

December 11, 2023

ATTN: Steve Burke, MCIP, RPP
Town of Caledon
Manager, Strategic Policy Planning
Planning Department
6311 Old Church Road
Caledon ON L7C 1J6

RE: **Draft Town of Caledon Growth Management Phasing Plan and Financial Impact Assessment
Dixie Road Core Employment Lands, Caledon**

Summary

On behalf of Tribal Partners Canada Inc., Amazon Canada, and QuadReal Property Group; Armstrong Planning & Project Management is submitting this letter to:

1. Update Proposed Growth Phasing Mapping, and
2. Support the inclusion of 12861 Dixie Road, Caledon, in Phase 1 of the Town of Caledon Growth Management Phasing Plan and Financial Impact Assessment, and

Our client's land holdings extend from Mayfield Road in the south to Old School Road in the north, along the Dixie Road corridor in the Town of Caledon (See **Attachment 1**), which presents an opportunity to develop these lands comprehensively.

On November 21, 2023, a presentation by Watson & Associates was made to the Town of Caledon's Planning Committee (the 'presentation') to provide an update on the Town of Caledon Growth Management Phasing Plan and Financial Impact Assessment. To date, a draft report has not been made available. The comments in this letter pertain to the information provided in the presentation.

Update Proposed Growth Phasing Mapping

Through the Town of Caledon Official Plan Review process, we worked with Town staff to align the boundaries of the 'New Employment Area' Designation to the boundaries of 12861 and 12489 Dixie Road. Schedule B4 (Land Use Designations) of the latest draft version of the Official Plan dated August 2023, fixed previous iterations of Draft Official Plan mapping. A previous iteration of this mapping would have resulted in the split designation of 12861 and 12489 Dixie Road with both 'New Community Area' and 'New Employment Area' designations. The 'Town of Caledon – Proposed Growth Phasing: 2026 – 2051' Figure on Page 16 of the Growth Management Phasing Plan presentation reflects the

previous draft official plan mapping and should be updated to reflect the most recent draft released in August 2023.

Phase 1 of the Town of Caledon Growth Management Phasing Plan

All lands owned by our clients should be located within the 'Phase 1 (2026-2036) New Employment Area' of the 'Town of Caledon – Proposed Growth Phasing: 2026 – 2051' Figure on Page 16 of the presentation. The parcel municipally known as 12861 Dixie Road is shown as 'Phase 2 (2036-2051) New Employment Area', which should be corrected to Phase 1. Old School Road to the north provides a logical Phase 1 cut-off point. The balance of this letter provides rationale to include 12861 Dixie Road in Phase 1. On November 28, 2023, a meeting was held with the Town of Caledon (including the Mayor, CAO, and Acting Chief Planner) to review our client's properties. A proposed Front-End Servicing Agreement with the Region of Peel was also discussed at this meeting which would bring services up Dixie Road, and builds on discussion held with the Region of Peel.

Infrastructure

On Dixie Road between Mayfield Road and Old School Road, water and sanitary services are currently provided approximately 1.3 km northwest from the Dixie and Mayfield intersection. A proposed Front-End Servicing Agreement with the Region of Peel will add water and sanitary infrastructure, to ensure our client's lands are serviced. Discussions began in November 2023 with the Region of Peel and geotechnical testing will occur this month (December 2023). This is consistent with Draft Phasing Criteria (3) to *make the most efficient use of existing and planned water and wastewater infrastructure*. This also supports Provincial and Regional policies to *optimize existing infrastructure*. Old School Road is the natural cut-off point for Phase 1 given all lands south of Old School will be serviced through the Font-ending Agreement. All lands, east and west of Dixie will benefit from the extended infrastructure. Therefore, 12861 Dixie Road should be included in the Phase 1 lands.

Employment and Phasing

Our client's lands are regionally designated for employment uses and represent the natural extension of an employment area along Dixie Road. Given servicing will be provided to 12861 Dixie Road at the same time as the rest of our client's lands, and because these lands are adjacent to other employment lands, these lands should be included as well. This is consistent with Draft Phasing Criteria (1) as the lands are *a logical extension to the current built-up area*. This also supports Provincial and Regional policies to *support new development adjacent to existing built up areas*. 12861 Dixie Road should be included in Phase 1 as otherwise. All lands south of Old School should be considered comprehensively and developed as one phase.

Transportation

The Region of Peel plans to widen Dixie Road from 2 to 4 lanes, from Countryside Drive in the south to Mayfield Road in the north (roughly where the UPS facility is located). A proposed Front-End Servicing Agreement with the Region of Peel will also include the urbanization of Dixie Road from the UPS facility to Old School Road. This will provide a consistent urbanized 4-lane corridor along Dixie Road. This is consistent with Draft Phasing Criteria (4) *to make the most efficient use of the existing and planned Regional and Town transportation network*. This also supports Provincial and Regional policies to *support the introduction of transit*. By phasing these lands together, a critical mass of employment users will allow the municipality to provide more efficient transit along Dixie Road.

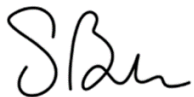
Conclusion

Our client's lands are regionally designated for employment uses, are in proximity to Highway 410 and future Highway 413, and a Front-End Servicing Agreement is underway with the Region of Peel. These lands are ideally sited for large scale employment uses, and planning applications are underway (at various stages) for all of our client's lands.

Our clients are working with the Region of Peel to ensure servicing is provided to these lands as quickly as possible. The Town of Caledon Growth Management Phasing Plan and Financial Impact Assessment should be updated to include all of our client's land holdings as servicing will be brought online at once. Excluding 12861 Dixie Road from the Phase 1 lands would result in an isolated parcel that can otherwise be developed with the rest of the Phase 1 lands. Lands south of Old School Road should be included in Phase 1 given the foregoing.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Regards,



Scott Borden, RPP

Senior Planner, Project Manager

CC: Carmine Curoso, Town of Caledon
Robin Comfort, Tribal Partners
Michelle Lamothe, Tribal Partners
John Marotta, QuadReal Property Group
Vincent Raso, QuadReal Property Group

Attachment 1: Dixie Road Core Employment Lands, Town of Caledon

