



March 17, 2022

City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

**Attention:** Mayor and Members of Council  
Mr. Richard Forward, Commissioner, Planning Department  
Mr. Peter Fay, City Clerk

**Subject:** Recommendation Report 2022-227 – City Initiated Amendments  
Secondary Plan Area 52 Heritage Heights  
NORTHWEST BRAMPTON LANDOWNERS GROUP INC. and  
HERITAGE HEIGHTS LANDOWNERS GROUP – Public Input

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.

We are also the consultants to the following owners participating in the HHLOG:

- Bruce and Shirley Reed
- Bramwest Development Corp. (Main Planning Consultants – Macauley Shiomi Howson Ltd.)
- James Reed
- Four X Developments (DG Group)
- Mustque Developments (DG Group)
- Maplequest Ventures Inc.
- 2266591 Ontario Inc. (D'Orazio Group)
- Seconfar Holdings Limited (D'Orazio Group)
- Primont Homes (Heritage Heights 1) Inc.
- Primont Homes (Heritage Heights 2) Inc.
- Primont Homes (Heritage Heights 3) Inc.
- Primont Homes (Heritage Heights 4) Inc.
- Primont Homes (Heritage Heights 5) Inc.
- Pulcher Holdings Ltd. (Primont Homes)
- Wanless Properties Ltd. (Redwood Properties)
- Amber Forest Land Development Corporation (Great Gulf Homes)
- Tiber Brampton Holdings Inc.
- Mattamy Homes
- Argo TFP Brampton III Limited
- Argo TFP Brampton IV Limited

On behalf of the HHLOG, and the individual landowners listed above, we have reviewed Planning Staff **Report 2022-227** and wish to applaud City Planning staff for their efforts at managing the complex process associated with preparing the HHSP. The HHSP represents the culmination of years of study

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and inter-disciplinary discussions between public and private sector stakeholders, each of whom has shared ideas, perspectives, opinions and experiences in community planning. The stakeholder engagement process led by municipal staff has been transparent, collaborative, productive and engaging.

The HHLOG and the individual participating landowners support the development of complete and sustainable communities. The HHSP goals and objectives are intended to support the development of a compact, mixed-use, sustainable, transit-supportive and walkable community which is the subject of ongoing review, debate and analysis. The HHSP establishes a progressive policy framework within which to advance future Precinct Plans which will ultimately create attractive and desirable neighbourhoods within which to live, work and play.

We have participated and commented throughout the HHSP preparation process, and the comments included in Appendix 5 of Report **2022-227** represent our latest public input.

Thank you for having provided the HHLOG with the opportunity to participate in the HHSP preparation process. By way of this correspondence, we respectfully request notice of any decision regarding the HHSP.

Yours truly,

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

c.c. **Northwest Brampton Landowners Group Inc.**  
**Heritage Heights Landowners Group Members**  
**A. Walker, Gagnon Walker Domes Ltd.**  
**H. So, Glen Schnarr and Associates Inc.**  
**S. Snider, Turkstra Mazza, Legal Counsel**  
**S. Kaufman, Turkstra Mazza, Legal Counsel**

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