

July 31, 2025

ATTN: Harsh Padhya, Planner
Town of Caledon
6311 Old Church Road
Caledon, ON
L7C 1J6

RE: **12489 & 12861 Dixie Road, Caledon ON**
Official Plan Amendment and Zoning By-law Amendment Applications
(related files DART POPA 2024-0001, RZ 2024-0034 and POPA 2024-0011)
OPA/ZBA Submission #2

On behalf of our Client, QuadReal Property Group, we herewith submit a revised package in response to comments received from the Town of Caledon for Official Plan and Zoning By-law Amendment Applications **RZ 2024-0034 and POPA 2024-0011** for the lands municipally known as 12489 and 12861 Dixie Road, Caledon ON.

In support of our resubmission, please find the following documents attached as outlined below:

SUBMISSION ITEM	PREPARED BY	DATED
Cover Letter (This Document)	Armstrong Planning & Project Management	July 31, 2025
Comments Matrix Chart	Armstrong Planning & Project Management	July 2025
Scalable Concept Plan(s) Cover Sheet G010 Matrix G020-G021	Ware Malcomb	July 2025
Full-Size, Scalable Site Plan Drawings Overall: A100-A100(2)	Ware Malcomb	July 2025
Elevation Drawings Building 1 – 12861 Dixie: A210 Building 2 – 12861 Dixie: A211 Building 1 – 12489 Dixie: A212 Building 2 – 12489 Dixie: A213 Building 3 – 12489 Dixie: A214	Ware Malcomb	July 2025
Floor Plan Drawings Building 1 – 12861 Dixie: A120 Building 2 – 12861 Dixie: A121 Building 1 – 12489 Dixie: A122 Building 2 – 12489 Dixie: A123 Building 3 – 12489 Dixie: A124	Ware Malcomb	July 2025
Roof Plan Drawings Building 1 – 12861 Dixie: A190 Building 2 – 12861 Dixie: A191 Building 1 – 12489 Dixie: A192	Ware Malcomb	July 2025

Building 2 – 12489 Dixie: A193 Building 3 – 12489 Dixie: A194		
Building Sections Building 1 – 12861 Dixie: A310 Building 2 – 12861 Dixie: A311 Building 1 – 12489 Dixie: A312 Building 2 – 12489 Dixie: A313 Building 3 – 12489 Dixie: A314	Ware Malcomb	July 2025
Urban Design Brief	Ware Malcomb	July 23, 2025
Landscape Plans Landscaping: L-0 to L-1 EL2 to EL9 WL2-WL10 Details: D-1- D-3	MHBC Plan	July 25, 2025
Landscape Cost Estimate	MHBC Plan	July 25, 2025
Urban Transportation Considerations	BA Group	July 2025
Hydrogeological Impact Assessment	Stantec Consulting	December 5, 2024
Noise and Vibration Study	SLR Consultants Inc.	July 28, 2025
Noise Letter	Armstrong Planning & SLR	April 30, 2025
Comprehensive Environmental Impact Study and Management Plan	Stantec Consulting	July 24, 2025
Modeling Files	Stantec Consulting	July 2025
Functional Servicing Report and Stormwater Management Report	Stantec Consulting	July 23, 2025
Civil Engineering Plans	Stantec Consulting	July 2025
Civil Engineering Cost Estimate	Stantec Consulting	July 2025
Local Subwatershed Study	Stantec Consulting	July 25, 2025
Cultural Heritage Impact Statements	Stantec Consulting	June 25, 2025
Healthy Dev Checklist	Purpose Build	July 2025
Planning Justification Report	Armstrong Planning & Project Management	July 2025
Draft OPA	Armstrong Planning & Project Management	July 2025
Draft ZBA	Armstrong Planning & Project Management	July 2025
Growth Management & Phasing Plan Letters (x3)	Armstrong Planning & Project Management	-

We trust the enclosed resubmission is satisfactory to the Town. We look forward to advancing our OPA and ZBA Applications with the Town to final approval. Should you have any questions please do not hesitate to contact me further at extension 3004 or at cesare@armstrongplan.ca.

Regards,

Cesare Pittelli
Senior Planner, Project Manager

cc. Gus Tsoraklidis, QuadReal Property Group