

## Grewal, Inderjit

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**Subject:** FW: GTA West Corridor - Heritage Heights, City of Brampton  
**Attachments:** DMHH Partnership Letter to MTO.pdf; Heritage Heights Secondary Plan, Vision Plan July 2020.pdf

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**From:** Lindsey Baskerville <Lindsey.Baskerville@mattamycorp.com>  
**Sent:** September 25, 2020 8:52 AM  
**To:** minister.mto@ontario.ca  
**Cc:** Tim Warner <Tim.Warner@mattamycorp.com>; Jim D'Orazio <jim@doraziogroup.com>; caroline.mulroney@pc.ola.org; doug.fordco@pc.ola.org; prabmeet.sarkaria@pc.ola.org; amarjot.sandhu@pc.ola.org; kinga.surma@pc.ola.org; greg.rickford@pc.ola.org; michael.beaton@ontario.ca; ryan.amato@ontario.ca; Minitier Mah <minister.mah@ontario.ca>; steve.clark@pc.ola.org; Alex Beduz <Alex.Beduz@ontario.ca>; Iannicca, Nando <nando.iannicca@peelregion.ca>; Patrick Brown <patrick.brown@brampton.ca>; mayor.brown@brampton.ca; Rowena Santos <rowena.santos@brampton.ca>; Paul Vicente <paul.vicente@brampton.ca>; doug.whillans@brampton.ca; Palleschi, Michael <michael.palleschi@brampton.ca>; jeff.bowman@brampton.ca; Medeiros, Martin <martin.medeiros@brampton.ca>; charmaine.williams@brampton.ca; Pat Fortini <pat.fortini@brampton.ca>; Gurpreet Dhillon <gurpreet.dhillon@brampton.ca>; harkirat.singh@brampton.ca  
**Subject:** GTA West Corridor - Heritage Heights, City of Brampton

**CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.**

Good morning,

On behalf of DMHH Partnership, please find attached correspondence with regard to the GTA West Transportation Corridor and the City of Brampton HHSP Vision Plan.

Thank you,



**Lindsey Baskerville**  
Project Manager, GTE Division  
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**Mattamy Homes Canada**  
Greater Toronto East Division  
7880 Keele Street, Vaughan, ON L4K 4G7

REFERRAL TO \_\_\_\_\_  
RECOMMENDED \_\_\_\_\_  
DIRECTION REQUIRED \_\_\_\_\_  
RECEIPT RECOMMENDED  \_\_\_\_\_

September 25, 2020

By E-Mail to [minister.mto@ontario.ca](mailto:minister.mto@ontario.ca)

Honorable Caroline Mulroney  
Minister of Transportation  
777 Bay Street 5<sup>th</sup> Floor  
Toronto, Ontario M7A 2Z8

**Reference: GTA West Corridor  
Urban Boulevard vs. Traditional Highway  
Heritage Heights, City of Brampton**

Dear Minister Mulroney,

We are writing to provide our input as a landowner member of the Heritage Heights Landowners Group (HHLOG), owners of approximately 492 hectares (1,215 acres) of land in the City of Brampton. The Heritage Heights Secondary Plan (HHSP) is generally bounded by Mayfield Road West to the north, Williams Parkway/the Credit River to the south, Mississauga Road to the east, and Winston Churchill Boulevard to the west.

D’Orazio Group in partnership with Mattamy Homes (DMHH Partnership) owns approximately 100 acres within the HHSP area.

The D’Orazio family has owned land in various parts of the City of Brampton for almost 50 years and has been an active developer in various GTA municipalities during this time. The D’Orazio family was a founding member of HHLOG over 20 years ago. D’Orazio’s core business is in the construction sector completing thousands of core infrastructure projects throughout the Greater Golden Horseshoe and South-Western Ontario for many private and public sector clients during its 54-year history. D’Orazio keenly understands the importance of delivering the best quality infrastructure to Ontarians that is so valuable to the vitality and sustainability of our great province.

Mattamy is Canada’s largest homebuilder. We have built more than 100,000 homes in hundreds of communities across North America. We are also an experienced developer and builder in Brampton and to date we have closed more than 12,000 homes in the City of Brampton. We believe that communities are just as important as our homes and we play an active role in the planning of new communities that we are involved in.

DMHH Partnership has been heavily involved in the planning of North West Brampton, and as such write to you to express our support of the City of Brampton's Heritage Heights 2020 Vision Plan (see attached). More specifically, we are in support of the proposed urban boulevard transportation corridor concept instead of a traditional highway and as such ask you to consider the following:

1. Both the Region of Peel, and City of Brampton have been collecting development charges for a north/south arterial road corridor that would be allocated to the urban boulevard. This financial "head start" and the reduction in scale will make the urban boulevard concept a more cost-effective alternative to a traditional highway for the Province and all other stakeholders.
2. Through a third-party economic evaluation, it has been concluded that the 2020 Vision Plan offers significantly higher housing, population, and employment yields than the 2014 Concept Plan with a traditional highway. The 2020 Vision Plan will be a greater driver of prosperity for the City, the Region and the Province while perfectly aligning with the Provincial More Homes More Choice Act.
3. Heritage Heights 2020 Vision Plan is planned to create a healthy, safe and environmentally sustainable community wherein residents will rely less on the automobile. Future residents of Heritage Heights will enjoy improved pedestrian movement and fewer emissions related to automobiles.

A concept for Heritage Heights that includes a traditional highway does not provide the benefits listed above. Please note that the urban boulevard will still provide ample opportunities for goods movement, including dedicated lanes, to achieve the Province's objectives in that regard.

In closing, we submit that the Heritage Heights 2020 Vision Plan is a win-win opportunity for all involved from economic, community sustainability and livability perspectives. If the global pandemic has taught us anything, it has surely taught us that we must be ready to adapt to new challenges and changing behaviours. The Heritage Heights 2020 Vision Plan reflects a real change in how the City of Brampton is planning for growth to meet the Provincial Growth Plan and it is doing so in a way to achieve what should be the goal of every Ontarian - a better future for all.

Sincerely,

DMHH Limited Partnership

James A. D'Orazio, Tim Warner

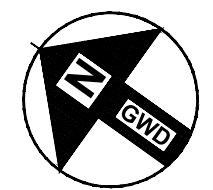
# Current Concept Plan - July 2020



\* The Natural Heritage Features and Areas within the identified area may not be fully accurate. Further review and verification of these Natural Heritage Features and Areas will be undertaken as part of future planning processes or comprehensive environmental studies.

## ATTACHMENT 3 HERITAGE HEIGHTS SECONDARY PLAN VISION PLAN JULY 2020

P.N.: 08.1478.00	Date: September 22, 2020
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