

June 24, 2024

To: **Carmen Caruso**, Senior Planner Development and Design
Planning and Development Department, Town of Caledon
6311 Old Church Road, Caledon, ON L7C 1J6

Re: REGION OF PEEL HEALTHY COMMUNITY ASSESSMENT
Alloa Secondary Plan Area
Town of Caledon, Region of Peel

Town File Number: POPA 2024-XX

Dear **Mr. Caruso**,

NAK Design Strategies represents the Alloa Landowners Group in obtaining the necessary approvals for the development of the Alloa Secondary Plan Community Area, a 724.32 hectares (1,789.8 acres) of greenfield lands in southwest Caledon. These lands are adjacent to the approved and developing Mayfield West Secondary Plan urban area to the east in Caledon and the Mount Pleasant Secondary Plan urban area to the south in Brampton.

The Healthy Development Assessment (HDA) has been prepared to support the local Official Plan process for creating the Alloa Secondary Plan Community Area. This Secondary Plan will facilitate the development of residential and mixed-use areas, including schools, low-rise and medium-high density residential buildings, mixed-use buildings, commercial blocks, proposed NHS lands, parks, and stormwater management facilities.

In accordance with Region of Peel and Town of Caledon requirements, the Healthy Development Assessment (HDA) will evaluate how the Alloa Secondary Plan Community Area development contributes to fostering health-promoting communities. The HDA preparation involved a thorough review of the Region's User Guide for a Healthy Development Assessment, which defines a healthy and complete community as compact, pedestrian-friendly, transit-supportive, and featuring a mix of uses that support daily living and encourage physical activity through active transportation.

The Alloa Landowners Group sincerely appreciates the Region's and Town's initiatives for achieving healthier communities. As demonstrated in the completed HDA, the Alloa Secondary Plan Community Area looks to promote these goals and meets or exceeds the objectives for healthy development.

Sincerely,



Kathy Kadziela
Associate - Urban Design & Architecture

cc. John Richard - Urban Design, NAK Design Strategies
Paul DiProfio - Landscape Architecture, NAK Design Strategies
Scott Bland - Development, Argo
Jason Afonso - Planning, GSAI