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File: P-1687

February 23, 2010

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

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

Dear Sir:

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

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

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

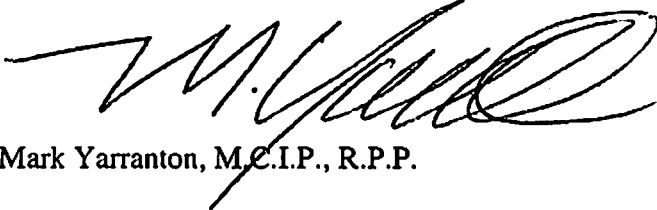
On behalf of Daniels LR Corporation, we request and additional allocation of 160 units for those lands covered by the McVean and Castlemore Special Study Area. I understand that ongoing discussion between the City and owner is progressing and the owners anticipate filing development applications that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

I 8.4-68

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

Yours truly,

**KLM PLANNING PARTNERS INC.**

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

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

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