

CALEDON 410 DEVELOPMENTS LTD.

SITE-SPECIFIC DEVELOPMENT STAGING & SEQUENCING PLAN

PREPARED BY:



PREPARED FOR:

Caledon 410 Developments Ltd.

TABLE OF CONTENTS

1	INTRODUCTION	2
2	CONFORMITY WITH COMMUNITY-WIDE DEVELOPMENT STAGING AND SEQUENCING PLAN	4
2.1	Year 1 and 2 (2018).....	4
2.2	Year 3 (2019).....	6
2.3	Year 4 (2020).....	8
2.4	Year 5 (2021).....	10
2.5	Year 6+ (2022+).....	12
3	DEVELOPMENT STATISTICS	14

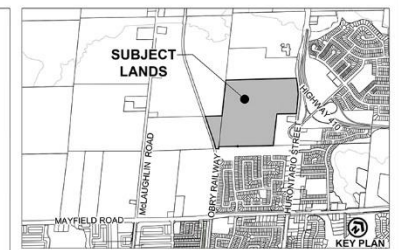
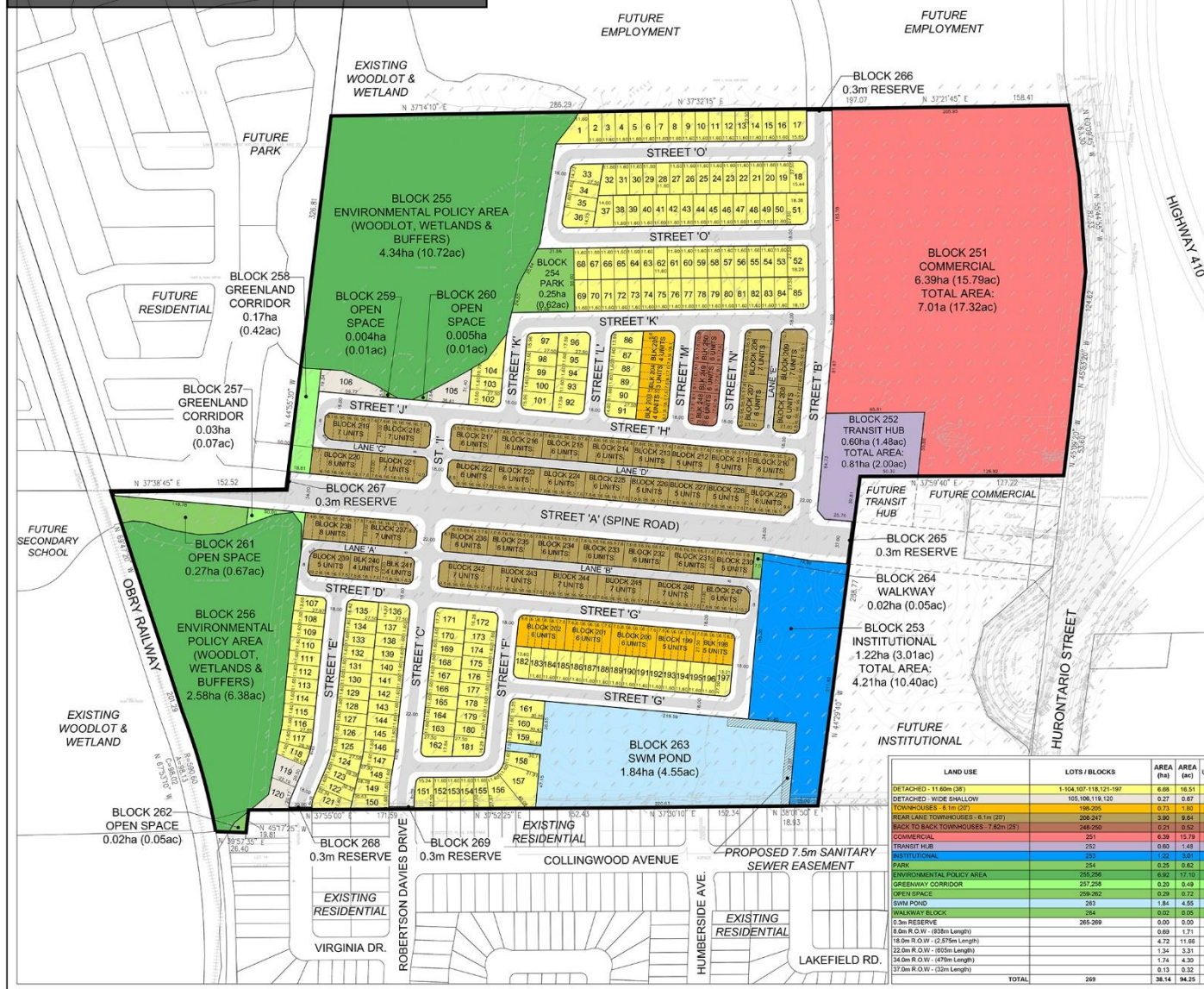
1.0 INTRODUCTION

Caledon 410 Developments Ltd. is the registered owner of approximately 38 hectares (94 acres) of land located along the west side of Hutchinson Farm Lane north of the southerly Town boundary. The lands are legally described as Part of Lot 19, Concession 1, West of Hurontario Street. The lands are subject to an Application for Zoning By-law Amendment and Draft Plan of Subdivision for the development of various land uses generally in conformity to the Mayfield West Phase 2 Secondary Plan.

As shown on Figure 1 – *Proposed Draft Plan of Subdivision*, the proposed development is comprised of:

- 197 Detached Dwellings;
- 39 Townhouses;
- 255 Rear-Lane Townhouses;
- 18 Back-to-Back Townhouses;
- A Commercial Block;
- A Transit Hub Block;
- An Institutional Use Block;
- A Park Block;
- 2 Woodlot/Wetland Blocks (including buffers);
- 2 Greenway Corridor Blocks;
- 4 Open Space Blocks;
- A Stormwater Management Pond Block;
- A Walkway Block; and
- An internal road network.

This Site-Specific Development Staging and Sequencing Plan (DSSP) is required to be prepared and submitted in support of the Zoning By-law Amendment and Draft Plan of Subdivision Applications. This Site-Specific DSSP is required to demonstrate how the proposed development is intended to be developed in accordance with the approved community-wide DSSP and to provide a breakdown of the anticipated range and mix of residential homes, net density and associated population yield for the subject lands.

FIGURE 1 – Proposed Draft Plan of Subdivision

DRAFT PLAN OF SUBDIVISION
FILE # 21T-___C
FIELDGATE DEVELOPMENTS
(CALEDON 410 DEVELOPMENTS LTD.)

PART OF LOT 19, CONCESSION 1,
 WEST OF HURONTARIO STREET
 (GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)
 MAYFIELD WEST PHASE 2
 TOWN OF CALEDON
 REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

SIGNED: JACK EISENBERGER, ASO
 CALEDON 410 DEVELOPMENTS LTD.

DATE: Sept. 26, 2017

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: THOMAS GALE, OLS
 J. D. SHANNON LIMITED
 401 WHELESLABOR WAY, SUITE A
 MILTON, ON L7T 3C1
 PHONE: 905-475-9855
 EMAIL: thub@tdshannon.com

DATE: Oct. 2, 2017

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, & J ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

Notes

- Local to local radii - 5.0m
- Pavement illustration is diagrammatic
- Spine Road and Hurontario Street intersection alignment based on Scheme 2 June 23, 1992 Highway 410/10 Interchange Multi-Agency Agreement

Scale 1:1500
 (24 x 36)
 November 14, 2017

GLEN SCHNARR & ASSOCIATES INC.
 Urban & Regional Planning, Land Development Consultants
 3400 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 4T6
 TEL: (905) 548-8888 FAX: (905) 548-8891 www.gsdco.com

2.0 CONFORMITY WITH COMMUNITY-WIDE DEVELOPMENT STAGING AND SEQUENCING PLAN

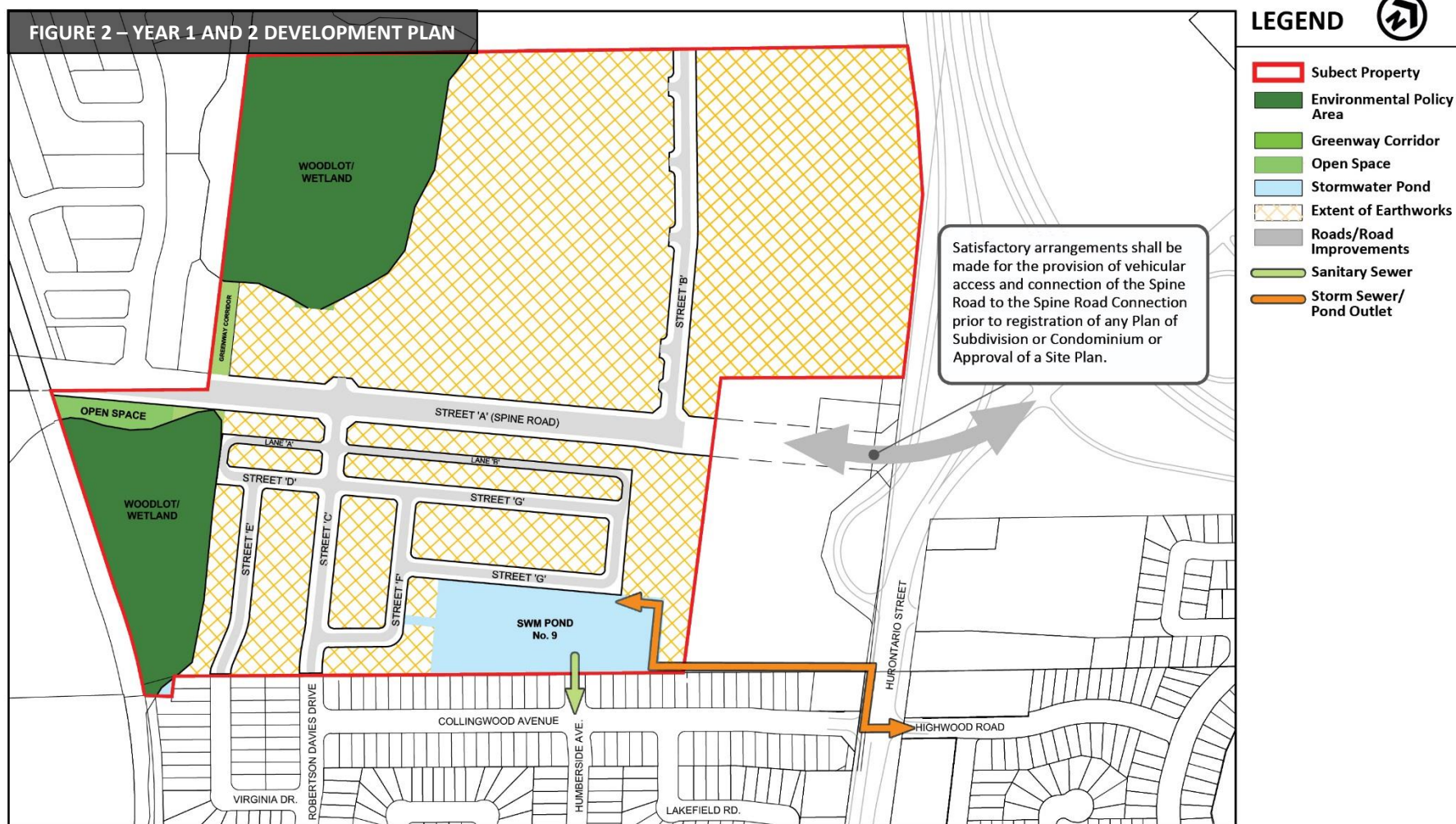
2.1 YEAR 1 AND 2 DEVELOPMENT PLAN (Estimated 2017-2018)

As described in the Community-Wide DSSP, the first two years of development are combined into one overall pre-servicing “phase” (2017-2018) which will generally occur before subdivision registration.

Figure 2 – Year 1 and 2 Development Plan shows the location and extent of earthworks and infrastructure planned to be constructed within the first two years of the Caledon 410 Developments development program. This includes:

- Top-Soil Stripping and Rough-Grading Works;
- Construction of Pond No. 9 and connection to the existing storm sewer;
- Installation of the Sanitary Sewer and Connection extending from Highwood Road to the Subject Lands;
- Construction of the Spine Road from the westerly limits of the subject lands to Street “B” (also known as Collector Road “F” (north leg on Community-wide plans) including all underground municipal services and utilities;
- Construction of Streets “B”, “C”, “D”, “E”, “F” and “G” and Lanes “A” and “B”, as shown on Figure 2 including all underground municipal services and utilities;

Prior to any site alteration, all Woodlot/Wetland Blocks will be protected by way of appropriate erosion and sediment controls which will remain in place until adjacent construction phases are complete. No building permits are expected to be issued within this phase.



APPROXIMATE BUILDING PERMITS & OCCUPANCY		TOTAL
No. of Building Permits Issued (2018):		0
No. of Building Permits Issued (Cumulative):		0
No. of Occupancies (2018):		0
No. of Occupancies (Cumulative):		0

2.2 YEAR 3 DEVELOPMENT PLAN (Estimated 2019)

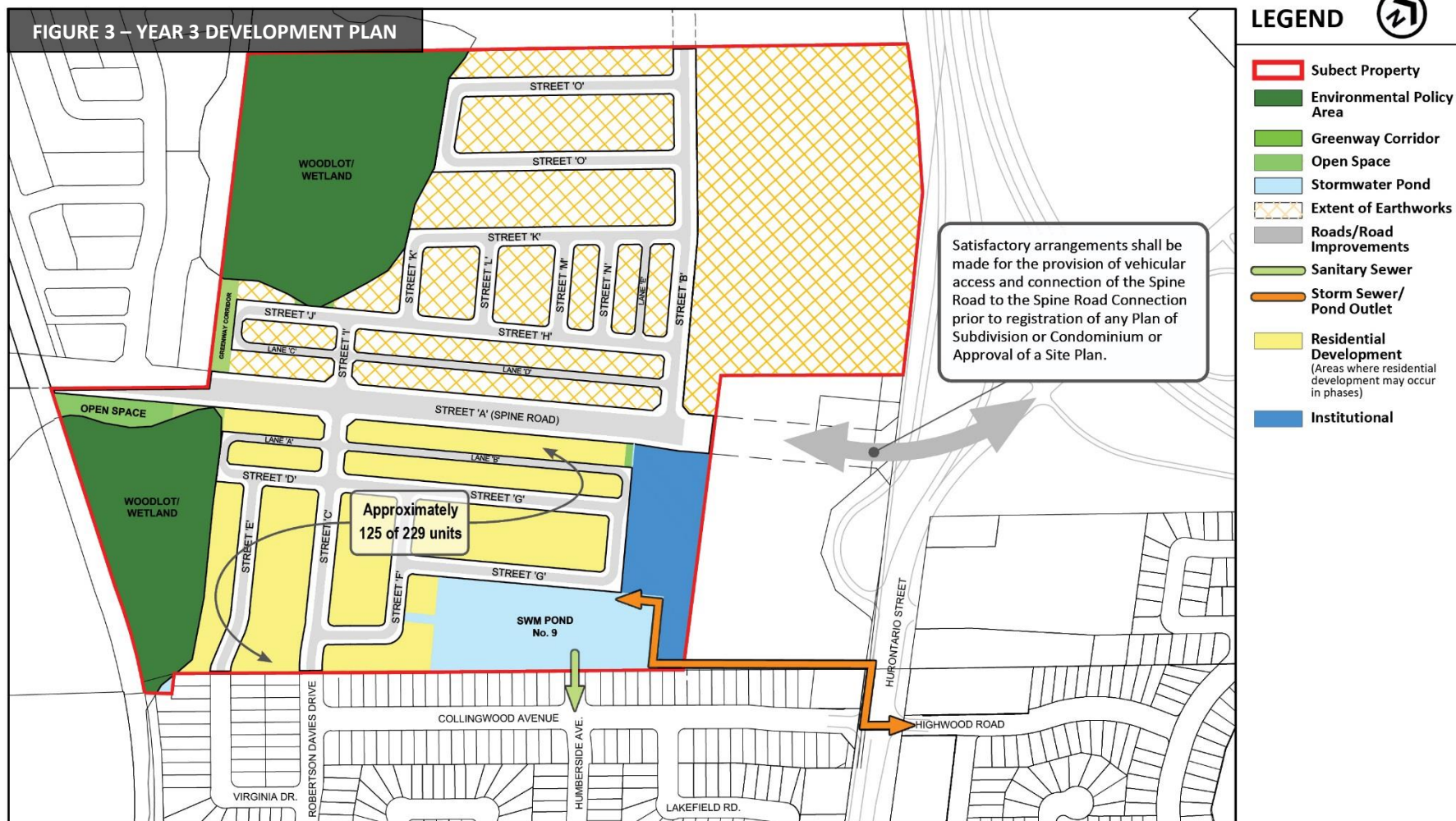
Subdivision Registration is expected to occur in Year 3. As per the Development Charge Credit & Financial Agreement (DCCFA) between the Town and Landowner Group, a satisfactory arrangement shall be made for the provision of access and connection of the Spine Road and the Spine Road Connection to the satisfaction of the Town and affected landowner prior to registration. Also, preliminary acceptance of the McLaughlin Road improvements from Mayfield Road to the current Secondary Plan boundary and construction of the Spine Road from McLaughlin Road to Street “B” is required prior to registration of the subdivision.

The Year 1 and 2 Development Plan shown on Figure 2 includes that portion of the Spine Road within the subject lands required to be constructed prior to registration. As such, the registration of the Caledon 410 Developments subdivision in Year 3 conforms to the requirements of the DCCFA.

Notwithstanding the anticipated infrastructure improvements shown in Figure 2 (Year 1 and 2 Development Plan), it is expected that the subdivision may proceed to registration without having in place all the infrastructure identified in Figure 2 provided that sufficient servicing and transportation infrastructure is or will be in place to support the development and that any obligations identified in the DCCFA required to be satisfied prior to registration have been met.

Figure 3 – *Year 3 Development Plan* shows the general location and extent of where residential uses will be developed first. As shown, the development of residential uses will primarily occur south of the Spine Road. It is expected that approximately 125 housing permits out the 229 units proposed south of the Spine Road will be issued in this phase and that about half of the permits issued (63 dwelling units) will occupy in the same year.

In Year 3, additional infrastructure works required to support Year 4 development will also occur. Specifically, it is expected that pre-servicing development for Streets “H”, “I”, “J”, “K”, “L”, “M”, “N”, “O” and Lanes “C” and “D” will occur together with associated underground services.

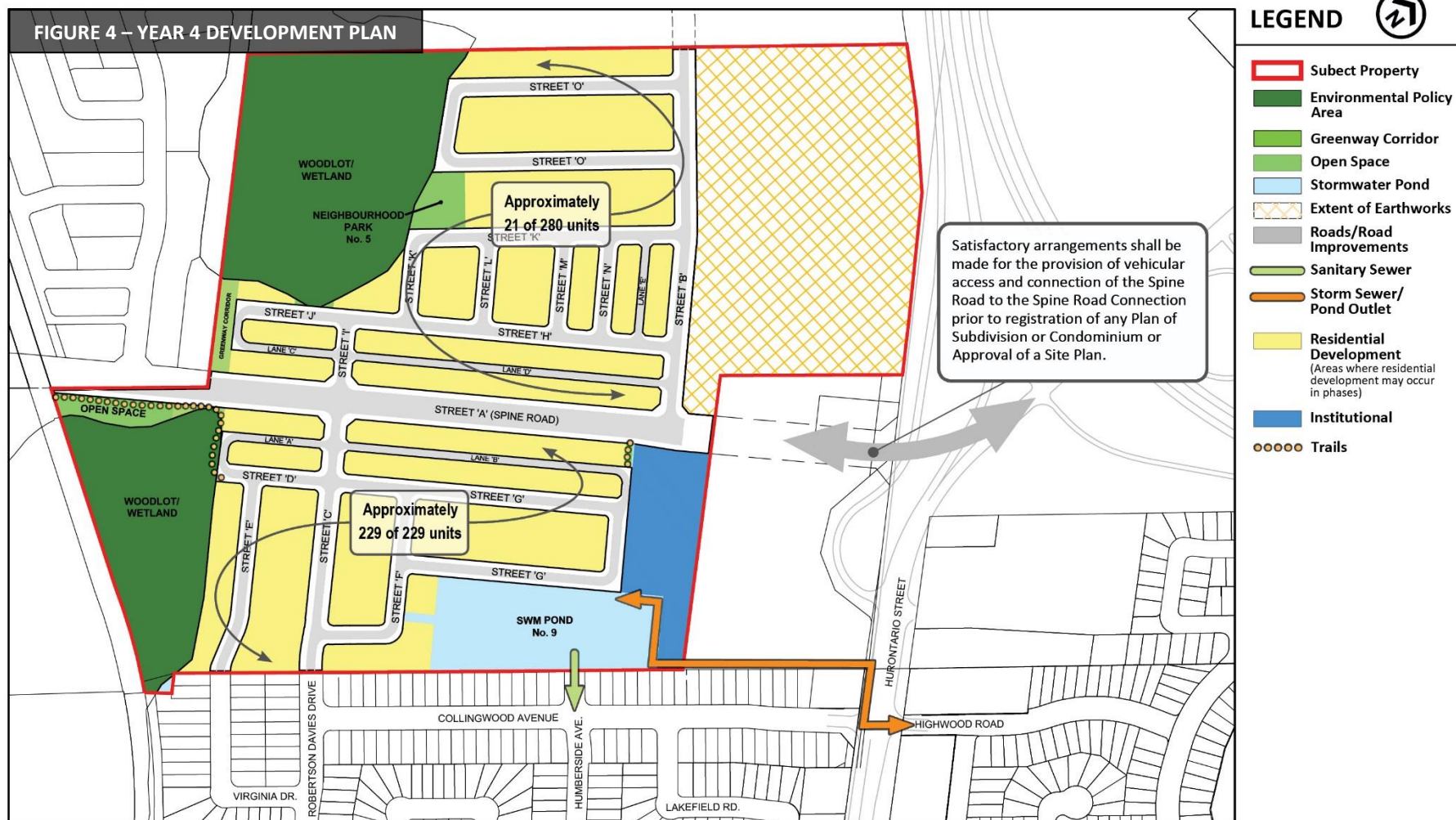


APPROXIMATE BUILDING PERMITS & OCCUPANCY		TOTAL
No. of Building Permits Issued (2019):		125
No. of Building Permits Issued (Cumulative):		125
No. of Occupancies (2019):		63
No. of Occupancies (Cumulative):		63

2.3 YEAR 4 DEVELOPMENT PLAN (Estimated 2020)

Figure 4 – *Year 4 Development Plan* shows generally where additional residential development will occur. As shown, it is expected that all of the 229 dwelling units proposed south of the Spine Road will be developed and that residential development north of the Spine Road will also occur. With the completion of dwelling units south of the Spine, the required trail connection from the Spine Road to Street “D” will also be constructed.

Approximately 21 of the 280 dwelling units proposed north of the Spine Road will be developed within this phase together with the availability of the Neighbourhood Park lands. In total, it is expected that an additional 125 housing permits will be issued under this phase and that all units which received permits in the previous year will be constructed and occupied.



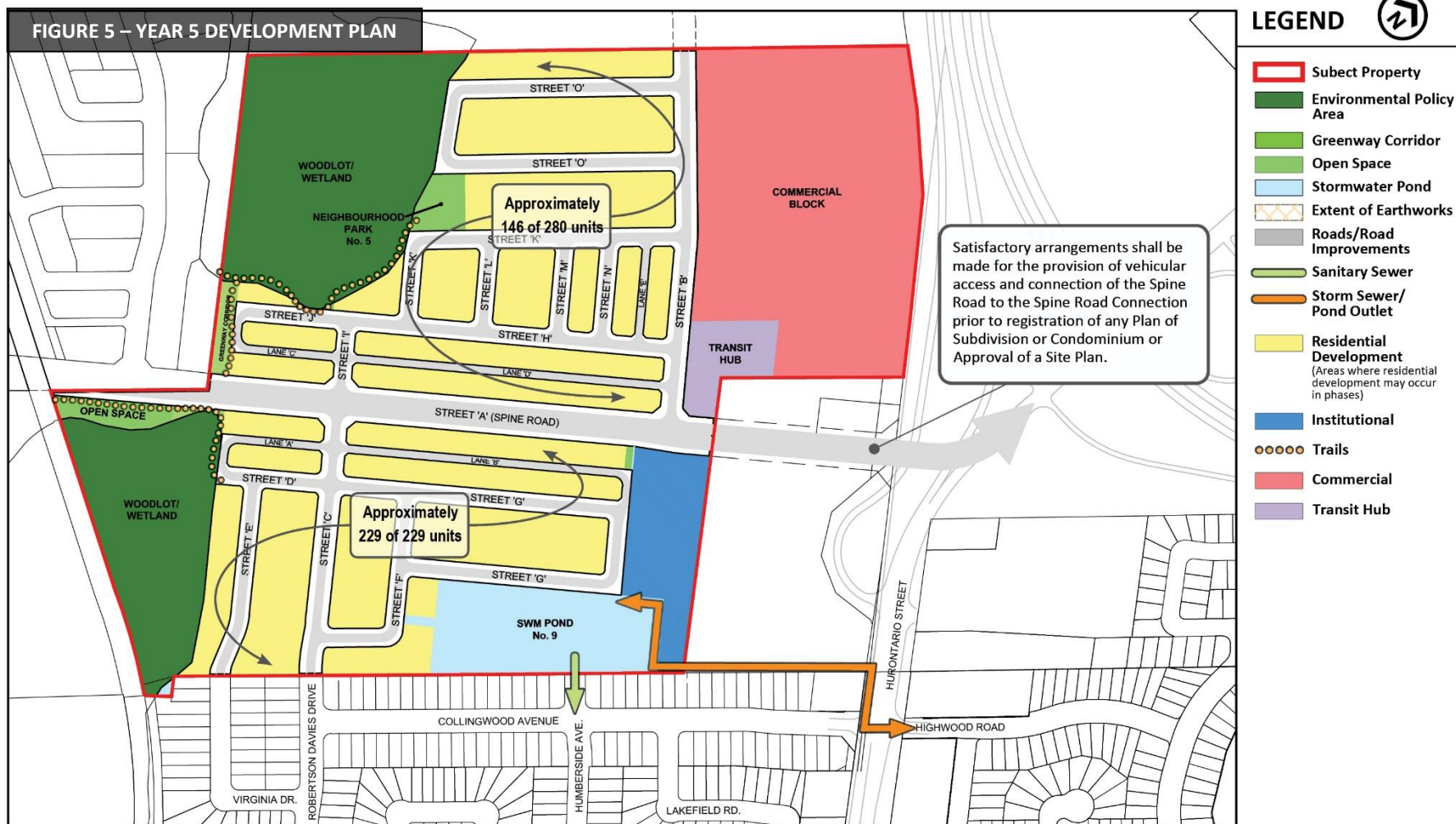
APPROXIMATE BUILDING PERMITS & OCCUPANCY

	TOTAL
No. of Building Permits Issued (2020):	125
No. of Building Permits Issued (Cumulative):	250
No. of Occupancies (2020):	125
No. of Occupancies (Cumulative):	188

2.4 YEAR 5 DEVELOPMENT PLAN (Estimated 2021)

Figure 5 – *Year 5 Development Plan* shows additional residential development occurring within the area north of the Spine Road. As shown, it is expected that an additional 125 housing permits will be issued under this phase which translates to the completion of approximately 146 out of the 280 dwelling units proposed north of the Spine Road. About 375 permits out of the total 509 dwelling units proposed within the subdivision will be issued and an additional 125 units will occupy bringing the total occupancy count within the subdivision to approximately 313 units. With the completion of most units within Year 5, the required trail connection from the Spine Road to the Neighbourhood Park as shown on Figure 5 will also be constructed.

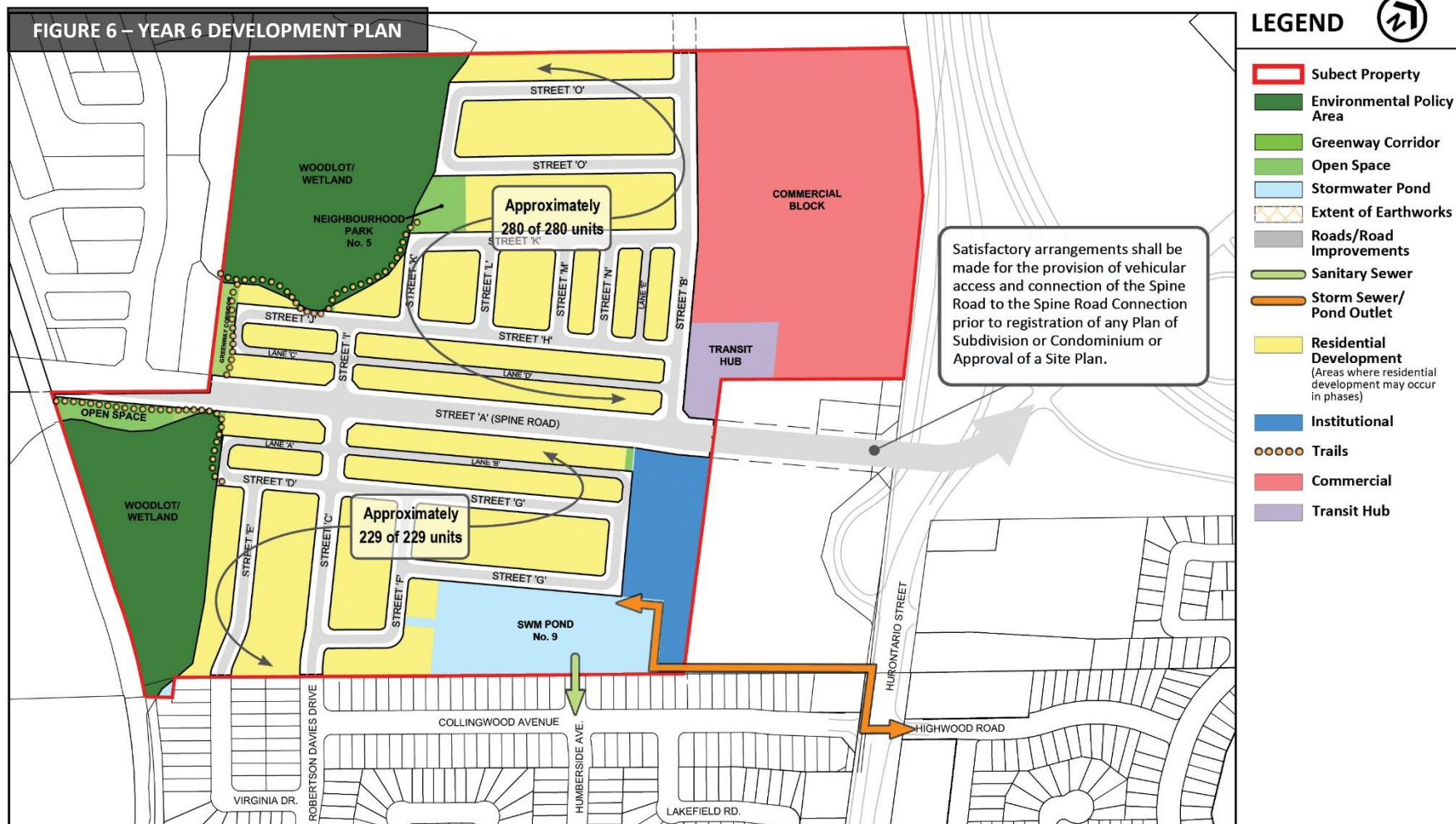
Subject to the prior issuance of an MTO permit and construction of the Spine Road connection to Hurontario Street, the Spine Road connection to Hurontario Street may be made available as early as 2021. The development of residential uses within the proposed plan of subdivision are not dependant on the Spine Road connection however, the connection will provide the necessary transportation infrastructure to support the proposed commercial uses, Transit Hub, and the development of the Region of Peel institutional use block.



APPROXIMATE BUILDING PERMITS & OCCUPANCY		TOTAL
No. of Building Permits Issued (2021):		125
No. of Building Permits Issued (Cumulative):		375
No. of Occupancies (2021):		125
No. of Occupancies (Cumulative):		313

2.5 YEAR 6 DEVELOPMENT PLAN (Estimated 2022)

Figure 6 – *Year 6 Development Plan* shows the remaining residential development occurring within the area north of the Spine Road. As shown, it is expected that an additional 134 housing permits will be issued under this phase. By this time, all 509 dwelling unit permits will be issued and an additional 125 units will occupy bringing the total occupancy count within the subdivision to approximately 439 units. The remaining 70 occupancies is expected to occur the following year and complete the development program.



APPROXIMATE BUILDING PERMITS & OCCUPANCY		TOTAL
No. of Building Permits Issued (2022):		134
No. of Building Permits Issued (Cumulative):		509
No. of Occupancies (2022):		125
No. of Occupancies (Cumulative):		438

3.0 DEVELOPMENT STATISTICS

The following Tables are intended to provide a breakdown of the anticipated range and mix of residential homes, net density and associated population yield for the subject lands, as required by OPA 222:

Table 1 – Housing Mix and Population Yield

Land Use Designation	Unit Type	No. of Units	*Persons Per Unit	Population Estimate
Low Density Residential	11.6m (38') Detached	193	3.21	620
	Wide-Shallow Lots (Special)	4	3.21	13
	6.0m (20') Townhouses	39	2.97	116
Medium Density Residential	6.0m (20') Rear-Lane Townhouses	255	2.97	757
	6.0m (20') Back-to-Back Townhouses	18	2.97	54
TOTAL		509		1560

*Persons Per Unit Rate as per Community-wide DSSP

Table 2 – Net Residential Density

Land Use Designation	No. of Units	Net Area (ha)	Net Residential Density
Low Density	236	7.67	30.8
Medium Density	273	4.11	66.4
TOTAL	509	11.78	43.2

