



UNITED STATES  
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March 9, 2021

via EMAIL

City of Brampton  
Committee of Council  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Attention: Mr. Peter Fay  
City Clerk

**RE: VANDYK-UPTOWNS LIMITED ("VANDYK")  
10300 (10302) Heart Lake Road – City of Brampton  
Part of Lot 12, Concession 2 East of Hurontario Street, City of Brampton,  
Request for Deferral of Development Charges**

**Referred Matter No. RM 71/2020 (CW281-2020)  
Committee of Council – March 10, 2021 (Item 11.2.4)**

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Dear Mr. Fay, and Members of Council:

VANDYK-Uptowns Limited ("VANDYK") is the registered owner of the lands known municipally as 10300 (10302) Heart Lake Road, in the City of Brampton (the 'subject lands'), legally described as Part of Lot 12, Concession 2, East of Hurontario Street, City of Brampton, located on the west side of Heart Lake Road and north of Bovaird Drive East.

On November 18, 2020 we appeared before this Committee as a delegation, formally requesting the cooperation of the City of Brampton to consider deferral of payment of the applicable Development Charges on this project as a means of temporarily offsetting the high up-front costs associated with environmental remediation – notably the deep excavation required to remove unsuitable peat deposits. Our delegation was received, and referred to staff for further consideration.

We are in receipt of the staff report dated February 16, 2021, which was not released for review until March 6, 2021.

Although we are disappointed that the report recommends denial of our request, we are more so disappointed in the lack of transparency and complete absence of communication that have transpired through this process. Since our November delegation, VANDYK had made repeated attempts to follow up with staff and members of Council, as a future meeting was suggested during the Q&A period of our delegation. However, none of our phone calls or emails were returned, and we were never afforded an opportunity to discuss the merits of our proposal in more detail.

As a result, staff have now prepared a misinformed report that disrespectfully and negatively portrays VANDYK as an incompetent member of the business community. The report does correctly note that VANDYK is a real estate development and investment management company with over 40 years of expertise, however, what it fails to comprehend is that VANDYK's success has been attributed to working collaboratively with local municipalities to achieve community building goals.

Additionally, the report states that "any planning application received by the City after January 1, 2020 has their DC rates frozen at the time the application is deemed completed. Whereas previously, DCs were calculated and charged at the rate that was in effect at the time of building permit issuance". It should be noted that the development in question is not subject to the DC rates



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freeze as the planning application was filed in 2017. VANDYK is and has always been committed to DC payments, including any and all semi-annual indexing as required by the City's Development Charges By-laws which would, in turn, replenish the City's cash flow as opposed to reducing it as is claimed in the *Financial Implications* section of the report. The DC deferral and staged permitting request is common practice in other municipalities in the GTA, including those within the Region of Peel.

Furthermore, and according to the "Invest in Brampton" website, the City has a team that "works across all sectors to provide customized assistance, advice and connections to investors and the development industry" and provides "one-on-one assistance to help guide developers and investors". We sincerely hope that the City of Brampton remains committed to these statements, and actively aims to work with its business partners to achieve their full potential.

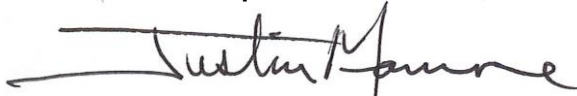
Unfortunately, our recent experience has not reflected the sentiments expressed by the City to work with its counterparts, despite our many attempts to work collaboratively with City staff to ensure the request before you is both fair and beneficial to both entities.

**We trust the Committee will consider all options before coming to a decision to ensure the prospect of future homeowners in Brampton are protected and delivered in a timely manner.**

We truly appreciate your cooperation in this matter.

Respectfully submitted,

**VANDYK – Uptowns Limited**



Justin Mamone, BES, MCIP, RPP  
Director, Asset Management

cc: Sonya Pacheco, Legislative Coordinator  
Councillor Doug Whillans  
Councillor Michael Palleschi  
Richard Forward, Commissioner of Planning, Building & Economic Development  
Mark Medeiros, Acting Treasurer  
Gary Collins, Director of Communications - Mayor's Office  
TJ Cieciora, Design Plan Services  
John Vandyk, VANDYK Properties  
Domenic Zita, VANDYK Properties  
Richard Ma, VANDYK Properties  
Sherman Chan, VANDYK Properties