

March 3, 2025

ATTN: John Marotta, Senior Vice President
QuadReal Property Group
Commerce Court West
199 Bay Street, Suite 4900
Toronto, ON M5L 1G2

CC: Town Of Caledon Council
Mayor Groves
Eric Lucic, Chief Planner

RE: **12861 Dixie Road, Caledon ON**
Related Files: DART POPA 2024-0001, RZ 2024-0034 and POPA 2024-0011
Growth Management and Phasing Plan

On behalf of QuadReal Property Group; Armstrong Planning & Project Management is submitting a request to amend the Growth Management and Phasing Plan (GMPP) to identify the lands as 'Phase 1 (2026-2036) – New Employment Area'.

Our client owns a significant amount of land between Mayfield and Old School Road on the east and west sides of Dixie Road (the 'Core Employment Lands' – see **Figure 1**), and this memo is intended to ensure these lands are planned comprehensively. QuadReal Property Group owns the lands to the east of Dixie Road, municipally known as 12861 and 12489 Dixie Road (the 'Core East'). QuadReal also owns lands to the west of Dixie Road, municipally addressed as 12668 Dixie Road (the 'Core North'). Additional lands owned by QuadReal Property Group is addressed 12173 (formerly 12035) Dixie Road (shown as 'Core South'). The majority of the above-noted properties are provided for reference only and are not part of this request. See attached **Figure 1** showing the location of the Core Employment Lands.

The lands have been identified in the GMPP as 'Phase 2 (2036-2051) – New Employment Area', as shown in **Figure 2**. We respectfully request that Town staff modify the GMPP to reflect the subject property as 'Phase 1 (2026-2036) – New Employment Area'. We believe the identification of the lands as Phase 2 severely impacts the ability to market the lands to potential future users.

Our understanding is that the design of the water & waste water infrastructure works for the Dixie Road and Old School Road have been expedited by the Region of Peel, and the drawings are at 100%. The Region intends to tender this project out by Q1 2025, with mobilization shortly thereafter. In

addition, the Region is also undertaking a widening of Dixie Road, which will be tendered by the end of March 2025 and construction beginning shortly after. The preliminary road alignment does not require the need for an Environmental Assessment, as the works can be completed within the existing right-of-way.

Given that the road is going to be opened up for the new service installation, Tribal Partners Inc., Amazon Canada Fulfillment Services, ULC and QuadReal Property Group have been in discussions with the Region of Peel on the urbanization (road widening) of Dixie, from the UPS site all the way to Old School Road, as partially depicted in **Figure 4**. The logistics and funding of this is still to be confirmed. This may include front-ending the remaining urbanization of Dixie Road by Amazon ULC and QuadReal. In any case, it is anticipated that that work would occur shortly after the water/waste water infrastructure works in 2025/2026 to minimize construction and community disruption and complete the entirety of the Dixie upgrades for the planned developments on the Dixie corridor. It is expected that the total cost for the project will range upwards to \$40 million. Pending confirmation of how this may be front-end financed, the majority of this would be front-ended by QuadReal Property Group, given their significant landholdings along the corridor. It should be noted that in order for QuadReal to release funding for the front-end agreement, a commitment is required from the Town for their lands to be included in Phase 1 of the GMPP.

In conclusion, we respectfully request the GMPP be amended to reflect that 12861 Dixie Road be within the 'Phase 1 (2026-2036) – New Employment Area'.

We trust that Town Planning staff have the required information for consideration of the above-noted amendments. Should you have any questions please do not hesitate to contact the undersigned.

Regards,



Cesare Pittelli

Senior Planner, Project Manager

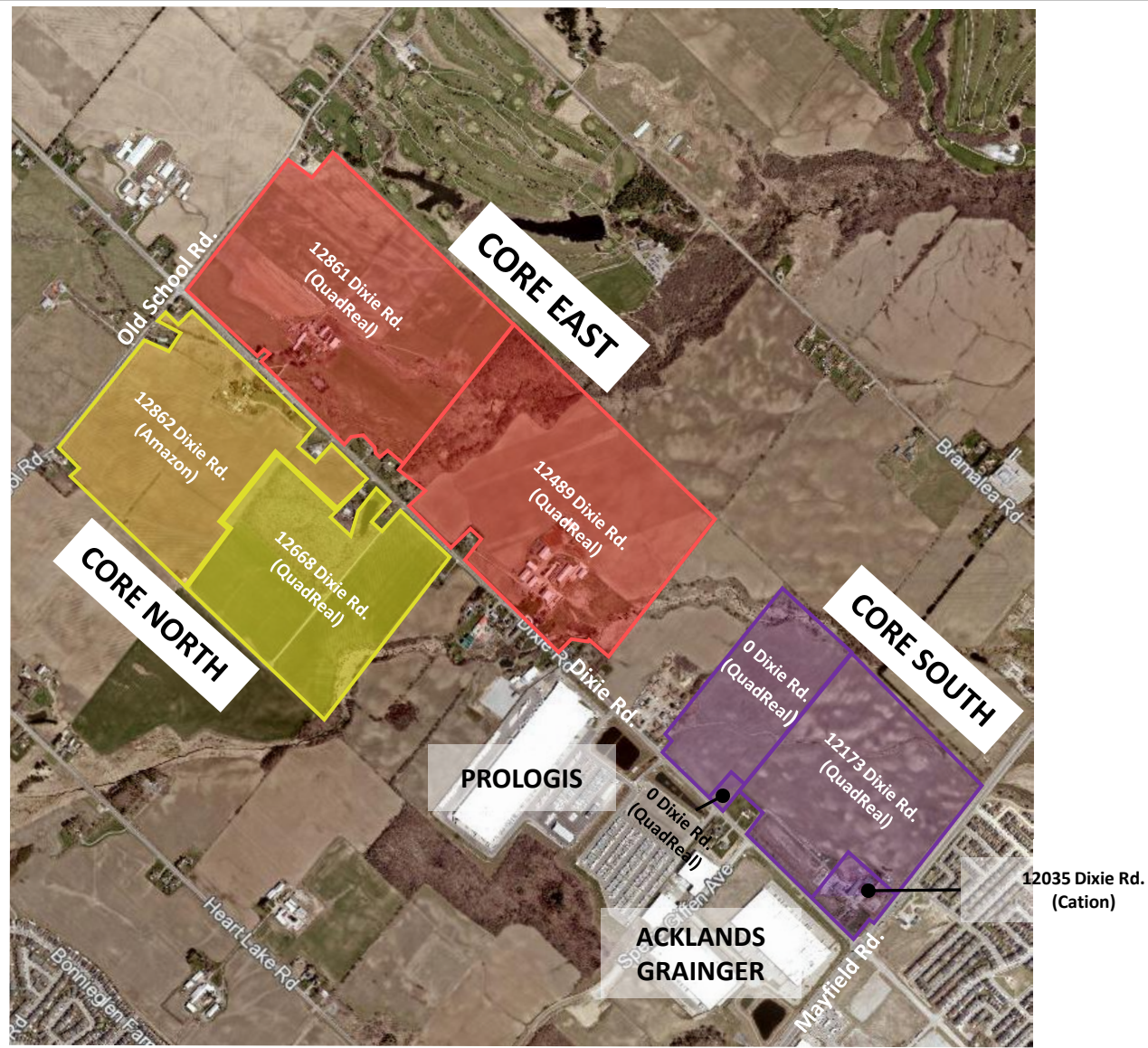


Figure 1: Core Employment Lands

Core North, Core East and Core South, Town of Caledon ON

Source: VuMaps, Google Earth, Armstrong Planning & Project Management

- CORE NORTH
- CORE EAST
- CORE SOUTH

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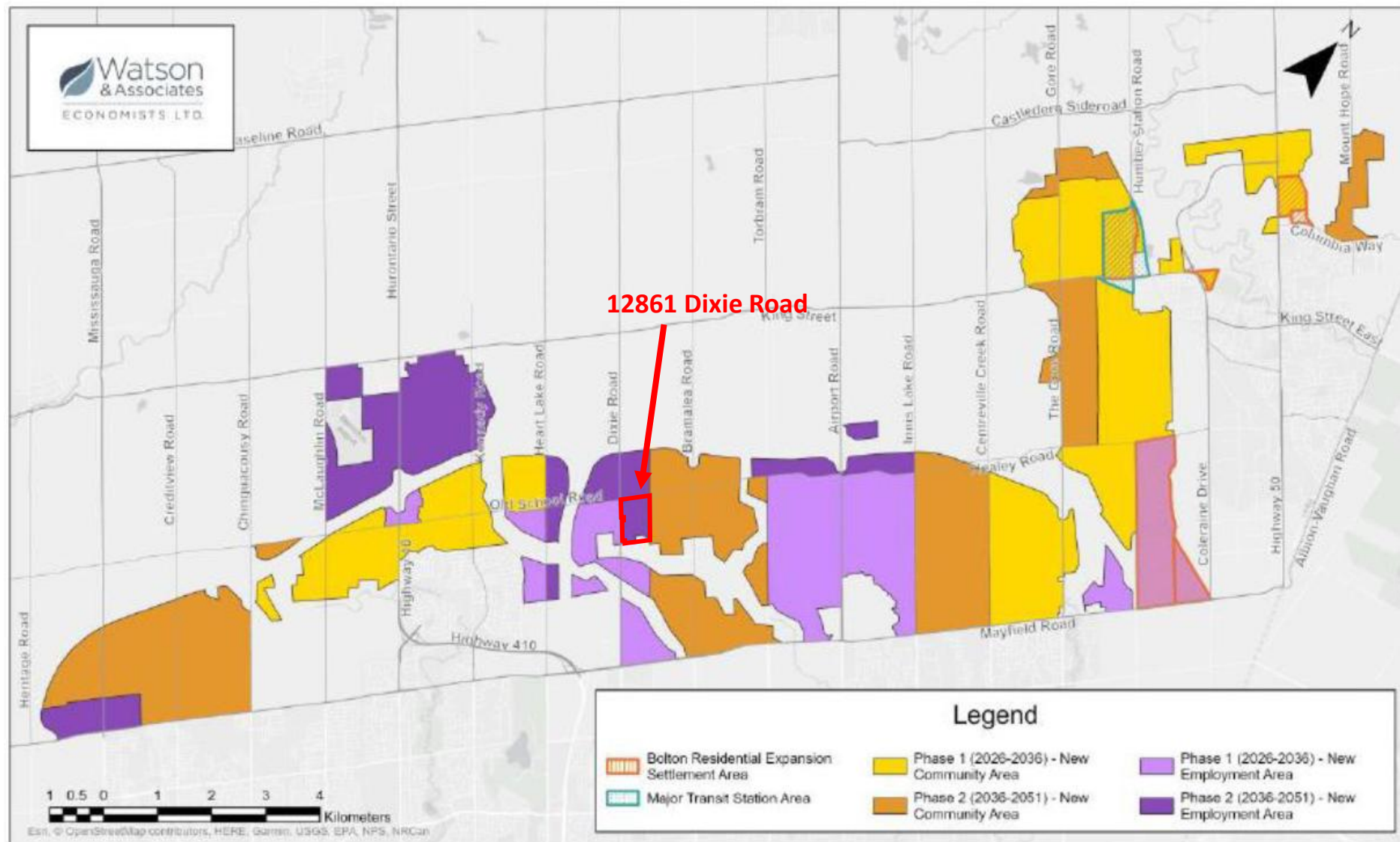


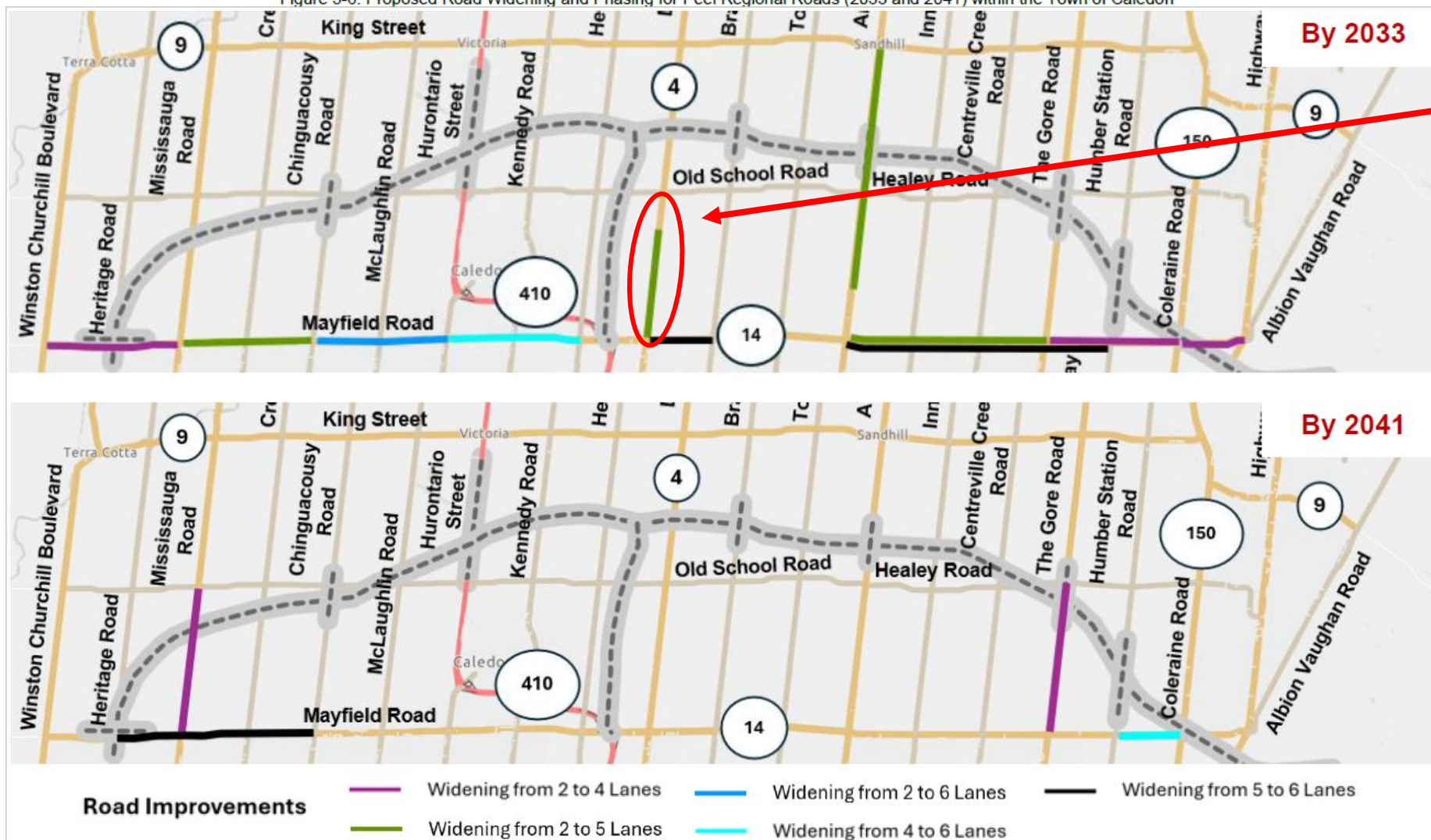
Figure 2: Growth Management and Phasing Plan
Caledon

Source: Watson & Associates, Town of Caledon, Armstrong Planning & Project Management

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Figure 5-6: Proposed Road Widening and Phasing for Peel Regional Roads (2033 and 2041) within the Town of Caledon



Dixie Road widening to extend to Old School Road.

Figure 3: Growth Management and Phasing Plan – Road Improvement Caledon

Source: Watson & Associates, Town of Caledon, Armstrong Planning & Project Management

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Figure 4: Dixie Road Servicing Extension

Source: Caledon Maps, Google Earth,
Armstrong Planning & Project Management

--- Existing Sanitary

--- Existing Watermain

— Proposed Sanitary Extension (+/- 1.8 km)

— Watermain Extension (+/- 1.8 km)

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