



December 9, 2024

Via Email

The Corporation of the City of Brampton
Planning & Development Department
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Mayor and Members of Council
Ms. Genevieve Scharback, City Clerk
Mr. Steve Ganesh, Commissioner, Planning, Building and
Growth Management

**Re: December 9, 2024 Planning and Development Committee
Statutory Public Meeting Item 5.3
11722 Mississauga Road
Public Input Letter**

Gagnon Walker Domes Ltd. (GWD) and Glen Schnarr & Associates Inc. (GSAI) act as Planning and Development Consultants to the Northwest Brampton Landowners Group Inc. (NWBLG) and the Heritage Heights Landowners Group (HHLOG), which is a part of the NWBLG. The HHLOG owns approximately 492 hectares (1,215 acres) within the proposed Heritage Heights Secondary Plan (HHSP) Area 52 in the City of Brampton. For the purposes of this submission, the comments set out herein are being advanced for both the HHLOG and NWBLG. The individual landowners who are currently participating in the NWBLG are identified by parcel on the attached map (see Attachment A).

- Bruce and Shirley Reed (Parcel 180)
- Bramwest Development Corp. (Parcel 170)
- James Reed (Parcel 113)
- 2266591 Ontario Inc. (D'Orazio Group) (Parcel 116)
- Seconfar Holdings Limited (D'Orazio Group) (Parcel 115)
- Primont Homes (Heritage Heights 1) Inc. (Parcel 114)
- Primont Homes (Heritage Heights 3) Inc. (Parcel 129)
- Primont Homes (Heritage Heights 4) Inc. (Parcel 168)
- Pulcher Holdings Ltd. (Primont Homes) (Parcel 162)
- Wanless Properties Ltd. (Parcel 124)
- Amber Forest Land Development Corporation (Great Gulf Homes) (Parcel 99)
- Tiber Brampton Holdings Inc. (Parcel 147)
- Mattamy Homes (Parcel 115/116)
- Argo TFP Brampton III Limited (Parcel 93/94/95/96)
- Argo TFP Brampton IV Limited (Parcel 215)
- GIL (Heritage Heights) Inc. (Parcel 85)

On behalf of the HHLOG, we have reviewed the City of Brampton Staff Information Report/Presentation in connection with the Statutory Public Meeting (Item 5.3 on the December 9,

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GLEN SCHNARR & ASSOCIATES INC.
colinc@gsai.ca

**CONFIDENTIALITY
CAUTION**

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2024, Planning and Development Committee Agenda) for the Application to Amend the Official Plan and Zoning By-Law for 11722 Mississauga Road, and offer the following comments:

1. This Application proposes to remove several roads from the Secondary Plan designated road network, and we are concerned with regards to the impacts of this removal from the overall traffic network. The HHSP provides for a network of public roads which are currently being evaluated in the ongoing Heritage Heights Transportation Master Plan (HHTMP). We are concerned that the removal of these roads from the overall traffic network may adversely impact other lands in Heritage Heights. The Applicant should demonstrate no adverse effects to other Landowners in Heritage Heights before any such approval is granted.

The HHTMP is currently being advanced based on the approved HHSP road network, the Terms of Reference for which were agreed with the City. The Terms of Reference reflect the need to have sufficient north-south road capacity including connections to Mayfield Road and Mississauga Road through the Applicant's lands.

We have no objection to the application subject to the City assessing the broader traffic impacts to the HHSP and demonstrating no adverse impacts to other lands in Heritage Heights, such that there are no increased financial and/or land consumptive burdens to other Landowners if the pertinent public roads are removed from the subject site and how that will affect the on-going HHTMP work and processes prior to considering approval of the proposed Application.

Thank you for the opportunity to provide comments on the proposed Application in connection with 11722 Mississauga Road. We welcome an opportunity to discuss and elaborate on our comments with the City of Brampton. We reserve the right to provide additional comments to the City of Brampton in connection with this matter prior City Council's consideration of the final Recommendation Report.

By way of this correspondence, we also respectfully request to be notified in writing of all future formal/information public meetings and open houses, as well as the tabling of any future Information and/or Recommendation Report(s) to Planning and Development Committee and/or City Council in connection with this matter; including all Notices of Decision.

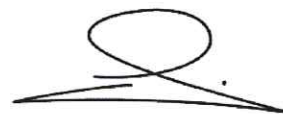
Yours truly,

A large, stylized blue ink signature of Michael Gagnon.

Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Managing Principal Planner

A stylized black ink signature of Andrew Walker.

Andrew Walker, B.E.S., M.C.I.P., R.P.P.
Principal Planner

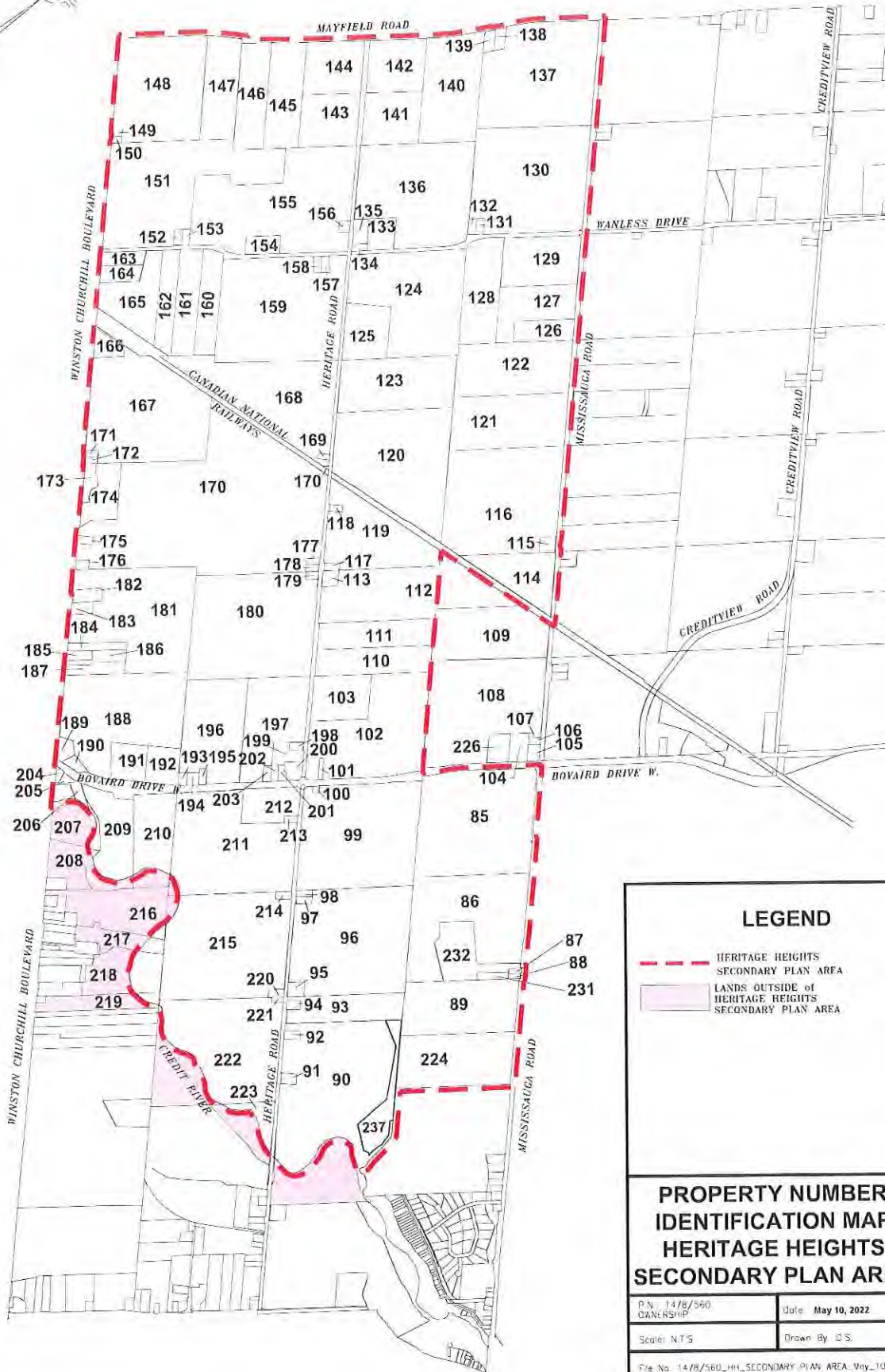
A stylized black ink signature of Colin Chung.

Colin Chung, M.C.I.P., R.P.P.
Managing Partner

c.c. Yinzhou Xiao, City of Brampton
Heritage Heights Landowners Group Members

"SCHEDULE A"

PLAN NO. 2



P.N. 14/8/560 OWNERSHIP		Date: May 10, 2022
Scale: N.T.S.		Drawn By: D.S.
File No. 14/8/560_HH_SECONDARY PLAN AREA_May_10/2022		
<p>21 Queen Street East Suite 300 Brampton, ON L6Y 3P1 P (905) 768-5790</p>	<p>Toll Free 1-855-771-2266 www.gwdinc.com</p>	<p>3601 Highway 7 East Suite 310 Markham, ON L3R 0M3 P (905) 477-0550</p>