

November 15, 2024

ATTN: Eric Lucic, Chief Planner
Town of Caledon
6311 Old Church Road
Caledon, ON
L7C 1J6

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

On behalf of Tribal Partners Canada Inc., and QuadReal Property Group; Armstrong Planning & Project Management is submitting a request to amend the Growth Management and Phasing Plan (GMPP), along with the schedules therein for our clients' lands. A previous letter dated December 11, 2023 was provided to Town staff with the requested amendment.

Collectively, our clients own 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'). Amazon Canada Fulfillment Services, ULC and QuadReal Property Group own lands to the west of Dixie Road, municipally addressed as 12862 and 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 subject of this request is for 12861 Dixie Road, which forms part of the 'Core East' lands. The property is located at the southeast corner of Dixie Road and Old School Road. 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 also request that the GMPP be revised to reflect a road widening along Dixie Road from Mayfield Road to Old School Road. The current mapping, as shown in **Figure 3**, depicts a partial widening that ends well before Old School Road, which is not in line with the servicing and urbanization projects outlined below.

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 the end of 2024 or early 2025. Construction is to be completed in 2025.

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 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.

Finally, there is an active Official Plan Amendment (OPA) DART application for the 'Core East' properties (12489 and 12861 Dixie Road) that was submitted in December 2023. Town staff also requested that 0, 12189, 12321, 12393, 12423, 12439, 12587, 12669, 12707, 12731, and 12891 Dixie Road be included as part of this application. It is important to note that as per Town Planning staff's direction, all of these properties are being considered under one OPA application in order to ensure a comprehensive redesignation of the entire east side of Dixie Road, between Mayfield Road and Old School Road. Additionally, a Zoning By-law Amendment (ZBA) application is currently being prepared for 12489 and 12861 Dixie Road and will be submitted in early-December 2024. Through direction from Town staff and similarly to the OPA application, the ZBA will also encompass both properties, as is intended that these properties will develop concurrently and without phasing. As such, the lands municipally known as 12861 Dixie Road should be included as part of the 'Phase 1 (2026-2036) – New Employment Area' along with its counterpart, 12489 Dixie Road.

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'. There are plans to install water /wastewater services on Dixie Road from the UPS site to Old School Road in 2025. In addition, there are current discussions with the Region to front-end the urbanization of the north half of Dixie Road as soon as possible. There are active OPA application for both 12489 and 12861 Dixie Road that are being considered as one large employment parcel, and is intended to be developed simultaneously.

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

cc. Robin Comfort, Tribal Partners Canada
John Marotta, QuadReal Property Group

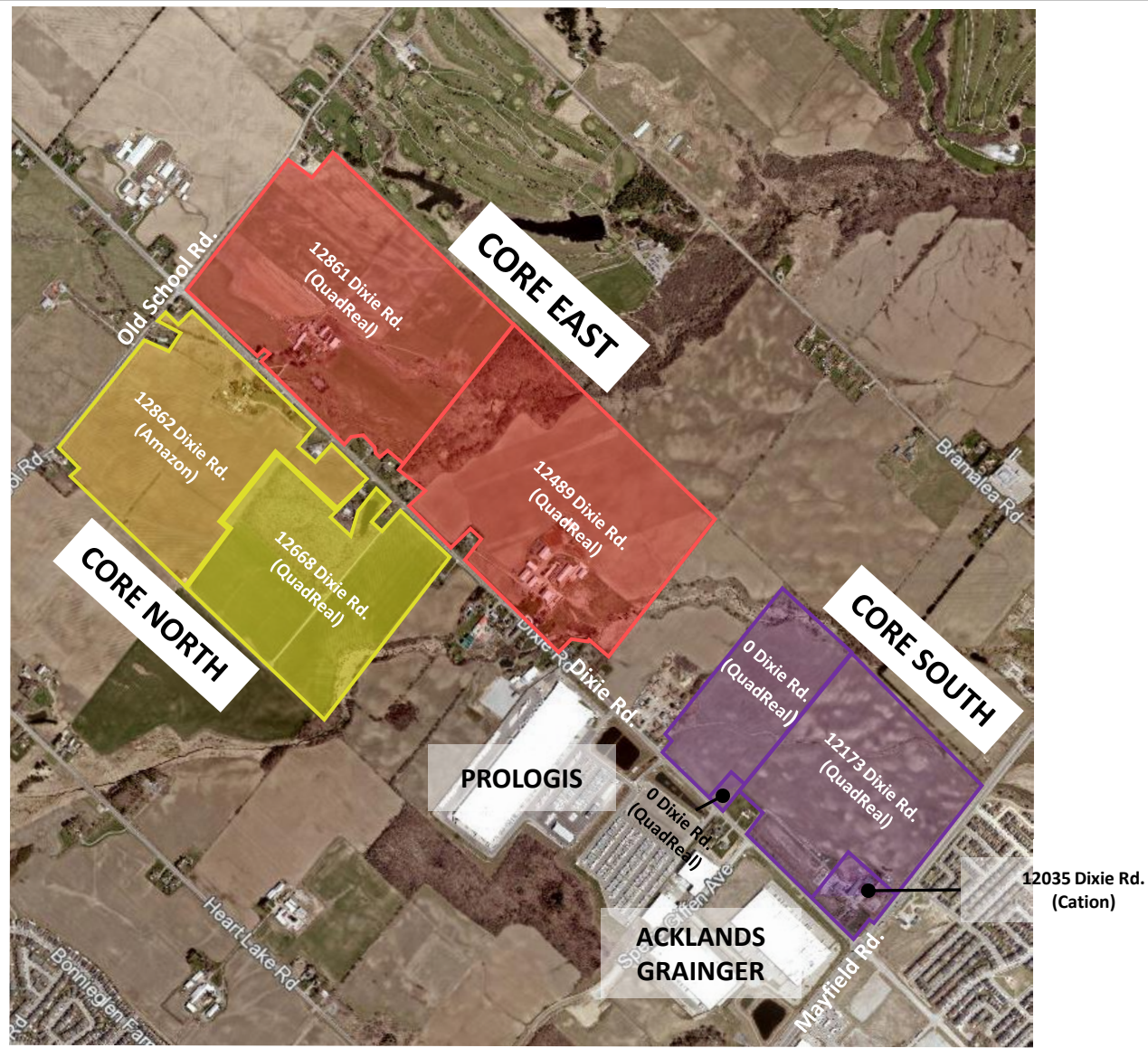


Figure 1: Core Employment Lands

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

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



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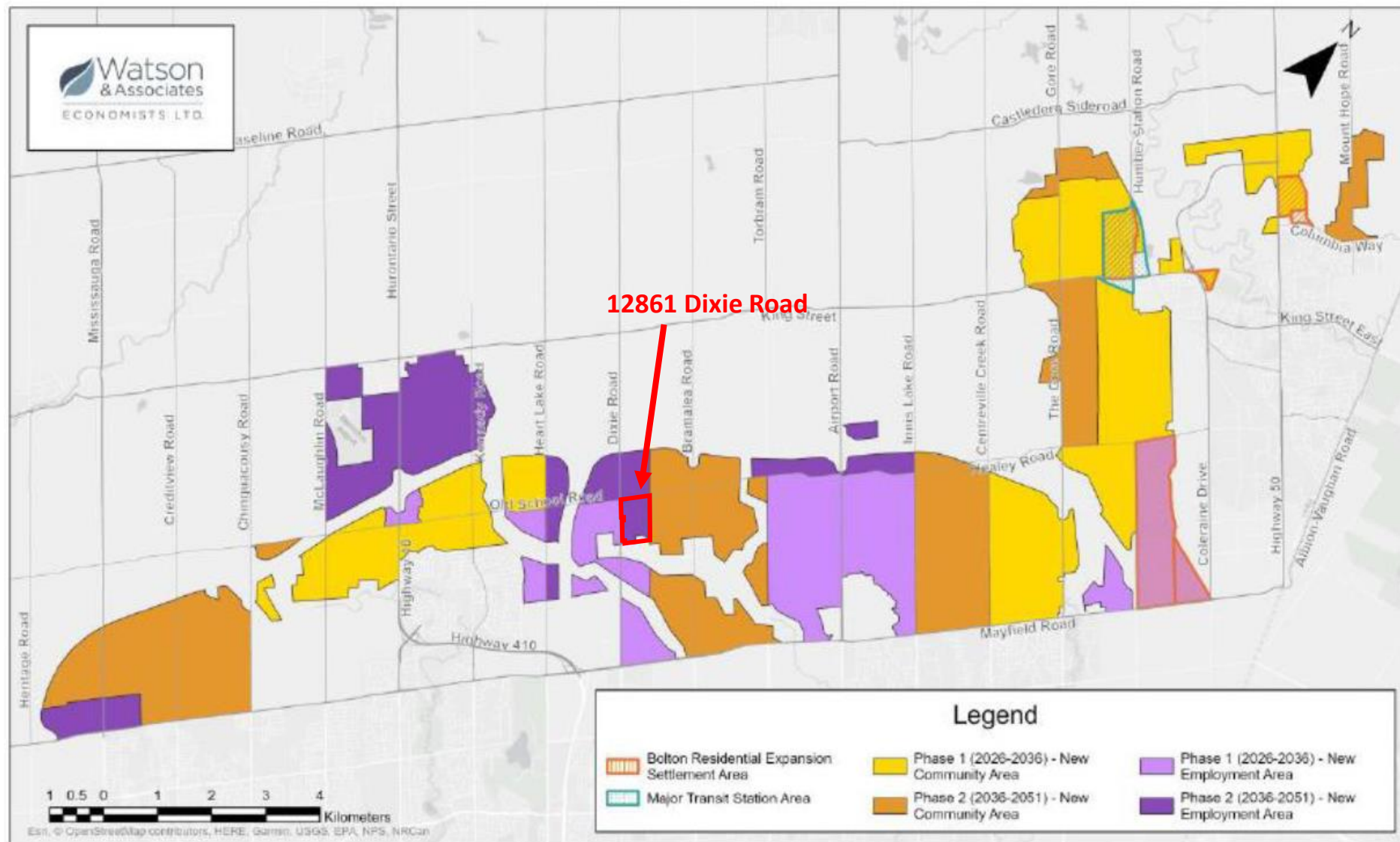


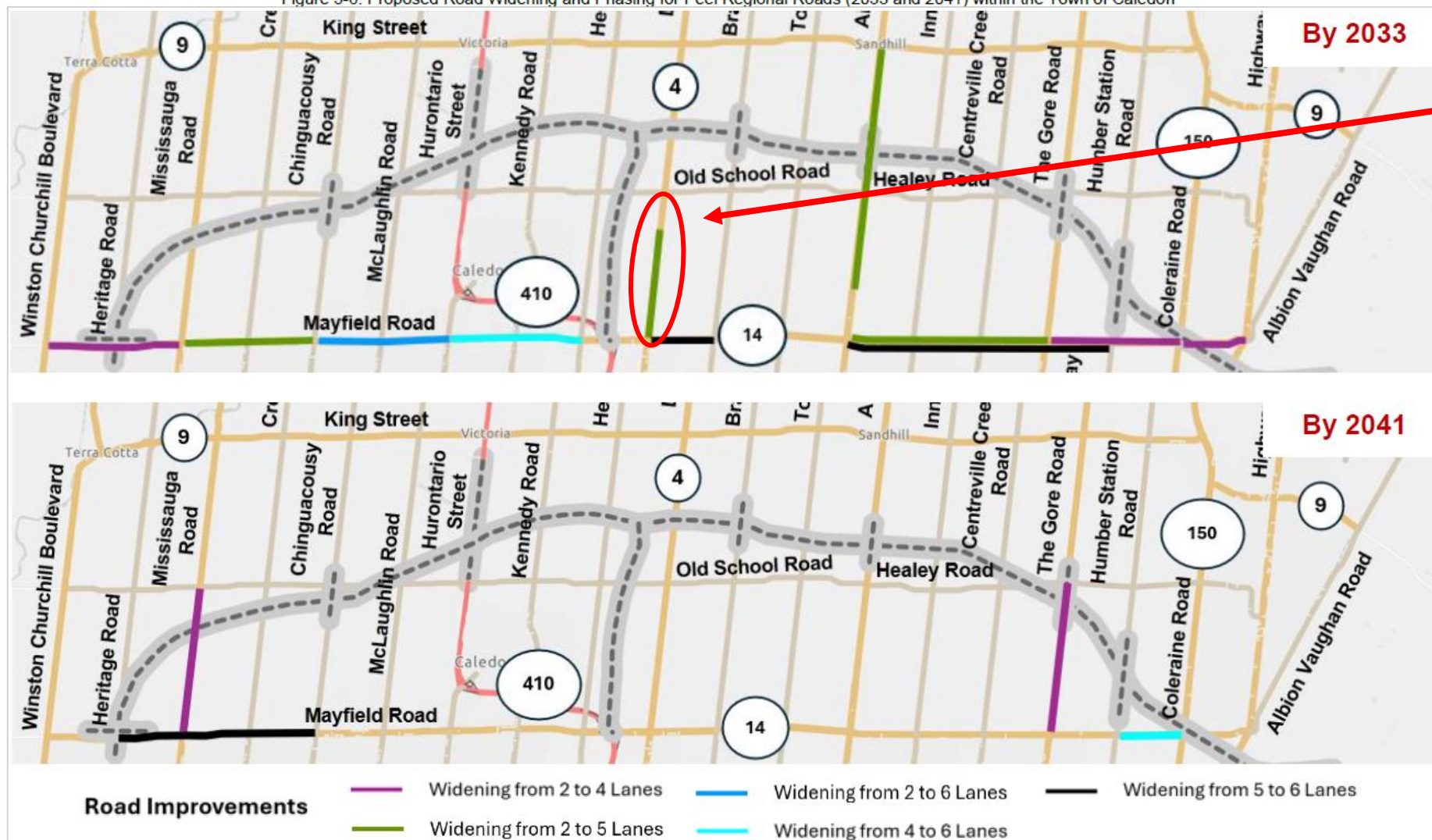
Figure 2: Growth Management and Phasing Plan
Caledon

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,
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--- Existing Sanitary

--- Existing Watermain

— Proposed Sanitary Extension (+/- 1.8 km)

— Watermain Extension (+/- 1.8 km)

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