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March 26, 2026

ATTN: Gus Tsoraklidis, Senior Vice President
QuadReal Property Group
Commerce Court West
199 Bay Street, Suite 4900
Toronto, ON M5L 1G2

CC: Town Of Caledon Council
Mayor Groves
Dan Terzievski, Director of Transportation

RE: **12489, 12861 & 12668 Dixie Road, Caledon ON**
Related Files: DART POPA 2024-0001, RZ 2024-0034, POPA 2024-0011, SPA 2025-0036, SPA 2025-0016.
Multi Modal Transportation Plan (MMTP)

On behalf of QuadReal Property Group; Armstrong Planning & Project Management is please to make this submission to the Town of Caledon regarding the Multi-Modal Transportation Plan (MMTP).

Our client owns a significant amount of land between Mayfield and Old School Road on the east and west sides of Dixie Road (the 'Core Employment Lands' – see **Figure 1**), and this memo is intended to ensure these lands are planned comprehensively. QuadReal Property Group owns the lands to the east of Dixie Road, municipally known as 12861 and 12489 Dixie Road (the 'Core East'). QuadReal also owns lands to the west of Dixie Road, municipally addressed as 12668 Dixie Road (the 'Core North'). Additional lands owned by QuadReal Property Group is addressed 12173 (formerly 12035) Dixie Road (shown as 'Core South'). The 12173 Dixie property noted above is provided for reference only and are not part of this request. See attached **Figure 1** showing the location of the Core Employment Lands.

The lands at 12489, 12861, and 12668 Dixie Road have been identified in the MMTP for a potential east-west road connection. We have reviewed the materials and appreciate the patience and flexibility from Town staff in working with our group.

After extensive consultation with Town staff on this matter, we recommend the "Alternative 3" under the alternative alignments and believe it is the most beneficial to all parties (**Figure 2-3**). The initial design feasibility related to design and speed has been completed. Additional benefits include that no land expropriation is required and a planned intersection can be utilized as part of this east-west corridor alignment.

We look forward to continuing to work with staff to finalize an appropriate alignment and work towards final approval thereafter.

Should you have any questions please do not hesitate to contact the undersigned.

Regards,



Cesare Pittelli
Senior Planner, Project Manager

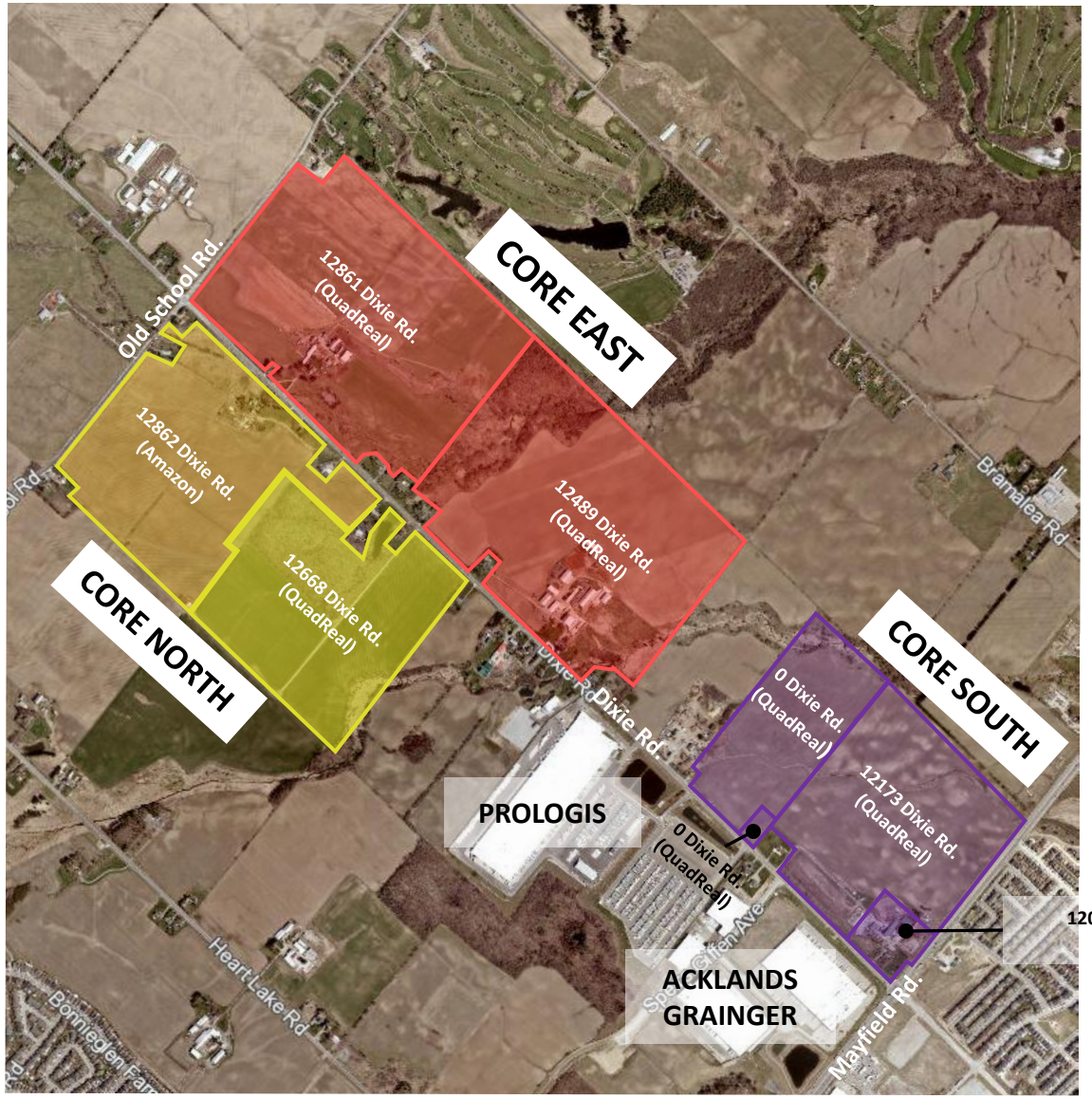


Figure 1: Core Employment Lands

Core North, Core East and Core South, Town of Caledon ON

Source: VuMaps, Google Earth, Armstrong Planning & Project Management

CORE NORTH
CORE EAST
CORE SOUTH

Date: December 22, 2022

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Alternative Solutions

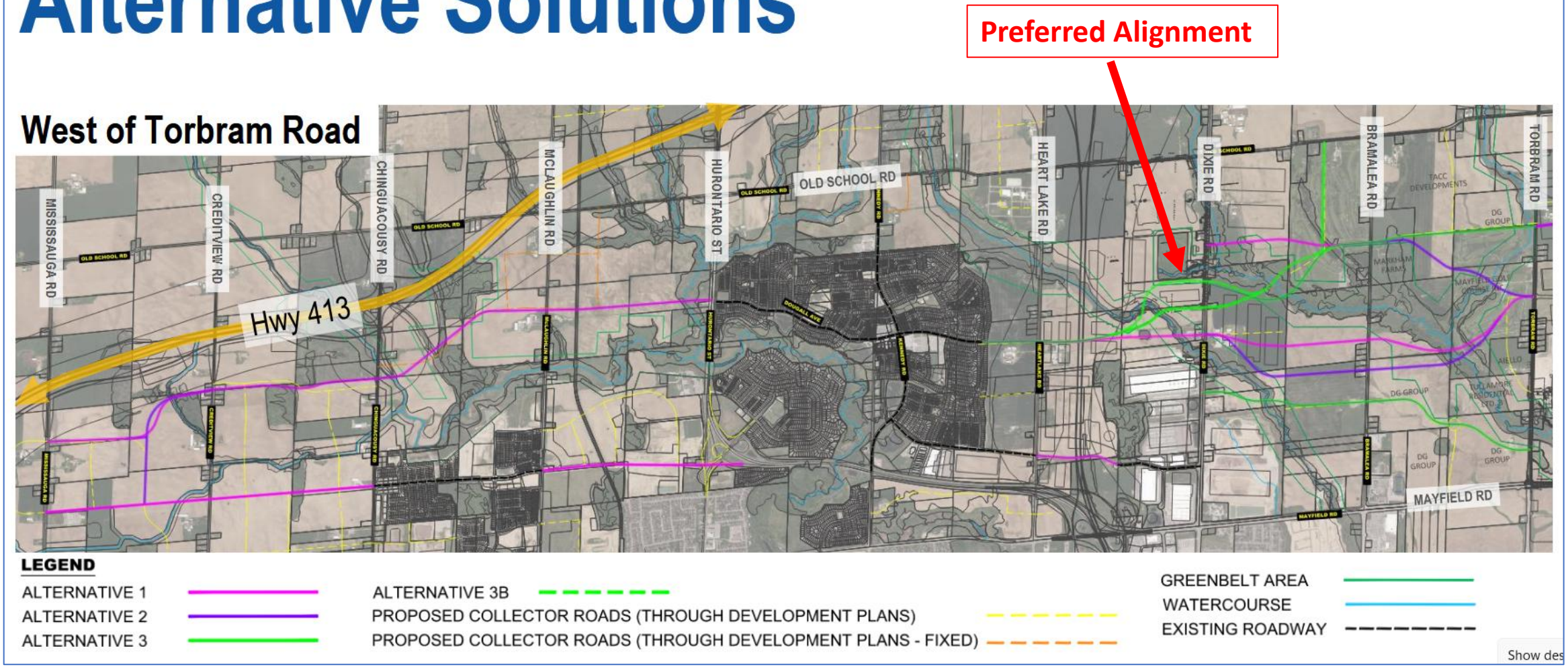


Figure 2: Caledon MMTP Alignments
Town of Caledon

Source: Town of Caledon, Armstrong Planning & Project Management

Date: March 18, 2026

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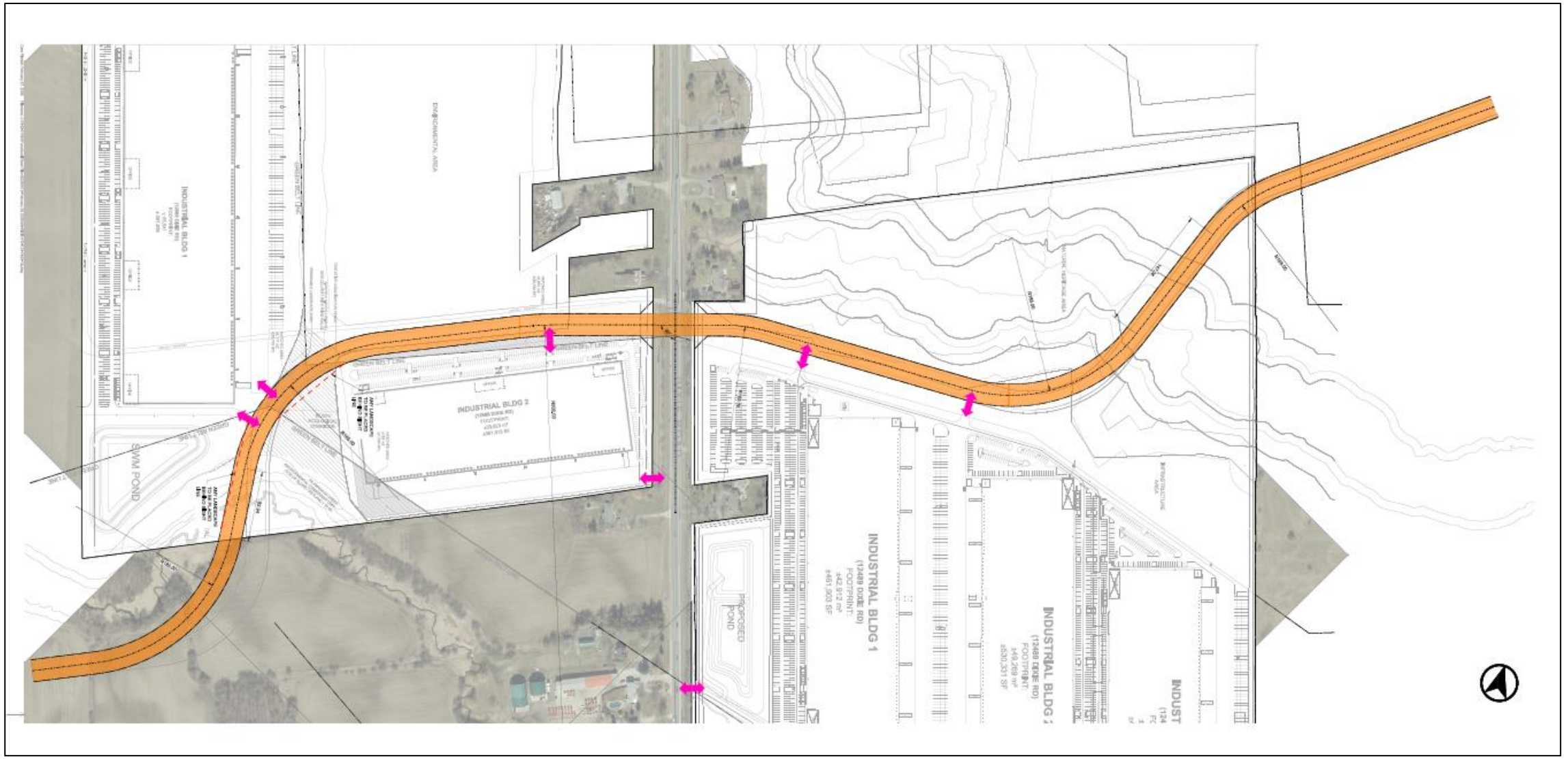


Figure 3: Proponent Drawing of Caledon E-W Connections

BA Group/Quadreal Property Group

Source: BA Group, Quadreal Property Group, Armstrong Planning & Project Management

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