

December 2, 2024

City of Brampton

2 Wellington Street West
Brampton, ON L6Y 4R2

TO:	Allan Parsons, MCIP, RPP Director of Development Planning and Development Services Department
RE:	Request for Spine Services Agreement for Sub-Area 3A, Block 47-2 Sheridan Capital Management and Emerald Castle Developments Inc.

On behalf of Sheridan Capital Management (Sheridan Capital) and Emerald Castle Developments Inc. (Emerald Castle), Corbett Land Strategies Inc. (CLS) is pleased to submit the following letter requesting modifications to the scope and limits for the Spine Services Agreement for Block Plan 47-2 Sub-Area 3A. The Landowners are seeking the modification for the purposes of advancing the completion of their respective residential developments which have each received Draft Plan Approval. The modification is necessary to update the limits of the Sub-Area 3A phasing, which was established at the approval of Blocks 47-1 and 47-2. The modified agreement will still result in the development of a full and complete community with all necessary infrastructure elements and community amenities and will ensure the earliest delivery of needed housing supply in this sector of the City of Brampton.

This letter represents a continuation of ongoing discussions with Senior City Staff and the official request to Planning and Development Department to formally commence and circulate this proposal to commenting agencies and departments, and ultimately a report to Council to authorize the execution of the requisite agreement.

Subject Lands

The Subject Lands are generally located north-east of The Gore Road and a proposed east/west arterial road. Both the Sheridan and Emerald Castle lands are located on the east side of The Gore Road, between Castlemore Road and Countryside Drive. Further, the Subject Lands are contained within the west and central portions of the Highway 427 Secondary Plan (Area 47). The secondary plan is bound by The Gore Road to the west, Castlemore Road to the South, Cadetta Road to the east and Mayfield Road to the north.

Background

The landowners entered into a Cost Sharing Agreement amongst all landowners in Blocks 47-1 and 47-2 on November 16, 2015. The Subject Lands are located within Blocks 47-2 which has been subject to a block plan process that was finalized in October 2020. Sheridan Capital received draft plan approval in May 2024. Emerald Castle received draft plan approval in August 2024

The lands to the immediate north of the Subject Lands, which are within the present limits of Sub-Area 3A, are owned by Goldpark Development Inc. (Gold Park). It is our understanding that the Gold



Park lands have recently submitted a pre-consultation application ahead of the eventual formal submission of a draft plan of subdivision application.

Requested Phasing

Given the timing of Landowner approvals and status of the surrounding lands, Sub-Area 3A is to be separated into sub phases to permit the completion of necessary spine services on the already approved Sheridan Capital and Emerald Castle lands. The proposed sub-phasing would follow the storm drainage split between SWM Pond G3 and SWM Pond G4. As illustrated in Appendix A, the phasing would also extend to the north property boundary of parcel 16, owned by Sheridan Capital, and the south property boundary of parcel 10, owned by Emerald Castle.

The modified limits will provide the necessary infrastructure and services to support a “complete” community as the services to be delivered include collector roads, schools, parks and stormwater management ponds. As the registration of the Plan of Subdivision is contingent on the provision of the necessary servicing and community amenities, which is delivered through the completion of a Spine Services Agreement, this request is necessary and appropriate under these circumstances. Further, the lands meet the general intent of the Growth Management Staging and Sequencing Report for Block 47-1 and 47-2 and generally follows internal discussions and approvals already received by the Block 47-2 Landowner Group.

The proposed Phase 1 area, as illustrated on Appendix A, would include the following infrastructure projects:

North/South Collector Road:

A north/south collector road is to be provided which travels from the future east/west arterial road (to the south) to the north limits of the Sheridan Capital land holdings. As set out in the approved draft plan, the future north/south collector road will have a right-of-way width of approximately 24 m in accordance with municipal development standards. Following the modification of the Sub-Area 3A, the collector road would be constructed to an approximate length of 848 m.

East/West Collector Road:

An east/west collector road is to be provided which travels from The Gore Road to the west, to the proposed modified Sub-Area 3A limits to the east. As confirmed by senior city staff, the east limits of the collector road are proposed to terminate at the intersection of Street ‘10’ and Street ‘9’ (as referenced on the approved draft plan). In accordance with the approved draft plan, the east/west collector would be approximately 23 m in width, again in conformance with municipal standards. Following the modification of the Sub-Area 3A, the length of the collector would be constructed to a length of 595 metres.

Parks (2 parcels):

As confirmed in the approved Draft Plan, the Landowners are required to dedicate two (2) parcels of land for parks and open space purposes. One of the parks is located on a block of approximately 0.73 hectare (1.82 acres) and is located at the southwest corner of the future north/south collector road and future east/west collector road.

The second park is located on the east side of the future north/south collector road and at the north limits of the proposed Sub-Area 3A. The block however is split between the landholdings of Sheridan Capital and Goldpark. As such, the Subdivision Agreement would be established to convey only 1.13 ha of the park on an interim basis, with the remainder to be delivered following the completion of the Goldpark draft plan of subdivision.

Elementary School:

A block for a future elementary school is to be located at the north-east corner of the future north/south collector road and the future east/west collector road. The elementary school block is to be approximately 3.32 ha (8.20 acres).

Stormwater Management Pond "G3":

The stormwater management pond 'G3' is proposed to be delivered through the modified Sub-Area 3A limits. The pond is to be approximately 5.79 ha (14.32 acres) and is to be located east of the future north/south collector road, north of the future east/east Arterial Road and will abut the future natural heritage system western limits.

Natural Heritage System:

The proposed modification to the Sub-Area 3A would deliver portions of the Natural Heritage System located within the limits of the Sheridan Capital and Emerald Castle landholdings. The approximate area of the Natural Heritage System to be delivered will be 4.53 ha (11.20 acres).

Servicing Easements:

The modified servicing agreements will ensure that all reciprocal easements will be established to ensure participating owner will have access to all required infrastructure as required by the City of Brampton.



Conclusion

As previously noted, the modification of the Sub-Area 3A to include the landholdings of Sheridan Capital and Emerald Castle would ensure an expedited delivery of the infrastructure, as approved through the applicable Block Plans and Draft Plans. The features to be located within the modified Sub-Area would include elements necessary for a complete community and would not necessitate the reliance on other sub-areas or landholdings.

In conclusion, the proposal to advance the Sub Area 3A Spine Servicing Agreement is both reasonable and desirable and will facilitate expedited delivery of infrastructure and much needed housing supply in this community.

Sincerely,

John Corbett

John B. Corbett, MCIP, RPP

President

Corbett Land Strategies Inc.

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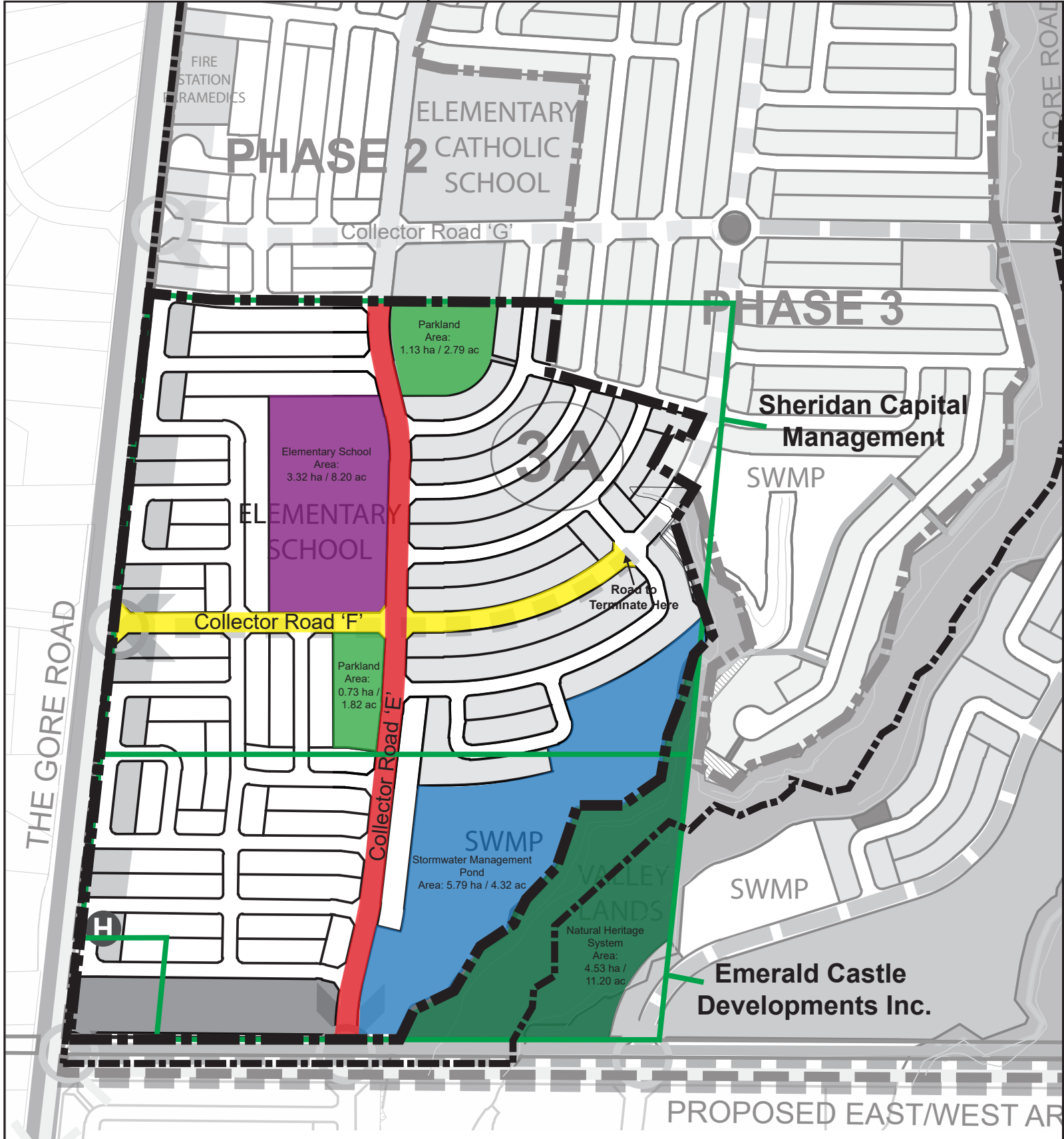
416-806-5164

Copy: Colin McGregor (Trinison/Sheridan Capital Management)
Carlo Luca Baldassarra (Trinison/Sheridan Capital Management)
Adam Ribeiro (Trinison/Sheridan Capital Management)
Jessie HaKong (Emerald Castle Developments Inc./Emerald Castle)
Mark Condello (GSAI)
Helen Mihailidi (Brattys/Group Trustee)

Appendix A – Proposed Phase Limits for Block 47-2 Sub-Area 3A Spine Services Agreement



**Appendix A – Proposed Phase Limits for Block 47-2
Sub-Area 3A Spine Services Agreement**




CONCEPT PLAN

Block 47-2 Modified Spine Services Agreement

Date: Nov. 29/24

Drawn By: AM



CORBETT LAND STRATEGIES INC.
VISION • EXPERTISE
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 Burlington, Ontario, Canada
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Legend

 North-South Collector Road (8.48.61m)	 3A Sub-Area Boundary
 East-West Collector Road (595.31m)	 Phase Boundary
 Parkland	 Property Boundary
 Stormwater Management Pond	
 School Block	
 Natural Heritage System	

N.T.S

